

ADW JOHNSON PTY LIMITED

ABN 62 129 445 398

Sydney
Level 35 One International Towers
100 Barangaroo Avenue
Sydney NSW 2000
02 8046 7411
sydney@adwjohnson.com.au

Central Coast
5 Pioneer Avenue
Tuggerah NSW 2259
02 4305 4300

coast@adwjohnson.com.au

Hunter Region
7/335 Hillsborough Road
Warners Bay NSW 2282
02 4978 5100

hunter@adwjohnson.com.au

Strategic Utility Services Report

“The Vintage Village”

Property:

Lots 1014 and 1016 DP1298409

Applicant:

Stevens Group

Date:

22nd February 2024

Project Management • Town Planning • Engineering • Surveying
Visualisation • Social Impact • Urban Planning

www.adwjohnson.com.au

Document Control Sheet

Issue No.	Amendment	Date	Prepared By	Checked By
A	Initial Draft Issue	22 nd February 2024	OM	BM

Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

This document is solely for the use of the authorised recipient. It is not to be used or copied (either in whole or in part) for any other purpose other than that for which it has been prepared. ADW Johnson accepts no responsibility to any third party who may use or rely on this document or the information contained herein.

The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

Executive Summary

Stevens Group wish to lodge a planning proposal to undertake a rezoning of land within "The Vintage" to extend the area of permissibility for the construction of a residential flat building. To ensure that the new use can be serviced an understanding of existing utility infrastructure is required.

ADW Johnson has been engaged to undertake a strategic level assessment of the existing utility infrastructure within vicinity of the subject site to determine potential lead in works required to facilitate the two-lot subdivision and ultimate servicing of the future development.

There is existing potable water infrastructure located around the site along Vintage Drive and Casuarina Drive. The site has frontage to the existing watermain and therefore the only works required would be a service connection.

There is existing wastewater infrastructure in the vicinity of the site, with an existing main running adjacent to the southern boundary of the proposed development. Similar to water, the only works required to service the development would be the provision of a sewer junction.

Existing electrical infrastructure, NBN infrastructure and gas infrastructure in the vicinity of the site is provided through common services trench along Vintage Drive which currently provides low voltage (LV) power, fixed line NBN service and medium pressure gas mains.

To service the development, the common service trench can be extended to the north east corner of the proposed site. If high voltage (HV) electrical is required then cable can be extended from Chateau Ellen driveway using existing spare conduits.

Therefore, based upon the proximity of existing services to the subject site, from an infrastructure servicing connection perspective, there is no constraint to the proposed development.

Table of Contents

EXECUTIVE SUMMARY	II
1.0 INTRODUCTION	1
2.0 SITE CONTEXT	2
3.0 POTABLE WATER SUPPLY	3
3.1 EXISTING INFRASTRUCTURE	3
3.2 SERVICING OPTIONS	3
3.3 REGIONAL SERVICING	3
4.0 WASTEWATER INFRASTRUCTURE	4
4.1 EXISTING INFRASTRUCTURE	4
4.2 SERVICING OPTIONS	4
4.3 REGIONAL SERVICING	4
5.0 ELECTRICITY/COMMS AND GAS INFRASTRUCTURE	5
5.1 EXISTING INFRASTRUCTURE	5
5.2 SERVICING OPTIONS	5
6.0 CONCLUSION.....	6

APPENDICES

Appendix A	Draft Plan of Subdivision and Existing Services
-------------------	---

1.0 Introduction

Stevens Group wish to lodge a planning proposal to undertake a rezoning of land within "The Vintage" to extend the area of permissibility for the construction of a residential flat building. To ensure that the new use can be serviced an understanding of existing utility infrastructure is required.

To facilitate the future construction of the residential flat building, a two-lot subdivision will be required to separate the future apartments site from the existing uses within the area known as "The Vintage Village".

ADW Johnson has been engaged to undertake a strategic level assessment of the existing utility infrastructure within vicinity of the subject site to determine potential lead in works required to facilitate the two-lot subdivision and ultimate servicing of the future development.

This report will outline, at a high level, the existing infrastructure within the vicinity of the site and the potential infrastructure works required to facilitate the future development works. It is noted that this report is prepared at a high level to determine the feasibility of service connections only.

The capacity of existing services is not considered in detail within this report; however, it is anticipated that capacity will not pose a constraint.

2.0 Site Context

The site of the future apartment building currently sits partially within Lots 1014 and 1016 DP1298409. The area is known as "The Vintage Village".

