

Lot 5 Hampden Way, Strathalbyn Code Amendment

Infrastructure Services Report

Prepared for:

Strath Property Investments Pty Ltd

Prepared by:

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Services Infrastructure Report

Reference No.: 24493

Prepared by: Jason Winter

Reviewed by: Dean Mathews

Revision History

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1 Introduction

GREENHILL have been engaged by Strath Property Investments Pty Ltd to prepare a Services Infrastructure Report for a Code Amendment, which proposes to rezone Allotment 5 Hampden Way, Strathalbyn for Commercial Use.

The subject land (Affected Area) is located between Adelaide Road (eastern frontage) and Hampden Way (western frontage), with Braemar Drive to the south. To the north there is existing farmland, although we note that a 64-allotment residential land division has been approved for that land.

A locality plan is shown below:



The Affected Area is proposed to be developed as a Local Activity Centre and may include land uses such as a supermarket, shops, small showrooms, commercial floorspace, franchised food and office space. The Affected Area, already has approval for a Medical Centre and Childcare. A Service Station is approved for development on the opposite side of Braemar Drive.

This report investigates the existing services infrastructure and stormwater management, and considers the capacity to provide for the Affected Area with the Code Amendment.

2 Services Infrastructure

An assessment of the services infrastructure at the site has been made to identify the existing services at the proposed development site and to consider their availability to service the proposed development.

The infrastructure identified at, or adjacent the site, by a '**Dial Before You Dig**' (DBYD) enquiry and direct enquiry with the associated service authorities/providers has included the following:

- Wastewater (Alexandrina Council),
- Potable water (SA Water),
- Roads and Stormwater Drainage (Alexandrina Council)
- Gas (APA Group),
- Telecommunications (NBN, Telstra), and
- Electrical Power Supply (SAPN),

A copy of the DBYD information is included in Appendix A. Copies of the service authorities/providers responses are included in Appendix D.

The relevant infrastructure requirements, existing infrastructure services and their availability are outlined as follows:

2.1 Existing Site and Topography

The Affected Area is currently undergoing development associated with the approved Childcare and Medical Centre applications. Historically, the site has been used for primary production/farming purposes. There is existing vegetation along the Adelaide Road and Hampden Way Road reserves, as well as a few scattered trees across the site.

The Affected Area has recently been subject of a number of planning approvals, including both for land division and development. Land division No. 455/D022/2020 has been both approved and cleared by Alexandrina Council, creating allotments 11 and 12 Braemar Drive. A copy of this plan of division is included in Appendix B. These two newly created allotments provide for the Childcare and Medical Centre developments, respectively.

Land division (No. 455/D443/2021) has also both been approved and provided clearance, with titles created. This land division creating allotments 13 and 14 Hampden Way, which are intended for '**commercial**' land uses. The balance of the subject land is now defined as Lot 20 Hampden Way (D130311 A20).

The site has a gentle grade, generally falling from the north-east to the south-west, at a gradient of between approximately 1.0% to 2.0% towards the Angas River.

2.2 Road Infrastructure

The Affected Area has existing frontages to the following existing roads:

- Adelaide Road to the east
- Braemar Drive to the south
- Hampden Way to the west

Adelaide Road is under the care and control of the Department for Infrastructure and Transport (DIT). Whereas, Hampden Way and Braemar Drive are under the care control and management of Alexandrina Council (AC).

Access points to the subject land are envisaged to all three of the road frontages.

Adelaide Road has a traffic volume of approximately 7,600 vehicles per day (refer to DIT, 2021 traffic volume data) and it is expected that auxiliary turn lanes (Channelised Right-Turn and Left-Turn treatments) will be required to enable for road junctions and turn movements to and from the site. A detailed traffic assessment and further consideration by the DIT will be required to confirm the detail of appropriate traffic management treatments.

The private development driveways, providing access to Braemar Drive are understood to have already been approved as part of the Childcare and Medical Centre development approvals.

With lower road traffic volumes on Hampden Road, it is anticipated that access road connections may require Basic Right and Left Turn junction treatments, but again that will be subject to a detailed traffic assessment and consideration of Alexandrina Council.

2.3 Wastewater

The existing Alexandrina Council wastewater network adjacent the site includes:

- A 150 mm diameter gravity sewer main within the western verge of Hampden Way, north of the pump station, and within the eastern verge to the south of the pump station.
- A wastewater pump station on the western side of Hampden Way, opposite the subject land.
- A wastewater rising main extending south from the pump station, along the eastern verge of Hampden Way
- A 150 mm diameter gravity sewer main within Braemar Drive, extending east from Hampden Way, and then south to North Parade.

It is understood that construction is underway for new 150 mm gravity sewer main extensions both, north along the eastern verge of Hampden Way and east along the northern verge of Braemar Drive. This provides wastewater connections for the newly created or proposed allotments, and provides for future extension and connections.

At the time of writing, the Alexandrina Council have not responded to our request for information. Nevertheless, we understand from previous investigations by others, the existing network is able to serve the Affected Area but will require the provision of additional emergency storage capacity for the existing wastewater pump station. An additional underground tank for emergency storage capacity is required to accommodate future development of Lot 5 (as well as the residential land division to the north).

