

PLANNING SCHEME POLICY No. 4
WARWICK SHIRE COUNCIL
STORMWATER DRAINAGE INFRASTRUCTURE CONTRIBUTIONS

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1. APPLICATION OF THE POLICY

- 1.1 This policy applies to all applications for making of a material change of use of premises or for configuring a lot within the Warwick Shire Council area where it is necessary to construct stormwater drainage work associated with the construction of those developments.
- 1.2 Council will treat each application in accordance with the provisions of this policy, but notwithstanding this policy, Council may accept an alternative where it can be clearly demonstrated that the alternative provides an additional benefit to Council while continuing to meet the objectives of the planned drainage works.
- 1.3 This policy is to apply in conjunction with the Planning Scheme.

2. DEFINITIONS

Note: Definitions are only given insofar as the terms are used in this policy and are not used or may have different interpretation under various Acts, Regulations or Policies.

Capital Contribution

The quantum of the total capital cost attributable to that portion of the catchment proposed to be developed under the application, i.e. in the case of reconfiguration of a lot, to each new lot and in all other cases to the area of land to be developed within the lot.

Catchment

That area of land which drains either naturally or through constructed drainage works to a lawful point of discharge.

Drainage Works

The system of inlets, culverts, pipes and open channels used to convey stormwater run-off from a catchment to its lawful point of discharge. The works may also include control structures such as weirs or detention basins in addition to stormwater quality measures such as gross pollutant traps, wetlands or water quality control ponds.

Equivalent Impervious Area

The product of the Runoff Coefficient and the area of the development as defined in the "Queensland Urban Drainage Manual" (1992 as amended) and Council's Development Code.

Lawful Point of Discharge

As defined in the "Queensland Urban Drainage Manual" (1992 as amended) and may be delineated by Council for each catchment.

Trunk Drainage System

Includes:

That part of the drainage works external to the subject land required to convey the stormwater from its downstream boundary to the lawful point of discharge;

That part of the drainage system conveying an upstream catchment through the subject land.

3. INFORMATION TO ACCOMPANY EACH APPLICATION

In lodging an application to which this policy applies, the applicant shall submit the following information:

- 3.1 Catchment map showing the location of the subject land and its relationship to the trunk drainage network;
- 3.2 Area of subject land and proposed land use and development density;
- 3.3 Details of any trunk drainage works passing through the subject land;
- 3.4 Potential capital contribution by Council to trunk drainage works on behalf of other land owners in the catchment.

Where the proposed land use and development density would create a lower or higher equivalent impervious area than assumed by Council in its determination of the capital cost of the trunk drainage system, Council may reconsider the trunk drainage system and recalculate the capital contribution rate as appropriate.

4. CATCHMENT DEFINITION AND DETERMINATION OF LAWFUL POINT OF DISCHARGE

Council shall determine the lawful point of discharge for each catchment in the Shire as and when required and shall prepare a plan showing the catchment area contributing to that lawful point of discharge.

5. DETERMINATION OF TRUNK DRAINAGE NETWORK

Council shall undertake an hydrologic/hydraulic study to its adopted drainage standards for each catchment fully developed in accordance with the Strategic Plan as and when required to determine peak discharges and potential structure sizes (pipes, culverts, open channels) for the trunk drainage network. Council shall then determine the capital cost of the trunk drainage network including the costs for planning, design, survey, construction, supervision and land acquisition. The costs shall be based on Council's normal estimating methods and rates at the time and may be adjusted from time to time in accordance with variations in the Building Economist Cost Index, the value of the index at the date of preparation of the estimate being stated on the estimate.

6. DETERMINATION OF CAPITAL CONTRIBUTION RATE

The capital contribution rate (CCR) shall be assessed as an amount per hectare determined by the following formula:

$$\text{CCR} = \text{Capital Cost/Equivalent Impervious Area for the catchment}$$

7. APPLICATION OF THE CAPITAL CONTRIBUTION RATE

Where an application to which this policy applies is received, Council shall apply the capital contribution rate to the proposed equivalent impervious area for the subject land to determine the capital contribution which will be payable at the time of development. This capital contribution shall be paid to Council at the time of development.

Where an applicant proposes an alternative to Council's trunk drainage system which requires a lesser capital contribution and which provides additional benefit to Council and does not compromise the future integrity of the trunk drainage system, Council may impose a level of contribution consistent with this alternative.

Such capital contributions shall be paid into an operating fund program specifically established for that purpose for each catchment.

8. APPLICATION OF FUNDS TO TRUNK DRAINAGE WORKS

Funds within the specific operating fund program shall be applied by Council at the time of development to trunk drainage works necessary for the proper drainage of the subject land.

Where insufficient funds are available within the fund to provide for the completion of the works, Council may allocate additional funds to the project out of General Revenue subject to normal budgetary considerations.