

Our Ref: 22032-5A/DJ/DJ

3 May 2023

Chris Hannaford
Senior Strategic Planner
Town of Gawler
PO Box 130
GAWLER SA 5118

Dear Chris

550-554 Main North Road Evanston Park Code Amendment Stormwater Advice

As requested we provide the following summary of considerations in relation to “external” stormwater infrastructure pursuant to the proposed Code Amendment.

Background

The subject land is flood affected, as highlighted in urban flood plain mapping contained in the *Gawler and Surrounds Stormwater Management Plan*. A broader area encompassing existing residential development in the area north of the subject land is similarly affected.

The Town of Gawler, in partnership with Light Regional Council and The Barossa Council prepared the *Gawler and Surrounds Stormwater Management Plan* which contains recommendations by which flood risk is reduced (but not eliminated) from the area. The Plan is still awaiting approval from other Councils and State Government agencies. When approved, the Council intends to progressively facilitate the delivery the actions contained in the Plan, over a period of 10+ years, with funding support from Local, State and Commonwealth Government.

Works that would substantially improve flood mitigation to this area cannot be undertaken at this time due to a number of logistical considerations. These include:

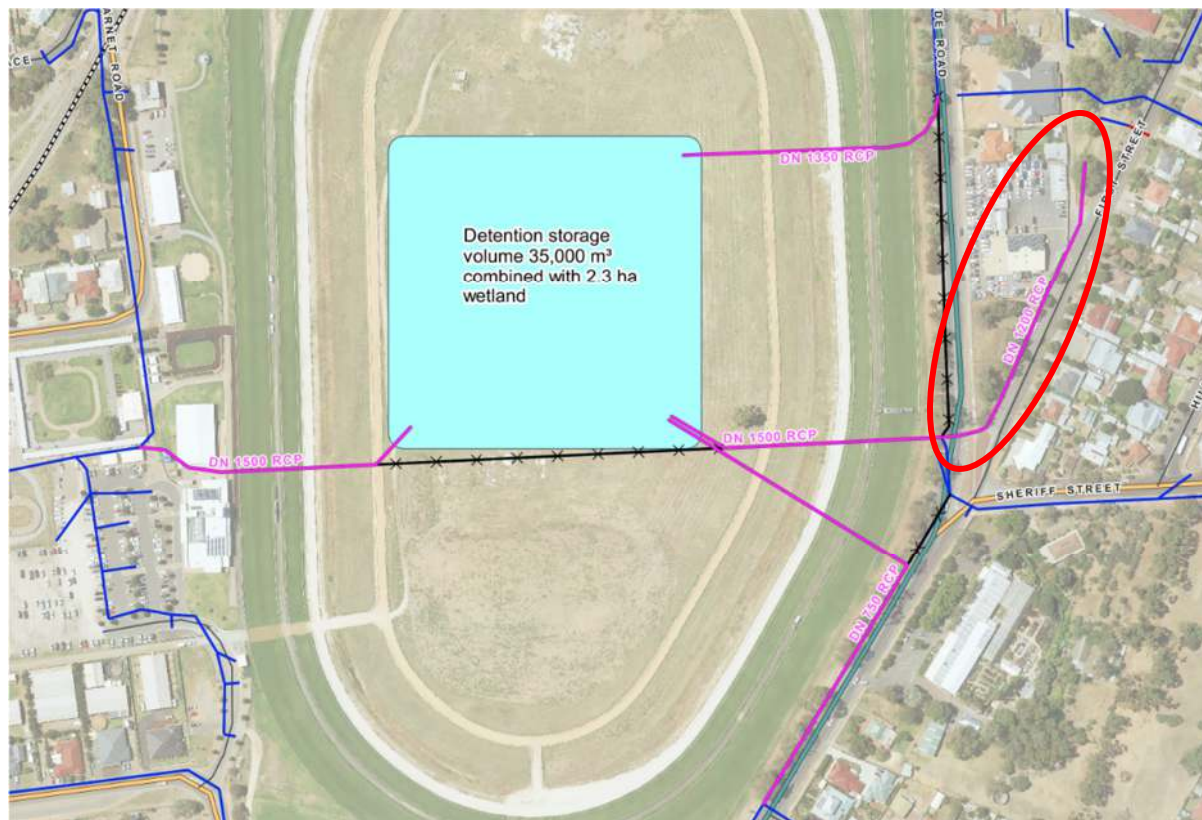
- finalising approvals such that the Plan itself is approved and final;
- securing State Government funding for portions of the works that are likely to eligible for funding support via the Stormwater Management Authority; and
- further work in negotiating and collaborating with the Gawler and Barossa Jockey Club (GBJC) in relation to a proposed wetland / flood detention storage, within land owned by the GBJC.

