

Servicing Report

1900-1920 Barwon Heads Road
Barwon Heads

Amendment C375 to The City of Greater Geelong Planning Scheme

Prepared for :

Barwon Heads Lifestyle Group Pty Ltd

August 6, 2018



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1.0 Introduction

We have been asked by Best Hooper on behalf of Barwon Heads Lifestyle Group Pty Ltd to prepare a servicing Report as part of its submission to a Panel hearing convened to assess this property's (Appendix 1), suitability for inclusion in an extended Barwon Heads Structure Plan to that recently adopted in 2017.

A similar assessment was undertaken for the previous Structure Plan review and concluded that all services could be made available to the site.

The abovementioned plan has been circulated to the various servicing authorities, along with copies of a letter requesting their response for inclusion in the body of this report.

Those letters and responses received are shown in Appendix 2.

2.0 Service Infrastructure

Barwon Water is the responsible authority for the provision of water and sewerage services within this area.

2.1 Water Supply

Barwon Water in its response to the structure plan noted that while the township remained within its existing limits, there was sufficient potable water to cater for it and the proposed infill.

Beyond that however "any future extension of the settlement boundary would require augmentation works to the existing water supply network to be undertaken".

The response goes on to say that "it is likely that these assets would befunded by Barwon Water".

2.2 Sewerage Supply

As with the provision of water assets, Barwon Water's response to the Structure Plan outlined that it had undertaken construction of the No. 11 pumping station located directly across the Barwon Heads road from the proposed development in 2011. Their response to the structure plan indicated that while "the existing sewerage system to the east does not currently have sufficient capacity to cater for growth beyond the current settlement boundary. The Barwon Heads No. 11 Pump Station on the western boundary of these proposed growth areas does have capacity to accept flows and as such flows could be directed to this pump station. Detailed servicing requirements (i.e. pumped or gravity connection) would need to be considered by the land owners should this land be rezoned in the future. Barwon Water's application of the Essential Services Commission guidelines for New Customer Contributions requires small pump stations and sewer mains such as this to be funded by the developers (i.e. not Barwon Water). As such, sewerage provision is not a constraint to growth west of Barwon Heads".

These responses are confirmed in Appendix 2.

2.3 Transport Infrastructure

Vicroads is the manager of Barwon Heads Road, the main arterial route into and through Barwon Heads.

i) Barwon Heads Road

Under section 6.4.1 of the Structure Plan, the comments around traffic numbers were more to do with the township and not the ability of Barwon Heads Road to cope with additional numbers on expanded township area would generate.

As well the Structure Plan goes on to say that “the State Government have committed funding in 2016/2017 for the planning of Barwon Heads Road duplication”.

Vicroads in its reply in Appendix 2 confirms the intent for widening by referring to the Public Acquisition Overlay.

There is nothing in Vicroads’ reply to indicate that Barwon Heads Road cannot cope with this area’s inclusion into the Structure Plan, and in effect refers to proposed planning permit conditions it would place should the property be included.

ii) Path Networks

The Structure Plan under 6.4 Transport Infrastructure notes that “the transport network in Barwon Heads is focused on road based movement. There is a lack of a formal path network in the majority of the residential streets with linkages between open space areas and to and from the Town Centre”.

This development aids in formalizing a portion of the as yet only indicative Round the Head Trail, providing carparking at Barwon Heads Road and creating the link south to Murtnagurt Lagoon and east towards Snead Street, Hopgood Place and the primary school.

2.4 Reticulated Gas

SP Ausnet Services is the responsible authority for the provision of gas within this area.

SP Ausnet Services have responded (Annexure 4.6) that – “There are existing gas mains in Barwon Heads Road and this gas network has enough capacity to supply the proposed residential development. Large diameter mains of 125mm may be required to reticulate the area”.

2.5 Electricity Supply

Powercor is the responsible authority for the provision of electricity supply within this area.

Powercor in their response to our 2009 enquiry stated that, it “has made provisions to supply this proposed residential development by installing spare conduits in Seabank Estatefor future high voltage underground cable”.

Powercor’s response goes on to outline technical details of what has been allowed, indicating that three substations and 400 lots represent the extent of their preliminary thinking.

A copy of this correspondence is attached to the authority's recent response in Appendix 2.

More recently (30.7.2018), it again confirms that adequate assets exist in Barwon Heads Road to service this land subject to the provision of additional substations.