2.4 Potable Water Supply

The existing SA Water potable water main network adjacent the site includes:

- 300 mm and 250 mm diameter potable water mains, located within Hampden Way.
- 150 mm and 80 mm diameter potable water mains, located within Adelaide Road.

It is also understood that construction is underway for a new 150 mm water main within Braemar Drive connecting with the 300 mm water main in Hampden Way and the 150 mm water main within Adelaide

Road. This work will provide for potable water connections as well as for fire water main services for the newly created or proposed allotments for the land divisions mentioned above.

SA Water have advised that the mains adjoining the site should be suitable and adequate to serve the Affected Area. When further information becomes available in relation to detail of proposed commercial **developments and their corresponding water demands, SA Water's Systems Planning Team will be able to** assess the existing networks capacity and provide more specific advice.

2.5 Recycled Water Supply

From a review of the dial before you dig information, there is no existing recycled water reticulation infrastructure immediately adjacent the development site.

We understand that the Alexandrina Council does operate reclaimed/recycled water networks, harvesting stormwater from developed wetlands and treated wastewater to undertake irrigation of open space reserves and green spaces, as well as in some locations plumbed into buildings/dwellings for reuse. However, no extension or connection is currently proposed to serve the Affected Area.

2.6 Electrical Supply

The existing SA Power Networks (SAPN) infrastructure includes the following:

- An underground high voltage (HV) 11 kV line, located in the western verge of Adelaide Road.
- An underground HV (11 kV) line, located in the western verge of Hampden Road.
- Overhead sub-transmission and HV power lines extending north-south, to the east of the Braemar Drive/Hampden Way roundabout.

Again, it is understood that construction is underway for a new looping high voltage line, between the existing transformer located on 11 Adelaide Road and the existing underground HV line in Hampden Way. This work is duplicating an approximately 270 m long section of HV line within the Adelaide Road, road reserve. It also includes the construction of two additional transformers within the proposed developments, as well as a switching cubicle and dual 100 mm HV spare conduits.

SAPN have advised that for the Affected Area there are a number of 11 kV, 3-phase HV connection points available at Adelaide Road, Braemar Drive and Hampden Way. Due to the major load associated with a supermarket, a pad-mount transformer will typically be required, located close to buildings, switchboard & equipment, along with the necessary easements. Augmentation works are unlikely to be required to serve the Affected Area.

2.7 Telecommunications Supply

The existing telecommunications infrastructure includes:

- Telstra infrastructure within the western verge of Adelaide Road, the southern verge of Braemar Drive and within the eastern verge of Hampden Way.
- NBN CO. infrastructure is seen within the western verge of Hampden Way.

Additionally, construction has been completed to install new NBN conduits along Braemar Drive, between Hampden Way and Adelaide Road and north along the eastern verge of Hampden Way.

NBN CO. have confirmed that due to the significant amount of accessible fibre optic cabling adjacent the development site, they can provide telecommunications servicing to the Affected Area.

Telecommunications may be provided by NBN CO., or by another private provider.

2.8 Gas Supply

There is no existing gas reticulation infrastructure located within Strathalbyn. If required, gas will need to be supplied by alternative individual site bottles or tanks. APA group were contacted to provide comment on this development; however, at the time of writing have not responded to the request for information.

2.9 Stormwater

Tonkin Consulting are undertaking a stormwater management review of the development site, in conjunction with the residential land division proposed, to the north. From initial modelling, it is understood that the Affected Area is not impacted by the catchment to the east, or north, and therefore will need only to manage stormwater runoff generated directly by future development.

Planning and Design Code, Concept Plan 113, applies to the Affected Area, and includes the need for a stormwater detention basin to manage stormwater runoff from both the Affected Area and the residential development land parcel to the north. Concept Plan 113 is included in Appendix C. The proposed stormwater detention basin is required to restrict stormwater flow rates to the capacity of the downstream receiving infrastructure and the Angus River, ensuring the flood hazard potential for surrounding and downstream properties is not increased.

Stormwater quality treatment systems will also be required, in order **to meet with the EPA's Water Sensitive Urban Design (WSUD) Policy Objectives** for stormwater quality and reduce the post-development pollutant loads of the stormwater runoff. The stormwater treatment measures are to be designed to achieve pollutant reductions of:

- Suspended solids – 80%
- Total phosphorus – 60%
- Total nitrogen – 45%
- Gross pollutants – 90%

