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27 May 2014

Urban Land Developments Pty Ltd  
PO Box 513  
**WILLIAMSTOWN VIC 3016**

**Attention: Ross Closter**

Dear Ross

**Re: 22-40 Leviens Road St Leonards**

## **Engineering and Servicing Report**

We have prepared this report in response to your recent request to investigate the site for immediate and future development potential.

### **1. Site Overview**

The site is on the south side of Leviens Road , with a road frontage of some 305m with a depth of approximately 630m, a total area of 19.21 Ha.

The lot generally slopes to the north east towards Leviens Road. The land has been used for agriculture and hay production and there is a line of trees along an internal fence line running approximately north south, otherwise there are few features to note.

The property is immediately adjacent to existing development on the east being the Seachange Estate and hence is a logical extension of existing development.

The site is generally well graded and drained, and the ground appears quite sound and in our opinion there is no issue that would hinder development of the site for residential purposes.

The land is identified as Growth Area 2 on the St Leonards Structure Plan.

### **2. Servicing**

The adjacent subdivision is fully developed and as such has simplified the servicing of this site as most services are readily available and can be extended to provide for this site.

## **2.1. Drainage**

As advised the site falls towards Leviens Road and it is envisaged that there will be on site detention and Quality treatment prior to discharge from the site.

This particular aspect is being investigated separately and will be the subject of a specific drainage report.

## **2.2. Sewer & Water**

As part of our investigations we have had discussions with Barwon Water who have provided comments in relation to development of the site and the potential for the existing infrastructure to provide the required capacity.

### **2.2.1. Sewer**

As part of the Seachange Development a sewer manhole was constructed in Leviens Road with a branch provided to allow for connection from properties to the west. This property can readily access that sewer manhole using normal gravity sewers.

Barwon Water have advised that there is sufficient capacity at that location for this and other development of future lots.

There is also a sewer in Dive Dan Lane with capacity for approx. 50 lots as an alternative.

### **2.2.2. Water**

Barwon Water advise that this development can connect to the existing reticulation water mains located in the immediate area and that these is no issue with either pressure or flows.

Normal reticulation mains will be required throughout the development.

## **2.3. Electricity**

At present there is an overhead HV supply along part of the Leviens Road frontage.

Powercor has advised that supply would be made available to any new development from the existing HV supply or by extension as necessary and all new supply both LV and HV would be by underground reticulation.

## **2.4. Gas**

SP Ausnet are the Authority responsible for reticulated gas supply to the area.

There are mains currently located in Leviens Road and Diver Dan Lane that are available for extension and connection to the new development.

## 2.5. Broadband Data Services

Telecommunications including infrastructure associated with broadband networking would be made available to any new development.

## 3. Conclusion

From our inspection of the site, our analysis of the available information and discussions with various we have no identified any servicing or engineering problems associated with this site that will affect development.

The property is well serviced by existing services and there are no major upgrades required and lends itself to immediate development subject to the planning process..

Yours faithfully  
**Millar | Merrigan**



**MICHAEL JORDON**  
B.Eng.Civil MIE(Aust) CP Eng

*t 03 8720 9515*  
*e mjordon@millarmerrigan.com.au*