



# Servicing Infrastructure Strategy

## PROPOSED PLANNING PROPOSAL

Lot 10 DP 1085485  
(No. 259) Averys Lane  
**BUCHANAN**

**Prepared For:**  
A Shearman

**December 2021**

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**QA Status**

PREPARED	REVIEWED	ISSUED
Karen Jurd B Dev Stud		December 2021

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# 1.0 INTRODUCTION

## 1.1 Purpose of Report

This report has been prepared on behalf of Ms Amie Shearman (Applicant) by Complete Planning Solutions Pty Ltd in support of a request to amend *Cessnock Local Environmental Plan 2011* (CLEP 2011) by rezoning approximately 1.38Ha of rural land at Buchanan in Cessnock Local Government Area (LGA). The proposal relates to a rezoned land area known as Lot 10 DP 1085485 (No. 259) Averys Lane Buchanan (see Figure 1) and is referred to as “the land” or “subject land” in this Servicing Infrastructure Strategy.

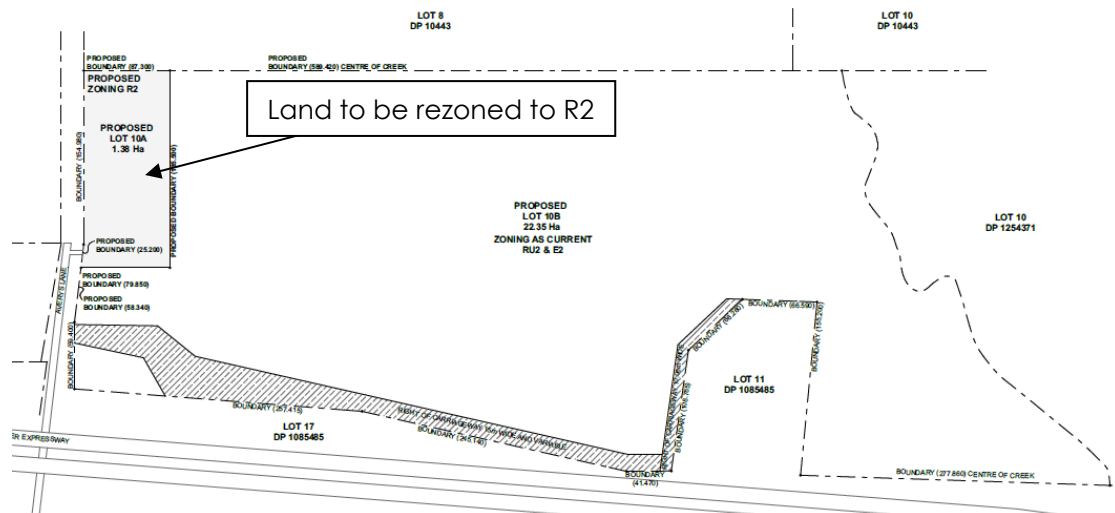
Cessnock City Council's *Local Strategic Planning Statement 2036* (LSPS) supports a residential zone to be applied to the north-west portion of the site. Figure 2 details the location of the proposed rezoning area.

The site is located within the Cessnock City Council Local Government Area (LGA). The LEP amendment pertains to one (1) land parcel. The land parcel is currently zoned RU2 Rural Landscape, E2 Environmental Conservation and SP2 Infrastructure under the current CLEP 2011 with a minimum lot size requirement of 40ha (98.84 acres) for the RU2 zoning. In accordance with this proposal, it is intended to amend the CLEP 2011 to rezone a portion of the subject sites to R2 Low Density Residential.

This strategy assesses the availability and capacity of water, sewer, electricity, telecommunications and gas to service the proposed residential development.



**Figure 1:** Locality Map – Map view of Lot 10 (No. 259) Averys Lane, Buchanan.



**Figure 2:** Portion of land to be rezoned to R2 Low Density Residential

## 2.0 THE SITE

### 2.1 Location

The subject land is located in the eastern sector of the Cessnock LGA. The locality is experiencing a transition to a residential area. This is evidenced by strong recent development growth in the Averys Lane and Buchanan Ridge Urban Release Area which is located to the north and west of the subject site.