2.6 Telecommunications

NBN Co is the responsible authority for the provision of telecommunication services within this area.

NBN Co has a universal supply obligation to provide telecommunication services to all new and existing customers. This applies to new developments which enter into Master agreements for supply. Developers provide the basic pit and pipe network as part of development construction, afterwhich NBN reticulates cable upon request by the home builder.

NBN's response confirms its ability to be able to service this side should it be included in an expanded Barwon Heads.

Finally, inspection of the rollout maps indicate that Barwon Heads is currently served by NBN.

3.0 Conclusion

From our enquiries all services and access can be made available to this as a developed site and indeed in some instances have been allowed for.

The site is located on the west side of Barwon Heads and with Geelong representing the destination for the majority of traffic movements, impact on the town's centre is minimized.

That said, the general servicing response could be summarized by saying that if the development site is not already catered for, that the authorities have no objection to it being included into the Structure Plan, subject to the placement permit conditions for the extension of their assets and their being satisfied.

Appendix 1

Preliminary Masterplan



Car parking for Round the Heads trail users to 'park and cycle/walk' located with easy access from Barwon Heads Road

Opportunity to create local sports facility to cater for expanding local clubs, with a sports pavilion providing for change facilities for clubs and publicly accessible toilet facilities that would also cater to cyclists and walkers on the Round the Heads trail

Utilise existing man-made water feature to cater for wetland and water quality treatment within the site

Opportunity to assist in delivering an ecologically sensitive trail connection to assist in facilitating the 'Round the Heads Trail' project without imposing on Lake Connewarre Wildlife Reserve land

Retain indigenous Moonah trees and include as a landscape feature of the site design

Setback 50m from Ramsar boundary

Provide at least 1100m setback for development from boundary to protect ecological values of Lake Connewarre Wildlife Reserve and Murnaghurt Lagoon.

Provide wetlands and water quality treatment along interface with ecologically sensitive areas to ensure all stormwater is treated and detained within the site before water is released into the ecologically sensitive waterways to the west and south-west of the site

Provide additional setbacks and land alongside rural conservation zone and southern boundary directly adjacent to the lagoon

Opportunity for local recreation adjacent to wetland and water quality treatment areas to provide facilities for the local community

Opportunity for second access to site from Barwon Heads Road if required

Integrated Child Care, Medical Centre and Coffee Shop facility to provide for local needs and complement the Aged Care and retirement uses within the site

A boulevard entry from Barwon Heads Road provides access to the site as well as providing viewlines through to the Lagoon and coastal dunes to the south-west. The boulevard could also provide the opportunity for a central swale design that could facilitate water sensitive urban design

Road network has been designed so that streets maximise open vistas to Murnaghurt Lagoon and coastal dunes

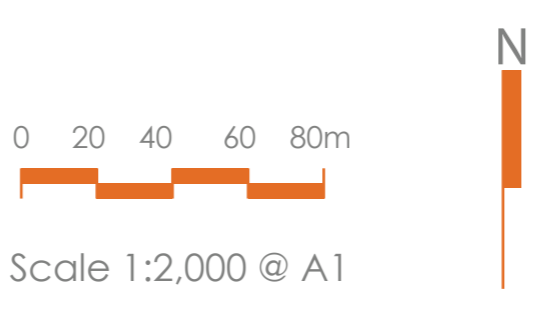
Pedestrian access for retirement village residents to open space network

Utilise existing street connection but make it indirect/one way to limit traffic impacts on existing development

MURNAGHURT LAGOON

BARWON HEADS GOLF COURSE

BARWON HEADS PRIMARY SCHOOL



Preliminary Master Plan

1900 Barwon Heads Road - Barwon Heads

Appendix 2

Correspondences to Authorities and Replies

2.1 & 2.2 Barwon Water

2.3 Vicroads

2.4 AusNet Services

2.5 Powercor

2.6 NBN Co

Peter Berry & Associates Pty. Ltd.
Civil Engineers

Clarisville
153 Yarra Street, Geelong, Victoria, 3220.
P.O. Box 333, Geelong, Victoria, 3220.
Telephone (03) 5223 2799
Facsimile (03) 5223 2901
email: civileng@berryconsulting.com.au
ACN 097 035 900
ABN 39 097 035 900

Our Ref: 0303E
Your Ref: 60/061/10374(2)

Mr S Wallner
Barwon Water
PO Box 659
GEELONG 3220

July 6, 2018

Dear Steven,

**Re: 1920 Barwon Heads Road
Barwon Heads
Rezoning**

Enclosed please find a copy of a concept plan which describes an area that may be subject to a rezoning application to Residential 1 in future, but which at this time will be presented to a Panel Directions hearing on the 21st of August 2018 to determine its inclusion or otherwise into the current Barwon Heads Structure Plan.