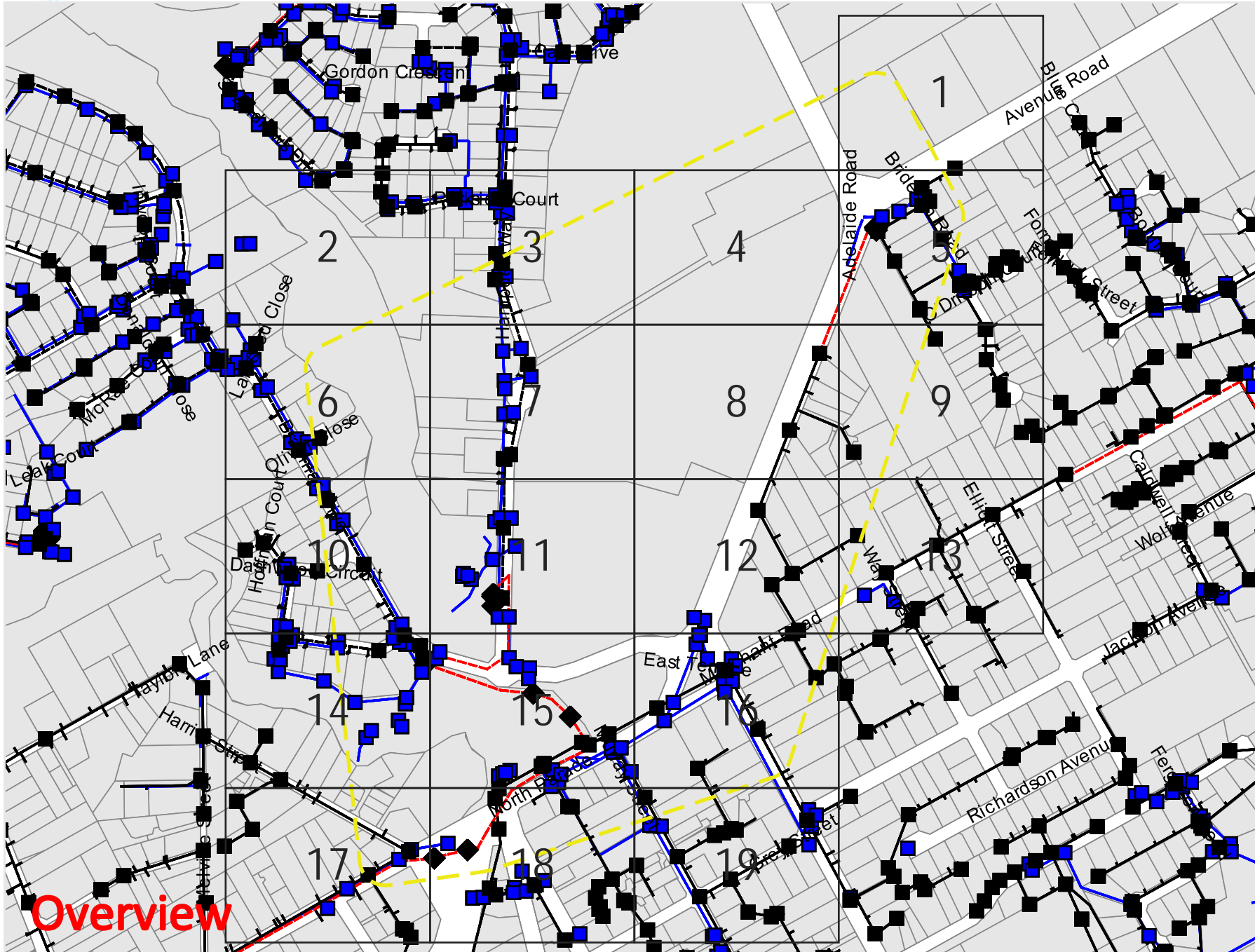
This may be achieved by a combination water sensitive urban design and stormwater quality treatment measures including:

- Provision of rainwater tanks for stormwater capture and on-site reuse
- Biofiltration systems (Rain Gardens)
- On-site stormwater detention systems or stormwater ponds.

Appendix A – Dial-Before-You-Dig Services Information



Sequence No: 212319292
Job No: 32104378
Location: Lot 5 Hampden Way, Strathalbyn, SA 5255



Legend

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- Water Pipe
- Sewer Point
- Sewer Treatment Works
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- Enquiry Object

