



39 McKillop St,
Geelong, VIC 3220
PO Box 919 Geelong 3220

03 5201 1811
admin@stqc.com.au
www.stqc.com.au

Ref: 18668

24 March 2026

Stephanie Nguyen
City of Greater Geelong
137-149 Mercer Street GEELONG

Dear Stephanie,

**RE: FURTHER INFORMATION REQUEST
862-900 SWAN BAY ROAD MANNERIM
PP-177-2026**

This is in response to the Further Information required pursuant to *Sec. 54 of the Planning and Environment Act 1987* on 17th March 2026.

Details of Utility Services (Updated Ecological Assessment and Mapping)

The ecological assessment (Beacon Ecological, Feb 2026) is very descriptive and thorough. However, more information regarding the utility services proposed for the development are required for assessment.

An updated ecological assessment and mapping is requested that includes:

- *Where utility services proposed for the development will be located;*
- *How utility services will be installed;*
- *How utility services will connect into the roadside reserve;*

And any potential impacts to native vegetation or habitat.

Note that the roadside reserve will likely also need to be surveyed if utility services are required to be installed along the roadside alignment.

Response:

The utilities servicing the proposed dwelling at 862-900 Swan Bay Road are outlined below.

• **Water:**

There is no reticulated potable water available to the subject site. Accordingly, the proposed dwelling will rely on farm dam and rainwater harvesting, with water supply provided via tanks with a capacity ranging between 20,000L and 30,000L. A farm dam is located to the north-eastern corner of the subject site.

Water tanks and farm dam will be used to meet all on-site demands, including:

- Household consumption.
- Livestock requirements; and
- Fire protection purposes.



The proposed tank capacity is deemed adequate to accommodate the combined water demands. The rainwater tanks will be situated within the defined development envelope, which has been assessed for biodiversity values and documented in the Biodiversity Assessment Report submitted as part of the original application.

It is confirmed that the installation of the tanks will not result in any significant impact on the biodiversity values of the subject site. Furthermore, no works are required within the Swan Bay Road reserve, as no connection to external water infrastructure is proposed.

- **Sewer**

The subject site does not have access to a reticulated sewer system, not available in the surrounding area.

An effluent disposal area is proposed to manage wastewater generated by the dwelling, and it is located within the designated development envelope as shown in the submitted Site Plan.

The effluent disposal area is approximately 20m x 20m in dimension and 400 Sqm in size, appropriate for the proposed 4-bedroom dwelling.

Biodiversity impacts have already been assessed and are documented in the Biodiversity Assessment Report submitted with the original application.

- **Power Supply**

Provision for electricity supply to the proposed dwelling is feasible through an existing Distribution substation/power pole on the Swan Bay Road.

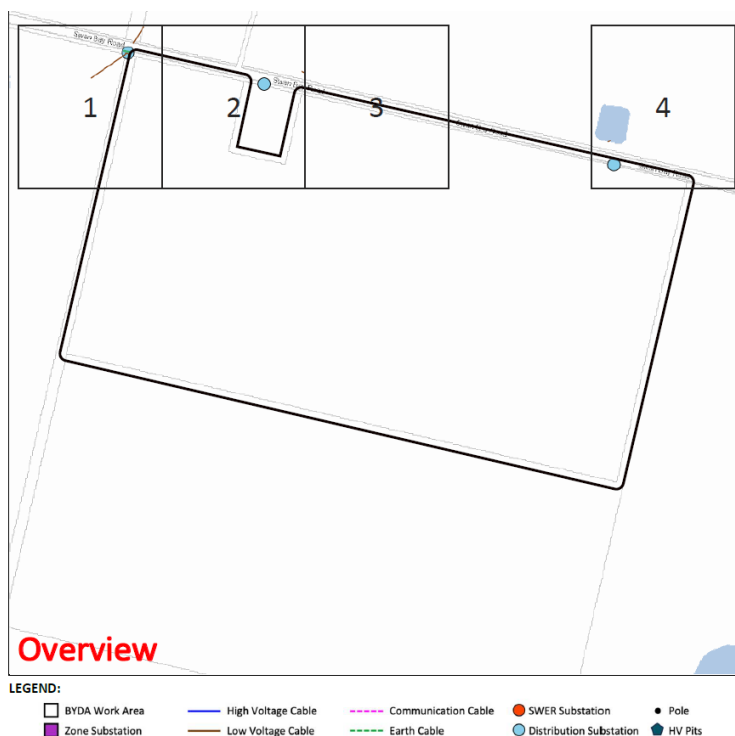


Figure 1 Powercor Locality Map showing the distribution substation and power pole suitable for power connection to 862-900 Swan Bay Road



Currently, a series of distribution substations and power poles are located along Swan Bay Road. The existing electrical infrastructure, including a nearby distribution point and power pole, appears suitable to facilitate a connection to the subject site, subject to any required augmentation on-site (refer to Tile 4 in the figure above).

This confirms that no additional works are required within the Swan Bay Road reserve, as the connection can be established via overhead cables from the above-mentioned power pole location to the proposed dwelling.

Following the issuance of a planning permit for the proposed dwelling at 862-900 Swan Bay Road, an application will be made to Powercor to secure electricity supply to the site.

Any required cable extensions and additional power poles will be installed within areas that are already cleared of native vegetation, thereby avoiding impacts on biodiversity values of the site.

Please refer to the attached Service/Infrastructure Plan and the "Before You Dig" locality map, which indicate the approximate locations of existing electrical assets along Swan Bay Road.

- **Access**

The subject site will use existing access and thus creation of new access from Swan Bay Road is not required.

As outlined above, the proposed dwelling at 862-900 Swan Bay Road will not require any works within the Swan Bay Road reserve for service installations.

Water supply and wastewater management infrastructure will be contained within the proposed development envelope, which has already been assessed for potential impacts on the site's biodiversity, as detailed in the Biodiversity Assessment Report.

In addition, the extension of electricity supply is not expected to require any works within the Swan Bay Road reserve and is therefore unlikely to result in impacts on the identified biodiversity values within that area.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'N. Deepika'.

DEEPIKA NEDUNCHERALATHAN
TOWN PLANNER

Encl.

Services/Infrastructure Plan
BYD – Locality Map (Extract)