



general
purpose
committee

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section

infrastructure

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

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ITEM: 22 **Drainage Construction - Richmond and East Richmond - Draft Development Contribution Plan, Drainage Catchment No 4**

FILE NUMBER: DCP2/93; LEP1/93/ENG/INC25NBX.E01

REPORT:

Background

At the February Ordinary Meeting, Council resolved to defer consideration of the draft Development Contribution Plan for this catchment, pending further investigation of available drainage options.

Drainage Options

The immediate area which will benefit from the scheme is the industrial land bounded generally by Hobart, Bowman and Windsor Streets and Lukis Avenue and a small area to the north of Bowman Street, as this area currently does not drain and as such cannot be developed. However the total catchment also includes the residential properties on both sides of Pitt Street between Bowman and Clarendon Streets.

A number of options for draining and calculating contributions have been considered. These options are:

1. **Drain the catchment to the University paddocks, with the Light Industrial area absorbing the full cost of the works.**

This option is not recommended as it places the full burden of the cost of the drainage on the industrial land, resulting in unacceptably high contribution rates, particularly in view of the fact that a considerable area of residential land is contributing to the runoff.

2. **Drain the catchment to the University paddocks, with the requirement that all developments install on-site detention systems.**

The use of on-site detention systems within this catchment would only achieve a likely reduction in drainage costs of twenty percent. The reduction in contribution rates achieved by this option would be offset by the cost of installation of a detention system. The viability of on-site detention in this situation is undesirable, given the lack of available surcharge paths, should these systems fail through interference or lack of maintenance.

3. **Drain the catchment to the University paddocks, and apportion the contribution rate according to the flow generated by the industrial land and the residential area fronting Pitt Street and a section of the RAAF base, which ultimately flow into the drainage system.**

This option considers the impact of the existing residential area and a portion of the RAAF Base which would drain by overland flow to the proposed drainage system. The peak flow rate of the entire catchment was calculated to determine the size of the drainage lines with the peak flow from the industrial land (73% of the total) calculated to apportion the cost.

4. **Drain the proposed Light Industrial Development through the existing systems draining to the Richmond Golf Course.**

The existing drainage system in this area (i.e. through Lukis Avenue and/or Windsor Street) would require significant upgrading which would be extremely costly given current land use constraints and would also adversely impact on the Richmond Golf Course.

5. **Drain the catchment to the Richmond lowlands using previous designs prepared in 1978 by Gutteridge, Haskins and Davey Pty. Ltd. (GHD).**

The design prepared by GHD involved the construction of very deep pipelines (up to five metres in depth) in the residential streets in East Richmond. The original design did not drain the proposed light industrial area, and the extension of this design to this area would involve significant increases in both pipe depth and size, and unacceptable construction costs.

Option 3 is the recommended drainage scheme and cost apportionment configuration for draining the area, as it equitably apportions the funding between developers and Council, according to the proportion of flow generated by each land use.

Funding

The total cost of constructing the drainage works using the above option 3. is estimated at \$1,029,479. The catchment area of the proposed light industrial development is 6.88 hectares, resulting in a contribution rate of \$10.89 per square metre of land area, following apportioning of the costs between the development, the existing residential area and a portion of the RAAF Base.

The shortfall in funding, estimated at \$280,018.00 would need to be met by Council.

RECOMMENDATION:

1. That funding option 3 be approved for the calculation of contributions for Drainage Catchment No 4 at Richmond.
2. That the draft Development Contribution Plan for Drainage Catchment No 4 at Richmond be exhibited in accordance with the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 1994.
3. That the landowners within Drainage Catchment No 4 be advised of the draft Development Contribution Plan and submissions be invited during the exhibition period.
4. That Council fund the shortfall in construction costs from the reserves allocated for drainage and capital programs.
5. The information regarding the current drainage funding for Richmond Drainage be received.

ATTACHMENTS:

- AT-1** Catchment Plan
AT-2 Estimate of costs
AT-3 Draft Development Contribution Plan

oooO END OF ITEM 22 Oooo

ITEM: 23 Environmental Grant Funding**FILE NUMBER:** GR030/058/ENG/INC25NBX.E02**REPORT:**

As reported in the latest edition of the People for Parks newsletter, "Weed All About It", four local groups were successful in their applications for funding as part of the NSW Department of Land and Water Conservation's 'Rivercare' program.

