

WGA

WALLBRIDGE GILBERT
AZTEC

ACP Mooringe Pty Ltd

Plympton Residential Development Plan Amendment

SERVICES REPORT

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WGA

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CONTENTS

1 INTRODUCTION..... 1

2 WATER 2

3 SEWER 3

4 ELECTRICAL..... 4

5 COMMUNICATIONS..... 5

6 GAS..... 6

1

INTRODUCTION

Wallbridge Gilbert Aztec (WGA) were engaged by ACP Mooringe to complete a review of the proposed rezoning of industrial land to residential at the Former Boral Batching Plant at Plympton.

The site covers approximately 1.2 ha, and is bordered by Mooringe Avenue to the north, Gardner Street to the south and Streeters Road to the west. A locality sketch for the site can be seen in Figure 1.

The intent of this study is to identify the impact that the re-zoning of this land will have on the existing services infrastructure. This includes the local potable water, sewer, electrical, communications and gas infrastructure.

For impacts on the stormwater infrastructure, refer report 190190-RP-CC-002.



Figure 1 - Site Locality Plan (Source: Location SA Map Viewer)

2 WATER

As per the plan shown in Figure 2, there is a 200 mm potable water main located within Mooringe Avenue, and a 100 mm main located in Gardner Street.

The site is expected to be connected into the 200 mm main in Mooringe Avenue, however, interconnecting into the 100 mm main may also be required.

A request for SA Water to undertake a detailed assessment to confirm that there is sufficient capacity within the network to cater for the re-zoning has been lodged with SA Water's Treatment and Network Planning Team. This review is currently underway.

SA Water have advised that the subject land is not within a Gazetted augmentation area, and consequently there will be no augmentation fees. Given the size of the adjacent mains and the former use of the site, it is likely that the SA Water assessment will be positive to support supply to the re-zoned land.



Figure 2 - Potable Water Layout

3 SEWER

As per the plan shown in Figure 3, there is a 150 mm VC gravity sewer main located within Gardner Street, and a 525 mm PVCU gravity main located in Mooringe Avenue.

The site is relatively flat, so a connection to either main should be feasible, however this would need to be confirmed in more detail later based on the invert levels of the mains.

There are currently two connections from the site to the Mooringe Avenue main. As part of the construction works, these connections would need to be disconnected.

The site is expected to be connected into the main in Mooringe Avenue, however, this would need to be confirmed by SA Water. A request for SA Water to undertake a detailed assessment to check that there is sufficient capacity within the network to cater for the re-zoning has been lodged with SA Water's Treatment and Network Planning Team. This review is currently underway. Given the size of the adjacent mains within Mooringe Avenue and Gardner Street, and the former use of the site, it is likely that the SA Water assessment will be positive to support supply to the re-zoned land.

SA Water have advised that the subject land is not within a Gazetted augmentation area, and consequently there will be no augmentation fees.

