

# Bayside Drainage Development Contributions Plan

December 2014

Amended March 2017

# Bayside Drainage Development Contributions Incorporated Plan

## December 2014

---

### Amended March 2017

---

Adopted by Bayside City Council  
on 16 December 2014

Amended to accord with the conditions  
of authorisation issued by the Dept. of  
Environment, Land, Water and Planning  
on 12/3/2015

Amended following Exhibition of  
Amendment C139 to address submitters'  
concerns on 15/6/2015

Approved by Manager Urban Strategy  
Matt Kelleher

Amended to provide further project details  
for Panel Hearing on 5/10/2015

Amended to accord with  
recommendations made in the Planning  
Panel Report for Amendment C139 in  
April 2016

Amended to accord with Department  
of Environment Land Water and Planning  
requirements in March 2017

Prepared by Michelle Fleischer

# TABLE OF CONTENTS

1	Summary of Charges	5	8	Implementation Strategy	
2	Introduction		8.1	Project Delivery	25
2.1	Purpose	6	9.	Timing	26
2.2	Report Structure	6	10.	Definitions	27
2.3	Strategic Issues	7			
3	Strategic Basis				
3.1	Overview	8			
3.2	Strategic Basis for a DCP	8			
3.3	Bayside Housing Strategy	8			
3.4	Strategic Basis for Drainage Infrastructure Provision	10			
4	Application of the DCP	11			
4.1	Area to Which DCP Applies	11			
4.2	Rationale for the DCP	12			
5	Infrastructure Project Justification				
5.1	Overview	13			
5.2	Capacity of Existing Drainage Infrastructure	13			
5.3	Expected Growth in Catchments	13			
5.4	Expected Increase in Impermeable Surfaces	14			
5.5	Potential Drainage Projects	15			
5.6	Items not Included in the DCP	17			
6	Calculation of Contributions				
6.1	Overview	20			
6.2	Proportion of Growth that has occurred	20			
6.3	Council commitment to Drainage Capacity Upgrades	21			
6.4	Unit Rates Calculation	21			
6.5	Calculation of Contribution Charges	21			
6.6	Changes on Specific Development	22			
7	DCP Administration				
7.1	Exemptions	23			
7.2	Requirement of Development Contribution	23			
7.3	Collection of Levies	23			
7.4	Accountability	24			

Figure 1 - Area to which the DCP applies



# 1

## Summary of Charges

---

The following table provides an overview of the charges for drainage infrastructure included within this DCP by development type. A more detailed explanation of the strategic basis, apportionment, methods of calculation and proposed infrastructure projects are provided within the body of this document.

Table 1: Summary of Charges

Residential Development	
Per ground floor dwelling (excludes a single dwelling on a lot)	\$2000
Per upper floor dwelling or flat	\$1,000 per upper floor dwelling or flat (ie: half a demand unit)
Non Residential Development	
Non Residential Development in a Commercial Zone/Mixed Use Zone	\$520 per 100 sq.m of site area or new gross building floor area in a Commercial zone (ie: 0.26 of a demand unit)
Non Residential Development in a Residential Zone	\$2000 per 600 sq.m site area in a Residential zone

# 2

## Introduction

### 2.1 Purpose

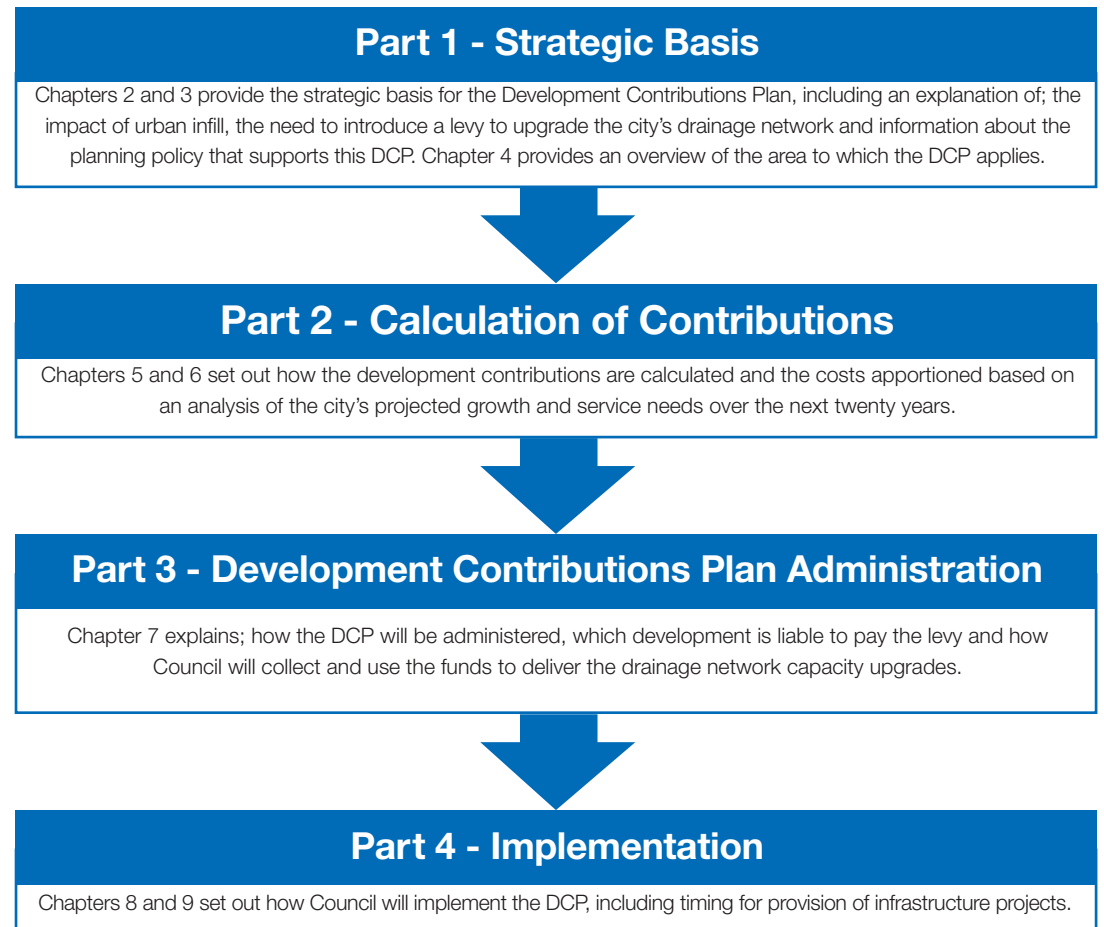
Bayside City Council has developed a Drainage Development Contributions Plan (DCP) to:

- Respond to a need to fund essential improvements and upgrades to the drainage network to support expected population growth in Bayside to 2031;
- ensure the cost of drainage network upgrades is equitably shared between existing and new development; and
- provide details of the financial contribution to be made by proponents of new development toward projects that will service the catchment in which development is undertaken.