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Overview



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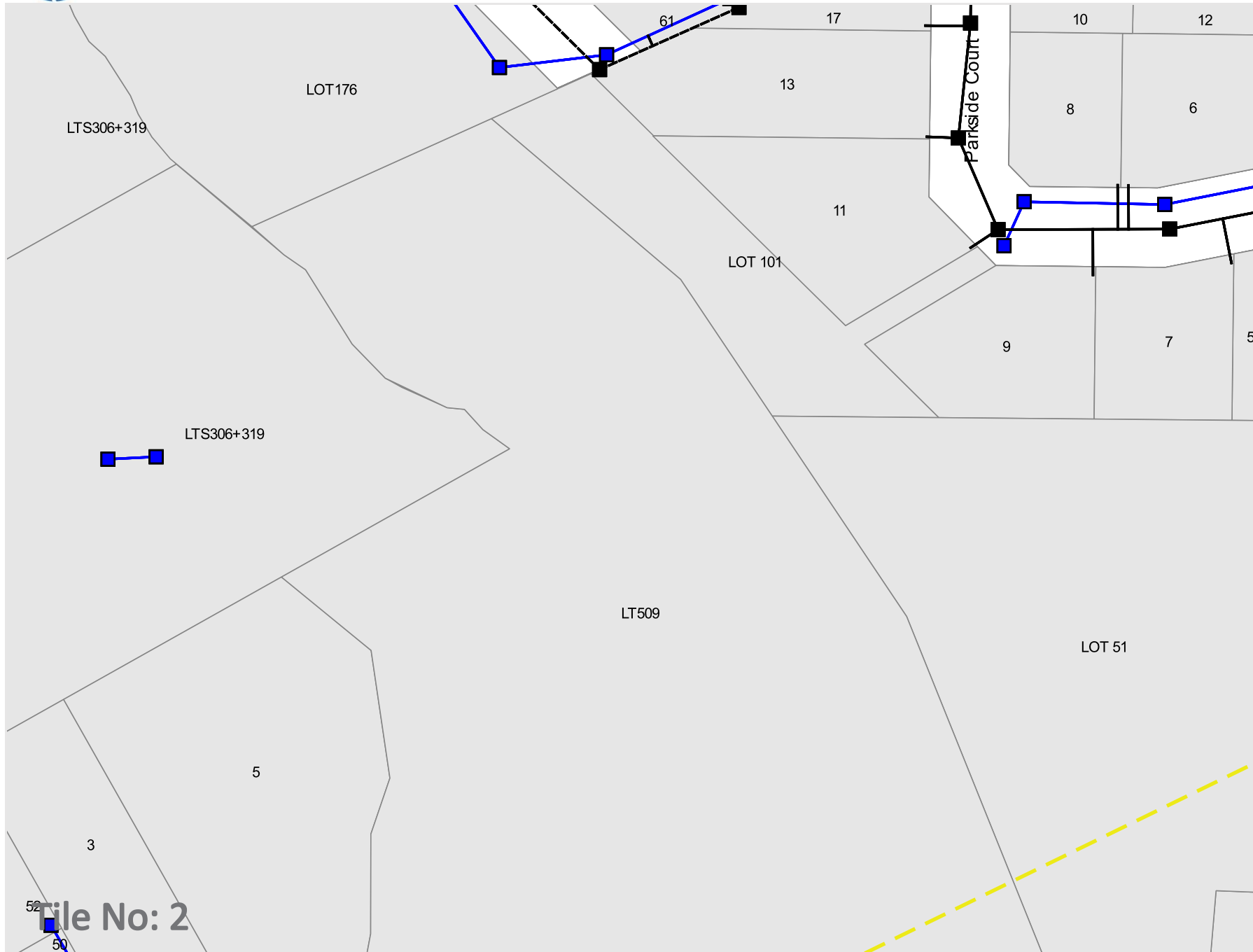
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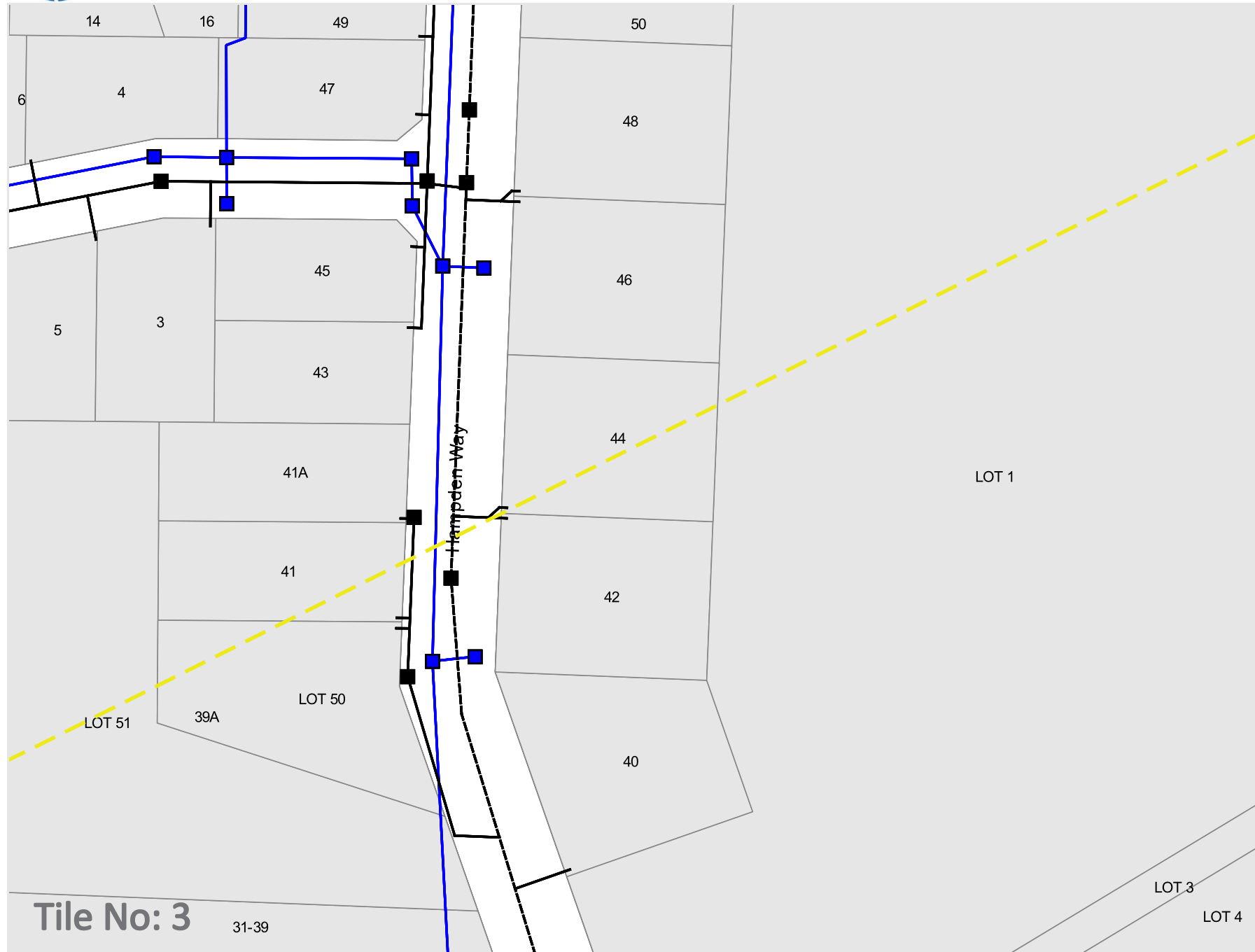
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Tile No: 3

