

Section 94 Contribution Plan

Sawpit Creek (East) Stormwater Drainage Management

**Adopted
July 1995**

SECTION 94 CONTRIBUTION PLAN

**SAWPIT CREEK (EAST)
STORMWATER DRAINAGE MANAGEMENT**

**Adopted
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PLAN 1 - SAWPIT CREEK CATCHMENT

1. AIMS OF THIS PLAN

The aims of this plan are to:

- a) Convey runoff from storms up to the 1% AEP event within a stable trunk drainage system, generally consisting of a grassed channel with low flow pipe, to the Macquarie River; and
- b) Maintain quality of stormwater runoff entering the Macquarie River by the removal of pollutants such as silt, rubbish, oil and chemicals.

2. PURPOSE OF THIS PLAN

The purpose of this plan is:

- a) To ensure Council has adequate funding to properly manage stormwater runoff from developments within the subject land; and
- b) To ensure that the funding of stormwater management is provided in an equitable manner.

3. LAND TO WHICH THIS PLAN APPLIES

This plan applies to land bounded by the heavy black line on the map marked "Section 94 Contributions Plan - Sawpit Creek Catchment" and deposited in the Office of Bathurst Regional Council.

3.1 Undeveloped Land within the Study Area

The lands deemed to be available for development within the catchment are:

- (a) Part of the area controlled by the Robin Hill Development Control Plan;
- (b) Part of the area controlled by the Residential Subdivision Development Control Plan; and
- (c) Area controlled by the Business Development Control Plan and the Wark Parade Commercial zone.

3.2 Nature of Development

The predominant types of development within the catchment are Residential, Rural Residential, Commercial and Special Uses (schools, carparks, churches etc). The impact on stormwater runoff is due to the creation of impervious areas such as roofs and paving. The assumptions used in this study are that industrial, commercial and medium to high density residential development will produce 80% impervious area and low density residential development will produce 40% impervious area.

Existing residential developments within the catchment have produced a yield of approximately 7.5 lots per hectare and this figure has been used for the purpose of estimating anticipated yields. Special Use and Commercial areas have been assumed to yield an equivalent of 15 residential lots per hectare for the purpose of cost sharing. Rural residential lots are considered equivalent to 1.5 residential lots because they tend to attract larger houses, sheds and paved areas.

4. NEXUS

Developments within the catchment have and continue to increase the frequency and volume of stormwater runoff and adversely affect the quality of this water. It is Council's objective to ensure that all properties within the catchment are afforded 1% AEP flood protection by; reducing peak flows using retarding basins, providing a trunk drainage system capable of containing the 1% AEP flood flow and removing pollutants prior to discharge into the Macquarie River.

The Scheme is only necessary due to developments within the catchment and it is therefore fair and reasonable that it be funded by Section 94 Contributions commensurate with the relative impact of individual developments within the catchment.

4.1 Low Density Residential Development

There are 700 existing low density residential lots within the catchment area and potentially another 1,150 new lots will be created when the area is fully developed giving a total of 1,855 equivalent residential lots or 99 ha of impervious area.

4.2 Rural Residential Development

The Robin Hill Development Controls Plan allows for the creation of Rural Residential Development west of Boundary Road. There are 62 existing rural residential lots within the catchment in the Robin Hill area with a potential for another 100 hectares within the catchment to be developed for rural residential purposes. This equates to 67 rural residential lots. Using the formula at Item 3.2 this would equate to an impervious area of 40 hectares.

4.3 Commercial Development

There is approximately 52 ha within the catchment that has been identified for Commercial development. On the basis of converting these areas to equivalent lots as described in Section 3.2 there is capacity for 780 equivalent residential lots or 42 ha of impervious area.

5. COSTS AND FUNDING

In the past Council has funded trunk drainage works by several means including:

- (a) Levying of contributions under Section 94 of the Environmental Planning and Assessment Act;
- (b) Requiring Developers to construct various works in conjunction with Development approval; and
- (c) Constructing trunk drainage works using borrowed funds which are repaid from general rate revenue.

This method of funding has led to inequities in funding of such works in that some developments have contributed more or less than their "fair share" and some works have been paid for by rate payers from established areas, not necessarily in the vicinity of the work.

5.1 Estimated Costs

The cost of providing the required works has been estimated using the latest available data from several sources such as; recently completed works, Council's "Cost and Resource Estimating" software and "Rawlinsons Australian Construction Handbook".

The total estimated cost of providing all stormwater management works within the subject area is \$2,151,000. Individual estimates of cost for the various works are given in the Section 8, Schedule of Works.

5.2 Proposed Method of Funding

It is proposed that future stormwater management within the catchment will be funded by development contributions levied under Section 94 of the Environmental Planning and Assessment Act. These contributions will be levied at variable rates according to the effects on stormwater runoff caused by the creation of impervious areas.

Low density residential and rural residential developments will be assessed on a per lot basis with contributions being levied at the time of subdivision.

Commercial developments will be assessed on an area basis with contributions also being levied at the time of subdivision.