The subject land is described as Lot 10 DP 1085485 (No. 259) Averys Lane Buchanan. The land to be rezoned comprises an area of approximately 1.38Ha. The general locality of the site is depicted in Figure 1.

### 2.2 Address

Lot 10 DP 1085485 (No. 259) Averys Lane Buchanan

### 2.3 Owner

The land is currently owned by C Shearman

### 2.4 Existing Zone

The land parcel is currently zoned RU2 Rural Landscape, E2 Environmental Conservation and SP2 Infrastructure under the current CLEP 2011. In accordance with the proposed Planning Proposal, it is intended to amend the CLEP 2011 to rezone a portion of the subject sites to R2 Low Density Residential. APPENDIX A details the existing zoning of the land.

### 2.5 Adjoining Land Use

A land use survey has been carried out in the preparation of this report to determine the character of the area and whether the proposed development will have a detrimental impact upon existing adjacent development and the local amenity.

The greater site is adjoining land zoned for the following:

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**(5)**

- residential purposes (west and north);
- rural residential purposes (east and south-west); and
- rural purposes (south).

## 2.6 Water

Hunter Water has provided preliminary servicing advice in relation to the provision of water delivery to the proposed site (see Appendix B). Hunter Water's advice is as follows:

*"The development site is currently remote from Hunter Water's water supply network, and therefor does not have an existing water main frontage.*

*The nominal water point of connectin for this site is the exiting 150mm watermain in Averys Lane (refer to Figure 1). Currently, there is sufficient capacity in the network to service your proposed subdivision".*

Refer to advice for further details.

## 2.7 Sewer

Hunter Water has provided preliminary servicing advice in relation to the provision of sewer services to the proposed site (see Appendix B).

Hunter Water's advice is as follows:

*"The Development site is currently remote from Hunter Water's sewer network.*

*A new Waste Water Pump Station (WWPS) is proposed to be constructed opposite your development site in Lot 2 DP 1251405 Averys Lane, to service the Buchanana Ridge development. Hunter Water expects your development will be within the catchment of this WWPS. It is anticipated there will be sufficient capacity in the network to service your development.*

*You will need to extend sewer mains to provide each lot with a sewer point of connection.*

Refer to advice for further details.

## 2.8 Electricity

Ausgrid has provided preliminary servicing advice in relation to the provision of electricity services to the proposed site (see Appendix C).

Ausgrid's advice is as follows:

*"The Ausgrid network can provide supply to the proposed lots once a contestable project has been completed by the developer".* Refer to advice for further details.

## 2.9 Telecommunications

Telstra has advised that the proposed subdivision can be provided with telecommunication services by an extension from the existing network servicing adjacent residential development.

They further advised that NBN installation is not planned for the area at this stage. However, Mobile Broadband services will be available to residents.

## 2.10 Gas

Jemena has advised that the extension of gas mains to provide access to the use of natural gas in the proposed subdivision is possible.

Current connection points are available at Loch Lomond Avenue, St Andrews Close and Balgownie Circuit Heddon Greta which is approximately 1.5km away.

Natural gas is to be supplied to the Buchanan Ridge which is west of the subject site. Stages 1 and 2 of the proposed subdivision (known as Buchanan Ridge) is to commence installation of infrastructure in December 2021 and is expected to be delivered within 9 to 12 months of commencement.

Provision of a natural gas distribution system to the site must be commercially viable. Upon provision of final layout and load configurations a full economic assessment will be undertaken. A contribution may be required from the developer to assist in the economic viability of the proposal.