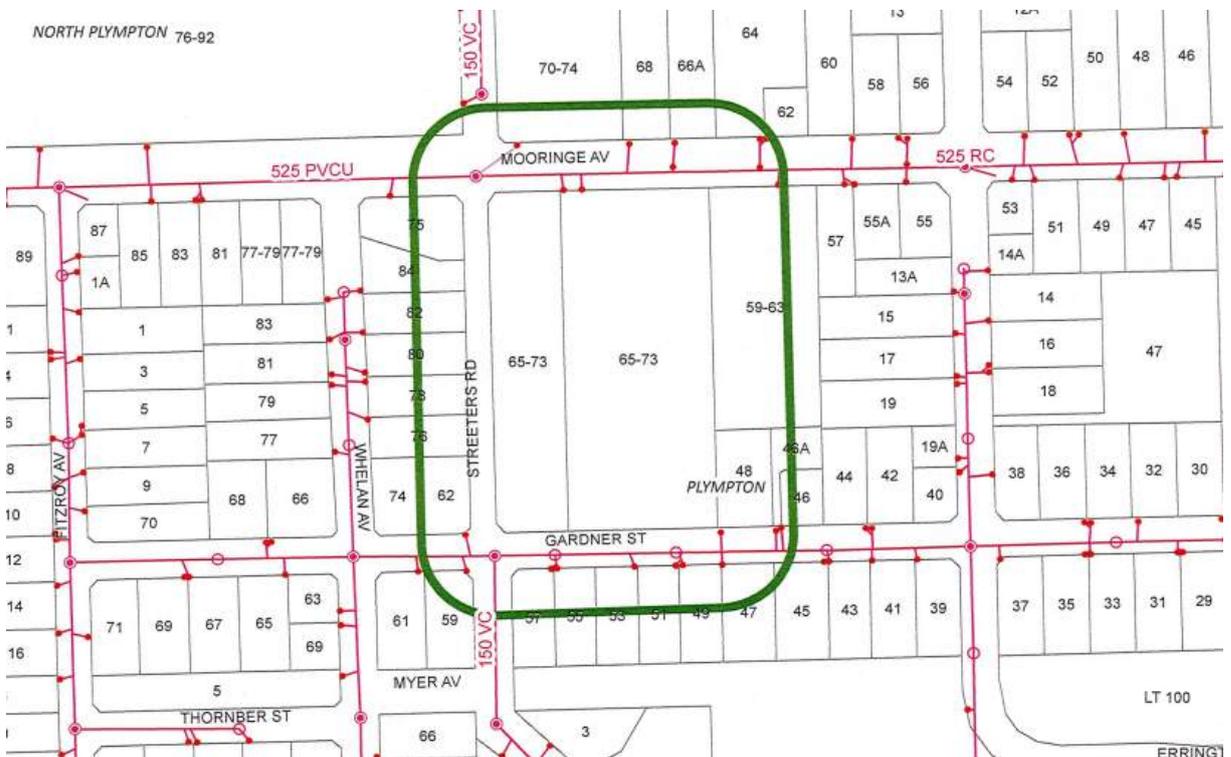


Figure 3 - Sewer Layout

4 ELECTRICAL

SA Power Networks (SAPN) have advised that given the site was previously an industrial site, the network should have sufficient capacity to cater for the re-zoning. This is however subject to the final loading from the re-zoned land.

In terms of the site infrastructure, it is likely that a pad-mount transformer would be required for the site. Also, some of the allotment connections could be provided from the street (either Mooringe Avenue, Streeters Road or Gardner Avenue) if the properties are Torrens titled. However, this would be non-contestable works that would need to be completed by SAPN.

SAPN have advised that there should be no headworks charges expected for the re-zoning (subject to the final layout/loadings), and only the standard connection costs will apply.

SAPN standard augmentation charges that would apply for the re-zoned land, based upon current rates, would be as follows:

- Medium Density Allotments, assuming 6 kVa / lot
- SAPN current augmentation metro rate for high voltage feeder supply = \$235/ kVa
- Estimated augmentation cost approximately \$1,410 (exc. GST) per allotment.



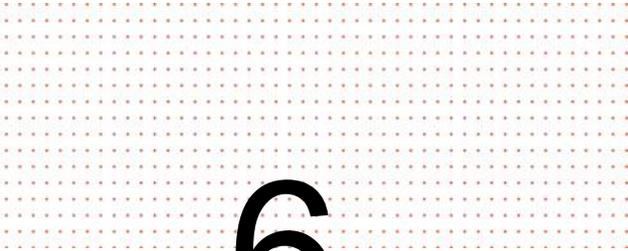
5 COMMUNICATIONS

NBN have confirmed that there is an active network within the area that could service the re-zoned land.

Currently, they are unable to undertake a feasibility assessment for the project as there are less than 100 premises expected.

NBN have advised that it is highly unlikely that backhaul charges would apply, and consequently the only fees for the re-zoning would be the per premises contribution of \$ 400 / MDU.

NBN are able to undertake a detailed planning assessment and confirm exact costs once a Development Application is submitted.



6 GAS

APA Group have undertaken a preliminary assessment of the re-zoning site.

The natural gas reticulation for the site would commence from either Mooringe Avenue or Gardner Street, however it is the preference of APA for the connection to come off the high-pressure gas main in Mooringe Avenue.

APA have also confirmed that there will be no cost to the Developer to supply and install the gas infrastructure for the site.



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