

# 38-42 MAINSAIL DRIVE ST LEONARDS

## Infrastructure Servicing Report



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## **1. Introduction**

This Infrastructure Servicing Report for the land at 38-42 Mainsail Drive, St Leonards, has been prepared by St Quentin Consulting Pty Ltd at the request of Barwon Water.

St Quentin Consulting provides property and land development consulting services including surveying , town planning and engineering 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 proposed subdivision plan provided by Peter Van Wyk from Barwon Water.

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

The following servicing authorities contacted were:

Gas	Ausnet Gas Services
Telecommunications	Telstra
Water Supply	Barwon Water
Sewer Supply	Barwon Water
Stormwater Drainage	City of Greater Geelong
Roads	City of Greater Geelong
Electricity	Powercor

## **2. Existing Site Conditions**

38-42 Mainsail Drive, St Leonards is a Barwon Water facility on which is located the water supply tank for the township of St Leonards. This site is approximately 4000 square meters in size and is fronted by Mainsail Drive, Pearl Bay Passage and Harbour Way.

The site generally slopes from the West to the East at a generally uniform grade.

Barwon Water have identified an un-used portion of the site which they are looking to re-zone with satisfactory space for 2 residential lots measuring approximately 15m by 38m each.

## **3. Road Network**

The City of Greater Geelong is the responsible authority for the existing roads which fronts the site on three sides.

Proposed access for the 2 new lots will be via Mainsail Drive. The anticipated works would be the installation of laybacks in the kerb for the new lots and concrete infill between the laybacks and the existing footpath.

## **4. Drainage**

The City of Greater Geelong is the responsible authority for the existing drainage infrastructure which fronts the site on two sides.

Council asset information indicates an existing 300mm drain fronting the site on the low side (Mainsail drive) which would likely service the proposed 2 lots.

It is understood that the City of Greater Geelong will require the developer to address site storm water quality and quantity as a part of this development.

Addressing storm water quality requires that site runoff is treated to achieve current best practice pollutant removal targets. It is anticipated that these requirements of council will be able to be met through making a contribution payment directly towards council's local treatment schemes.

Addressing storm water quantity requires that site runoff is detained to the predevelopment runoff for a nominal 5 year storm frequency. It is anticipated that this would be provided in the form of a detention volume and can take a number of forms including installation of a below ground tank, oversized pipe or the provision of a rainwater tank to any dwelling constructed on the lots.

## **5. Sewerage**

Barwon Water is the authority responsible authority for reticulated sewerage in this location.

There is existing gravity sewer located in Harbour Way to the south west of the site. This would need to be extended to provide gravity sewer to the proposed new lots.

## **6. Water (Potable)**

Barwon Water is the authority responsible authority for potable water in this location.

There is currently an existing 225mm Potable water mains in Mainsail Drive fronting this property. It would be expected that the two new lots could source their water supply from the installation of new 20mm water services to this main.

## **7. Gas Supply**

Ausnet Gas Services is the authority responsible for the supply of gas via infrastructure provided by Tenix. An 80mm gas main in Mainsail Drive fronts the two proposed lots.

It is anticipated that the owners of the new lots would make applications to the gas suppliers following purchase of the blocks to have gas connected to their properties.

## **8. Telecommunications**

Telstra is the responsible authority for the telecommunications assets in this location.

There are existing underground telstra assets within Mainsail Drive on the eastern side and in Harbour Way on the northern side.

It would be expected that no extension of the Telstra assets are required with the future owners of the proposed lots making direct application to Telstra to have the lot connected as they are built upon.

## **9. Electricity Supply**

Powercor is the responsible authority for the electricity in this location.

There are existing underground electrical assets within Mainsail Drive on the eastern side and in Harbour Way on the northern side.

A routine extension of the electrical infrastructure will be required to a new service pit installed on the common boundary corner in Mainsail Drive for the 2 new lots.

## **10. Summary**

Based on the servicing advice provided by the various authorities, there are no servicing constraints to the development of these two lots.