31-39



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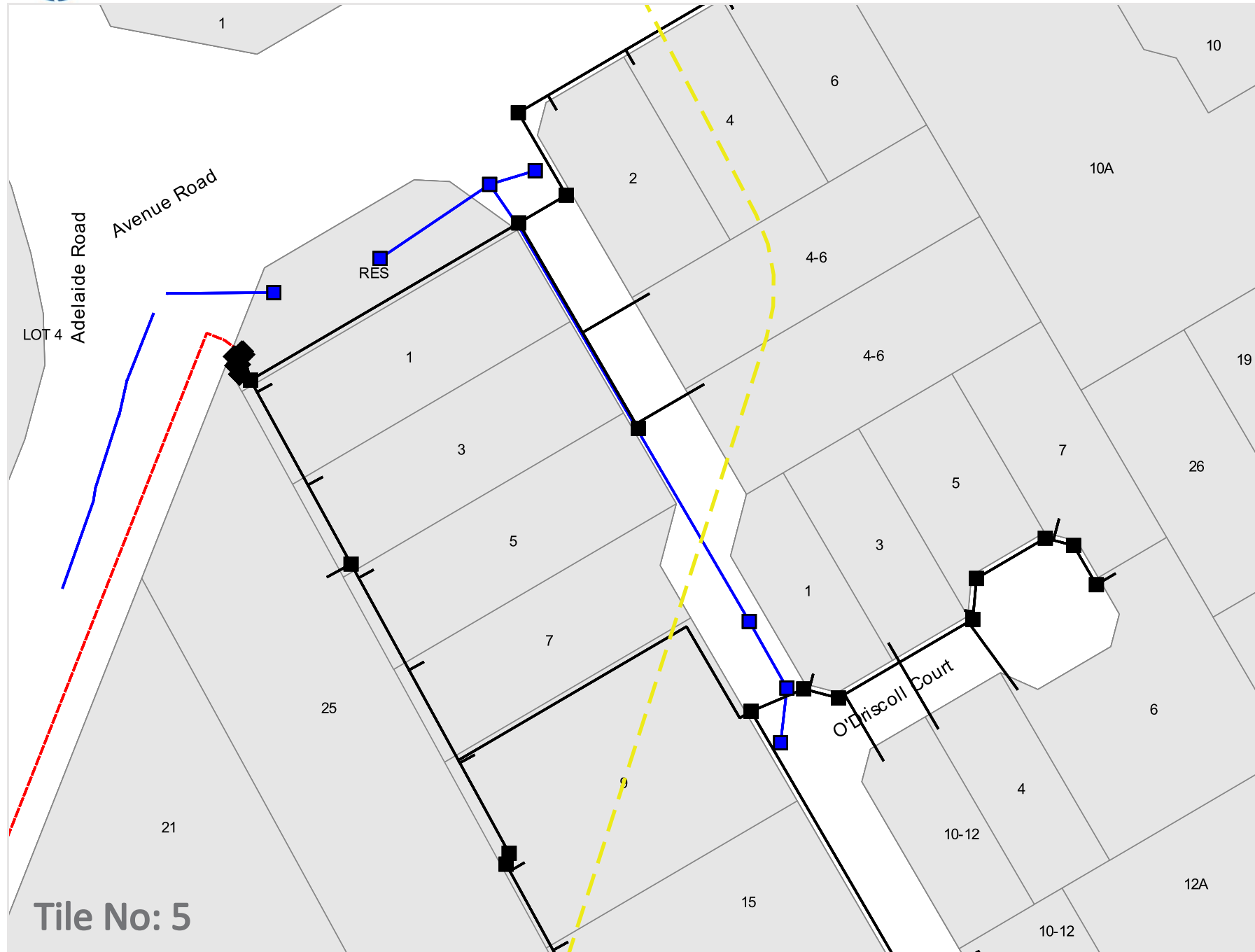


