

WGA

WALLBRIDGE GILBERT
AZTEC

Flemington Street Pty Ltd

Flemington Street Glenside Code Amendment

SERVICES MASTER PLANNING REPORT

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WGA

Revision History

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1

INTRODUCTION

1.1 BACKGROUND

Wallbridge Gilbert Aztec (WGA) have been engaged to complete a review of the proposed re-zoning of the Flemington Street Community Facilities land to Housing Diversity Neighbourhood. The Housing Diversity Neighbourhood Zone seeks to deliver a medium density residential outcome with site areas in the order of 120 m².

The site covers approximately 1.5 ha. 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 WGA210560-RP-CC-0002.

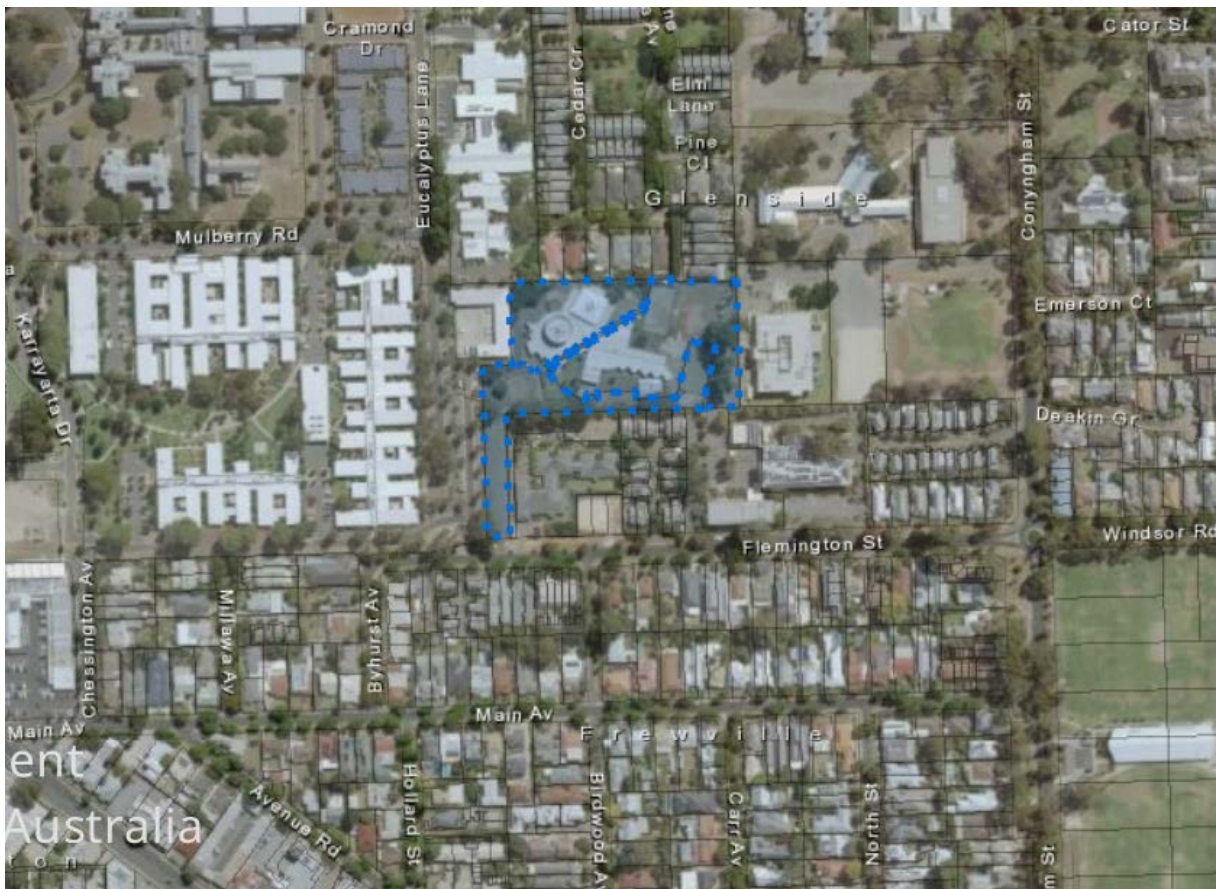


Figure 1 - Site Locality Plan

1.2 PURPOSE OF THE REPORT

The purpose of this report is to:

- Complete an investigation into the infrastructure currently servicing the proposed site, assessing the existing infrastructure availability and capacity;
- Attain an appreciation of the requirement for augmentation or upgrade works that may be associated with development of the site; and
- Consolidate investigations to provide supporting information and justification for development of the site.