As shown in Figure 2.1 below, Lot 1016 is currently occupied by an existing commercial premises (Nineteen), sales centre and associated carparking areas. An existing apartment building is located on a separate parcel of land between Lot 1016 and Vintage Drive.

Lot 1014 is a large residue parcel of land that is earmarked for future development under a different application.

A draft plan of subdivision to create a separate lot for the proposed apartment building can be seen in **Appendix A**.

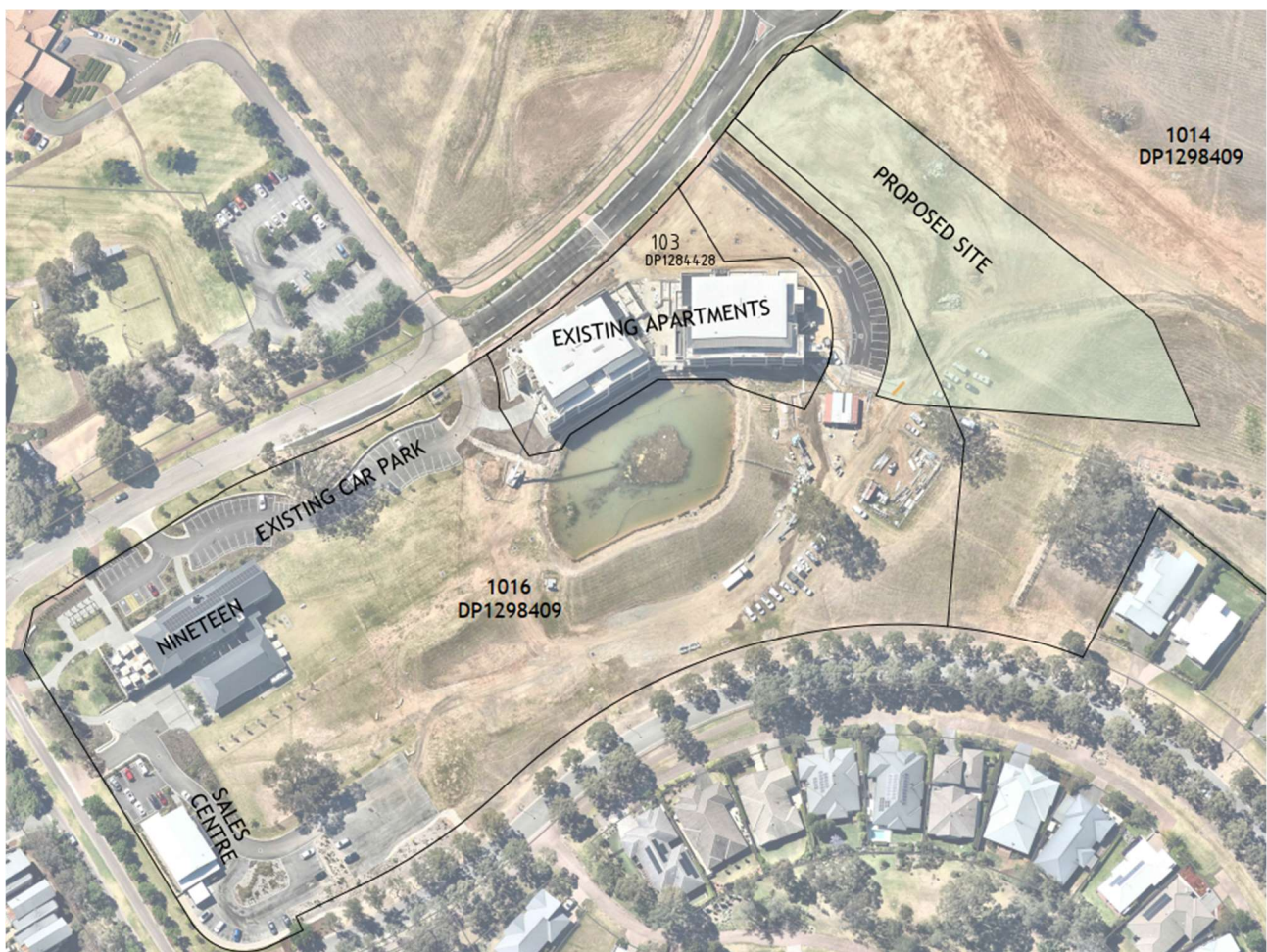


Figure 2.1 – Site Location

From a servicing perspective, it is noted that the proposed Lot 3302, containing the existing uses, is currently serviced and is therefore not considered further in this report.