As part of the Consultant team, our role is to report on the servicing infrastructure and their capabilities surrounding the whole site.

We would be grateful therefore if you could advise us of the conditions relating to the provision of Water and Sewer services to the abovementioned, including any major infrastructure requirements, limitations or timing constraints that would prohibit its ability to be included in the abovementioned plan.

Our timeframe for this procedure is extremely tight, in fact in order to prepare our response we would appreciate if you could reply by Tuesday the 31st of July.

Yours faithfully
Peter Berry & Associates Pty Ltd

Peter J Berry



Quality
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Peter Berry

From: Justin Hamling <Justin.Hamling@barwonwater.vic.gov.au>
Sent: Tuesday, 31 July 2018 2:21 PM
To: Peter Berry
Subject: Barwon Heads Structure Plan - BW Reply
Attachments: 2016-05-05 - CoGG - Barwon Heads Structure Plan - BW Reply.pdf

Hi Peter,

Assume you have the attached but if not, please accept this copy. Further to the letter, BW makes the following statement –

In relation to the potential future growth west of the town, Barwon Water indicated that while the existing system to the east did not necessarily have capacity, from a servicing perspective, we could not foresee any future sewerage or water supply servicing constraints that would prevent additional growth west of Barwon Heads at the above mentioned areas.

Regards,

Justin.

Justin Hamling
Project Officer (Land Development) | Barwon Water
55-67 Ryrie Street (PO Box 659) Geelong VIC 3220
T: 03 5226 9159 | F: 03 5221 4983 | W: www.barwonwater.vic.gov.au

May 18, 2016

Andre Schmid
Senior Strategic Planner
City of Greater Geelong
PO Box 104
Geelong 3220

Dear Andre,

Re: Proposed Barwon Heads Structure Plan Review

I write in response to your letter dated 22 April 2016 regarding the above mentioned Barwon Heads structure plan review. Barwon Water reviewed previous advice and wishes to provide comments in relation to the CoGG questions below.

Current capacity of existing system

Water – Potable water is currently supplied to Barwon Heads via the Ocean Grove system. The water is supplied from Ocean Grove tank (20ML) which then feeds via the Barwon Heads Bridge to the town. There is a small diameter main which feeds into the town from the west to supplement flows. There is currently sufficient potable water capacity to cater for the existing township as well as infill growth within the current settlement boundary.

Sewer – The core of the Barwon Heads system was built in 1972-3, with ongoing expansion through the 1980's. Barwon Heads is currently serviced via conventional gravity sewerage system along with eleven sewerage pump stations (PS), which collect flows and pump them via a series of rising mains and gravity mains to the Barwon Heads PS No.11. This pump station at 1939 Barwon Heads Road on the western edge of town was built in 2010 and transfers all flows to the Black Rock Water Reclamation Plant (WRP) at Breamlea. There is currently sufficient sewerage capacity to cater for the township as well as infill growth within the current settlement boundary.

Upgrading works

Water – Other than minor water supply augmentations and programmed renewals, no major works have been carried out on the water supply system over the past five years. The town is largely developed and therefore new mains have not been required.

Sewer – Between 2009-2011, Barwon Water significantly upgraded the Barwon Heads sewerage system to cater for growth in the town, but more so on the Southern Bellarine Peninsula which utilises the Barwon Heads system. The recent upgrade works include:

- Barwon Heads new sewer pipe to Black Rock – Constructed 2009
- Barwon Heads Pump Station No.11 – Constructed 2010
- Barwon Heads Pump Station No.1 – Upgraded 2011

These works have significantly improved the system in Ocean Grove and Barwon Heads to cater for planning growth in these towns over the next 20-30 years.

Barwon Region Water Corporation

ABN 86 348 316 514

55 – 67 Ryrie Street, Geelong, Victoria, 3220

P.O. Box 659, Geelong, Victoria, 3220 TEL: 1300 656 007

www.barwonwater.vic.gov.au

Key Strategies/ Policies/Projects

As outlined above, Barwon Water has undertaken a significant amount of sewerage works within Barwon Heads in the last 5 years to cater for growth on the southern Bellarine Peninsula. These works have now largely been completed and can accommodate identified growth for the foreseeable future. No additional policies, strategies or projects are applicable for the Barwon Heads Structure Plan at this time.