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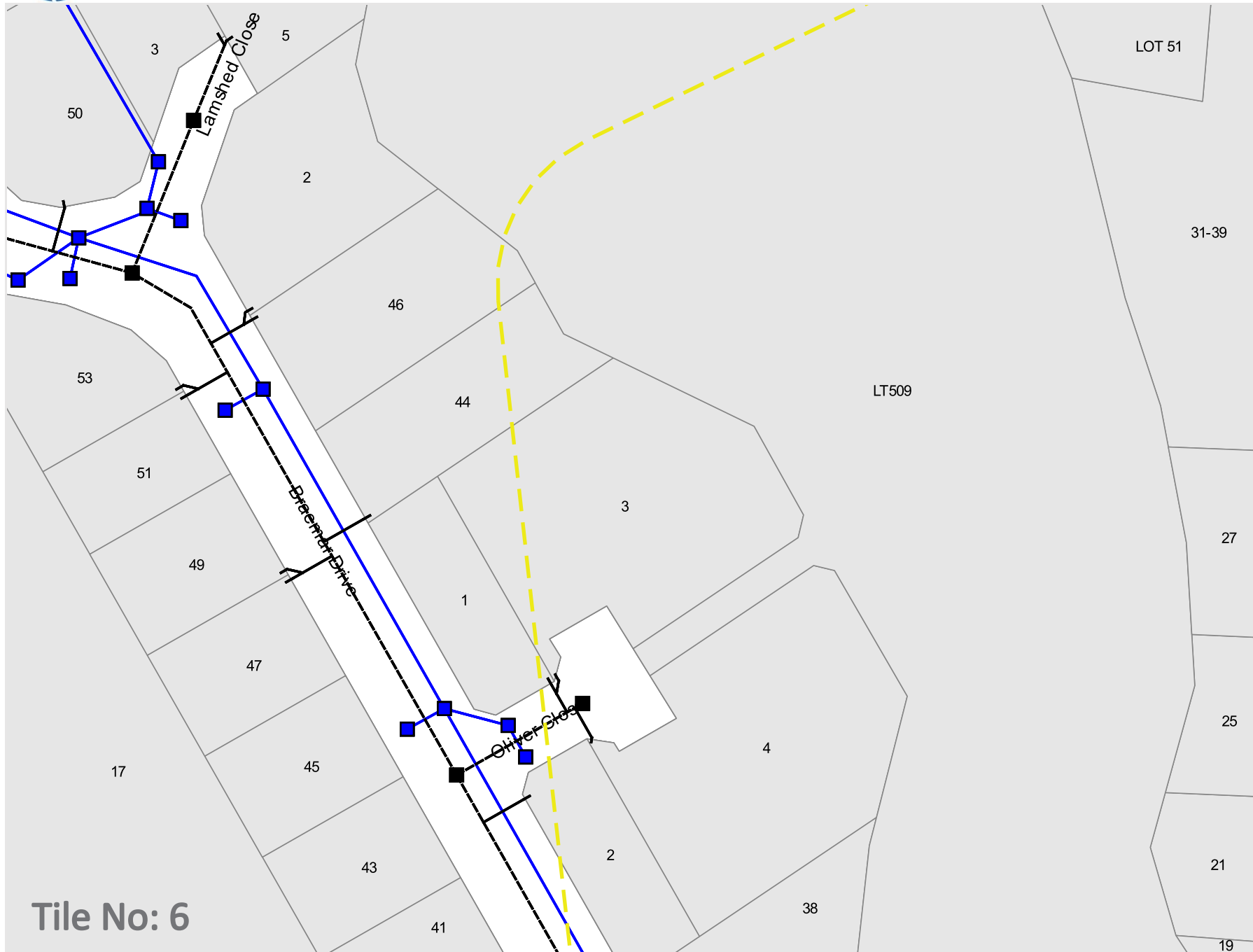
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