

6	6 Mar 06	Morphett Street Drainage	<p>Reason: To enter into discussions to acquire land for the purpose of constructing a flood control basin and commission preliminary designs for the basin.</p>	Discussion, Agenda, Attachment & Minutes	Complete.	Extend Confidential Order to September 2017 The Chief Executive Officer be delegated the authority to revoke all or part of the order and directed to present a report containing the item for which the confidentiality has been revoked.	5 Sept 11	NA	RELEASE 5 Sept 11
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90.2 **REPORT TITLE:** **CONFIDENTIAL REPORT**
 MORPHETT STREET DRAINAGE
DATE OF MEETING: **6TH MARCH 2006**
AUTHOR: **ATIS BERZINS**
AUTHOR'S TITLE: **MANAGER ENGINEERING AND**
 TECHNICAL SERVICES
REPRESENTORS: **N/A**
FILE NUMBER: **48/040/003**
DEPARTMENT: **ASSETS AND INFRASTRUCTURE**
DEPARTMENT
MANAGER: **BRIAN CLANCEY**

8.30pm Cr Tsigros left the meeting.

8.33pm Cr Tsigros entered the meeting.

Moved Councillor Gamble that Council authorise Council Officers to enter in discussions to acquire land for the purpose of constructing a flood control basin and commission preliminary designs for the basin.

Seconded Councillor Wright and CARRIED

Moved Councillor Haines:

That the Council orders pursuant to Section 91(7), (8) and (9) of the Local Government Act 1999 that the discussion, reports and attachments and minutes relating to this item be kept confidential until ~~6 March 2007. Council Mtg 4 Sept 06 extended to 6 Sept 07 extended to 6 September 2008 at 3 September 2007 mtg. 9 September 2009, 9 September 2010, 5 September 2011~~

6/9/10: The Chief Executive Officer be delegated the authority to revoke all or part of the order and directed to present a report containing the item for which the confidentiality has been revoked.

That subject to Section 90 of the Local Government Act 1999 as amended, the public be readmitted to the meeting at the conclusion of the item.

Seconded Councillor Rothe and CARRIED.

MEETING DECLARED CLOSED AT 8.45 PM

MAYOR

DATE

12.6 **REPORT TITLE: CONFIDENTIAL REPORT
 MORPHETT STREET DRAINAGE**

DATE OF MEETING: 6TH MARCH 2006

AUTHOR: ATIS BERZINS

**AUTHOR'S TITLE: MANAGER ENGINEERING AND
 TECHNICAL SERVICES**

REPRESENTORS: N/A

FILE NUMBER: 48/040/003

ATTACHMENTS: CONCEPT PLAN

DEPARTMENT: ASSETS AND INFRASTRUCTURE

**DEPARTMENT
MANAGER: BRIAN CLANCEY**

PURPOSE

To advise Council of investigations undertaken to address the risk of stormwater flooding along and in the vicinity of Morphett Street and seek Council's endorsement to enter in discussions with the respective land owner to acquire land for the construction of a flood control basin and progress preliminary designs for the basin.

RECOMMENDATION

1. That pursuant to Section 90(2) and 90(3) of the Local Government Act 1999 the District Council of Mount Barker orders that the public be excluded from attendance at the meeting to consider in confidence matters regarding 3(b) information the disclosure of which:
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the Council; and
 - (ii) would on balance be contrary to public interest
2. That the Chief Executive Officer, General Manager Assets & Infrastructure, General Manager Strategy and Development, Acting General Manager Corporate and Community Services, Manager Engineering and Technical Services and the Minute Secretary be permitted to remain in the room.

3. That Council authorise Council Officers to enter in discussions to acquire land for the purpose of constructing a flood control basin and commission preliminary designs for the basin.
4. That the Council orders pursuant to Section 91(7), (8) and (9) of the Local Government Act 1999 that the discussion, reports and attachments and minutes relating to this item be kept confidential until 6 March 2007. extended until 5 Sept 2011
5. That subject to Section 90 of the Local Government Act 1999 as amended, the public be readmitted to the meeting at the conclusion of the item.

BACKGROUND

The Mount Barker Littlehampton Townships Flood Study August 1986 highlighted that the Morphett Street precinct is at risk of flooding in an 1 in 100 Average Recurrence Interval (ARI) event. All developments abutting Morphett Street are at risk of flooding and the form of any new development, particularly floor levels are influenced by the 1 in 100 ARI level.

Since the 1986 Study all developments within the Morphett Street precinct have included floor levels 300mm above the 1 in 100 ARI flood level and overland flows are accommodated without adversely affecting upstream or downstream properties.

The development opportunities along Morphett Street and Hutchinson Road are severely restricted due to current flood plain management measures and development controls and this reduces opportunities for several urban built forms including active street frontages as proposed by the recently authorised Town Centre Urban Design PAR.

