



Hawkesbury City Council

supplementary
ordinary
meeting
business
paper

date of meeting: 21 October 2008
location: council chambers
time: 5:00 p.m.

ORDINARY MEETING - SUPPLEMENTARY

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SECTION 4 - Reports for Determination

SUPPLEMENTARY REPORTS

Item: 226 **Section 64 Contribution - Pitt Town Development - (95495, 79357, 87959)**

Previous Item: 146, Ordinary (8 July 2008)

REPORT:

Background

Hawkesbury City Council owns and operates sewerage services within the areas of Windsor, South Windsor, Bligh Park, Windsor Downs, Clarendon, Mulgrave, Vineyard and Pitt Town. Effluent from part of South Windsor, Bligh Park, Windsor Downs and Clarendon is transported via a number of pumping stations to the South Windsor Waste Water Treatment Plant where it is treated and discharged into South Creek. Effluent from Windsor, Mulgrave, Vineyard and Pitt Town is transported via pumping stations to the McGraths Hill Wastewater Treatment Plant where it is treated and discharged through a wetland system to South Creek.

The McGraths Hill Wastewater Treatment Plant is currently operating at close to capacity, whilst the South Windsor plant currently has additional capacity available and is capable of expansion to take increased capacity.

A rezoning proposal for land at Pitt Town was approved by the State Government on 10 July 2008, under Part 3A of the Environmental Planning and Assessment Act 1979. This approval created the potential for 943 lots within the rezoned area.

To enable the transport of effluent from the additional lots generated at Pitt Town it is necessary that new carrier mains be constructed within the development area which will carry effluent to a new pumping station at Pitt Town (Pump Station 'T'), and a new rising main be provided from that pumping station to the McGraths Hill Treatment Plant.

As the McGraths Hill plant is currently near capacity it is necessary to divert flows from part of the South Windsor and Windsor areas which currently flow to McGraths Hill treatment plant via pump station 'C' by the reconstruction of that pumping station and a new rising main to the South Windsor Wastewater Treatment Plant, which will give the McGraths Hill Plant the required capacity to treat the additional lots created at Pitt Town. There will be some work required at the South Windsor Wastewater Treatment Plant to ensure the inlet structure has capacity for the additional flows directed to the plant.

All the works required to enable the treatment of effluent from the Pitt Town rezoning is to be recovered from a charge levied on each allotment under a plan created in accordance with Section 64 of the Local Government Act. Each developer of land within the defined area is required to pay Council for the design & construction of the necessary sewerage infrastructure that will serve the development. The infrastructure will, on satisfactory completion, become the property of Council who will then be responsible for its ongoing operation and maintenance.

Whilst Council previously adopted a range of charges for the provision of infrastructure and public facilities, it is now appropriate that a specific Section 64 Plan with more accurate costings be in place. This will also facilitate the works in kind agreement previously agreed to in principle by Council, being put in place.

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Provision of Sewerage Infrastructure

The Johnson Property Group, as reported to Council on 8 July 2008, have undertaken to design and construct the sewer infrastructure required to enable the development to commence in an orderly fashion, and Council in recognition of the works being provided have agreed to a Works in Kind agreement in lieu of a cash payment for the lots being created by that group.

The Johnson Property Group has provided quotations from contractors undertaking the design & construction of the required sewerage infrastructure as a basis to affect the Section 64 charges for the development. These quotations have been assessed by staff and agreement has been reached in relation to each item.

The table below shows the sewer works required for the development, and the quoted estimates from the Johnson Property Group for those works.

Pitt Town Development Area – Sewerage Infrastructure and associated costs			
Item	Estimated Costs (GST Excl.)	Source	Design Costs (GST Excl.)
Pump station T – Pitt Town	\$1,914,000.00	CLM quote	\$215,000.00
Rising Main T – Pitt Town to McGraths Hill	\$5,196,000.00	CLM quote	\$210,000.00
Fernadell carrier – Pitt Town	\$1,237,000.00	CLM quote	\$66,000.00
Blighton carrier (option 1) – Pitt Town	\$1,283,000.00	CLM quote	\$71,000.00
Storage at T – Pitt Town	\$354,000.00	CLM quote	\$9,000.00
Pump station C – Windsor	\$1,830,000.00	Maunsell	\$240,000.00
Rising Main C – Windsor to South Windsor	\$5,164,000.00	Maunsell	\$210,000.00
Storage at Pump Station C - Windsor	\$550,000.00	Estimate	\$9,000.00
Easements for rising main from pump station C to South Windsor	\$286,000.00	Estimate	
Replacement of rising main J (which currently transports effluent from Pitt Town to McGraths Hill)	\$368,000.00	CLM quote	\$55,000.00
Upgrade to South Windsor STP inlet	\$1,950,000.00	Estimate	\$90,000.00
Land dedication for pump station T at Pitt Town	\$42,000.00	Estimate	
Sub Total	\$20,174,000.00		\$ 1,175,000.00
Total (including Design Costs)	\$21,349,000.00		

It is considered reasonable to adopt the estimates for works outlined as the basis for the Section 64 Contributions for the provision of sewerage infrastructure for the Pitt Town development area. The charge for each lot provided with access to reticulated sewerage services would be calculated by dividing the total estimated cost for the required sewer works by the total number of developable lots which, based on the latest approval is 943.

Proposed Charge for Reticulated Sewerage Services

The Section 64 Contribution for sewerage infrastructure per lot within the defined Pitt Town development area payable to Council is \$22,640.

As the Johnson Property Group is currently constructing the sewerage infrastructure required for the entire development, it will be necessary that the costs incurred by them in the provision of sewerage infrastructure that will benefit other landowners be repaid as development proceeds i.e., the potential number of lots within the entire development area is 943 whilst the Johnson Property Group potential yield is 656 lots. This would be achieved by the collection of charges under the Section 64 plan for each lot developed within the defined area, and the Johnson Property Group being reimbursed accordingly.

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The works in kind agreement, once agreed to by Council's solicitors, would allow an offset of the works undertaken by The Johnson Property Group in providing the required sewerage infrastructure against the Section 64 Contribution for the lots developed by them.

A copy of the draft Section 64 Plan proposed for this purpose is included as attachment 1 to this report. It will now be necessary for the plan to publicly exhibited prior to adoption by Council.

Conformance to Strategic Plan

The proposal is deemed to conform with the Strategic Directions set out in Council's Strategic Plan i.e:

"Strategic Direction: Establish a framework to define and equitably manage the infrastructure demands of the City."

Funding

Nil impact on the Sewer reserve.

RECOMMENDATION:

That the Section 64 Contribution plan for the provision of reticulated sewerage services within the defined Pitt Town development area be placed on public exhibition for a period of 28 days.

ATTACHMENTS:

AT - 1 Draft Section 64 Contribution Plan – Sewerage Infrastructure for Pitt Town – October 2008 *(to be distributed under separate cover).*

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