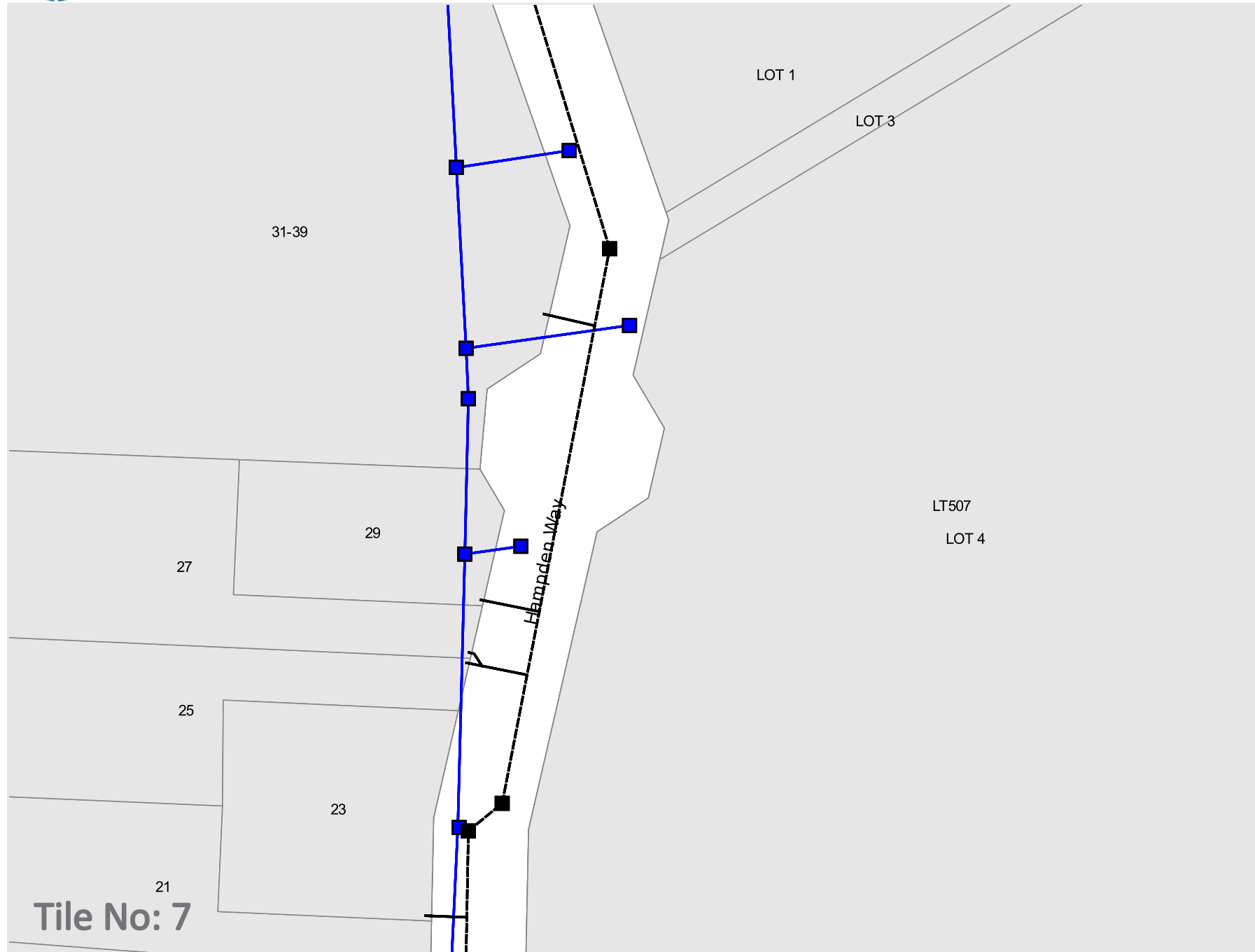
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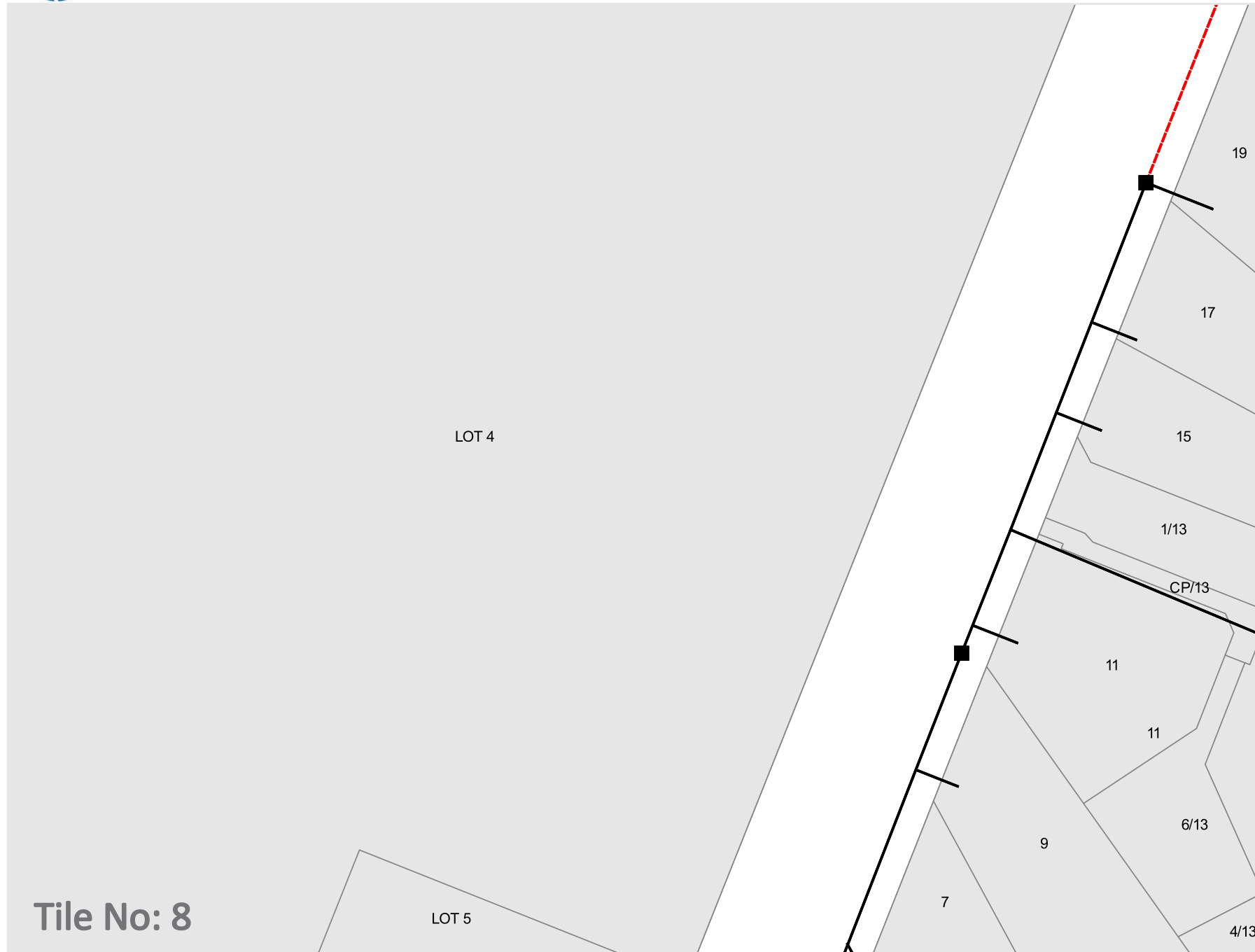
