

# essentialfacts

## Rix St Main Drain

### Redevelopment Services Scheme

Melbourne Water is responsible for regional drainage and the management of floodplains, rivers, creeks and stormwater across metropolitan Melbourne. A key part of these responsibilities is ensuring that appropriate planning occurs so that urban development and redevelopment activities meet required drainage standards.

As individual lots are redeveloped or subdivided, the area of hard surface (impervious area) increases, resulting in an increase in stormwater runoff, and hence a greater volume of stormwater trying to enter the existing drainage network.

The provision of new drainage infrastructure and/or the identification of planning requirements to support catchment development and redevelopment is usually managed through a Redevelopment Services Scheme (RSS). An RSS is an overall strategy plan to identify how the additional stormwater runoff can be catered for by the existing Melbourne Water drainage infrastructure and what upgrades may be required to mitigate or reduce large-scale flooding. Each scheme effectively caters for ultimate redevelopment conditions as identified by the Melbourne 2030 planning policy.

RSS schemes can also help to protect and improve local rivers, creeks and the bay by providing opportunities for stormwater quality improvements, as well as stormwater capture and reuse.

A Redevelopment Services Scheme also determines the financial contribution that developers are required to make for the construction of any additional infrastructure or works required in the catchment. The charges are calculated as the ratio of upgrade costs and potential additional hard surface area, but are only charged when an individual lot is redeveloped or subdivided.

Using the best available planning and forecasting information, Melbourne Water identified the Rix St Main Drain catchment as an area of high residential development and redevelopment potential. As such, an RSS investigation has been completed for this catchment, with relevant details summarised on the following pages.

Interested residents are invited to comment on the draft Redevelopment Services Scheme until 25<sup>th</sup> May 2007, after which feedback will be assessed and the scheme will be formally adopted. For further details on how to comment, please see the end of this fact sheet.