1.3 SITE INFRASTRUCTURE REFERENCE INFORMATION

The location and capacity of the existing services within the vicinity of the proposed development site have been investigated and is detailed within the following sections of this report. Service authorities have been consulted to acquire background information and formalise possible supply arrangements for the potential development. A copy of the relevant correspondence is included in the appendices of this report.

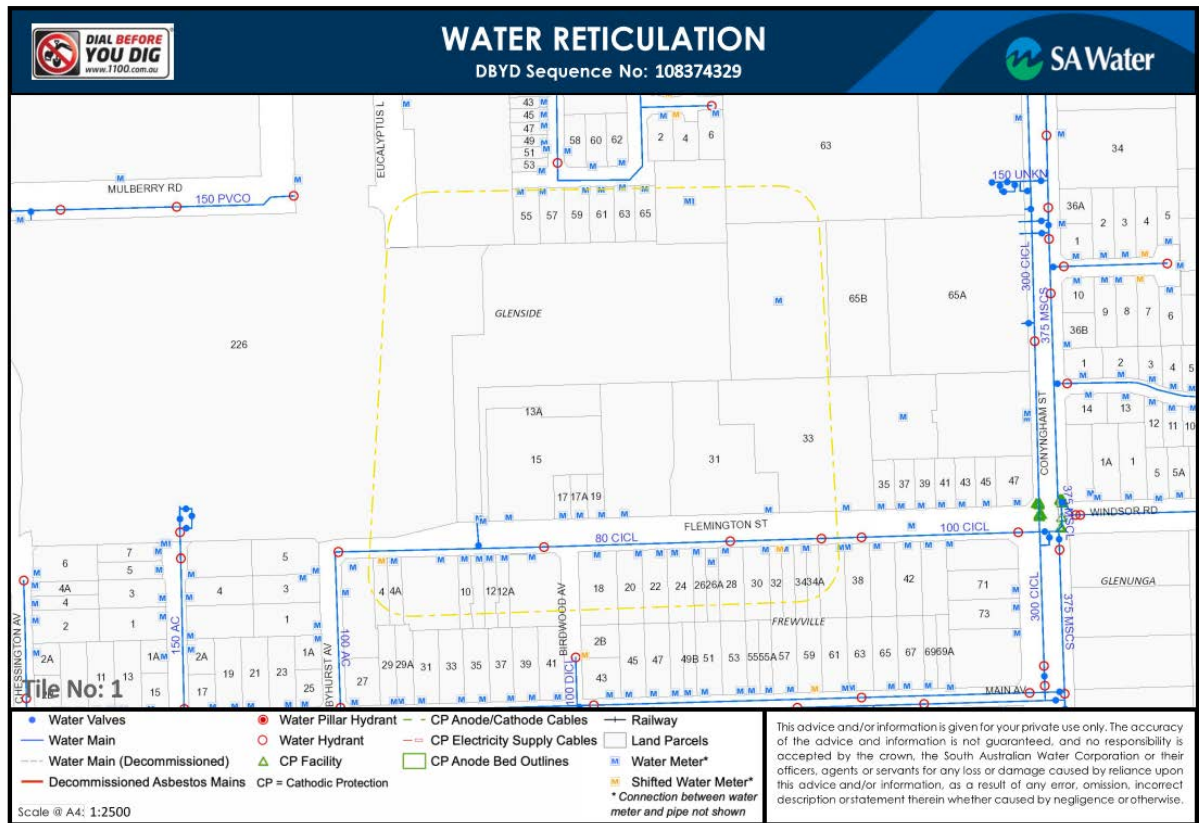
The following key authorities have been consulted in seeking infrastructure input:

- • Potable Water – SA Water
- • Wastewater – SA Water
- • Electricity Supply – SA Power Networks (SAPN)
- • Gas – APA Group (APA)
- • Telecommunications – National Broadband Network (NBN)

2 WATER

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 was lodged with SA Water's Treatment and Network Planning Team.

SA Water has proposed that the development connect into the existing 100 mm main within Flemington Street, and has confirmed at this stage this main has the capacity to service the proposed re-zoning.



