

## DRAINAGE HEADWORKS

Date Adopted:	14 April 2021
Adopted By:	Council
Review Due:	April 2025
Responsible Officer:	Manager Assets
Directorate:	Infrastructure
EDRMS No:	D/20/45647

### PURPOSE

The purpose of this policy is to provide a framework for imposing a charge on subdivision developers to meet the cost to develop, upgrade and/or renew drainage infrastructure downstream of any subdivision development.

The policy recognises that development that results in an increase in the amount of impermeable surface area will create an increased flow demand on the stormwater system downstream of the development.

The policy aims to impose the charge by means of a condition on the planning permit issued for the subdivision. The Southern Grampians Planning Scheme has the objective to control subdivisions and requires that all subdivisions throughout the Shire be subject to a planning permit.

### DEFINITIONS

**Council** means Southern Grampians Shire Council

### APPLICATION AND SCOPE

This policy only applies to urban subdivisions.

### GENERAL PROVISIONS

### POLICY STATEMENT

- 1.1 Developers who wish to subdivide land into two or more lots must make an application for a planning permit as required by the Southern Grampians Planning Scheme.
- 1.2 Before issuing the planning permit the relevant officer shall assess the application for the purpose of impact on the downstream drainage system and on other private and public assets with respect to the control of storm water.
- 1.3 Where it is foreseeable that an impact may occur, a headworks charge shall be imposed. The relevant officer shall calculate the value of the headworks charge using the agreed formula.
- 1.4 The agreed formula shall be based on a base cost (\$/ha) multiplied by a reducing factor (RF) multiplied by the number of total hectares of the subdivision.  
Headworks charge = \$/ha x RF x Total Ha.
- 1.5 The Reducing Factor shall be determined from the graph shown in Appendix – A.

- 1.6 Where development exists on the land to be subdivided at the time of the application, (such as a dwelling which is to be excised by the subdivision), the relevant officer shall assess whether any additional foreseeable impact may occur which is created by that lot, and if not, the charge for the lot containing the development shall be waived, and the charge be applied to the remaining lots.
- 1.7 Where a charge has been applied to land as a result of this policy, and a subsequent subdivision is undertaken, the calculation of the charge to apply to the latter subdivision shall be reduced by the amount of the charge applied to the same land (i.e. only those lots to be re-subdivided) in the earlier subdivision.
- No reduction in the charge shall be made where the earlier subdivision occurred greater than 10 years prior to the latter subdivision.
- 1.8 The base cost (\$/Ha) shall be set by Council and reviewed annually in conjunction with Council's other fees and charges.
- 1.9 The funds collected under this policy will be kept separately and managed under subdivision funds.
- 1.10 The worked examples below shall be used to show the application of the headworks charge.

### Example 1

20 Lot subdivision proposed comprising:- Total area of subdivision - 2.8ha.

Average Lot size =  $(2.8\text{ha} \times 10,000 \text{ m}^2/\text{ha}) / 20 \text{ Lot}$

=  $1,400 \text{ m}^2 / \text{Lot}$  (or  $0.14 \text{ ha} / \text{Lot}$ ) Reducing Factor (RF) = 0.9 (calculated from graph)

Base Cost = \$6,000/ha (or otherwise as determined by Council)

Total headworks charge = Base Cost x RF x Total Area (ha)

=  $\$6,000/\text{ha} \times 0.9 \times 2.8\text{ha}$

= \$15,120

Average charge per lot =  $\$15,120/20$

= \$756/lot

	<i>Example 2</i>	<i>Example 3</i>	<i>Example 4</i>	<i>Example 5</i>	<i>Example 6</i>
Total Area (Ha)	0.5	4	2	2	2
Number of lots	10	4	5	10	20
Av. Lot size (Ha)	0.05	1.0	0.4	0.2	0.1
Reducing Factor (RF)	1.0	0.3	0.6	0.77	1.0
Base cost (\$/ha)	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Total Headworks charge	\$3,000.00	\$7,200.00	\$7,200.00	\$9,240.00	\$12,000.00
Average charge per lot	\$300.00	\$1,800.00	\$1,440.00	\$924.00	\$600.00

## IMPLEMENTATION

This Policy will be made available to the public on the Council website.

## CHARTER OF HUMAN RIGHTS COMPLIANCE

It is considered that this policy is compatible with the relevant human rights identified in the *Charter of Human Rights and Responsibilities Act 2006 (Vic)*.

## **REVIEW**

This Policy must be reviewed a minimum of every four years.

This Policy was first adopted by Council on 11 August 2004 and was reviewed:

- 9 April 2014
- February 2021

## **AUTHORISED**

This Policy was adopted at the Council Meeting of 14 April 2021.

**END**

Appendix – A

DRAINAGE HEADWORKS LEVY REDUCING FACTORS

