

Lorne Drainage Improvements – Special Charge Scheme



Community Reference Panel Meeting

Monday, 16 January 2006

Lorne Real Estate Office

Membership
John Tracey (on behalf of son Lachlan)
Dale Whitford
Lou Dowling
Helen Barton
Lyn Davies
Greg Foster
Don Stewart
Cr. Jim Tutt
Richard Bain

Minutes

1. Welcome Cr. Jim Tutt

2. In attendance

John Tracey, Dale Whitford, Lou Dowling, Helen Barton, Lyn Davies, Cr Jim Tutt and Richard Bain

3. Apologies

No apologies

4. Matters Arising from the Minutes

- a. The guiding principles have been amended in accordance with the panel recommendations and a copy was circulated.
- b. Risk Assessment and Legal Implications – Richard advised that the Shire considers adoption of a 1 in 2 year return interval for a minor storm event is reasonable because this is the standard incorporated in the current Victoria wide planning scheme clause in relation to the management of stormwater. The Shire has a draft Development Manual and proposes inclusion of a standard which provides some flexibility with regard to the minimum standards dependent upon the geographic and topographic location of the proposed development.

The reference panel sought further advice regarding the cost implications for increasing the minimum standard to a 1 in 5 year return period for this proposed project. Richard to seek advice from the engineering consultants.

- c. Richard advised that there is only one point of stormwater discharge for L3 located at the rear of the Surf Life Saving Club Rooms. A gross pollutant trap was installed here several years ago. It was agreed that as part of the detailed

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design, the engineering consultants reassess the GPT capacity / adequacy including the operational standards.

The committee is keen to ensure a high standard of discharge is maintained.

- d. A draft press release was tabled which committee members felt needed further refinement. Richard to review with the Shire Press Officer and ensure that there is an emphasis on the work undertaken by the Reference Panel, potential for costs to increase and that a range of options for cost apportionment were currently under investigation.

Cost Distribution Options

Richard tabled options based upon a straight apportionment across each property, unimproved site value and allotment area. The committee is keen to consider assessment by capital improved value before providing further advice. It was generally agreed that we aim for a cost distribution which best reflects the impact that each property has on the generation of stormwater.

Richard to also investigate whether a drainage levy for Lorne subdivisions is currently in place, which would, in effect, require a head works charge for any future development.

It was suggested that the valuations presented were not reflective of the current property values and Richard undertook to check on when the valuation was completed.

A further cost distribution on the basis that drainage in Lorne be undertaken as a whole and distributed across all properties was sought.

Other Business

- Several members reflected that the current stormwater volumes observed appear to be greater than that which could be reasonably expected to be generated within the catchment as currently defined. It was agreed that as part of the detailed design the consultants review the boundaries, particularly along George and Otway Street, to ensure that the whole of the catchment is identified and that all properties contributing be identified.
- Dale Whitford tabled a fax received from Christine Hirst, a property owner in Lorne Avenue. Christine expresses concern that justification for the drainage works has not been satisfactorily investigated.

Next Meeting: 11.00am, 6 February at the Lorne Real Estate Offices