



PROPOSED REZONING TO RESIDENTIAL USE
OF APPROXIMATELY 27 HECTARES OF LAND ON
THE GEELONG – PORTARLINGTON ROAD
AT PORTARLINGTON

SERVICING FACILITIES INVESTIGATION REPORT
FOR

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PROPOSED REZONING TO RESIDENTIAL USE
OF APPROXIMATELY 27 HECTARES OF LAND ON
THE EAST SIDE OF THE GEELONG – PORTARLINGTON ROAD
AT PORTARLINGTON
BETWEEN BATMAN & TOWER ROADS

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1. Overview/ Summary

This report considers all existing and proposed servicing facilities that would be required to allow the Subject Land to be rezoned and developed as Residential Land.

The Subject Land has an area of approximately 27 hectares, and is located on the East side of the Geelong – Portarlington Road, between Tower Road in the north, Batman Road in the south and Allens Road to the east, in Portarlington.

The Subject Land is approximately 2 kilometres south-west of the Portarlington Jetty, and approximately 102 kilometres road distance from Melbourne. Melway Street Directory Reference: Map 239/A6 B 5.

The proposed rezoning would allow the Subject Land to be sub-divided into Residential allotments. Refer to Hellier McFarland Pty Ltd Conceptual Layout Plan.

2. VicRoads/ Major Roadway

GTA Traffic and Transport Consultants have reported to Hellier McFarland in a Memorandum date 05 August 2004. Refer to a copy of that Memorandum in Appendix 'A'

The Memorandum refers to discussions with VicRoads in July 2004 and outlines requirements VicRoads would impose on any subdivisional development of the Subject Land by way of upgrading of intersections with the Geelong – Portarlington Road at Batman Road, Pigdon Street and at Tower Road. We believe such requirements are reasonable, and should be expected as requirements if the rezoning of the Subject Land occurs and development as proposed goes ahead.

The Memorandum also refers to a Service Road or alternatively a Plantation Reserve along the frontage of the Subject Land to the Geelong – Portarlington Road. The plan referred to in Section 1 of this report incorporates the Plantation Reserve option.

The Memorandum also refers to some difficulties that may be encountered with existing drainage culverts at the intersection of Pigdon Street and the Geelong – Portarlington Road. The majority of the Subject Land falls to this area and we envisage major drainage works in and around this intersection. We are confident that the infrastructure required by VicRoads can be provided whilst incorporating an adequate drainage system to the satisfaction of all concerned.

VicRoads and Major Roadway matters should not in any way impede the rezoning of the Subject Land.

3. Barwon Water – Sewerage & Water Supply

The Barwon Region Water Authority in correspondence dated 28 July 2004 indicated detailed conditions under which the whole of the Subject Land could be provided with Sewerage and Water Supply facilities. Refer to a copy of that letter in Appendix 'B'.

The advice from Barwon Water clearly states that all allotments proposed by the subdivision of the Subject Land can be provided with Sewerage and Water Supply facilities. Some upgrading and development of the existing infrastructure would be required and the ultimate cost of any required works would have to be borne by the development, but the works outlined by Barwon Water, would not seem unreasonable and should not in any way restrict the rezoning of the Subject Land

4. Major Drainage of the Site

All of the Subject Land drains to a natural Low Point generally located on the east side of the Geelong – Portarlington Road at the intersection of Pigdon Street.

Fisher Stewart Pty Ltd, Consulting Engineers (now operating under the name of Earth Tech Engineering) when developing their Portarlington Estate, Stage 3, on the west side of the Geelong – Portarlington Road, opposite the Subject Land, extended a pipe drainage system across the Geelong – Portarlington Road to the Low Point on the east side. This is the same natural Low Point that the Subject Land drains to.

Fisher Stewart when designing this pipeline system allowed for the whole of the upstream catchment area, which includes the Subject Land, to drain into their new drainage system.

Their design for the new drainage system was based on the catchment being located in a Rural Zone, and therefore, they allowed for a rural run-off, from the whole of the upstream catchment into their new drainage system commencing on the east side of the Geelong – Portarlington Road, at the natural Low Point.

In preparing a subdivisional layout for the Subject Land a Drainage Reserve can be set aside to incorporate a Retardation Basin into which the whole of the Subject Land can drain. The Retardation Basin would limit downstream flows to the current rural levels that currently discharge into the downstream pipe drainage system.

Future detailed drainage designs will prove that this can be achieved, and therefore the rezoning of the Subject Land should not be influenced by drainage arguments.

The detailed design of the Retardation Basin and the drainage system throughout any new subdivisions permitted by the rezoning would incorporate W.S.U.D. where appropriate, following detailed negotiations with the Responsible Authority, the City of Greater Geelong.

5. Powercor Australia – Electricity Supply

Major Electricity Supply Plant exist in the Geelong – Portarlington Road; Batman Road; Pigdon Street; and Tower Road adjacent to the Subject Land.

We anticipate that these existing supply assets would provide an adequate source of electricity supply to service allotments created by the subdivision of the Subject Land.

A written submission has been made to Powercor Australia seeking their confirmation that all proposed allotments could be provided with electricity supply facilities under normal extension arrangements.

The ability to provide electricity supply facilities to the Subject Land should not restrict its rezoning.

6. Telstra - Telecommunications

Major Telstra Telecommunication plant and assets exist along the Geelong – Portarlington Road and surrounding roads and streets adjacent to the Subject Land.

We anticipate that the existing Telstra assets could be extended to provide telecommunication facilities to allotments created by the subdivision of the Subject Land.

A written submission has been made to Telstra asking them to confirm that all proposed allotments could be provided with telecommunication facilities under normal extension arrangements.

The ability to provide telecommunication facilities to the Subject Land should not restrict its rezoning.

7. TXU/Tenix Alliance Pty Ltd – Natural Gas Supply

A 160mm diameter PE High Pressure Gas Main exists on the east side of the Geelong – Portarlington Road over the full length of the Subject Land's frontage. A 63mm diameter PE High Pressure Gas Main exists on the north side of Tower Road between the Geelong – Portarlington Road and Allens Road. These mains would provide an adequate source of Gas supply to service all allotments created out of the Subject Land.

A written submission has been made to TXU asking them to confirm that all allotments created out of the Subject Land could be provided with a Natural Gas Supply under normal extension arrangements.

The provision of gas supply facilities should not in any way impede the rezoning of the Subject Land.

Appendix A

Memorandum from G.T.A. Traffic & Transport Consultants.

Dated 5 August 2004

Minutes of Meeting with VicRoads.

Appendix B

Copy of correspondence from Barwon Region Water Authority

Dated 28 July 2004

Barwon Water's comments regarding the provision of Sewerage and Water Supply facilities to the subject land.