Future Development

The current settlement boundary on the west side of Barwon Heads was investigated as part of the previous structure plan. As indicated in your letter, there was significant opposition to altering the town boundary. Barwon Water is not a planning authority so will not put forward a position in relation to future changes to the settlement boundary, however will outline the servicing requirements, constraints should they ever proceed.

1900-1920 & 1941-1949 Barwon Heads Road (North & South)

Land north of Barwon Heads Road is approximately 38Ha, of which perhaps half could be suitable for development. This could yield 285 lots (15Lots/Ha). Previous discussions with landowners to the south indicated a developable area of approximately 24Ha which could yield 360 lots (15Lots/Ha). Therefore the potential lot yield for the land immediately west of the current settlement boundary is approximately 645 lots.

Sewer - The whole area is extremely flat and is bounded by residential development to the east, and environmentally sensitive areas to the west. The existing sewerage system to the east does not have sufficient capacity to cater for growth beyond the town's current western boundary. However, the Barwon Heads No.11 Pump Station could accommodate flows from this area.

Dependant on the proposed development layouts, connection to this pump station could be either gravity or pumped. Detailed servicing requirements would be developed should the area be considered for rezoning

Water - The water supply network in this area could not supply these development areas without augmentation. New water feeder mains would need to be constructed from the roundabout at Golf Links Road to the developments via Barwon Heads Road. Additional water supply works to supply a larger settlement boundary to the west of Barwon Heads could approach \$2M.

Stage C – 13th Beach Resort

Sewer and water infrastructure for this development would need to be extended from, and connect to, the existing 13th Beach development. It would be separate from and not connect to, the Barwon Heads system.

Therefore, from a servicing perspective, Barwon Water cannot foresee any future sewerage or water supply servicing constraints that would prevent additional growth west of Barwon Heads at the above mentioned areas.

Summary

Therefore, Barwon Water's potable water and sewerage network has capacity to cater for growth within the existing Barwon Heads township boundary and cannot foresee any major constraints from a servicing perspective which would prevent the boundary being extended.

Additional water supply and sewerage infrastructure will be required to service land west of the township boundary and Barwon Water would only undertake more detailed servicing investigations when more was known about the extent and timing of development in this area.

Should you have any questions, please give me a call on 5226 2328 or email rhys.bennett@barwonwater.vic.gov.au

Yours Faithfully,



Rhys Bennett
Co-ordinator Network Planning
Barwon Water

Peter Berry & Associates Pty. Ltd.
Civil Engineers

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153 Yarra Street, Geelong, Victoria, 3220.
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Our Ref: 0303E

Mr M Zimnyckyj
Vicroads
180 Fyans Street
SOUTH GEELONG 3220

July 9, 2018

Dear Michael,

**Re: 1920 Barwon Heads Road
Barwon Heads
Rezoning**

Enclosed please find a copy of a concept plan which describes an area that may be subject to a rezoning application to Residential 1 in future, but which at this time will be presented to a Panel Directions hearing on the 21st of August 2018 to determine its inclusion or otherwise into the current Barwon Heads Structure Plan.

As part of the Consultant team, our role is to report on the servicing infrastructure and their capabilities surrounding the whole site.

We would be grateful therefore if you could advise us of the conditions relating to the arterial road access to the abovementioned, including any major infrastructure requirements, limitations or timing constraints that would prohibit its ability to be included in the abovementioned plan.

Our timeframe for this procedure is extremely tight, in fact in order to prepare our response we would appreciate if you could reply by Tuesday the 31st of July.

Yours faithfully
Peter Berry & Associates Pty Ltd

Peter J Berry



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Peter Berry

From: Brendan.Grace@roads.vic.gov.au
Sent: Monday, 30 July 2018 2:17 PM
To: Peter Berry
Cc: Michael.Zimnyckyj@roads.vic.gov.au; mark.hearsch@ecodev.vic.gov.au; Melinda.Cain@roads.vic.gov.au
Subject: 1920 Barwon Heads Road, Barwon Heads - residential development enquiry
Attachments: 23072018144342-0001.pdf

Hi Peter,

Thank you for forwarding the concept plan (attached) showing a possible residential development at 1920 Barwon Heads Road and requesting advice on the likely VicRoads requirements.