3.0 Potable Water Supply

3.1 EXISTING INFRASTRUCTURE

A review of numerous information sources was undertaken to gain an understanding of the existing potable water services within the vicinity of the site including a Before You Dig Australia (BYDA) and a review of Hunter Water Cooperation (HWC) GIS Asset Locations. A summary of these investigations is outlined below.

3.1.1 Before you Dig Australia (BYDA) and Hunter Water Cooperation (HWC) Asset Location

A BYDA search was undertaken and it was found that there are a number of reticulated potable water services in the vicinity of the site running along Casuarina Drive, Claret Ash Drive and Vintage Drive.

Reviewing the HWC GIS data indicates that water mains located within Vintage Drive, Casuarina Drive and Claret Ash Drive are all 200mm dia mains of varying materiality. These mains are connected into the broader water network of the Vintage Development.

3.2 SERVICING OPTIONS

Proposed Lot 301 has frontage to an existing watermain and therefore no further works are required other than the provision of a service connection.

Therefore, the provision of a water service connection is not considered to be a constraint to the proposed development of the site.

Key existing infrastructure and the potential connection point can be seen on the sketch contained in **Appendix A**.

3.3 REGIONAL SERVICING

It is our understanding that, at the time of writing this report, HWC is considering a servicing strategy that considers both The Vintage land holdings and the adjoining Lovedale Farm development. It is our understanding that the subject site has been considered in this strategy and therefore infrastructure capacity is unlikely to be a constraint to the development.

4.0 Wastewater Infrastructure

4.1 EXISTING INFRASTRUCTURE

4.1.1 Before you Dig Australia (BYDA)

A BYDA search was undertaken and it was found that there is existing sewer infrastructure, that extends from the south east into the subject site to service the existing apartment building (Lot 103 DP1284428).

A review of the HWC GIS data indicates that sewer is a 150mm UPVC-SN8 gravity main that runs along Casuarina Drive connecting to a 225 mm UPVC-SN8 carrier main that runs east towards Wine Country Drive, discharging into Rothbury 2 pump station.

Proposed Lot 302 is serviced via a separate gravity main located on the south west corner of the site.

4.2 SERVICING OPTIONS

The existing 150mm sewer main that extends from the south through to the existing apartments site provides a possible connection location to service the development. Based upon the levels of the site and the gravity main, it is feasible to drain the development to this location.

Given there is a feasible connection to an existing HWC asset, the provision of a wastewater service connection is not considered to be a constraint to the proposed development of the site.

Key existing infrastructure and the potential connection point can be seen on the sketch contained in **Appendix A**.

4.3 REGIONAL SERVICING

It is our understanding that, at the time of writing this report, HWC is considering a servicing strategy that considers both The Vintage land holdings and the adjoining Lovedale Farm development. It is our understanding that the subject site has been considered in this strategy and therefore infrastructure capacity is unlikely to be a constraint to the development.

5.0 Electricity/Comms and Gas Infrastructure

5.1 EXISTING INFRASTRUCTURE

A BYDA search was undertaken of the site that indicates existing electrical, telecommunications and gas services are currently available within Vintage Drive, Claret Ash Drive and Casuarina Drive.

These are largely located within an existing common services trench, which includes spare conduits for HV, located on the northern side of Vintage Drive. The common services trench crosses to the southern side of Vintage Drive at the existing roundabout.

The key electrical existing infrastructure located on the BYDA search can be seen in **Appendix A**.

5.2 SERVICING OPTIONS

An extension of the existing common services trench will enable a connection point to the subject site for electrical, telecommunication and gas infrastructure. Should HV be required, spare conduits are available to pull HV cables to the site.

Given the proximity of existing services, it is not considered that electrical, telecommunications and gas servicing will be a constraint to the proposed development of the site.

Key existing infrastructure and the potential connection point can be seen on the sketch contained in **Appendix A**.

6.0 Conclusion

A review of BYDA information and other authority information indicates that there is existing service infrastructure located in close vicinity to the site. It is anticipated that with minimal additional works, the proposed development could be adequately serviced by all utilities.

Therefore, from an infrastructure servicing connection perspective, there is no constraint to the proposed development.

Appendix A

DRAFT PLAN OF SUBDIVISION AND EXISTING SERVICES