Plans generated [07/04/2021] by PelicanCorp TicketAccess Software | www.pelicancorp.com. Plan valid to 05/05/2021

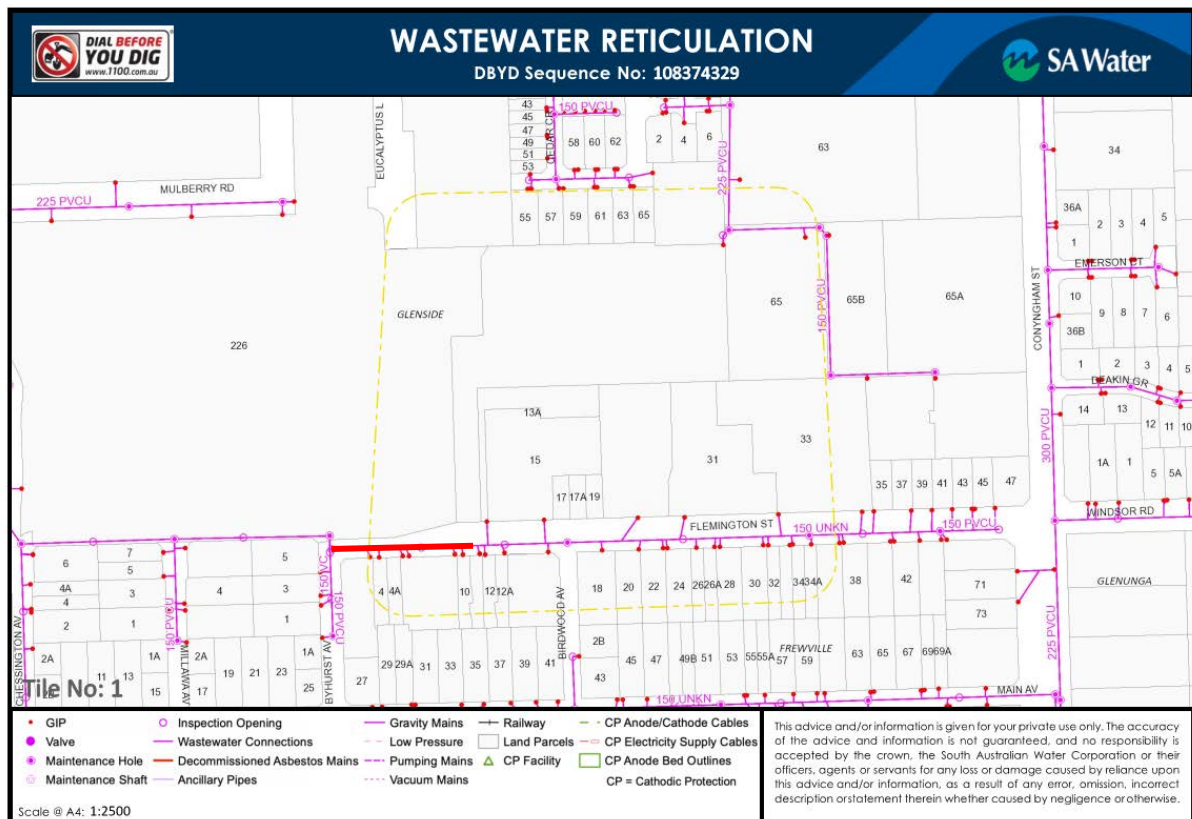
AU.SA Water - Response Plan (Water).docx (rev. 31 Mar 2020)

3 SEWER

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.

There is an existing 2.4m deep DN 150 mm connection in the north-eastern corner of the site. This connection can be utilised to serve the eastern portion of the site, with some filling works required (approximately 1.0 m) to ensure the grade to this connection can be achieved.

There is an existing 150 mm main within Flemington Road that can be used to service the western portion of the site. The grade of this main is 1.43%, and approximately 85.5 m of this main will need to be regraded to 0.55% to ensure that the main has adequate depth to service the site. The portion of main to be regraded is highlighted in red on the sketch below.