## 3.0 CONCLUSION

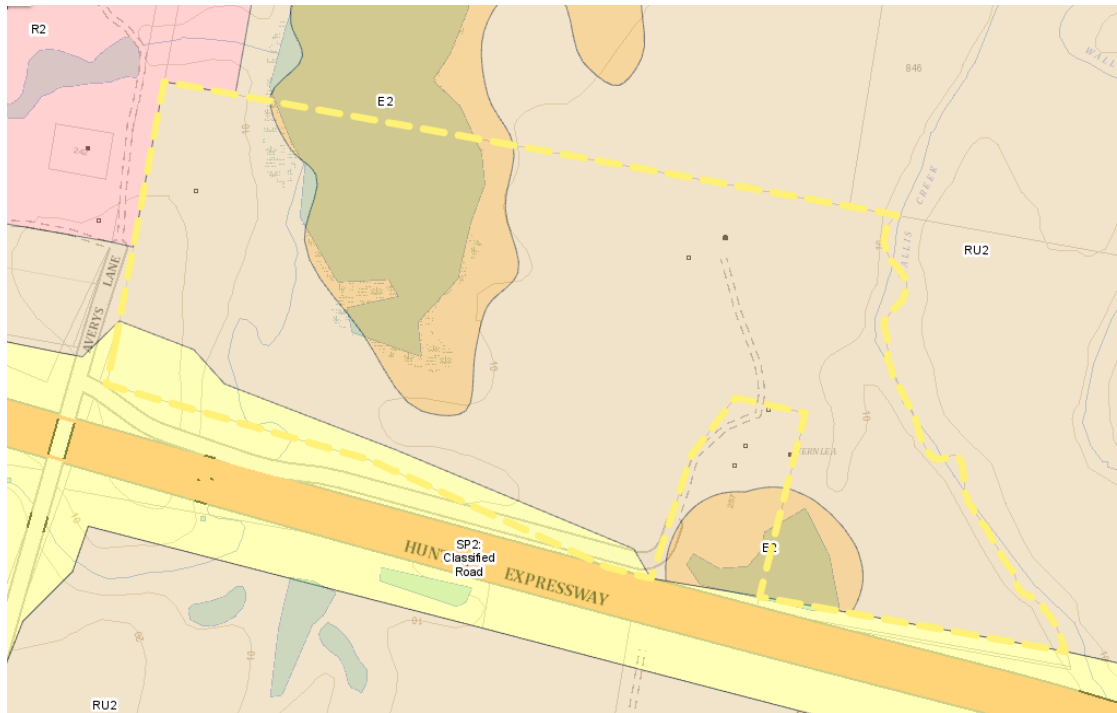
From the preliminary advice received from service providers the subject site can be connected to water, sewer, electricity and gas facilities.

## APPENDIX A

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# ZONING MAP





## APPENDIX B

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# HUNTER WATER



Hunter Water Corporation  
ABN 46 228 513 446

PO Box 5171  
HRMC NSW 2310  
36 Honeysuckle Drive  
NEWCASTLE NSW 2300  
1300 657 657  
enquiries@hunterwater.com.au  
hunterwater.com.au

16 November 2021

C D SHEARMAN  
C/- Complete Planning Solutions  
187 LANG ST  
KURRI KURRI NSW 2327

#### PRELIMINARY SERVICING ADVICE APPLICATION

Property Address:	259 AVERYS LANE, BUCHANAN NSW 2323
Lot & Plan number:	Lot 10 DP 1085485
Development Description:	Preliminary Servicing Application for Proposed Rezoning of 1.38ha of Rural Land to R2 Residential with approximately 18 lots
Hunter Water Reference:	2021-1675

Hunter Water offers the following preliminary servicing advice for the provision of water and sewerage facilities for the development detailed above.

General information on water and sewer issues relevant to the proposal are included in this correspondence. This information is indicative only and based on Hunter Water's knowledge of its system performance and other potential developments in the area at the present time. This advice may change substantially due to a range of factors and a detailed analysis of available capacity will be undertaken upon lodgement of a [Development Application](#) to Hunter Water.

When you have development approval, you may submit this Development Application to determine the formal requirements for the development. Hunter Water will then issue a Requirements Letter including an offer for network capacity.

#### Financial Requirements

A reimbursement contribution may be required towards the cost of any water and sewer infrastructure that is constructed by a third-party developer and utilised to serve this development. Reimbursements include GST and cannot be determined until the connection points are defined and a Development Application is submitted.

#### Water Supply

The development site is currently remote from Hunter Water's water supply network, and therefore does not have an existing water main frontage.

The nominal water point of connection for this site is the existing 150mm watermain in Averys Lane (refer to Figure 1). Currently, there is sufficient capacity in the network to service your proposed subdivision.

In accordance with the Water Reticulation Layout Masterplan, the 150mm watermain will be extended southwards as development proceeds along Averys Lane (refer to Figure 2).

