

Technical Memo

To: Suzanne Barker, Colac Otway Shire
From: Peter Van Wyk, Senior Engineer Network Planning, Barwon Water
Date: 30 January 2018
Subject: Armstrong & Hearn Streets Colac – Draft Development Plan

In response to the servicing request from the Colac Otway Shire on 19th January 2018 and regarding the proposed development of land on the north-east corner of Armstrong and Hearn Streets Colac.

Barwon Water's Asset Planning Department has investigated the servicing requirements for this area and provides the following advice.

Background

The Shire has facilitated the preparation of a development plan (DP02) to enable development of an area north-east of the Armstrong and Hearn Street intersection. This area is adjacent to land owned by Barwon Water which is used for a sewer pump station and a future sewerage detention storage. The DP02 plans have been sent to Barwon Water for feedback/comment. The land is subject to a proposed LSIO and FO as shown in Figure 1 below.



Figure 1: Colac DP02 area

Future Development

Design Urban has prepared a draft development plan as shown in Figure 2 below.

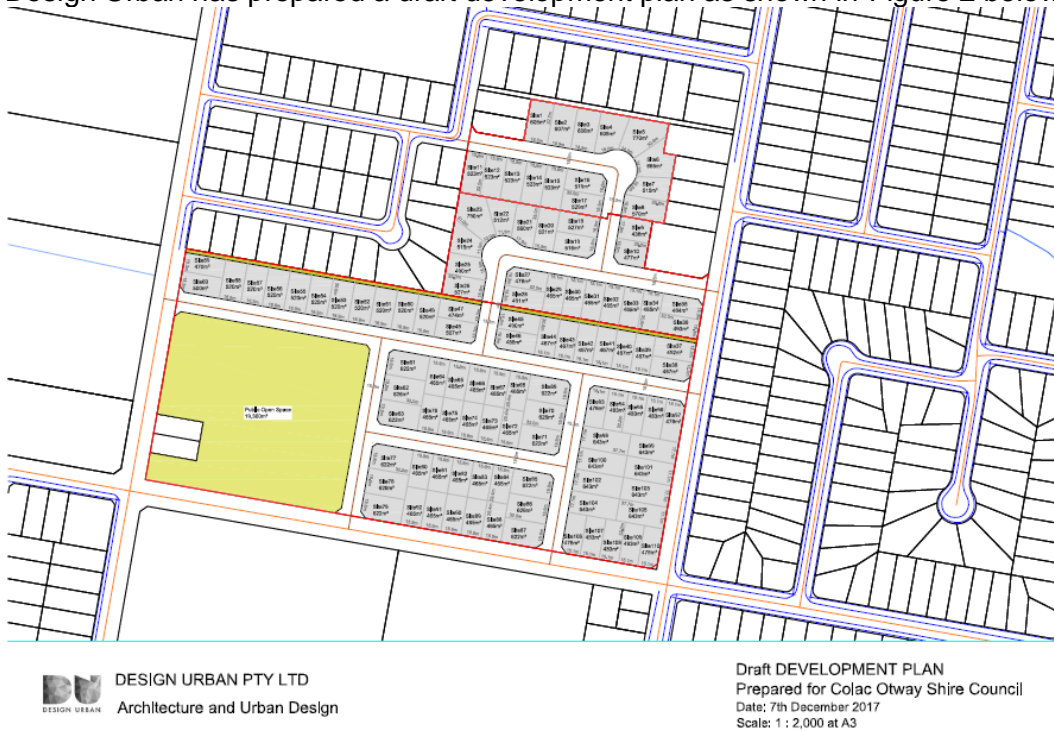


Figure 2: Draft Development Plan

Sewerage

The site naturally falls to the south-west and a number of sewers adjoin the area as shown by blue lines in Figure 3 below. All sewers have adequate capacity to service the adjacent proposed development.



Figure 3: Existing Sewer Layout

Given that a LSIO and FO are proposed, Barwon Water will have to review the implication of this on its land when further developing the site for a future sewerage detention storage.

