

Jetty Road, Central Road, Thomas Street & Wyndham Street DRYSDALE



Urban Infrastructure Servicing Report

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Contents

1. Introduction
2. Gas Supply
3. Telecommunications
4. Water
5. Sewerage
6. Stormwater Drainage
7. Roads
8. Electricity
9. Summary

1. Introduction

This Urban Infrastructure Engineering Report is in support of the proposed rezoning of land bounded by Jetty Road, Wyndham Street, Thomas Street & Central Road and including land East of Central Road has been prepared by St Quentin Consulting Pty Ltd at the request McCleods Developments Pty Ltd.

St Quentin Consulting provides property and land development consulting services including surveying services, town planning services, urban infrastructure design, contract administration and inspection services for residential, industrial and commercial development projects, having been an established consulting practice since 1984.

This report provides servicing information and advice regarding the proposed re-zoning of the site to General Residential Zone Schedule 1 (GR1Z). The following services information has been obtained from preliminary advice by the responsible municipal, service and statutory authorities and may be subject to variation upon finalisation of development plans and submission of formal applications.

The investigation included a review of the existing services within or surrounding the proposed development site and augmentations and upgrades necessary to service the ultimate development.

The following servicing authorities contacted were:

Gas	Tenix / Ausnet Services
Telecommunications	NBN Co / Telstra
Water Supply	Barwon Water
Sewerage	Barwon Water
Stormwater Drainage	City of Greater Geelong
Electricity	Powercor

2. Gas Supply

Tenix / Ausnet Services is the authority responsible for the supply of gas to the Drysdale area. Tenix has advised that existing gas mains are present in both Jetty Road and Central Road abutting the proposed development. Extensions of these mains will be adequate to service the proposed residential development.

3. Telecommunications

This development will require design & installation of pit and pipe infrastructure that meets NBN Co's specifications. NBN Co is the default telecommunications provider responsible for delivering infrastructure and services as the development following re-zoning will be greater than 100 lots.

Future development will require design & installation of pit and pipe infrastructure that meets NBN Co's specifications. The developer can then negotiate with NBN Co or one of several other providers of "fibre to the home" such as Opticomm to deliver telecommunications fibre infrastructure.

Existing assets in Central Road and Jetty Road can readily be extended to service this proposed residential development. Alterations to levels of existing Telstra assets in Central Road are likely to be required during road widening works.

4. Water

Barwon Water is the authority responsible for the supply of potable water to this development. Barwon Water confirms that there is adequate capacity in their existing adjacent water supply infrastructure to cater for the development and that water supply can be provided through extensions to the existing network. There are two zones in Drysdale. The 60m contour is approximately the split between the High Level (HL) and Low Level (LL) zone. The majority of the site is below the 60m contour. This can be fed from the 525mm main in Central Road and the 300mm main in Thomas Street which feeds the Jetty Road area. Areas above 60m would need to be extended from the HL system in Wyndham Street, Marsh Court etc.

Payment of "New Customer Contributions" and offer acceptance and audit fees will be required by Barwon Water.

5. Sewerage

Barwon Water is the authority responsible for provision of sewerage facilities to the proposed development.

Barwon Water advises that sewers from the proposed development would be directed to the Clifton Springs Pumping Station PS1. The Pumping Station was upgraded in 2010 with new emergency storage installed. A pump well upgrade is scheduled for about 2020 to accommodate growth in the region. This upgrade will happen independent of any particular development and will be scheduled by Barwon Water. The timing of the upgrade works is not a constraint on this development.

Payment of "New Customer Contributions" and offer acceptance and audit fees will be required by Barwon Water. The contributions will be subject of negotiation between the developer and Barwon Water.

6. Stormwater Drainage

The City of Greater Geelong is responsible for stormwater infrastructure for the proposed development. Corangamite Catchment Management Authority (CCMA) has also been consulted in determining the strategy for providing a stormwater drainage system to service the development.

Council advises that stormwater drainage from the development will ultimately discharge via a culvert under Jetty Road to Griggs Creek.

Council & CCMA require that stormwater runoff following development of the re-zoned area must limit the post development rate of runoff to predevelopment levels, must achieve best practice targets for stormwater quality and must alleviate the impact of the development on the downstream environment. These authorities also require that there is no net loss of flood storage within the site.

A separate report by Water Technology has been prepared to demonstrate that these requirements can be achieved. The Water Technology report recommends provision of two retarding basins, one immediately east of Central Road and one immediately east of Jetty Road. Water quality objectives will be achieved through provision of sedimentation basins and wetlands located within the bases of the retarding basins.

7. Roads

Council provided preliminary advice on possible future road upgrade requirements. The potential works included:

- Widening, bike lane & kerb works for Jetty Road,
- Minor widening & kerb & channel in Wyndham Street,
- Construction of Thomas Street to a lower standard with swale drains in lieu of kerb & channel
- Widening and kerb & channel works in Central Road. Council expressed concerns about the quality of the existing pavement in Central Road. A geotechnical investigation will be required to determine if the existing pavement is adequate and only widening will be required.

8. Electricity Supply

Powercor is the sole electricity supplier to the development

Powercor advises that external electrical upgrades will be required to service the development but they expect that the costs of these upgrades will be largely offset by future retail sales of electricity after full residential development. Powercor recommends that carrying out the upgrades as internal subdivision works are developed rather than in advance of development.

9. Summary

The investigations carried out confirm that the area proposed for re-zoning has availability and access for connection to all necessary infrastructure services. These services can accommodate the proposed re-zoning of the site to General Residential Zone 1 (GRZ1). The stormwater drainage mitigation options will achieve best practice targets for stormwater quality & quantity.

In our opinion the Jetty Road / Central Road / Wyndham Street / Thomas Street properties are suitable for residential development, following rezoning and issuing of relevant approvals and permits.