### 2.2 Report Structure

This document comprises the following sections

*Figure 2 - Structure of the Document*



A detailed background report accompanies the DCP providing further information regarding the strategic basis and methodology used.

## 2.3 Strategic Issues

The Bayside DCP has been prepared acknowledging the following strategic issues:

- Growth is planned and supported within Bayside, in accordance with the Bayside Housing Strategy;
- The current drainage infrastructure in Bayside cannot support additional growth without further capacity upgrades;
- Drainage is a basic and essential infrastructure item required to support development;
- A DCP enables new development to contribute to part of the cost of drainage capacity upgrades; and
- Given the nature of infill development there is a high level of uncertainty regarding where growth is likely to occur, and where capacity upgrades will be required. This means that a flexible and adaptable DCP is required.

This document sets out the strategic basis and rationale for a DCP that balances the above strategic issues by setting levies for new development that are affordable, and enables Council to deliver drainage infrastructure where and when it is needed.

# 3

## Strategic Basis

### 3.1 Overview

The DCP is required because:

- Growth is expected and supported in the Bayside municipality by State and Local policy.
- The existing underground drainage network has insufficient capacity to accommodate this growth without further investment in capacity upgrades.
- Council must undertake progressive delivery of the necessary upgrades in order to meet the needs of the growing community.
- The costs associated with capacity upgrades to support new development are significant.
- In accordance with The Planning and Environment Act 1987 and the Minister's Direction on Development Contributions, Council will require new development to contribute to a portion of the cost of drainage system upgrades.

Key documents that support the DCP include:

- Bayside Housing Strategy
- Victoria in Future
- Clause 21.10 – Infrastructure of the Bayside Planning Scheme
- Bayside City Council Stormwater Drainage Network Improvement Strategy (SDNIS)
- Bayside Drainage “Service Driven” Asset Management Plan (DAMP)

These documents set out a broad, long term vision for growth in Bayside, and the drainage infrastructure necessary to service that growth.

The following section sets out in more detail the legislative and policy basis for the DCP by looking at it in terms of:

- Strategic Basis for a DCP
- Strategic Basis for Growth
- Strategic Basis for Drainage Infrastructure Provision

### 3.2 Strategic Basis for a DCP

#### 3.2.1 Planning and Environment Act

This DCP has been prepared in accordance with Part 3B of the Planning and Environment Act 1987 (the Act) and has been developed in line with the State and Local Planning Policy Framework of the Bayside Planning Scheme.

The Minister's Direction “Development Contributions Plans,” dated 15 May 2003 indicates that a development levy can fund drainage works. The Bayside Drainage DCP 2014 (Amended 2017) proposes to collect levies for drainage works in accordance with the Ministerial Direction.

#### 3.2.2 Local Planning Policy

The preparation and implementation of the Bayside Drainage DCP is in accordance with Clause 21.10 – Infrastructure, of the Bayside Planning Scheme which recognises that urban consolidation is placing increasing pressure on the capacity of infrastructure as it is used by a growing number of residents and visitors. Council recognises that the cost of replacing and improving infrastructure needs to be shared between existing ratepayers and future beneficiaries of the assets, particularly assets that require updating to accommodate the needs of new development.

### 3.3 Bayside Housing Strategy

The Bayside Housing Strategy (BHS) acknowledges that the population of Bayside will increase between 2011 and 2031, and sets out the vision for how this growth will be accommodated within the municipality.

The BHS looks at the type and location of residential development required to meet the future needs of the Bayside community, and provides capacity for the development of 9,529 additional dwellings between 2011 and 2031. This represents an approximate 25% increase in dwelling stock.

To achieve the vision of the BHS, the municipality was divided into Key Focus Residential Growth Areas, Moderate Residential Growth Areas and Minimal Residential Growth Areas shown in the Residential Strategic Framework Plan. Each of the designated growth areas reflects the type of residential development that is planned to occur. Future medium and high density is expected in activity centres and strategic redevelopment sites and minimal residential development is expected in established residential areas.

There is a need to increase the capacity of the municipal drainage network to ensure the needs of new development expected under the BHS are met.



