

Title: Developer Contributions Plan for Stormwater
Drainage Works CP2006/06D - Darwin Zone L

Responsibility: Director Technical Services

Version	Decision Number	Decision Date	History
A			
B			
C			

DEVELOPER CONTRIBUTIONS PLAN FOR STORMWATER DRAINAGE WORKS

CP2006/06D - DARWIN ZONE L

Prepared by
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GPO Box 250
Darwin NT 0801

December 2006

Limitations Statement

The sole purpose of this report and the associated services performed by Kellogg Brown & Root Pty Ltd (KBR) is to provide the Stormwater Developer Contribution Plan for the Darwin Zone L catchment in accordance with the scope of services set out in the contract between KBR and Darwin City Council ('the Client'). That scope of services was defined by the requests of the Client, by the time and budgetary constraints imposed by the Client, and by the availability of access to the site.

KBR derived the data in this report primarily from information provided by the Client and nominal site inspections of infrastructure visible at the surface. The passage of time, manifestation of latent conditions or impacts of future events may require further exploration at the site and subsequent data analysis, and re-evaluation of the findings, observations and conclusions expressed in this report.

In preparing this report, KBR has relied upon and presumed accurate certain information (or absence thereof) relative to existing stormwater infrastructure and proposed necessary upgrades to the infrastructure provided by the Client and others identified herein. Except as otherwise stated in the report, KBR has not attempted to verify the accuracy or completeness of any such information.

The findings, observations and conclusions expressed by KBR in this report are not, and should not be considered, an opinion concerning the required upgrades to existing stormwater infrastructure. No warranty or guarantee, whether express or implied, is made with respect to the data reported or to the findings, observations and conclusions expressed in this report. Further, such data, findings, observations and conclusions are based solely upon site conditions, information, drawings supplied by the Client etc. in existence at the time of the investigation.

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the provisions of the agreement between KBR and the Client. KBR accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

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- A Scope of stormwater drainage plan
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1 Definitions

Unless otherwise defined in this Contribution Plan, the terms used have the same meaning as given to them in the Planning Act.

The following terms have the following meanings:

“Council”: means the Darwin City Council.

“Developer”: means the proponent of a Development.

“Development”: means an activity that involves the (a) establishment of, or change in, the use of the land (b) the subdivision or consolidation of the land or (c) the carrying out of physical works on or in relation to the land.

“Dwelling”: means a building, or part of a building, designed, constructed or adapted for human habitation as a self-contained unit.

“Policy Area”: means the area described in paragraph 3 of this Plan.

“Plan”: means this Contribution Plan.

2 Introduction

An owner of land within the Policy Area on which a Development occurs, will be required to contribute towards the provision of Council’s infrastructure, being stormwater drainage works, in accordance with the provisions of this Plan.

3 Policy area to which the Contribution Plan relates

The Policy Area is the area specified on Drawing DEV512-C-DWG-006 included in Appendix A and is referred to as the Darwin Zone L. In general terms, the area encapsulates the previous Tank Farm and is bounded by Tiger Brennan Drive, Dinah Beach Road, Stuart Highway, Harvey Street, Barneson Street and McMinn Street.

4 When this Contribution Plan takes effect

This Plan takes effect on the publication of notice in the Gazette, specifying that the plan has been made, or specifying when the plan is to take effect.

5 Description of infrastructure required in Policy Area

In order to accommodate the existing and potential Development on the land within the Policy Area, the existing stormwater drainage system requires upgrading.

The extent of the stormwater drainage system upgrading required is as follows:

- Extension of 1500 mm diameter concrete pipe currently discharging into Tank Farm land from Knuckey Street to the junction of the 375 mm diameter pipe entering from the end of Carey Street.
- After this junction, construction of dual 1200 mm diameter pipes along the Policy Area boundary adjacent the Tiger Brennan Drive road reserve. These pipes will discharge into the open drain along Dinah Beach Road.
- Construction of a 1200 mm diameter concrete pipe joining the 900 mm diameter outlet from Day Street to the stormwater outlet off Harvey Street.
- Construction of 3 by 1200 mm diameter parallel concrete pipes from the Harvey Street outlet, across the Policy Area discharging into the Dinah Beach Road open drain.