6. SUMMARY OF CONTRIBUTION RATES

The following contribution rates will be applied to developments within the Sawpit Creek Catchment. Low density residential subdivisions will be required to contribute the appropriate rate per lot. Commercial developments will be required to contribute at the appropriate rate per hectare of additional impervious area.

	2004/2005 Rate
Residential Lot	\$1,074
Rural Residential Lot	\$1,610
Industrial, Commercial, Special Use Development	\$16,065

7. CURRENT AND FUTURE FUNDING

To date works to the value of approximately 304, 000 have been constructed within the study area with funds derived from the various sources mentioned previously. Approximately 200, 000 is held in reserve for imminent works within the area.

It is envisaged that future contributions towards Sawpit Creek stormwater management will allow for the completion of the schedule of works.

8. SCHEDULE OF WORKS

8.1 Drainage Channels And Pipelines

8.1.1 Open grass lined channel with 450 dia low flow C1. Total Length 440m.
Estimated Cost \$107,000. 100% Complete.

- 8.1.2 Open grass lined channel with 450 dia low flow C2. Total Length 880m.
Estimated Cost \$244,000. 0 % Complete.
- 8.1.3 Open grass lined channel with 450 dia low flow C3. Total Length 550m.
Estimated Cost \$128,000. 0% Complete.
- 8.1.4 Open grass lined channel with 450 dia low flow C4. Total Length 300m.
Estimated Cost \$76,000. 0% Complete.
- 8.1.5 Open grass lined channel with 450 dia low flow C5. Total Length 180m.
Estimated Cost \$43,000. 0% Complete.
- 8.1.6 Open grass lined channel with 450 dia low flow C6. Total Length 220m.
Estimated Cost \$52,500. 0% Complete.
- 8.1.7 Open grass lined channel with 450 dia low flow C7. Total Length 260m.
Estimated Cost \$62,000. 0% Complete.
- 8.1.8 Open grass lined channel with 450 dia low flow C8. Total Length 120m.
Estimated Cost \$32,000. 0% Complete.
- 8.1.9 Open grass lined channel with 450 dia low flow C9. Total Length 120m.
Estimated Cost \$27,000. 0% Complete.
- 8.1.10 Open grass lined channel with 450 dia low flow C10. Total Length 170m. Estimated Cost \$38,500. 0% Complete.
- 8.1.11 Sawpit Creek channel improvements Total Length 2020m.
Estimated Cost \$376,000. 0% Complete.

8.2 Retarding Basins

- 8.2.1 Detention Basin One Estimated Cost \$200,000. 90% Complete

8.3 Water Quality Control Structures

- 8.3.1 Gross Pollutant Trap One (+ cascading basins). Estimated Cost \$195,000.
0% Complete.
- 8.3.2 Gross Pollutant Trap. Two Estimated Cost \$100,000. 0% Complete
- 8.3.3 Water quality control pond One Estimated Cost \$200,000. 0% Complete

8.3.3 Water quality control pond. Two Estimated Cost \$250,000. 0% Complete

8.4 Drainage Strategy Plan S1

Hydrologic and hydraulic analysis, identification of required works and preparation of Section 94 Contributions Plans for Sawpit Creek catchment.

Estimate \$20,000, 100% complete.

9. WORKS PROGRAM

The nature, extent and location of future developments within the study area are difficult to predict and hence it is impractical to produce a precise works program. The highest priority within the works schedule will be the construction of Retarding Basins and the Gross Pollutant Trap in order increase the serviceability of existing assets. Council intends, however, to expend all money levied for drainage works within three to five years of its receipt and to carry out these works in areas that maximise the benefit to the relevant developments where practicable.

10. MATERIAL PUBLIC BENEFITS

Where a developer wishes, or is required by a condition of development consent, to carry out trunk drainage works, as contained in the Schedule of Works in this plan, in conjunction with a development Council may accept the value of these works and any land contribution instead of monetary payment. Where the value of such works differs from the contribution value the difference will be made up by monetary contribution or reimbursement from available Section 94 Contribution Funds held by Council.

11. ADJUSTMENT OF CONTRIBUTIONS

The contribution rates applying to this plan will be adjusted annually in the following manner:

- a) Cost of construction in accordance with current estimating rates; and
- b) Land values in line with current market rates.

12. CONCLUSION

Section 94 Contributions Plan

Sawpit Creek (East) Stormwater Drainage Management

Adopted by Council on 19 July 1995

The contribution rates set out in Section 6 Summary of Contribution Rates are considered reasonable and therefore can be imposed as a monetary condition pursuant to Section 94 of the Environmental Planning and Assessment Act 1979.

AMENDMENTS

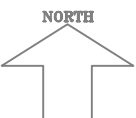
Nil

ANNEXURE 3.



SCALE: 1:15000
CATCHMENT AREA SHOWN THUS: 

LOCALITY: BATHURST.



BATHURST CITY COUNCIL.

SECTION 94 CONTRIBUTION PLAN – STORMWATER DRAINAGE MANAGEMENT.
SAWPIT CREEK (EAST) CATCHMENT.