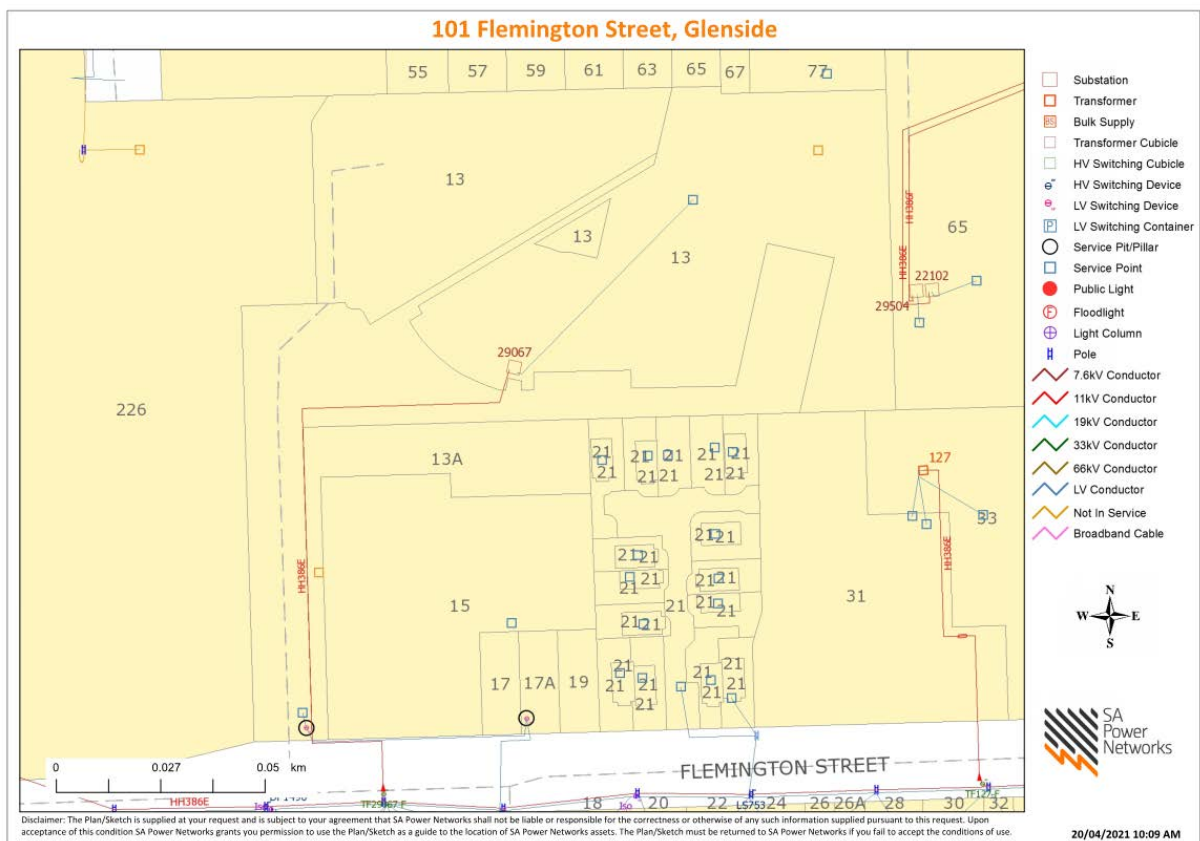


4 ELECTRICAL

SA Power Networks (SAPN) have advised that they anticipate there is sufficient infrastructure surrounding the site to allow for the future development, pending final layouts.

It is likely that the development works would require relocation of the existing padmount transformer to a more suitable location. The SAPN plans indicate that this is a 300 kVA transformer.

There is also an existing low voltage service pit or pillar at the entry to the site near Flemington Street.



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 = \$379/ kVa
- • Estimated augmentation cost approximately \$2,274 (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, and they would deliver fibre to the premises for these developments. They had advised that a formal application should be submitted so that they are able to perform a planning assessment to determine availability. There appears to be some headworks that may be required, however these would be fairly minimal as services are readily available in the area.

NBN have advised that there should be no significant backhaul charges that would apply. Typically the developer would contribute a portion of the internal infrastructure cost as follows:

- Single Dwelling Units (SDU): \$600.00 incl. GST per premises; and
- Multi Dwelling Units (MDUs): \$400.00 incl. GST per premises.

6 GAS

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

There are existing gas mains adjacent to the site with adequate capacity to service the proposed requirements of the site.

The gas mains extensions will be subject to an evaluation and approval process once more information about the site is known. However, APA have advised that typically a development such as this with little head works and multiple residential dwellings would be done at no-charge.

APA have also assumed that the developer would supply the trenching to accommodate the gas mains within the development.

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