Water and Recycled Water

Water Servicing

The proposed development area near Hearn and Armstrong Street in Colac will connect to the Colac Urban PMA (Pressure Management Area) water pressure zone. This pressure zone can supply water up to the 150 m contour. The subject development site falls between the 125-132 m contours.

The lots within the development shall be supplied via mains constructed in accordance with *Figure* . The lots fronting Armstrong St, Hearn St & Sinclair St can be supplied with tapplings from the DN225, DN150 & DN150 respectively.

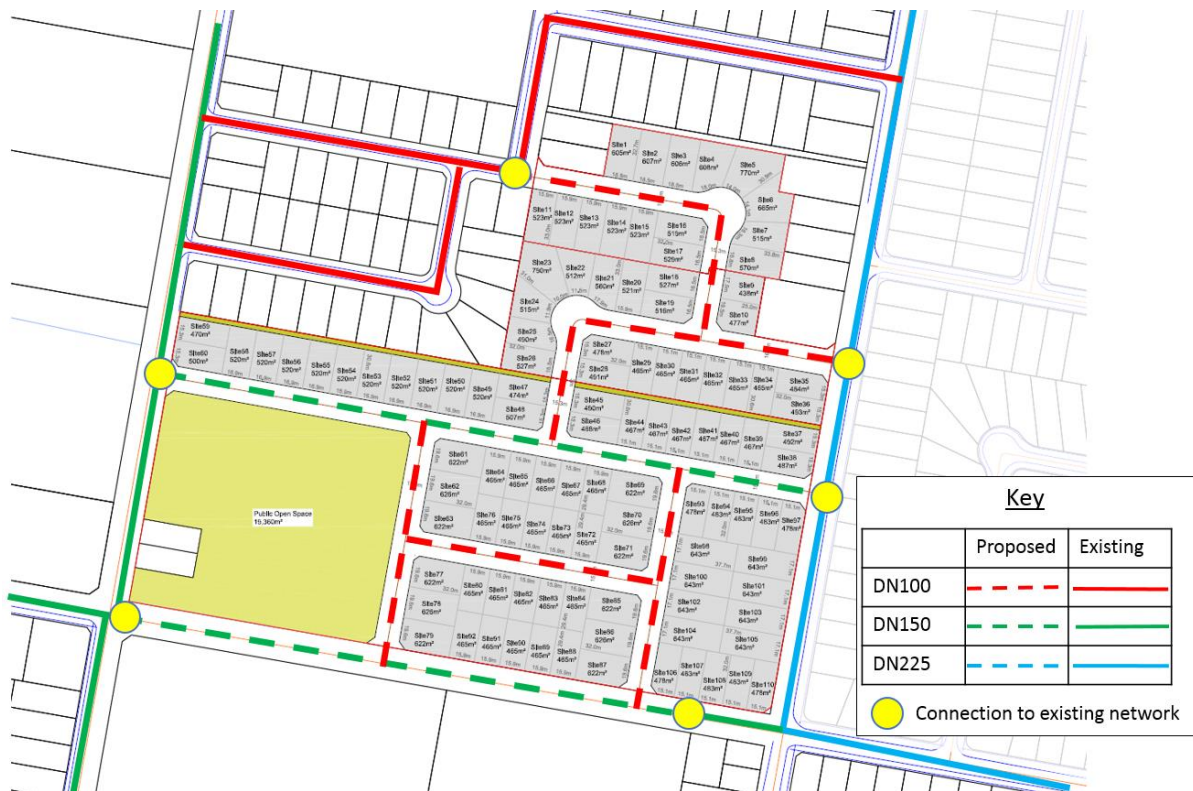


Figure 4: Water main layout

Recycled Water Servicing

Barwon Water does not have a recycled water reticulation system at Colac.

Conclusion

Advice provided above indicates that services could be extended to service the proposed development area. This advice is high level and is subject to change based on Barwon Water's requirements and further information being made available from developers and other stakeholders.

The development of this area is dependent on direction from the Colac Otway Shire who are the responsible planning authority for this area.

For further enquiries please contact Network Planning Co-ordinator, Rhys Bennett on 52262328.