Council has been briefed in the first budget review of the need to develop a Stormwater Management Plan brief and the need to advance the plan sooner rather than later due to the rapid development occurring within Mount Barker.

DISCUSSION

Morphett Street precinct is affected by two major drainage systems (creeks), one from the north west and to the north of the South Eastern Freeway and the other from the west from Hawthorn Road. Some improvements have been made to the drainage network and a flood control dam has been recently created utilising the South Eastern Freeway and this has reduced the potential for flooding from this creek.

Currently the main risk of flooding of the Morphett Street precinct is now from the creek system to the west which is mainly rural but also includes land that could be developed as residential and in particular land abutting Hawthorn Road that is being considered within the current PAR.

This could also increase the stormwater runoff if appropriate measures are not put in place at the time the development occurs.

The development opportunities along Morphett Street and Hutchinson Road are severely restricted due to current flood plain management measures and development controls. Council would like to see active street tree frontage developed along these streets, however the flood plain reduces the opportunity for active street frontages.

Development after 1986 took into consideration the flood plain and though buildings may not be inundated, flooding within the commercial area will still cause disruption and inconvenience to traffic, parking, shoppers and the like.

Recent development applications within the flood plain and a collapsed drain which has impacted on the drainage system necessitated an overall assessment of stormwater management in this area. A preliminary assessment has been made as to feasibility of containing the 1 in 100 ARI flows without any overland flows that would affect any proposed developments along Morphett Street and Hutchinson Road. The assessment determined that it is feasible to construct a flood mitigation basin immediately upstream of Hawthorn Road which would control flows that could then be managed within the existing system.

The capacity of the downstream drainage system was also reviewed and it was found that the section between Walker and Stephen Street was below the required capacity and would need to be upgraded. The level of upgrade would depend on a detailed design and an approximate cost of \$350,000, however this again would depend on detailed design. The review of the existing drainage also highlighted concerns that sections of the drain are on private property without easements to Council and mechanisms to either replace or maintain the drains are being explored.

A concept plan has been prepared (see attachment 1) and the key performance characteristics of the basin are as follows:-

- Land area required 1.5 Ha
- 100 year ARI flood storage volume 12,000m³
- 100 year ARI maximum storage depth 3.5m

Though the area to the North of Hawthorn is not proposed to be rezoned as part of the current District Wide Residential PAR the

concept design has made allowance for the area to be developed as residential at some future stage. Within the current PAR the zoning of this area will remain as Rural Mount Barker.

The construction of the basin would roughly be approximately \$150,000. It is difficult to estimate the purchase cost of the land however near the site of the detention basin is a large block of 7300m² is currently on the market and is about half the area of land required. The asking price is \$220,000 to \$240,000 and could be used as an indicative price per m² for the required land.

It is recommended that Council enter into discussions with the land owner to purchase the land for the flood control basin and explore external funding opportunities through the private sector and other government agencies such as the Catchment Management Subsidy Scheme and commence the design of the basin.

POLICY IMPLICATIONS

1. Financial/budget

Council will need to consider inclusion of the purchase of the land together with the construction works within the 2006/2007 financial year. Also the upgrade of the drainage system will also need to be considered within the context of the 10 year financial plan.

External funding will be explored through Government agencies and the private sector.

2. Legal

The control of the existing drainage system within private property does pose a risk to Council and will require further investigation.

3. Staffing/Work Plans

The design of the flood control basin will be outsourced and discussions for purchase of the land to managed by Council Officers.

4. Environmental

The flood control basin would not have any detrimental effect on the environment as it will be utilising land that had been used for farming and the design could incorporate landscaping measures.

The drainage network is existing and has been enclosed.

5. Social

The development of the flood mitigation basin will allow orderly development within the commercial precinct and in line with the vision of the Development Plan and provide a greater level of safety within the current flood plain.

6. Strategic Plans**1. Lifestyle**

Support and encourage a well planned District that provides for the needs of the community, enhances the quality of life, and is safe and accessible for all.

6. Ensure that public safety is optimised at all times.

2. Economic Development

Actively encourage economic development to expand opportunities for local employment and support investment in a broad range of economic activities

2.4 Ensure that Mount Barker Regional Town Centre is the economic, retail, service delivery and entertainment hub of the inner region of the Mount Lofty Ranges

5. Community Assets

Provide a comprehensive range of accessible services and facilities in a financially, socially and environmentally responsible manner.

COMMUNITY CONSULTATION**1. Customer Needs Analysis**

Improvements in the stormwater control will, provide greater flexibility in the development in the Morphett Street precinct.

2. Promotion/Communications

Any promotion or communication of the proposed work should only occur after the land has been secured and funds allocated towards the project.

CONFIDENTIAL ATTACHMENT TO ITEM 12.6