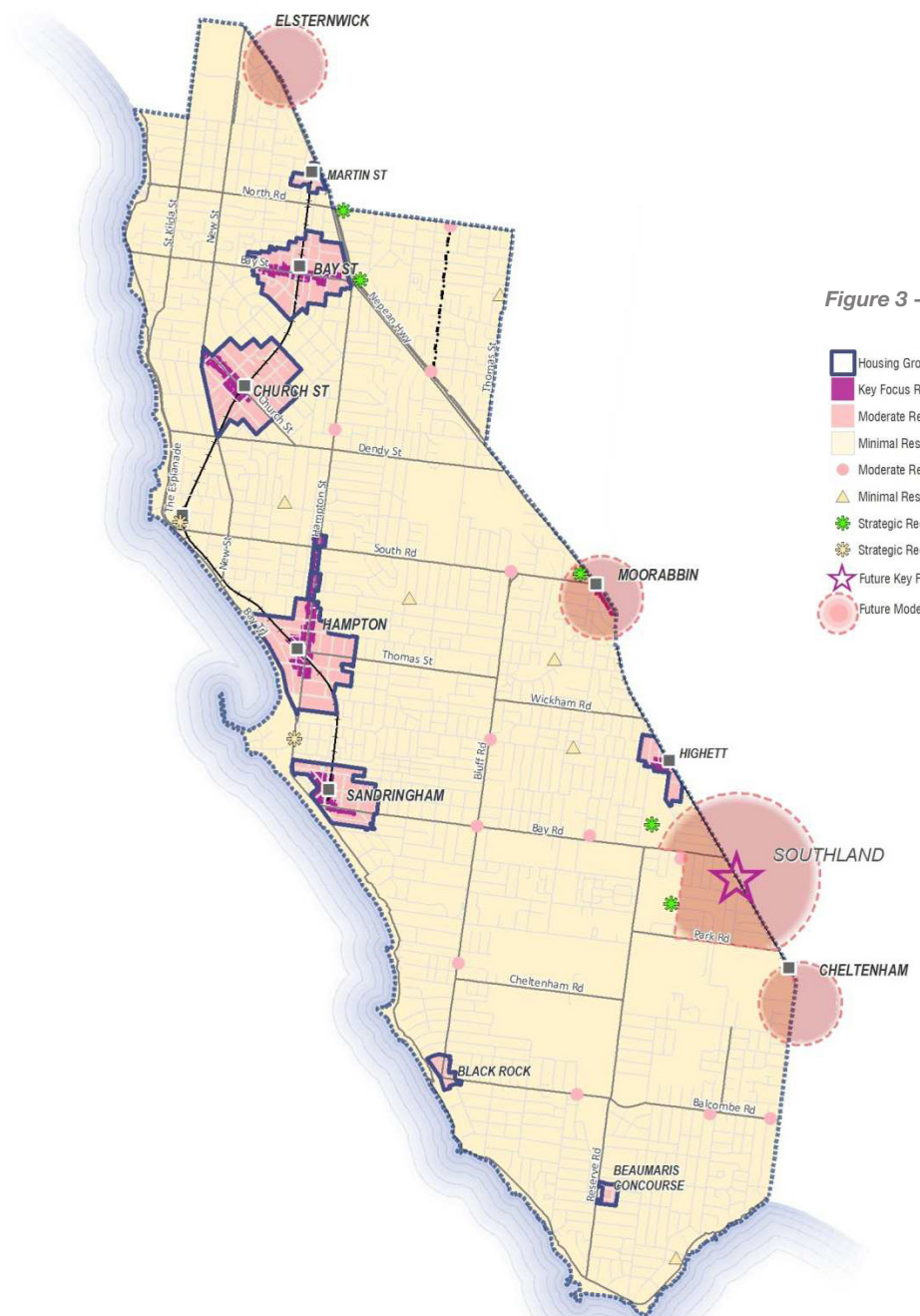


Figure 3 - Bayside Housing Strategy 2012

- Housing Growth Area Boundary
- Key Focus Residential Growth Area
- Moderate Residential Growth Area
- Minimal Residential Growth
- Moderate Residential Growth Area (Small NAC's)
- Minimal Residential Growth Area (Small NAC's)
- Strategic Redevelopment Site
- Strategic Redevelopment Site - Minimal Residential Growth
- Future Key Focus Residential Growth
- Future Moderate Residential Growth
- Railway Station
- Tram Line
- Major Road
- Railway Line

N

0 1 2

Kilometres

Copyright 2012: PSMA Australia Ltd.  
Navigate Pty Ltd. Australia Bureau of Statistics.  
Produced by Urbis Pty Ltd. September 2012

## 3.4 Strategic Basis for Drainage Infrastructure Provision

### 3.4.1 State Planning Policy

Clause 19.03 - Development Infrastructure, State Section, of the Bayside Planning Scheme indicates that it is a state planning objective to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans.

### 3.4.2 Bayside City Council Stormwater Drainage Network Improvement Strategy

A major study, the Bayside City Council Stormwater Drainage Network Improvement Strategy (SDNIS), was undertaken between 2004 and 2009 by MWH Consultants. The study assessed the capacity of Bayside's 30 main drainage catchment areas and identified areas of network capacity deficiencies. The SDNIS identified a range of drainage projects required to increase the capacity of the network.

### 3.4.3 Bayside Council Drainage "Service Driven" Asset Management Plan (DAMP)

DAMP prioritises the list of projects identified in SDNIS, and sets out a program for prioritised drainage upgrades based on a range of measures, including a "consequence of failure" rating.

# 4

## Application of the DCP

### 4.1 Area to Which DCP Applies

In accordance with section 46K(1)(a) of the Planning and Environment Act, the Bayside Drainage DCP applies to the entire Bayside municipality, as shown in Figure 1.

Bayside has thirty existing drainage catchment areas where stormwater runoff is collected and transported to Port Phillip Bay.

In this DCP, these drainage catchments generally function as the service areas (ie: main catchment areas) of the drainage network upgrades that will service expected growth in those areas (ie: derived from the Housing Strategy). It is noted, however, that five of the largest drainage catchments (ie: catchments 4, 8, 11, 15 and 16) have been split into two charge areas (ie: A and B) to maximise the benefit to contributors derived from the DCP project/s delivered in those catchments. Refer to Figure 4 for the drainage catchments overlaid onto the Housing Strategy.

The drainage network upgrades required within each drainage catchment will service the new development within that catchment area.