The stormwater drainage upgrading measures described in this Contribution Plan are shown on drawing DEV512-C-DWG-006 in Appendix A but do not include any works other than the stormwater drainage system upgrading so described and do not include any stormwater drainage works which are specific to or required for the purposes of the subdivision of any part of the Policy Area.

6 Statement of intended order of works relating to infrastructure

It is not possible to determine the proposed order of these works as they will ultimately be dictated by the Developments that actually occur within the Policy Area and the resulting demands placed on existing infrastructure.

7 Estimate of and method of calculating the capital cost of works relating to infrastructure

The capital Cost estimates in this part, for works relating to infrastructure, were calculated by reference to the most appropriate and cost-effective form of construction.

Council's minimum standards for stormwater drainage design are set out in its Development Guidelines and are based upon the following publications:

- *Australian Rainfall and Runoff* (IEAST);
- *Storm Drainage Design in Small Urban Catchments* (ARRB Report No 34 - Argue); and
- *Sub-surface Drainage of Road Structures* (ARRB Report - Gerke).

A cost summary for the stormwater drainage upgrading works associated with Darwin Zone L are provided in Table 1 below. Detailed cost estimates for these works are contained within the Works Cost Estimates of Appendix B.

Table 1 — Estimated cost of stormwater drainage upgrading works

Work element	Estimated cost (equal to development cost under Contributions Plan)
Extension of Knuckey Street system	\$1,458,000
Extension of Harvey Street system	\$1,193,000
Total cost	\$2,651,000

8 General formula for determination of Developer contributions

The formula for determination of Developer contributions, ensure that the contribution payable by a Developer, is relative to the proportion of anticipated future usage of the infrastructure attributable to the Development and is as follows:

$$CSW = \frac{T}{A}$$

Where:

CSW = The Developer contribution for stormwater drainage per square metre of land area to be developed;

T = Total cost of providing the stormwater drainage system upgrading works;

A = The total gross square metre area of the Policy Area identified in the Plan.

9 Calculation of contribution rate

Table 2 below summarises the Developer contribution rate in relation to the stormwater drainage upgrading works, required as a result of potential Development within the Policy Area.

The Development Contribution for stormwater drainage upgrading works is determined by the formula in Section 8.

With :

T = Total cost of providing the stormwater drainage system upgrading work = \$2,648,000

A = The total gross area of the Policy Area = 370,870m²

Hence,

$$CSW = \frac{\$2,648,000}{370,870\text{m}^2}$$

= **\$7.14 per square metre**

A Developer shall contribute a portion of the Total Cost Contribution for Developers, based on the gross area of a particular Development.

Table 2 — Developer Contribution Summary

Total upgrading	Total capital cost	Total cost contribution for Developers	Developer Contribution
Stormwater drainage system works	\$2,648,000	\$2,648,000	\$7.14 per square metre of land developed

10 Possible works performed by the Developer

If it is agreed between the Council and the Developer for the Developer to undertake any part of the construction of the infrastructure within the Policy Area that is included in the scope of the works identified in this Plan, the costs agreed between the Council and the Developer as to the costs of constructing the infrastructure (to the extent of, but not exceeding, the amount of the Works Costs Estimates) may be offset against the contribution otherwise payable under this Plan. Any offset shall be at the discretion of the Director Technical Services, Darwin City Council.

The scope of works to be undertaken by the Developer and value of these works, must be agreed to by both the Developer and Council, prior to the commencement of any such works.

11 Exhibition and date of commencement of the contributions plan

Council shall provide notice of the exhibition of the plan and the place where it may be viewed, in the NT News. Submissions may be made in relation to the plan. The proposed Contribution Plan shall be exhibited for a period of 28 days.

