

OUR REF: M6937

DEVELOPMENT SERVICING REPORT

Date: 8th July 2020

Project: Corowa Residential Development

Description / Location: 42-80 Cemetery Rd, Corowa - Lot 66 DP1167493
169-199 Redlands Road - DP199174

Background:

The land is split into two parcels being bound by Redlands Road and Cemetery Road Corowa.

Zoning:

It currently zoned General Residential (R2) with a mix of lot sizes (refer **attached** Concept Development Plan) falling into two main categories.

Objectives of zone:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The minimum lot size in the R2 zone is 550m².

Provision of Infrastructure:

Road Network

The road network will be made up of a mix of an existing Regional Road (Redlands Road) and Local Access Streets and be designed in accordance with Federation Councils Design Manual. Refer to Typical Road Cross section drawings.

Refer to **attached** Traffic Impact Assessment Report for details.

Drainage

We are proposing to construct two detention basins one in the north west corner of Catchment A and one in the south west corner of Catchment B. Each will provide various functions including retardation, water quality treatment and visual amenity.



Catchment A basin will freely drain under gravity to Cemetery Road drainage system and Catchment B will require a stormwater pump station and then will be directed to the existing open drain that runs along the southern boundary of the site.

Refer to **attached** Stormwater Management Plan & Report – V2.

Sewer Reticulation

The site is already well serviced with an existing trunk sewer line. For proposed sewer layout refer to attached Servicing Plan.

We were advised by Scott Donders on 23rd June 2020 the following:

“... the existing gravity sewer main through this section has the capacity to take the development.”

“...The sewerage pump station will be upgraded by Council and again council will require an estimated timeline as to when each stage is likely to be completed so they can plan to budget and schedule these works.”

Once we have a DA and commence design we will work with Council as to the timing of each stage and work out when upgrades will be required.

Water Reticulation

The site is well serviced with existing water main surrounding the site in various locations. We have been advised that Federation Council have sufficient capacity in their existing reticulated water system to cater for the additional lots.

We were advised by Scott Donders on 23rd June 2020 the following:

The proposed 145 lots at 169-199 Redlands Road water supply will need to come off the existing 250mm water main in Tower Street and the existing gravity sewer main through this section has the capacity to take the development. Once you receive the DA consent you will be required to provide sufficient detail to prove your internal servicing will meet the requirements set out in Council's Engineering Guidelines for Subdivisions and Development Standards and applicable WSAA guidelines.

The proposed 184 lots at DP1167493/66, Barber Street has a 150mm water main to the boundary of the development which will only have the capacity to take around half of the required lots. Council will require an estimated timeline as to when each stage is likely to be completed so they can plan to budget and schedule in a new trunk main to service this area. We may need to work with you as to where the alignment of this will be.

Once we have a DA and commence design we will work with Council as to the timing of each stage and work out when upgrades will be required.

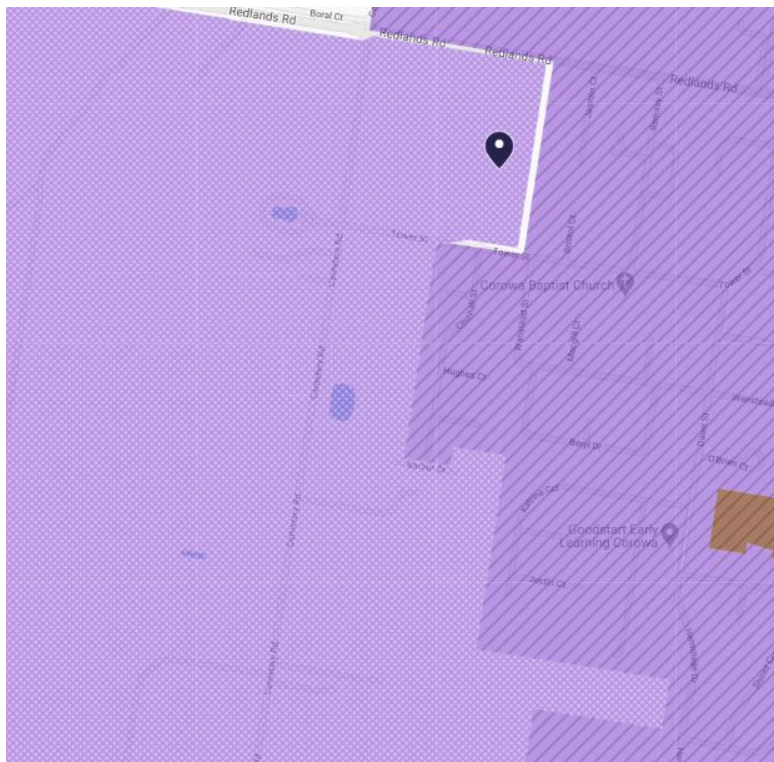
Power

The site can be serviced with power. There is ample supply available to the site.

Telstra / NBN Co

The NBN Co rollout mapping shows NBN Is available to the site.





Gas

There is gas available at various locations surround the site.

Please feel free to contact me on 0407 216 710 should you wish to discuss any aspect of the above project.

Matthew Sammon

Civil Engineer (MIEAust)

North East Survey Design

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