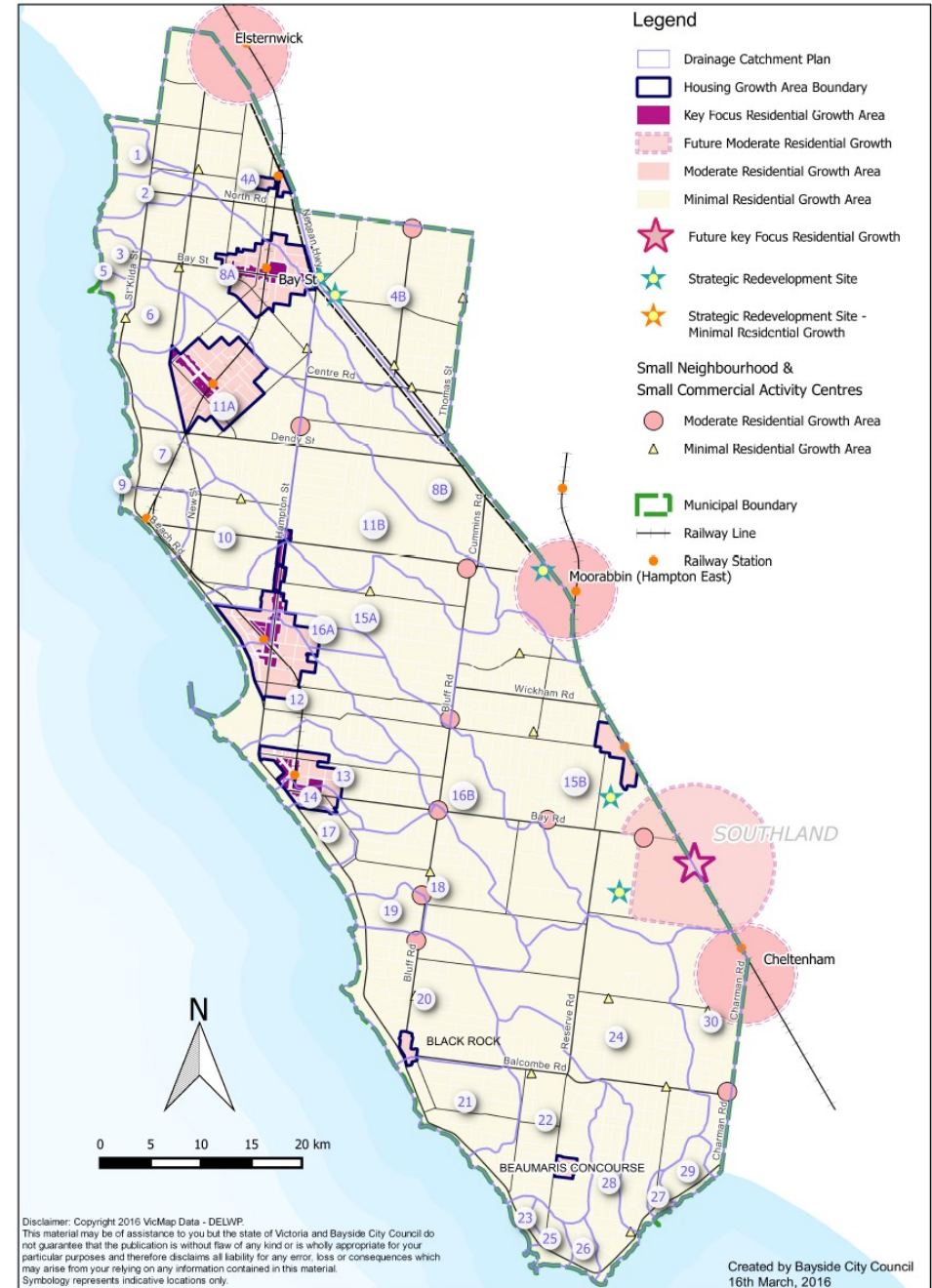


Figure 4 - Housing Strategy with Drainage Catchments Overlaid

## 4.2 Rationale for the DCP

Drainage capacity will be increased in each catchment by upgrading larger pipes downstream of the catchment or upgrading pipe connections to Melbourne Water's main drains within the catchment that services the development.

Additional development within each catchment area will contribute to the overall downstream flows within that catchment on an equal basis.

It is considered that the type of new development will affect the amount of surface runoff it generates. Therefore the contribution toward drainage upgrades required within each catchment will be made by new development within that catchment on the basis of the type of new development undertaken and the likely amount of runoff generated by it in proportion to a demand unit.

# 5

## Infrastructure Project Justification

---

### 5.1 Overview

The need for drainage infrastructure upgrades, and the nexus between new development and infrastructure projects has been determined having regard to:

- the capacity of the existing drainage infrastructure in each catchment;
- the expected rates of growth (residential and commercial) in each drainage catchment;
- the expected increase in impermeable surfaces generated by new growth in each catchment; and
- the potential drainage projects required to support the growth in each catchment.

Items can be included in a DCP if they will be used by the future community of an area. New development does not have to trigger the need for new items in their own right.

Drainage infrastructure is an essential infrastructure item required to enable development to proceed, and is essential to the health and safety of the community. It is also specifically nominated in the Minister's Direction as works which may be funded by a DCP levy.

This chapter provides an overview of each of the above elements to demonstrate justification for the infrastructure projects within the DCP in terms of need and nexus. Further detailed information is also available in the Background Report.

### 5.2 Capacity of Existing Drainage Infrastructure

The Bayside municipal stormwater pipe network was largely developed between 1940 and 1970 and is comparatively young in terms of the predicted average life of 100 years.

Urban growth and consolidation of Bayside is having an effect on the hydraulic capacity and performance of the existing drainage network. Growth of the urban area post World War 2 when a large portion of the system was constructed has meant that in some areas hydraulic capacity demands may well have increased somewhat over what was allowed for by the original designs. In addition, an increasing percentage of the available surface area is being made impermeable by larger individual dwelling sizes, reduction in lot sizes and an increasing proportion of units in the dwelling stock.

A major study, the Bayside City Council Stormwater Drainage Network Improvement Strategy (SDNIS), was undertaken between 2004 and 2009 by MWH Consultants. The study assessed Bayside's 30 main drainage catchment areas against the network's capacity to meet either the 5 year or 10 year Average Recurrence Interval (ARI). Network capacity deficiencies were identified using hydrodynamic modelling of the network.

### 5.3 Expected Growth in Catchments

Expected new development in each drainage catchment area was ascertained, as follows:

**Residential Growth:** The number and type of new residential development planned for under the Bayside Housing Strategy (BHS) was adjusted to account for the 2014 Victoria in Future (VIF) Housing and Population growth projections as a proportional increase of existing residential lots in each catchment.