After expiration of the 28 day exhibition period, all submissions made in relation to the Plan, shall be considered and Council shall either make the proposed Plan, or amend the proposed Plan and make the proposed Plan as amended.

Notice of the Plan shall be published in the NT Government Gazette and the Plan shall come into operation from the date of publication of this notice, or a date specified in this notice.

12 Timing of payment of Developer Contribution

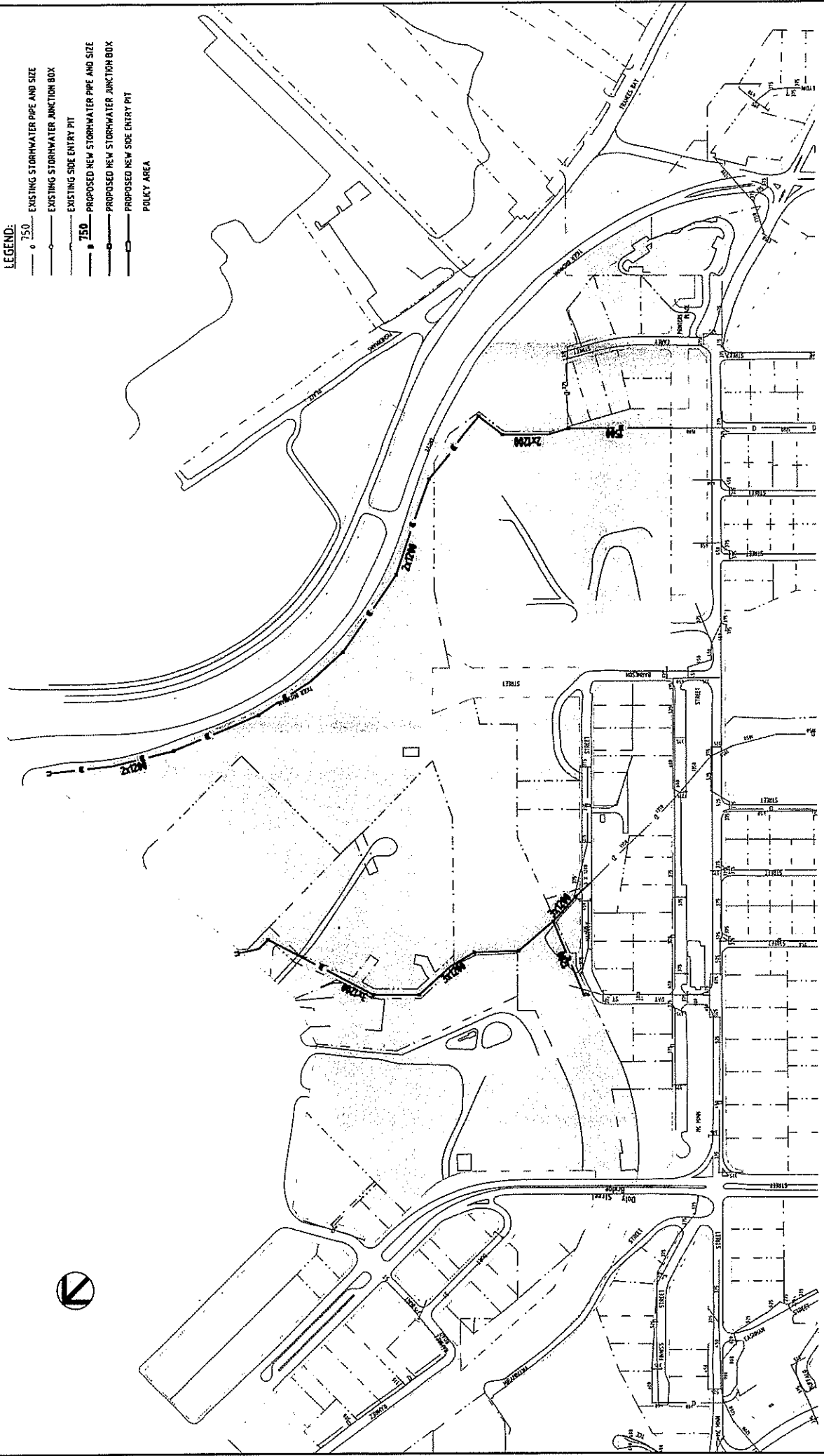
Developer contributions shall be payable on completion of the Development and before commencement of the use to which the Development relates.

