



# **152 – 200 BLUFF ROAD, ST LEONARDS**

## **Urban Infrastructure Servicing Report**

**Ref: 13455E  
1 July, 2014**

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## **1. Introduction**

This Urban Infrastructure Engineering Report for the land at 152 – 200 Bluff Road, St Leonards has been prepared by St Quentin Consulting Pty Ltd at the request of Bruce & Rosemary Robinson.

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 is based on the St Quentin Plan of Subdivision PS549950J (ref: 8068), that identifies the site as Lot A with an area of 2.747 hectares.

This report provides servicing information and advice regarding the proposed re-zoning of the site to Residential 1 (R1Z). 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 / SP AusNet
Telecommunications	Telstra
Water Supply	Barwon Water
Sewerage	Barwon Water
Stormwater Drainage	City of Greater Geelong
Electricity	Powercor

## **2. Gas Supply**

Tenix / SP AusNet is the authority responsible for the supply of gas to the St Leonards area. Tenix has advised that existing gas mains are present on the south side of Bluff Road Drive abutting the proposed development. An extension of this main 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. Under recent changes to Federal Government policy NBN Co will be the default telecommunications provider responsible for delivering infrastructure and services as the development will be greater than 100 lots.

This 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" to deliver telecommunications fibre infrastructure.

Existing Telstra assets in Bluff Road can readily be extended to service this proposed residential development.

### **4. Water**

Barwon Water is the authority responsible for the supply of potable water to this development.

Barwon Water's records show a 150mm diameter DICL water main on the south side of Bluff Road abutting the proposed development. An extension from this main will be adequate to service the proposed development.

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. The development site has a ridge through the midpoint of the site and falls from this ridge to the south east and northeast corner.

Barwon Water has an existing 150mm dia sewer at the south east corner of the site. While this sewer is relatively shallow, the grade of the south portion will allow it to control southern half of the site. Some filling of the site may be required and this will be determined as part of detail design. A new reticulation sewer connecting to this existing sewer main will provide adequate sewer facilities for the southern half of the proposed development. Sewer facilities for the northern half of the site will need to be connected to the proposed development site at 22-40 Levens Road that abuts the northern boundary. The Levens Road development will ultimately connect to an existing manhole in Levens Road that was constructed as part of the Seachange development.

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

## **6. Stormwater Drainage**

The City of Greater Geelong is responsible for stormwater infrastructure for the proposed development.

Council has advised that a "whole of catchment" flood assessment of the properties bounded by Bluff Road, Ibbotson Street, Leviens Road and the Seachange Estate will be required to support the re-zoning application. A Stormwater Management Plan will also be required that will determine requirements for stormwater quality and quantity discharge from this development and the other properties within this catchment. Infrastructure required to meet "Best Practice" quality and quantity requirements may include detention basins, sedimentation ponds, wetlands, bio-retention or grassed swales, rain gardens and stormwater tanks or other re-use options.

The southern half of the site will discharge to existing culverts that cross Bluff Road and connect to the existing drainage system for the Bluff Heights Estate that ultimately discharges to Swan Bay.

The northern section half of the site falls to the north east and will discharge through the drainage system of the 22-40 Leviens Road development that ultimately discharges east along Leviens Road.

Council has advised that a flood assessment of the properties bounded by Bluff Road, Ibbotson Street, Leviens Road and the Seachange Estate will be required to support the re-zoning application. A Stormwater Management Plan will also be required that will determine requirements for Stormwater Quality and Quantity discharge from this development and the other properties within this catchment.

The ultimate stormwater solution for this property will need to be developed in conjunction with the developers of the greater catchment and may include a cost sharing arrangement with abutting sites to equitably distribute the costs of the final stormwater drainage solution.

## **7. Electricity Supply**

Powercor is the sole electricity supplier to the development

There is an existing overhead electricity supply in Bluff Road. Electrical supply can be drawn from this overhead supply to service the development.

A kiosk sub-station sized at 5m x 3.3m and centrally located within the development may be required by Powercor to allow for the provision of adequate electricity supply to the proposed residential development.

## **8. Summary**

The investigations carried out confirm that the proposed 152 – 200 Bluff Road development has availability and access for connection to all necessary infrastructure services, and these services can accommodate the proposed re-zoning of the site to Residential 1 (R1Z). In our opinion the Bluff Road property is suitable for immediate residential development, following the stormwater drainage investigations, rezoning and issuing of relevant approvals and permits.