**Commercial Growth:** New rate assessments in Bayside over the last 18 years has been characterised by 7% commercial. New commercial development was determined as 7% of the residential growth expected in Bayside according to the 2014 VIF Population and Housing Growth projections. This growth was then distributed within each catchment as a proportional increase in the existing commercial zoned land of that catchment.

## 5.4 Expected Increase in Impermeable Surfaces

Since Bayside is composed of established suburbs the area of urban land within the city has not increased over the last twenty years. Therefore the increase in occupied dwellings reflected by new development is the result of increased infill housing and urban consolidation. This type of development results in increased impermeable surfaces (hard surface area), with a commensurate increase in flows to the drainage network.

The increase in hard surface area caused by new development is used as the basis for calculating demand units within this DCP.

A case study approach has been used to determine average hard surface area increases caused by medium and high density housing, and equivalence ratios are used for the purposes of determining the increase in hard surface area as a result of commercial development. A single dwelling on a lot is not subject to a levy under this DCP.

The following general principles associated with

various types of development have guided the calculation of demand units. Further elaboration on the appointment of contributions according to different types of development can be found in the Bayside Drainage DCP Background Report in Table 1 of section 7.4)

A summary of demand unit calculation, is provided in Table 2.

Table 2: Expected Hard Surface Area increase by Development Type and Zone

DEVELOPMENT TYPE	ZONE	HARD SURFACE AREA INCREASE (ESTIMATE)
Medium density residential development	Residential or Mixed Use zone	Hard surface area increase is estimated to be between 90- 120 sq.m. per additional dwelling or lot. This is regarded as the benchmark of 1 demand unit per dwelling
High density residential development	Residential or Mixed Use zone	50 sq.m. per additional dwelling. Noting that 1 demand unit has been based on a hard surface area increase of between 90 – 120 sq metres, a 50 sq.m increase has been deemed to equate to 0.5 of a demand unit per dwelling.
Medium density residential development	Commercial zone	100 sq.m. per additional dwelling. This equates to 1 demand unit per dwelling
High density residential development	Commercial zone	50 sq.m. per additional dwelling or flat. Therefore, this equates to 0.5 of a demand unit per dwelling
Commercial development	Commercial zone	Surface run off increase is in accordance with equivalence ratios of the "State Government DCP Guidelines 2003 (Amended 2007)". Under the Guidelines additional development in a commercial area equates to 0.27 of a demand unit for 100 m2 retail site area, 0.33 of a demand unit for 100 m2 of office or service industry site area and 0.18 of a demand unit for 100 m2 of industry site area. The overall average is 0.26 of a demand unit to 100m2 of commercial site area.  New commercial development generally relates to intensification of development on an existing site either through expansion of the building floor area to the existing site boundary or upper level development. The contribution liable for commercial development on commercial land can be made on the basis of site area or additional gross building floor area, whichever is the lesser.
Non-residential Development	Residential zone	Surface run off increase is in accordance with equivalence ratios of the "State Government DCP Guidelines 2003 (Amended 2007)". Under the Guidelines 600 sq.m. of residential site area is equivalent to 1 demand unit.

## 5.5 Potential Drainage Projects

The Bayside City Council Stormwater Drainage Network Improvement Strategy (SDNIS) identified a range of projects required to address capacity deficiencies to meet the demands of growth.

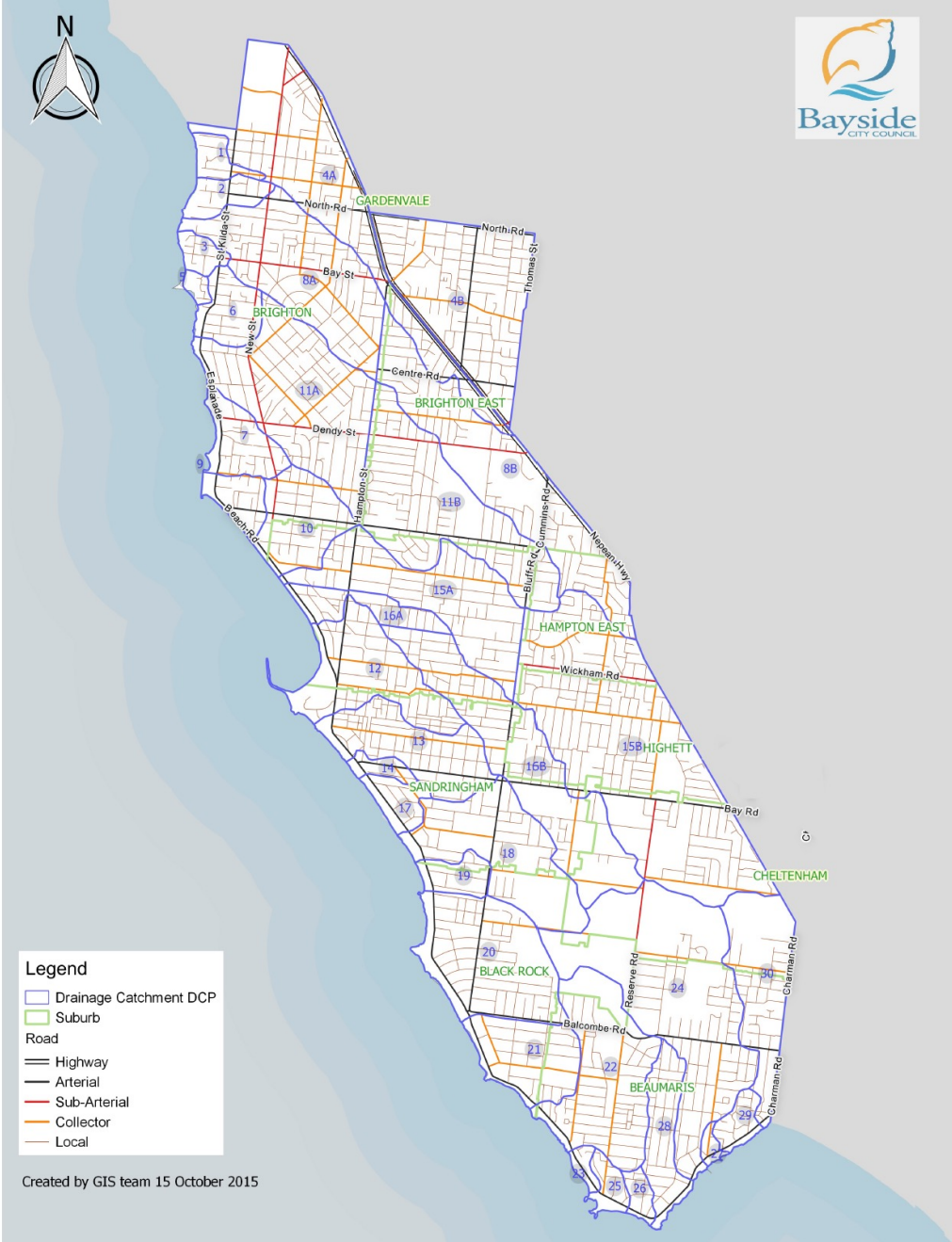
The study identified the need for drainage network upgrades throughout the city costing in the order of \$72 million. The SDNIS spatially depicts the location of required works (within each catchment) and provides itemised project specifications (length, depth and width of pipes).