As you stated in your letter, this land is not included with the settlement boundary of the Barwon Heads Structure Plan and under current zoning the land cannot be considered for residential development.

Should the planning scheme be amended in the future to allow residential development of this land, VicRoads requirements & comments are as follows:

- As shown on the concept plan, there is a Public Acquisition Overlay (PAO) on a strip of the subject land abutting Barwon Heads Road. This is to provide for future widening of Barwon Heads Road. No development shall occur on the PAO and, when the land is subdivided, the land affected by the PAO should be set aside as separate lot.
- The concept plan shows two new intersections with Barwon Heads Road. A single intersection to access the subject land would be strongly preferred. A single intersection would reduce the potential for conflict between Barwon Heads Road traffic and vehicles entering and leaving the development. Reducing the number of intersections would also reduce the extent of road works required on Barwon Heads Road.
- The new Barwon Heads Road intersection will need to have right and left turning lanes on Barwon Heads Road at a minimum and may even require roundabout control to operate safely. A traffic impact assessment report will be required to determine the type of intersection control and the extent of works.
- Shared path/footpath links to existing pedestrian & bicycle facilities will need to be provided.
- Environmental or planning approval may be required for removal of vegetation for the Barwon Heads Road intersection works.

1.

Should you wish to discuss, please do not hesitate to contact me.

Kind Regards

Brendan Grace
Senior Statutory Planning Officer
VicRoads, part of Transport for Victoria

180 Fyans Street GEELONG
☎ 03 5225 2504

Peter Berry & Associates Pty. Ltd.
Civil Engineers

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Our Ref: 0303E

Ms L Markovska
Gas New Estates
AusNet Services
308 Hyde Street
YARRAVILLE 3013

July 9, 2018

Dear Lydia,

**Re: 1920 Barwon Heads Road
Barwon Heads
Rezoning**

Enclosed please find a copy of a concept plan which describes an area that may be subject to a rezoning application to Residential 1 in future, but which at this time will be presented to a Panel Directions hearing on the 21st of August 2018 to determine its inclusion or otherwise into the current Barwon Heads Structure Plan.

As part of the Consultant team, our role is to report on the servicing infrastructure and their capabilities surrounding the whole site.

We would be grateful therefore if you could advise us of the conditions relating to the provision of Gas services to the abovementioned, including any major infrastructure requirements, limitations or timing constraints that would prohibit its ability to be included in the abovementioned plan.

Our timeframe for this procedure is extremely tight, in fact in order to prepare our response we would appreciate if you could reply by Tuesday the 31st of July.

Yours faithfully
Peter Berry & Associates Pty Ltd

Peter J Berry

Charlie Sulomar

From: Gil Hermogenes [gil.hermogenes@ausnetservices.com.au]
Sent: Friday, August 3, 2018 10:42 AM
To: civileng@berryconsulting.com.au
Cc: Gas New Estates
Subject: RE: 1920 Barwon Heads Road, Barwon Heads

Hello Peter,

There is an existing 110 mm High Pressure Gas main along Barwon Heads Road that can supply above development (see below plan).

Sufficient capacity should exist for general domestic use.



Peter Berry & Associates Pty. Ltd.
Civil Engineers

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Our Ref: 0303E
Your Ref: C30211

Mr S Hansford
Powercor Australia Ltd
PO Box 185
GEELONG 3220

July 9, 2018

Dear Stuart,

**Re: 1920 Barwon Heads Road
Barwon Heads
Rezoning**

Enclosed please find a copy of a concept plan which describes an area that may be subject to a rezoning application to Residential 1 in future, but which at this time will be presented to a Panel Directions hearing on the 21st of August 2018 to determine its inclusion or otherwise into the current Barwon Heads Structure Plan.

As part of the Consultant team, our role is to report on the servicing infrastructure and their capabilities surrounding the whole site.

We would be grateful therefore if you could advise us of the conditions relating to the provision of Electricity services to the abovementioned, including any major infrastructure requirements, limitations or timing constraints that would prohibit its ability to be included in the abovementioned plan.

Our timeframe for this procedure is extremely tight, in fact in order to prepare our response we would appreciate if you could reply by Tuesday the 31st of July.