Council shall not provide clearance for the relevant conditions of any Development Permit until the Developer contribution is paid to Council.

Appendix A

SCOPE OF STORMWATER DRAINAGE PLAN

- LEGEND:**
- 750 — EXISTING STORMWATER PIPE AND SIZE
 - 750 — EXISTING STORMWATER JUNCTION BOX
 - EXISTING SIDE ENTRY PIT
 - 750 — PROPOSED NEW STORMWATER PIPE AND SIZE
 - PROPOSED NEW STORMWATER JUNCTION BOX
 - PROPOSED NEW SIDE ENTRY PIT
 - POLICY AREA



NOT FOR CONSTRUCTION

<p>Kellogg Brown & Root Pty Ltd KBR <small>1000 Kings Street Level 11/14 Sydney NSW 2000</small></p>		<p>DARWIN CITY COUNCIL STORMWATER DEVELOPER CONTRIBUTION PLANS PROPOSED INFRASTRUCTURE - DARWIN ZONE 1</p>																			
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AS SHOWN	A1	DEV512	DEV512																		
DRAFTER: N.M.25		DRAWN: N.M.25																			
DATE: 11/01/2014		DATE: 11/01/2014																			
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Appendix B

WORKS COST ESTIMATES

Cost Estimate For Stormwater Upgrade Required For Zone L - Knuckey St

Item	Unit	Rate	Quantity	Amount
Preliminaries				
Establishment and Demobilisation	Item			\$ 25,000.00
Ongoing Costs	Item			\$ 25,000.00
Pavement removal and reinstatement				
Sawcut and remove existing asphalt	Item			\$ -
Excavation in rock (allowance)	m	200	440	\$ 88,000.00
Reinstate road pavement	m ²			\$ -
Reinstate asphalt surfacing	m ²			\$ -
Stormwater Pipe				
Supply, trench, install & backfill(incl subsoil drains):				
375 mm RCP	m	170		\$ -
450 mm RCP	m	195		\$ -
525 mm RCP	m	210		\$ -
600 mm RCP	m	245		\$ -
675 mm RCP	m	275		\$ -
750 mm RCP	m	310		\$ -
825 mm RCP	m	350		\$ -
900 mm RCP	m	395		\$ -
1050 mm RCP	m	475		\$ -
1200 mm RCP	m	570	1530	\$ 872,100.00
1500 mm RCP	m	770	115	\$ 88,550.00
Stormwater Pits				
Supply and Install:				
Stormwater Manhole:				
< or = 600 mm RCP	Each	1800		\$ -
< or = 1050 mm RCP	Each	2200		\$ -
> 1200 mm RCP	Each	2800	1	\$ 2,800.00
Cast insitu over multiple pipe	Each	5000	10	\$ 50,000.00
Side Entry Pit(allow 3 bay):				
< or = 600 mm RCP	Each	2500		\$ -
< or = 1050 mm RCP	Each	3000		\$ -
> 1200 mm RCP	Each	3500		\$ -
Headwalls				
< or = 750 mm RCP	Each	750		\$ -
> 750 mm RCP	Each	1500		\$ -
Cast insitu to multiple outlet pipes	Each	5000	1	\$ 5,000.00
Outlet works (scour protection etc.)	Item			\$ 2,500.00
Connect to existing pit(s)	Item			\$ 2,000.00
Miscellaneous				
Service alterations	Item			\$ 5,000.00
Allowance for reinstatement (kerbing etc)	Item			\$ 10,000.00
SUBTOTAL				\$ 1,175,950.00
Design & Documentation	2.5	%		\$ 29,399
Contract Administration/Superintendence	1.5	%		\$ 17,639
Contingency	20	%		\$ 235,190
TOTAL ESTIMATED COST (EXCL. GST)				\$ 1,458,178