The particular projects to be funded by this DCP represent only a small portion of the estimated \$72 million of network upgrades required under the SDNIS. The DCP will direct funds to select priority projects in each catchment which meet certain criteria:

- The pipe diameter meets a minimum size requirement;
- The upgrade works are downstream of the catchment where new development occurs; and
- Works are considered to be priority projects as identified in the DAMP (as reviewed and updated from time to time).

Exact projects to be funded and delivered under this DCP will be assessed on a case by case basis, as development occurs, and in accordance with the DAMP. However, a minimum level of upgrade will occur within each catchment over the course of the DCP in accordance with the specifications in Table 3.

Figure 5 - Catchment Areas





## 5.6 Items not Included in the DCP

The DCP funds only a portion of drainage capacity upgrade works to support new development.

Other upgrade and renewal works will be progressively funded by Council from other revenue sources.

The DCP does not fund any works associated with maintenance of the existing drainage system (i.e. works that do not result in an increase in drainage capacity).

Notes:

- Projects will generally be limited to upgrades of the larger pipes within each catchment (ie: generally pipes ranging from 375mm and above) or an equivalent stormwater management project.
- Projects were identified using data collected from the Stormwater Drainage Network Improvement Strategy. Network improvements were identified from hydraulic modelling of the drainage network undertaken between 2005-2009. The model was developed using data collected from Council's GIS, existing road design and subdivision plans and field surveys.
- Pipe unit cost per metre is based on the following rates from Rawlinson's Australian Construction Handbook:
  - > sawcutting;
  - > excavation at two depth ranges 1.5m and 3m;
  - > replacement with Class 2 RCP (reinforced concrete pipe);
  - > backfill and bedding of 20mm crushed rock;
  - > minimum of 2 pits per drain asset and 1 additional per 50 metres;
  - > one pipe to pipe connection per 10 metres of drain;
  - > reinstatement with asphalt pavement.
- Rates assume open trenching is required for pipe replacement due to the degree of upsizing required.
- Variation in average cost estimates reflects the variation in the size of the pipe upgrade required and the year the hydraulic modelling was undertaken.

Table 3: Minimum Project Specification & DCP Expenditure per catchment

Catchment No.	Demand Units	Location	Potential Project Locations (inclusive of nominated streets)	Min Upgraded Pipe Size (mm)	Estimated Average Unit Cost in \$ per metre	Min Length in Metres of pipe upgrade	Total DCP Project \$ Expenditure	\$ Amount Attributed to Devt.
1	4	Brighton north beach side	west of St Kilda St	375	435	37	16,326	8,000
2	5	Brighton north beach side	west of St Kilda St	375	676	30	20,408	10,000
3	3	Brighton beach side	west of St Kilda St	375	591	20	12,244	6,000
4A	94	Brighton north	North of Bay St, west of Nepean Hwy	375	753	510	383,673	188,000
4B	190	Brighton East east of Nepean Hwy	west of Thomas St	375	753	1,030	775,510	380,000
5	1	Brighton beach side, east of Seacombe Grove Beach	west of Myrtle St	375	475	9	4,081	2,000
6	14	Brighton beach side	west of New St	375	638	89	57,142	28,000
7	12	Brighton south beach side	west of New St	375	751	65	48,979	24,000
8A	412	Brighton west of Hampton St	New St , Bay St and connecting drains up to the fourth pit Melbourne Water main drain connections to a distance of 300m	375	648	2,595	1,681,632	824,000
8B	289	Brighton East west of Nepean Hwy & north part Hampton East	Melbourne Water main drain connections to a distance of 300m	375	1,753	673	1,179,591	5780,00
9	7	Brighton south beach side	west of and including Hartley and Mair Sts	375	726	39	28,571	14,000
10	27	Brighton south & Hampton north beach side	west of and including Margarita and Yuille Sts	375	648	170	110,204	54,000
11A	370	Brighton west of Hampton St	Church St , Wellington St and connections from the Melbourne Water main drain to a distance of 300m	300	569	2,654	1,510,204	740,000
11B	113	south west part of East Brighton , north part Hampton and north west part Hampton East	Dendy St, connections between Kinross St and South Road, connections from Melbourne Water main drain to a distance of 300m, connections from South and Bluff Rds. to the fourth pit	375	644	716	461,224	226,000
12	179	Hampton south beach side, north west Sandringham	west of Gillies and Kanowna Sts., Highett Rd and Bamfield St	375	750	974	730,612	358,000
13	268	Sandringham, north part Sandringham Major Activity Centre	west of Pellew St	375	1137	962	1,093,469	535,800
14	14	Sandringham beach side and south part of Sandringham Major Activity Centre	west of Fernhill Rd	375	511	112	57,142	28,000