Yours faithfully
Peter Berry & Associates Pty Ltd

Peter J Berry



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Peter Berry

From: Norbeck, Christian <CNorbeck@powercor.com.au>
Sent: Monday, 30 July 2018 1:52 PM
To: Peter Berry
Subject: RE: Re: 1920 Barwon Heads Road, Barwon Heads
Attachments: 1920 Barwon Heads Road.pdf

Peter,

Please find attached a letter detailing Powecor's existing infrastructure and requirements regarding the proposed development.

If you require anything further please feel free to contact myself.

Regards,

Christian Norbeck
Team Leader Rural Projects Geelong
Program Design and Delivery
Powercor Network Services | CitiPower Pty & Powercor Australia Ltd
72 Roseneath Street, North Geelong, VIC 3216
PO Box 185, Geelong, VIC 3220
P 5240 7521 | M 0417 584 325 | E cnorbeck@powercor.com.au



From: Peter Berry [mailto:peter@berryconsulting.com.au]
Sent: Monday, 30 July 2018 13:27
To: Norbeck, Christian
Subject: FW: Re: 1920 Barwon Heads Road, Barwon Heads

Christian

Attached please find information as discussed.
I look forward to your earliest response.

Regards

Peter

Peter Berry & Associates Pty Ltd
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30 July 2018

Our Reference: 500000247733

PETER BERRY & ASSOCIATES
PETER BERRY
P.O.Box 333
GEELONG VIC 3220

Dear Peter,

RE: REZONING OF 1920 BARWON HEADS ROAD BARWON HEADS

We thank you for your inquiry of 30 July 2018 regarding the proposed rezoning of 1920 Barwon Heads Road Barwon Heads.

Powercor currently have an overhead 22kV feeder in the road reserve on the north side of Barwon Heads Road which passes this property.

To service the proposed development site it is anticipated that underground high voltage assets would need to be extended into the site with a number of electrical substations and low voltage assets reticulated throughout to cater for the required capacity.

Asset relocations may be required to take place to allow for proposed driveways and roads.

An application would be required to be submitted to Powercor detailing the proposed development and electrical requirements. Typically the lead time for connection of electricity to a development site such as this is 6 months from the submission of the application.

If you have any questions please feel free to contact myself.

Yours faithfully

Christian Norbeck
Team Leader Rural Projects - Geelong
Telephone: (03) 5240 7521

(Office Use Only: CR 306812356)

REGISTERED OFFICE: 40 Market Street, Melbourne VIC Australia
CitiPower Pty Ltd ABN 76 064 651 056 General Enquiries: 1300 301 101 www.citipower.com.au
Powercor Australia Ltd ABN 89 064 651 109 General Enquiries: 1300 301 101 www.powercor.com.au
Address all correspondence to: Locked Bag 14090, Melbourne VIC 8001, Australia

Powercor Australia Ltd
ABN 89 064 661 109
General Enquiries 132 206
Service Difficulties 132 412

Geelong Business Centre
Roseneath Street North Geelong
Address all correspondence to
PO Box 185
Geelong Victoria 3220
Facsimile 03) 5240 7670

www.powercor.com.au



16 October 2009

Our Reference: C30211

PETER BERRY & ASSOCIATES PTY LTD
PO BOX 333
GEELONG VIC 3220

Dear Peter

RE: ELECTRICITY INQUIRY AT 1920 BARWON HEADS RD, BARWON HEADS

We thank you for your inquiry of 14 October 2009 regarding the provision of services by Powercor Australia Ltd. Your request has been investigated and we offer the following preliminary information:

Powercor has made provision to supply this proposed residential development by installing spare conduit in Seabank Estate to the east for future high voltage underground cable.

In Seabank Estate Powercor's spare conduit has been installed through the Reserve between Lots 55 & 56 Mooroopna Court therefore Powercor will require that high voltage cable can be extended into this proposed residential development from this point (refer to Powercor drawing PCA5/002097/1).

New high voltage underground cable required for this proposed residential development will be 185mm² 3/c 22.a.x.hc.h.

The existing supply through Seabank Estate is from DDL23 22kV feeder whilst supply in Barwon Heads Road is from WPD24 22kV feeder. A new 22kV feeder tie should be installed through this proposed residential development by connecting new 185mm² 3/c 22.a.x.hc.h. from Seabank Estate to the east with Barwon Heads Road to the north.


The maximum number of residential lots that can be supplied from one kiosk substation must not exceed 132 (Powercor Technical Standard DA431). Assuming a lot yield of 13 lots per ha this would require a minimum of three new kiosk substations to be installed within this proposed residential development.