Cost Estimate For Stormwater Upgrade Required For Zone L - Harvey St

Item	Unit	Rate	Quantity	Amount
Preliminaries				
Establishment and Demobilisation	Item			\$ 25,000.00
Ongoing Costs	Item			\$ 25,000.00
Pavement removal and reinstatement				
Sawcut and remove existing asphalt	Item			\$ -
Excavation in rock (allowance)	m	200	250	\$ 50,000.00
Reinstate road pavement	m ²			\$ -
Reinstate asphalt surfacing	m ²			\$ -
Stormwater Pipe				
Supply, trench, install & backfill(incl subsoil drains):				
375 mm RCP	m	170		\$ -
450 mm RCP	m	195		\$ -
525 mm RCP	m	210		\$ -
600 mm RCP	m	245		\$ -
675 mm RCP	m	275		\$ -
750 mm RCP	m	310		\$ -
825 mm RCP	m	350		\$ -
900 mm RCP	m	395		\$ -
1050 mm RCP	m	475		\$ -
1200 mm RCP	m	570	1390	\$ 792,300.00
1500 mm RCP	m	770		\$ -
Stormwater Pits				
Supply and Install:				
Stormwater Manhole:				
< or = 600 mm RCP	Each	1800		\$ -
< or = 1050 mm RCP	Each	2200		\$ -
> 1200 mm RCP	Each	2800	2	\$ 5,600.00
Cast insitu over multiple pipe	Each	5000	8	\$ 40,000.00
Side Entry Pit(allow 3 bay):				
< or = 600 mm RCP	Each	2500		\$ -
< or = 1050 mm RCP	Each	3000		\$ -
> 1200 mm RCP	Each	3500		\$ -
Headwalls				
< or = 750 mm RCP	Each	750		\$ -
> 750 mm RCP	Each	1500		\$ -
Cast insitu to multiple outlet pipes	Each	5000	1	\$ 5,000.00
Outlet works (scour protection etc.)	Item			\$ 2,500.00
Connect to existing pit(s)	Item			\$ 2,000.00
Miscellaneous				
Service alterations	Item			\$ 5,000.00
Allowance for reinstatement (kerbing etc)	Item			\$ 10,000.00
SUBTOTAL				\$ 962,400.00
Design & Documentation	2.5	%		\$ 24,060
Contract Administration/Superintendence	1.5	%		\$ 14,436
Contingency	20	%		\$ 192,480
TOTAL ESTIMATED COST (EXCL. GST)				\$ 1,193,376

Appendix C

SUMMARY

SUMMARY

STORMWATER DRAINAGE CONTRIBUTIONS PLAN NO.:
CP 2006/06D – DARWIN ZONE L.

POLICY AREA: Refer drawing DEV512-C-DWG-006 in Appendix A of Contributions Plan No. CP 2006/06D – Darwin Zone L.

DATE OF EFFECT: TBA

CONTRIBUTION PAYMENT TIMING: At time of Acceptance

INFRASTRUCTURE WORKS UNDER PLAN:

Stormwater Drainage including pits and pipes as shown on drawing DEV512-C-DWG-006 in Appendix A of Contributions Plan No. CP 2006/06D – Darwin Zone L.

Total Estimated Cost of Stormwater Upgrade: \$2,651,000

Developer Contribution for Stormwater Upgrade: \$2,651,000

Developer Contribution Rate Associated with Stormwater Upgrading (CSW): \$7.15 / square metre of Catchment subject to Development