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Rix St Main Drain

Redevelopment Services Scheme

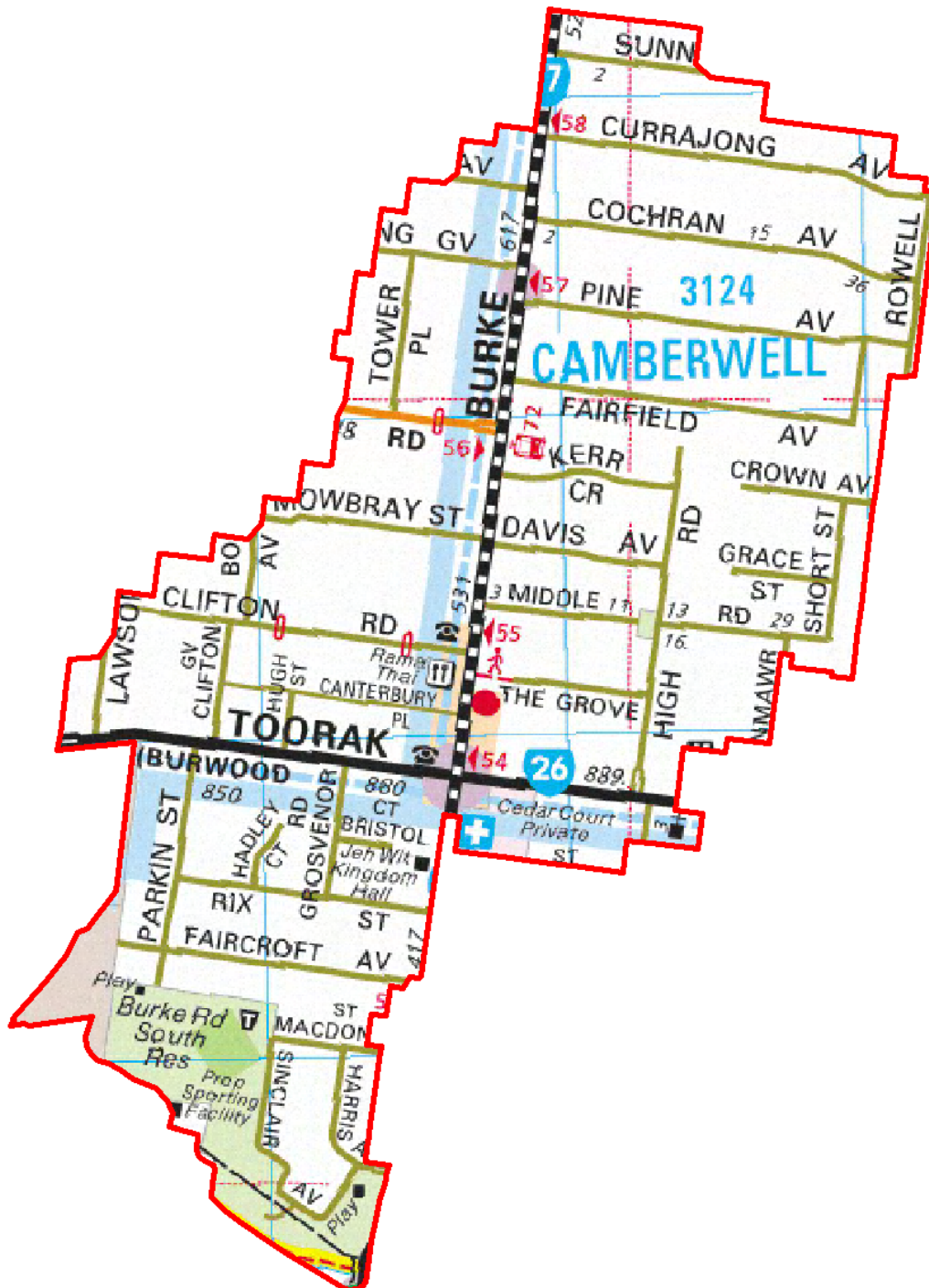


Figure 1: Rix St Main Drain Locality Plan

This map has been reproduced with the permission of Melways Publishing.

Melbourne Water is owned by the Victorian Government. We manage Melbourne's water supply catchments, remove and treat most of Melbourne's sewage, and manage rivers and creeks and major drainage systems throughout the Port Phillip and Westernport catchment.

Telephone 131 722 or visit [melbournewater.com.au](http://melbournewater.com.au)

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## Catchment & Drainage Characteristics

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The Rix St Main Drain serves a catchment area of approximately 91 hectares. The main land use zonings within the catchment are residential (89%), roads (5%) and open space (4%). The catchment currently consists of 708 m of existing underground drain and 135 m of existing open channel.

## Redevelopment Potential and Related Impacts

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Based on the Melbourne 2030 policy, with adjustments for local and catchment-specific characteristics, it is anticipated that ultimate development within the Rix St Main Drain catchment will result in an increase in hard surface area (impervious area) from 41 hectares to 61 hectares, which equates to an increase over the entire catchment of approximately 22%.

## Redevelopment Drainage Works

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Redevelopment drainage works (where feasible) are proposed to manage the hydraulic impacts of increased stormwater runoff (due to redevelopment) on the drainage system. This typically occurs by increasing the capacity of the existing system so there is negligible change in the frequency or magnitude of flooding after both catchment redevelopment and the proposed drainage works have taken place.

The infrastructure required to mitigate adverse stormwater runoff impacts in the Rix St Main Drain catchment is illustrated in Figure 2.

The capital cost of these works has been estimated at **\$1.0M**.

## Developer Contributions

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By considering the ratio of capital costs and total potential additional hard surface area within the Rix St Main Drain catchment, a scheme contribution of **\$49,067 per additional hectare of impervious area** has been calculated.

This contribution will be collected for all residential redevelopments or subdivisions in the catchment after the formal adoption of the Redevelopment Services Scheme by Melbourne Water.

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**Note: Only landowners who develop or redevelop their land pay the developer contribution charge. Any landowner maintaining the existing use of their property does not contribute towards the services scheme.**

The services scheme charge is determined so that contributions received from landowners within the scheme boundary fully fund the drainage works identified. The amount of the contribution paid is related to the area and type of development or redevelopment and an assumed increase in hard surface area based on lot size.