The existing overhead line on the property supplied from Barwon Heads Road will need to be removed (refer to Powercor drawing VD8/2567/4).

This information is preliminary only. A detailed Network Planning scope cannot be provided until Plans of Subdivision and an Overall Development Plan are made available to Powercor.

Should you require any further information relating to your inquiry please contact Angelique Linahan on (03) 5240 7718 and quote your reference number of C30211.

Yours faithfully


Angelique Linahan
Senior Customer Projects Advisor
(Office Use Only: CR 302050682)

Peter Berry & Associates Pty. Ltd.
Civil Engineers

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ABN 39 097 035 900

Our Ref: 0303E

July 9, 2018

Ms G Graham
Developer Account Manager
Level 40, 360 Elizabeth Street
MELBOURNE 3000

Dear Geri,

**Re: 1920 Barwon Heads Road
Barwon Heads
Rezoning**

Enclosed please find a copy of a concept plan which describes an area that may be subject to a rezoning application to Residential 1 in future, but which at this time will be presented to a Panel Directions hearing on the 21st of August 2018 to determine its inclusion or otherwise into the current Barwon Heads Structure Plan.

As part of the Consultant team, our role is to report on the servicing infrastructure and their capabilities surrounding the whole site.

We would be grateful therefore if you could advise us of the conditions relating to the provision of telecommunications services to the abovementioned, including any major infrastructure requirements, limitations or timing constraints that would prohibit its ability to be included in the abovementioned plan.

Our timeframe for this procedure is extremely tight, in fact in order to prepare our response we would appreciate if you could reply by Tuesday the 31st of July.

Yours faithfully
Peter Berry & Associates Pty Ltd

Peter J Berry



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Peter Berry

From: Damon Messias <damonmessias@nbnco.com.au>
Sent: Monday, 6 August 2018 11:15 AM
To: Peter Berry
Subject: Feasibility Assessment: 1920 Barwon Heads Road, Barwon Heads [nbn-Confidential:Commercial]
Attachments: Feasibility Letter AYCA-5L805W - 1920 Barwon Heads Road, Barwon Heads.pdf

nbn-Confidential: Commercial

Hi Peter,

Attached please find the results of the feasibility assessment of 1920 Barwon Heads Road, Barwon Heads.

Please note we have used an indicative lot count of 500 for this assessment.

If you have any questions regarding the attached, please let me know.

Regards,

Damon Messias
Account Manager | Enterprise & Government VIC/TAS
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Confidential

6 August 2018

Mr Peter Berry
Peter Berry & Associates Pty Ltd
Email: peter@berryconsulting.com.au

Dear Peter,

AYCA-5L805W: 1920 Barwon Heads Road, Barwon Heads: Results of your Feasibility Assessment

Thank you for considering **nbn** for the delivery of network infrastructure to your development.

We have carefully reviewed your development and undertaken a feasibility assessment to estimate the anticipated costs you may be required to pay when connecting to the **nbn™** network.

The purpose of this estimate is to provide you with early planning information and indicative costs to consider before applying for **nbn™** network infrastructure via the [online application form](#).

Based on the information you have provided on the location and size of your development we have calculated the below estimate:

DEPLOYMENT CONTRIBUTIONS

SDU \$600 @ 500 lots/premises = \$300,000

BACKHAUL ESTIMATE

Distance of backhaul required: 0.6 km

Distance of new build required: 0.0 km

Estimated Backhaul Cost = \$0.00 / \$0.00 per premise/lot (inclusive of GST)

TOTAL ANTICIPATED COSTS: \$300,000 inclusive of GST

Explanation of Costs

*Backhaul charges apply to the distance of infrastructure required to connect the development to the **nbn™** access infrastructure. For new developments where there is no existing **nbn™** access infrastructure (i.e. Fibre Access Node) charges will apply for this installation.*

It is important to note that this is an estimate only.

The estimate has been calculated on current infrastructure costs, the distance of your development from the existing **nbn™** network and is based on the premise count and the location of the first stage that will require service.

Actual amounts charged by **nbn** may change between now and the point when you ultimately enter into a contract for **nbn** to connect your development. For example, costs may reduce over time as additional network is rolled out. Conversely, costs may increase if the details, premise count or staging of your development changes. In any case, a new estimate will be provided prior to work commencing.

Once you have reviewed the above estimate please contact me to discuss the next steps.

I look forward to working with you to deliver quality broadband services to your development.

Yours sincerely

Damon Messias

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