



general
purpose
committee

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section

infrastructure

GENERAL PURPOSE COMMITTEE - INFRASTRUCTURE

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**ITEM: 31 Drainage Construction - Richmond & East Richmond Draft
Development Contribution Plan, Drainage Catchment No 4****FILE NUMBER:** DCP2/93; LEP1/93/ENG/INE27NBX.E02

REPORT:

This matter has been reported to Council on two previous occasions in an endeavour to find a satisfactory solution to draining a low area of industrial land bounded generally by Hobart, Bowman and Windsor Streets and Lukis Avenue, and a small area to the north of Bowman Street.

A number of schemes have been investigated in an effort to determine the most cost effective method of draining the area. These options are:

1. Draining of the Industrial Area to the University Paddocks with the industrial area contributing to the full costs of the works. This option resulted in unacceptably high contribution rates considering the fact that there was an area of residential land and RAAF land contributing to the run-off.
2. Draining the industrial land to the University Paddocks, with the requirement that all developments install on site detention systems. This option only achieved a reduction in costs of around 20% which would be offset by the cost of installation of on-site detention and thus still make development of that land uneconomical.
3. Draining the industrial land to the University Paddocks and apportion the contribution rate according to the flow generated by that land and the residential area fronting Pitt Street and also a section of RAAF land which contributes to the discharge.
4. Draining the industrial land through the existing drainage systems to the Richmond Golf Course. This option would require significant upgrading of the existing drainage system and is costly due to current land use constraints, and would also adversely impact upon the Richmond Golf Course.
5. Draining the industrial land to the Richmond lowlands using a previous design prepared by Gutteridge, Haskins and Davey in 1978. The original design by GHD did not drain the entire proposed industrial area and involved the construction of very deep pipelines in the residential streets of East Richmond.

The GHD design has been revisited due to the big advantage that if the trunk drainage system was deepened to include all the industrial area, then the whole of the residential area of East Richmond bounded by Hobart Street, the RAAF Base, Bowman and Dight Streets, which currently has no formal drainage, could eventually be drained into this trunk line drainage system. The other big advantage is, unlike the proposals to drain to the University Paddocks, there is no reliance on open channel flows on very flat grades which are liable to blockage and require continual maintenance.

Estimated Costs

The total cost of construction of the trunk drainage portion of the works is estimated at \$930,000. Apportioning this figure on a flow generation basis, results in an amount of \$372,000 attributable to the industrial land. The catchment area of the industrial land concerned is 3.8 ha, which will result in a contribution rate of \$9.80 per square metre of land area.

It should be noted that this contribution is towards the trunk line drainage only and the properties which front Windsor Street would be required to pay an additional contribution towards the access road at the rear of the properties and any associated drainage required to connect to the trunk line.

There has been development undertaken on one property in Bowman Street owned by Mr P Goses, which, as part of his development consent, required some drainage to be undertaken. It is felt that the contribution rate for this land should be reduced by the amount of expenditure incurred by him on drainage works at today's costs.

The shortfall in funding for trunk drainage construction is estimated at \$558,000 and would need to be funded by Council, however, to allow development to progress in the industrial area, it would be necessary for the trunk drainage to be constructed in the first instance which would mean that the entire funding would need to be provided by Council with recoupment of \$372,000 from development of the industrial land as it proceeded. It is suggested that this funding be allocated from funds currently held in the Section 94 drainage reserve and funds currently available for drainage in Richmond.

It should also be noted that, over time, it will be necessary to construct sidelines through the residential area of East Richmond to gain full advantage of this drainage proposal and it is estimated that this work would cost \$174,400 and would be implemented on an on-going basis through future drainage programs.

RECOMMENDATION:

That:-

1. 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.
2. The landowners within Drainage Catchment No. 4 be advised of the draft development contribution plan and submissions be invited during the exhibition period.
3. Funding for construction of the trunk drainage be allocated from the Section 94 drainage reserve and funds currently available for drainage in Richmond.
4. Continued expansion of the drainage system (i.e. sideline construction) to allow maximum drainage of this catchment be considered in future works programs.

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ATTACHMENTS:

AT-1 Catchment Plan

AT-2 Draft Development Contribution Plan.

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