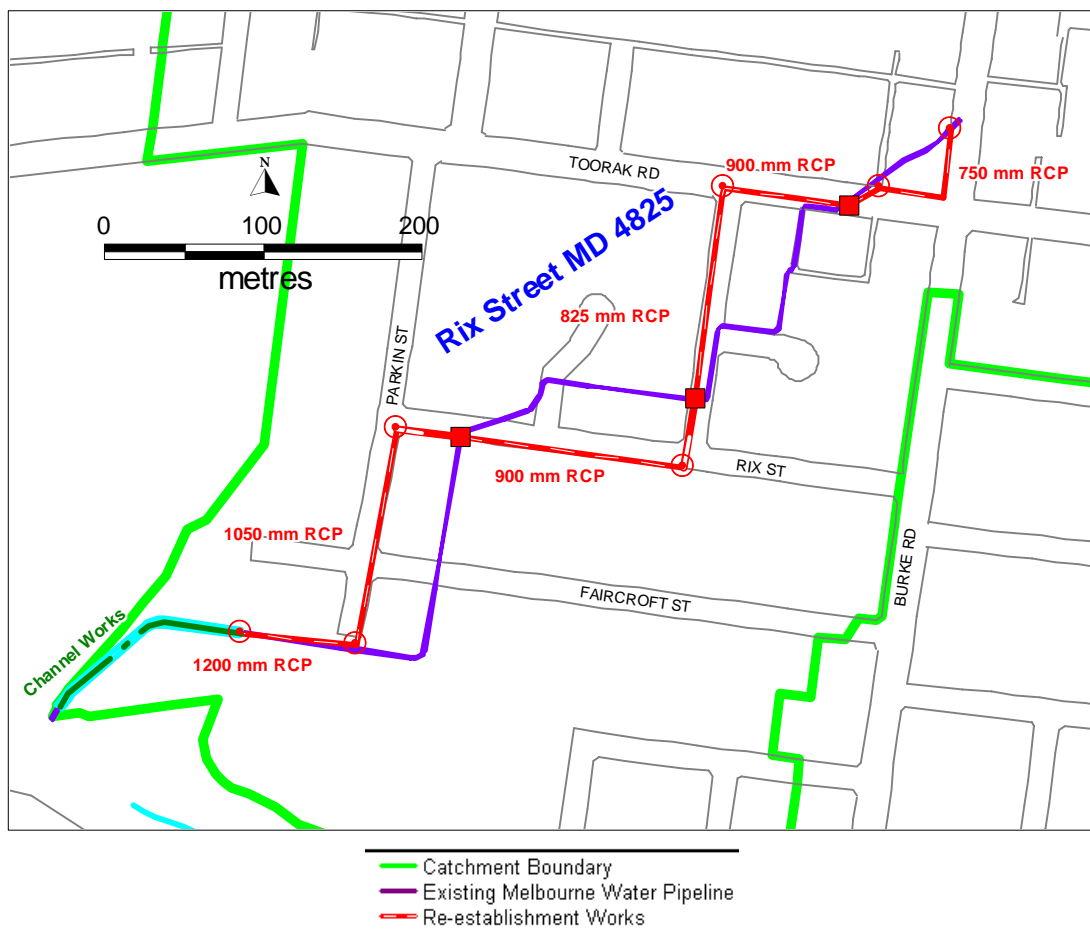


Figure 2: Proposed Redevelopment Drainage Works

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## On-ground Implementation of Redevelopment Drainage Works

Given that developer contributions are only collected as actual redevelopments or subdivisions occur, the timing of on-ground works and construction activities will subsequently depend on the amount of contributions collected in the catchment. That is, works will only be scheduled once the catchment has reached a threshold level of redevelopment, which in certain catchments may not occur for some time. This level is closely monitored by Melbourne Water.

## More Information

If you have any questions regarding the Rix St Main Drain Redevelopment Services Scheme, please contact Melbourne Water on 131 722.

Or, if you would like to comment, please write to:

Program Leader: Redevelopment Services Schemes

Drainage Strategies

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