Catchment No.	Demand Units	Location	Potential Project Locations (inclusive of nominated streets)	Min Upgraded Pipe Size (mm)	Estimated Average Unit Cost in \$ per metre	Min Length in Metres of pipe upgrade	Total DCP Project \$ Expenditure	\$ Amount Attributed to Devt.
15A	249	Hampton	west of Bluff Rd	375	650	1,563	1,016,326	498,000
15B	886	part Hampton East, Highett & Cheltenham east of Bluff Rd	north of Park Rd	375	559	6,469	3,616,326	1,772,000
16A	50	Hampton north of Highett Rd, includes a minor part of the Hampton St Major Activity Centre	connections from the Melbourne Water main drain to a distance of 200m	375	476	429	204,082	100,000
16B	360	south west part of Highett, east part of Sandringham, west part of Cheltenham	north of Tulip St	300	539	2,726	1,469,388	720,000
17	7	beach side Sandringham	west of Fernhill Rd	450	729	39	28,571	14,000
18	37	south part of Sandringham, north part of Black Rock, south west part of Cheltenham	west of Wentworth Ave	375	602	251	151,020	74,000
19	14	beach side south Sandringham, beach side north Black Rock	west of Bluff Rd	375	592	97	57,142	28,000
20	65	Black Rock and very minor part of Beaumaris	west of Illuka St	375	805	330	265,306	130,000
21	38	south Black Rock beach side & south west part Beaumaris	west of Surf Ave	375	590	263	155,102	76,000
22	64	Beaumaris	south of Balcombe Rd, Balcombe Park Lane and its connections	375	669	390	261,224	128,000
23	1	south Beaumaris beach side	connections to and including Coral Ave and the Foreshore	375	404	10	4,081	2,000
24	65	south part Cheltenham, east part Black Rock & Beaumaris	south of and including Weatherall Rd	375	965	275	265,306	130,000
25	3	Beaumaris south beach side	south of Point Ave	375	452	27	12,244	6,000
26	3	Beaumaris south beach side	south of Holding St	375	448	27	12,244	6,000
27	1	south east beach side Beaumaris	south of Cromer Rd	375	516	8	4,081	2,000
28	23	central and south beach side Beaumaris	south of Charlotte Rd	375	965	97	93,877	46,000
29	5	south east beach side Beaumaris	south of Valmont Ave	375	528	39	20,408	10,000
30	68	south east part Cheltenham, east Beaumaris	west of Charman Rd	375	736	377	277,551	136,000
							16,085,291	7,881,800

# 6

## Calculation of Contributions

### 6.1 Overview

The DCP seeks a contribution toward part of the drainage works that Council will undertake over the next 20 years.

Levies to be paid by new development toward drainage capacity upgrades were derived from an analysis of:

- The share of use by new development as a proportion of the growth that has occurred within the municipality over time
- The amount Council can commit to drainage capacity upgrades over the next 20 years (both from the DCP and other revenue)
- Demand units (increased hard surface area) to establish unit rates.

Further detail in support of the above points is provided in the Background Report.

### 6.2 Proportion of Growth that has occurred

The DCP guidelines require that new development only be required to contribute toward infrastructure that services its needs.

Council considers that urban development which occurred prior to the establishment of the City of Bayside in 1995 has no need for the drainage network upgrades proposed under this DCP. Development which occurred prior to 1995, as reflected by the 1991 census data, is considered to have been adequately serviced by the existing drainage system constructed when the land was initially developed. Therefore development that occurred prior to the 1991 census, should not contribute toward the DCP drainage network upgrades.

Council recognises that infill development that

occurred over the last twenty years has contributed toward the need to increase the capacity of the drainage network. Census data from 1991 and projections to 2031, as compiled below, determined the proportion to be contributed by Council on behalf of existing development which occurred between 1991–2011 and the proportion to be contributed by new development after 2011.

Using the Victoria In Future growth projections (refer to Table 5.1 of the Background report), it is considered appropriate that:

- Council contribute 51% share of the cost of future drainage upgrades on behalf of existing development that occurred between 1991-2011; and
- new development that will occur between 2011–2031 contribute 49% of the cost of drainage upgrades required by the city over the next twenty years.

Table 4: Proportion of growth overtime as the basis for drainage cost apportionment

TIME PERIOD	GROWTH	CONTRIBUTION TO CAPACITY UPGRADES
Pre 1991	Nil. Existing population taken as base case.	Nil. Existing drainage infrastructure meets the capacity needs of existing development
1991-2011	51% of projected growth	\$8.2million (51%) - Council contribution
2011-2031	49% of projected growth	\$7.9million (49%) - Development contribution
	TOTAL COMMITTED TO DRAINAGE WORKS (combined Council and DCP contribution)	\$16.1million

*Note: Some growth between 2011-2016 has occurred prior to the approval date. Therefore contributions from new development toward the total cost of the works will be less than \$7.9 million.*

### 6.3 Council commitment to Drainage Capacity Upgrades

In November 2011 a draft 10 year capital works program prepared by Council's Asset Management Department indicated that Council could fund drainage network upgrades at an annual rate of \$591,600 over the next 10 years. The DCP has been prepared on this basis.  
(refer to section 6 of Background Report).

### 6.4 Unit Rates Calculation

Having regard to the above Council commitment, the unit rates have then been calculated based on the 49% contribution to be collected by the DCP, shared equally amongst the total number of projected demand units identified in each catchment.

Apportionment of levies to new development is based on projected share of usage. As such, catchments that are projected to experience high levels of growth will contribute more to the DCP, and a greater number of drainage upgrade projects will be delivered in these catchments.

### 6.5 Charges and Costs

A summary of contributions based on Council's budget funding capability is provided below.

Minimum project specifications, summarised in Table 3, are based on information from the Stormwater Drainage Network Improvement Strategy.