Code Amendment ‘External’ Stormwater Option

Notwithstanding the limitations outlined above, the Town of Gawler has liaised with the applicant in identifying a flood mitigation element that could be undertaken in advance of major flood mitigation works as described above. This is on the basis that any such works would be complimentary to the long term flood mitigation strategy for the area, noting that the development of the scale anticipated will likely result in the displacement of floodwaters from the subject land to the surrounding residential land.

Within the context of the stormwater upgrade works presented in the *Gawler and Surrounds Stormwater Management Plan* for this area, the drainage upgrade element between the First Street

drainage reserve and the Gawler Racecourse boundary were identified as being of merit for this purpose (refer plan below). The proposal to upgrade the drain between the First Street drainage reserve and the GBJC boundary would form a key part of a network upgrade that seeks to more efficiently convey floodwaters from the flood affected residential area to the future flood control basin in the centre of the GBJC land. In the short term, until the basin is established, the increased pipe capacity would offer limited benefits as the capacity 'bottleneck' across the GBJC site would remain. The short term benefits would be limited to the marginally increased underground flood storage capacity created by the larger underground pipe.



Gawler Racecourse Flood Control Plan (Gawler and Surrounds Stormwater Management Plan)

A concept design for the works has been prepared by FMG. Following receipt of this, Council has obtained an independent assessment of cost for the stormwater project from quantity surveyors, CostPlan.

The costing for the works, inclusive of 20% contingencies, is \$1.04m. The following should be noted:

- A 20% contingency item has been adopted to reflect the conceptual nature of the current design, and is important to account for latent conditions, “unknowns” and design growth.
- No assessment has been made of underground service levels, and the potential for service alterations that may be required to accommodate the new drain. These costs can be significant.
- The cost estimate is for the present day. Cost escalation is a challenging issue across most infrastructure projects, and it would not be unreasonable to experience further cost escalation at a rate of 5-10% / yr, based on recent rates of price increases.

Cost Sharing, Council Priorities

It is noted that the Town of Gawler has numerous stormwater management matters across its Council area requiring funding to resolve. The infrastructure upgrade contemplated to be undertaken as part of this Code Amendment, while consistent with the *Gawler and Surrounds Stormwater Management Plan*, is not a high priority in the context of the stormwater capital works arising from Council's other stormwater management matters. It is also noted that the development of the wetland and detention storage within the GBJC land would ideally be undertaken in advance of upstream drainage upgrade works.

The subject site at full development potential is estimated to contribute approximately 5% to the drainage system passing through Council's system. Nevertheless, in recognition of the need for additional flood mitigation works it is understood that the proponent is prepared to pay for 50% of the scoped 'external' stormwater item, being \$520,000.

These funds represent a valuable contribution towards the Town of Gawler's first step in the implementation of the *Gawler and Surrounds Stormwater Management Plan*.

Proposed Utilisation of Funding Contribution

The proposed funding contribution arising from the Code Amendment is proposed to be utilised as summarised below:

- \$30K - Preparation of design documentation for the proposed drainage upgrade works between the First Street drainage reserve and the GBJC / Main North Road boundary. This work is required to facilitate the subsequent item described below.
- \$190K – Construction of drainage upgrade works under Main North Road. Given reconstruction and widening of Main North Road will be occurring to accommodate the Code Amendment, these roadworks represents an opportune time to undertake this portion of the drainage works and potentially realise some cost savings through efficiencies in construction and reinstatement.
- \$300K – Council contribution towards investigation, design development and construction of catchment-based flood mitigation works such as the wetlands and detention storage within the GBJC site. These catchment based works are likely to be eligible for 50/50 funding with the State Government, or subject to an appropriate funding program being available, 33/33/33 funding with State and Commonwealth governments. As such, this funding element could be valuable in enabling Council to secure further external funding for catchment-based flood mitigation works.

Please contact this office should you require any further assistance with this matter.

Yours sincerely



Drew Jacobi BEng (Hons) FIEAust CPEng NER
Director

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