You will need to extend watermain to provide each lot within your development with watermain frontage and a water point of connection.

### **Wastewater Transportation**

The Development site is currently remote from Hunter Water's sewer network.

A new Waste Water Pump Station (WWPS) is proposed to be constructed opposite your development site in Lot 2 DP 1251405 Averys Lane, to service the Buchanan Ridge development (refer to Figure 3). Hunter Water expects your development will be within the catchment of this WWPS. It is anticipated there will be sufficient capacity in the network to service your development.

You will need to extend sewer mains to provide each lot with a sewer point of connection.

### **Delivery of Developer Works**

Developer works will need to be delivered under [Developer Works Deeds](#) executed by the Developer and Hunter Water.

All developer works are to be designed by an [Accredited Design Consultant](#) and constructed by an [Accredited Contractor](#).

### **Environmental Requirements**

Hunter Water may require a [Review of Environmental Factors](#) (REF) to be submitted in accordance with the provisions of Environmental Planning and Assessment Act 1979 for the delivery of developer works. Hunter Water will assess the REF as a determining authority under provisions of Part 5 of the Act.

### **Entry Requirements**

The proposed investigation works may require entry to another property. You will need to arrange for entry and have evidence of consent by way of a signed [Entry Permit](#) with the affected landowner.

*These preliminary requirements are not commitments by Hunter Water and maybe subject to significant change prior to this development proceeding.*

*If you have any enquiries, please contact your designated assessment officer below.*

Barry Calderwood T: 02 4979 9721 E: <a href="mailto:barry.calderwood@hunterwater.com.au">barry.calderwood@hunterwater.com.au</a>
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Figure 1 – Local Water Supply Network



Figure 2: Water Reticulation Layout Masterplan



Figure 3 – Local Sewer Network & Proposed WWPS Location



## APPENDIX C

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# AUSGRID



## Preliminary Enquiry – Response Letter



12 October 2021

Webform ref: 277115

Complete Planning Solutions Pty Ltd  
Attention: KAREN JURD  
Via email: karen.jurd@completeplanningsolutions.com.au

Premises address: 259 AVERYS LANE, BUCHANAN  
Ausgrid AE Reference: 700007462

Dear KAREN

I refer to your preliminary enquiry regarding the electricity connection at the above address and provide the following information.

- ☐ The Ausgrid network can provide supply to the proposed lots once a contestable project has been completed by the developer. Following is the likely work(s) required to provide the request capacity.
  - Upgrade of existing pole substation HP25407.
  - Install overhead low voltage mains and poles if overhead supply is permitted by council. Existing supply in the area is overhead.
  - Install underground low voltage cables and pillars if underground is required by council.
- ☐ An extension/augmentation of the Ausgrid network is Contestable and requires the customer to engage accredited service providers to undertake the design and construction of the required works. Information on how to connect to the Ausgrid network can be found on our website at the following link: <https://www.ausgrid.com.au/Connections>
- ☐ Ausgrid is unable to provide costs or timeframes for Contestable works. However, accredited service providers may be able to provide the information.
- ☐ The electrical connection will require Ausgrid to provide auxiliary services that only Ausgrid can provide. The auxiliary services and the associated fee are detailed in the Ausgrid document *Alternative control services fee schedule*. The document is available on our website at the following link: <https://www.ausgrid.com.au/Connections/charges>
- ☐ To proceed further in obtaining a new or altered electrical connection to the property a Connection Application will need to be submitted. The various application forms are available on our website at the following link: <https://www.ausgrid.com.au/Connections>

It should be noted that the above advice is based on Ausgrid's policies and network status as of today and are subject to change.

Connections to the Ausgrid network are governed by a set of laws and rules referred to as the National Energy Customer Framework (NECF). Included in the NECF is the National Electricity Rules (NER). Under these rules, a binding contract may only be formed after a connection application is lodged and Ausgrid has made a connection offer in response to that application. Accordingly, to make arrangements for the electricity connection of the development to the Ausgrid network you should lodge a completed connection application.

Should you require any further information please contact me.

Yours sincerely,

Brian Mottley  
Ausgrid

Direct Telephone Number: 0249101411  
Email: [brian.mottley@ausgrid.com.au](mailto:brian.mottley@ausgrid.com.au)