Table 5: Summary Table of Costs of Contribution Charges

Potential Council and Developer Contributions based on 2011 Draft Capital Works Program	\$23,200,000 (ie: \$591,600+\$568,400 annual Council plus Developer contribution over the 20 years from 2011- 2031 )
Reduction of 30% Rounded Down for Affordability Purposes (ie: historically the number of new rates assessments has fluctuated annually by up to 30%)	\$7,114,709
Total Contribution in \$ to Drainage Works	16,085,291
Total Contribution Attributed to Development in \$	7,881,800
Proportion of Cost Attributed to Development	49%
Contribution Payable in \$ per demand unit	2000
Time of Provision	20 years

## 6.6 Charges on Specific Development

A summary of levies payable by individual development is provided below.

Contributions toward drainage upgrades within each catchment will be made in accordance with the following:

1. Each additional dwelling with a ground floor in a residential or mixed use zone will contribute one demand unit;
2. Each additional dwelling or flat within a multi dwelling “apartment type” building in a residential or mixed use zone will contribute 0.5 demand unit;
3. New commercial or non-residential development within a residential zone will contribute at a rate proportional to one demand unit for every 600m<sup>2</sup> of site area;
4. Each new dwelling with a ground floor within a commercial zone will contribute one demand unit;
5. Each new dwelling or flat within a multi dwelling apartment building within a commercial zone will contribute 0.5 of a demand unit; and
6. Additional commercial, industrial or other non-residential floor area created in a commercial zone will contribute 0.26 of a demand unit per 100m<sup>2</sup> of site area or per 100 m<sup>2</sup> of additional gross floor area, whichever is the lesser.

# 7

## DCP Administration

---

### 7.1 Exemptions

The following exemptions to the requirements to make development contributions apply:

- New residential development that does not create any additional dwelling/s. This includes any extension to an existing dwelling or the replacement of an existing dwelling with a new dwelling.
- New commercial development in a commercial zone that does not create additional gross floor area.
- Land in public ownership that will be used or developed for a public purpose.
- Land which is exempt under any relevant Ministerial Direction.

### 7.2 Requirement of Development Contribution

Under Section 46J of the Planning and Environment Act 1987 the DCP requires the imposition of a development infrastructure levy as follows:

- The levy applies to all residential, commercial and other privately owned land located within the Bayside municipal boundaries.
- The levy is to be used for upgrades to the drainage network. The cost of drainage works required within a development site or connecting a development site to the drainage network will continue to be met by the developer. These works are not part of this DCP.
- The levy amount shall be calculated on the following basis:
  - > The demand unit/s applicable shall be in accordance with sections 6.6 of this DCP.
  - > The development contribution of \$2,000 for each demand unit will be adjusted from December, 2016.
  - > The levy will be adjusted annually on or before July 1st each year from 2017, by applying the Building Price Index, as published in the latest edition of Rawlinsons Australian Construction Handbook.

### 7.3 Collection of Levies

In accordance with section 46K of the Planning and Environment Act 1987 the development infrastructure levies are payable to Bayside City Council.

The development infrastructure levy must be paid:

- prior to the issue of a Statement of Compliance for the subdivision that creates additional lots; or
- prior to the endorsement of plans under a condition of a planning permit;

unless another arrangement for payment has been agreed to by the Responsible Authority.

Pursuant to section 46K of the Planning and Environment Act 1987, the Bayside City Council is responsible for the provision of the works for which the levy is payable.

## 7.4 Accountability

The project details specified for each catchment (refer Table 3) are based on current general cost estimates of the works. The cost of future works may not accord with current estimates. Therefore, in accordance with the provisions of section 46Q of the Planning and Environment Act 1987, DCP projects will be deemed to have been delivered when the indexed total contribution amount has been expended on any one of the potential projects within the catchment regardless of the scope of the works completed.

Funds collected under this development contributions plan will be:

- recorded and held in a specific reserve account in accordance with the requirements of (Part 3b section 46Q(1)) of the Planning and Environment Act 1987;
- used for the provision of drainage network upgrades as described in this DCP; and
- the subject of an annual report to Council detailing funds collected and spent on DCP projects and any refunds to Council for DCP projects delivered in advance of funds collection.





# Implementation Strategy

---

## 8.1 Project Delivery

In 2015 Bayside Council adopted the Drainage “Service Driven” Asset Management Plan (DAMP) 2015 which included a prioritised drainage upgrade program to be funded and undertaken throughout the city from 2016-2026. Council adopted Asset Management Plans are available for public inspection on the Bayside City Council website.

The DAMP 2015 estimates that approximately \$8.6 million (indexed from 2015) will be spent on DCP projects to 2026. The projects were prioritised according to a consequence of failure rating identified in the DAMP.

It is expected that a second Drainage Asset Management Plan 2026-2036 will be prepared and it will include a further \$7.5 million (indexed from 2015) of expenditure on DCP projects within the drainage catchment areas where funds have been collected but have not been spent.

Funds will be directed to DCP projects within the 35 main catchment and charge areas annually from Council’s Capital Works Budget. However, if Council resolves not to proceed with any infrastructure project specified in this DCP, the Council will comply with section 46(Q) of the Planning and Environment Act 1987.

# 9

## Timing

---

The delivery date for provision of infrastructure under this Development Contributions Plan is 20 years from the commencement date.

# 10

## Definitions

---

**Commercial zone:** includes land zoned Commercial, Business or Industrial.

**Dwelling:** as defined within the Land Use Terms Table of the Planning Scheme. It includes any dwelling contained within the Accommodation Group identified under Clause 75.01 of the Bayside Planning Scheme.

**Drainage network:** refers to stormwater management structures generally located within road reserves, along creeks and within easements that services the drainage needs of the municipality as a whole but does not include drainage on a development site or directly connected to a development site.

**Public Purpose:** includes an existing and proposed use as a public utility or a public service or facility, including public housing.

**Background Report:** refers to Bayside Drainage Development Contributions Plan Background Report - December 2014.

**Potential Project Locations in Table 3:** refers to a geographical location containing a number of potential projects, only one of which, shall be delivered.



**Corporate Centre**  
76 Royal Avenue  
SANDRINGHAM VIC 3191

T (03) 9599 4444  
F (03) 9598 4474  
enquiries@bayside.vic.gov.au  
www.bayside.vic.gov.au

Printed on 100% recycled paper.