The successful groups, their new funding, and their proposed works are as follows:

Currency Creek Landcare Group	\$24 000	Erosion control work in the upper catchment, fencing off the creekbank vegetation, tree planting, bush regeneration.
Society for Growing Australian Plants	\$8 735	Continued bush regeneration and revegetation work at Hawkesbury Park, North Richmond.
Macdonald Valley Bushcare Group	\$3 906	To assemble a fully equipped bush regeneration trailer, for restoration throughout the valley.
Navua Community Group	\$2 520	Continued bush regeneration and revegetation work at Navua Reserve, Grose Wold.

All groups are a part of Council's People for Parks program, and undertake work on Council managed land. The commitment of these volunteers is vital to the successful management and rehabilitation of our bushland heritage.

All grants are on a dollar for dollar basis, with the groups contributions being 'in kind' volunteer work to the appropriate amount. No direct funding is required from Council for these projects however the Land Management officer will provides support for all groups.

The National Heritage Trust is the new Federal Government Environmental Grants Program available this year and applications for funding cease on 11 April 1997. It is proposed to submit several applications in conjunction with local groups and catchment management committees and Council will be further advised of these proposals at the Ordinary Meeting.

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RECOMMENDATION:

That the information be received.

ATTACHMENTS:

There are no supporting documents for this report.

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ITEM: 24 **Swallow Rock Reach - Argyle Bailey Reserve****FILE NUMBER:** PK/050/ENG/INC25NBX.E05

REPORT:

Substantial revegetation work was carried out in this Reserve by Greening Australia using Public Works Funding in 1995/96. While the Reserve has several small cleared areas, much of it is riverfront bushland. Council maintenance programs have in the past incorporated only cleared grass areas and have not, therefore, maintained any bushland areas. Consequently, the Reserve has again become weed infested. The Middle Nepean Hawkesbury Catchment Management Committee (MNHCMC) has recently visited the site and offered to undertake a concentrated revegetation effort to the value of \$10,000.

The MNHCMC have requested that Council expend an equivalent amount on providing facilities such as seating, picnic facilities and the like. It is proposed that these funds be allocated from the 1997/98 Park Improvement Program.

An important issue raised by this situation involves the need for an ongoing commitment to maintain bushland areas. Future funding for environmental projects will be jeopardised if the projects are not maintained to a reasonable standard. Information on the bushland maintenance expenditure of several LGA's is included to provide some indication of the level of resources committed by other areas. This information was collated by the Hawkesbury Nepean Catchment Management Trust.

Council	Area of Bush	Amount Allocated to Bushland Management
Parramatta	250 ha	\$360,000
Willoughby	290 ha	\$790,000
Warringah	1100 ha	\$650,000
Ku-ring-gai	1100 ha	\$1.7 million
Hawkesbury	1500 ha	\$125,000 (includes grant support)

RECOMMENDATION:

That the assistance offered by the MNHCMC be accepted and that the equivalent contribution of \$10,000 be allocated from the 1997/98 Park Improvement Program.

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ATTACHMENTS:

There are no supporting documents for this report.

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ITEM: 25 **1997/98 Greenspace Program**

FILE NUMBER: GG021/127/ENG/INC25NBX.E04

REPORT:

Advice has been received from the Dept of Urban Affairs and Planning that funds under the Greenspace Program are available to enhance regionally significant open space reserves, and is particularly focused on areas that will be prominent in the lead up to the Sydney 2000 Olympic and Paralympic Games.

Howe Park is considered to be an appropriate site for a project which will involve aspects of landscaping, bank stabilisation, revegetation and improving access at a total cost of \$40000. The Greenspace program offers dollar for dollar funding and it is proposed to fund the Council contribution from the 1997/98 Park Improvement Program. A further stage of the project could involve car parking, landscaping and further revegetation work if funding were to continue in future years.

An application has been forwarded to the Department on the basis outlined above.

RECOMMENDATION:

That the action taken in applying for a Greenspace Grant for improvements to Howe Park be endorsed.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 25 Oooo