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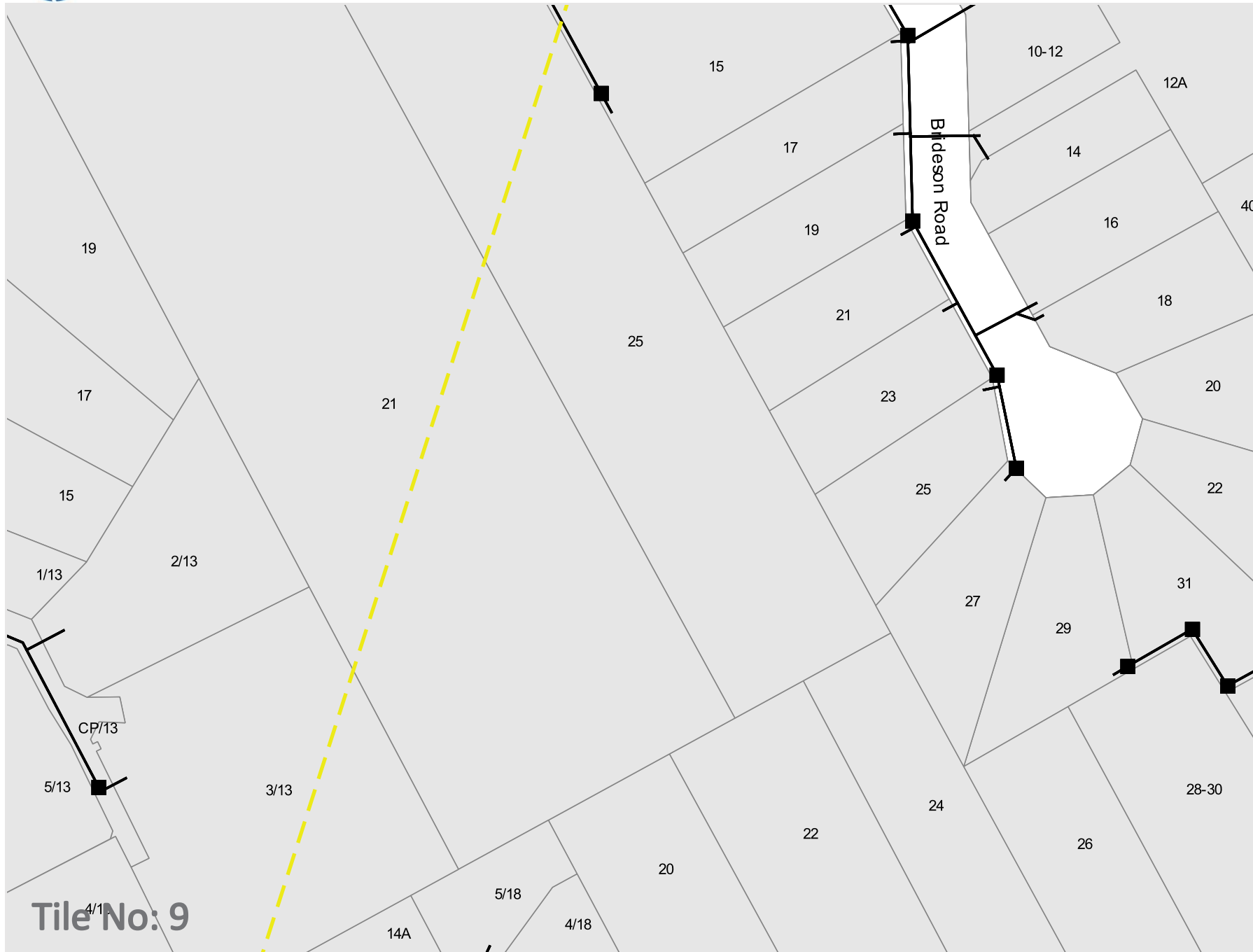
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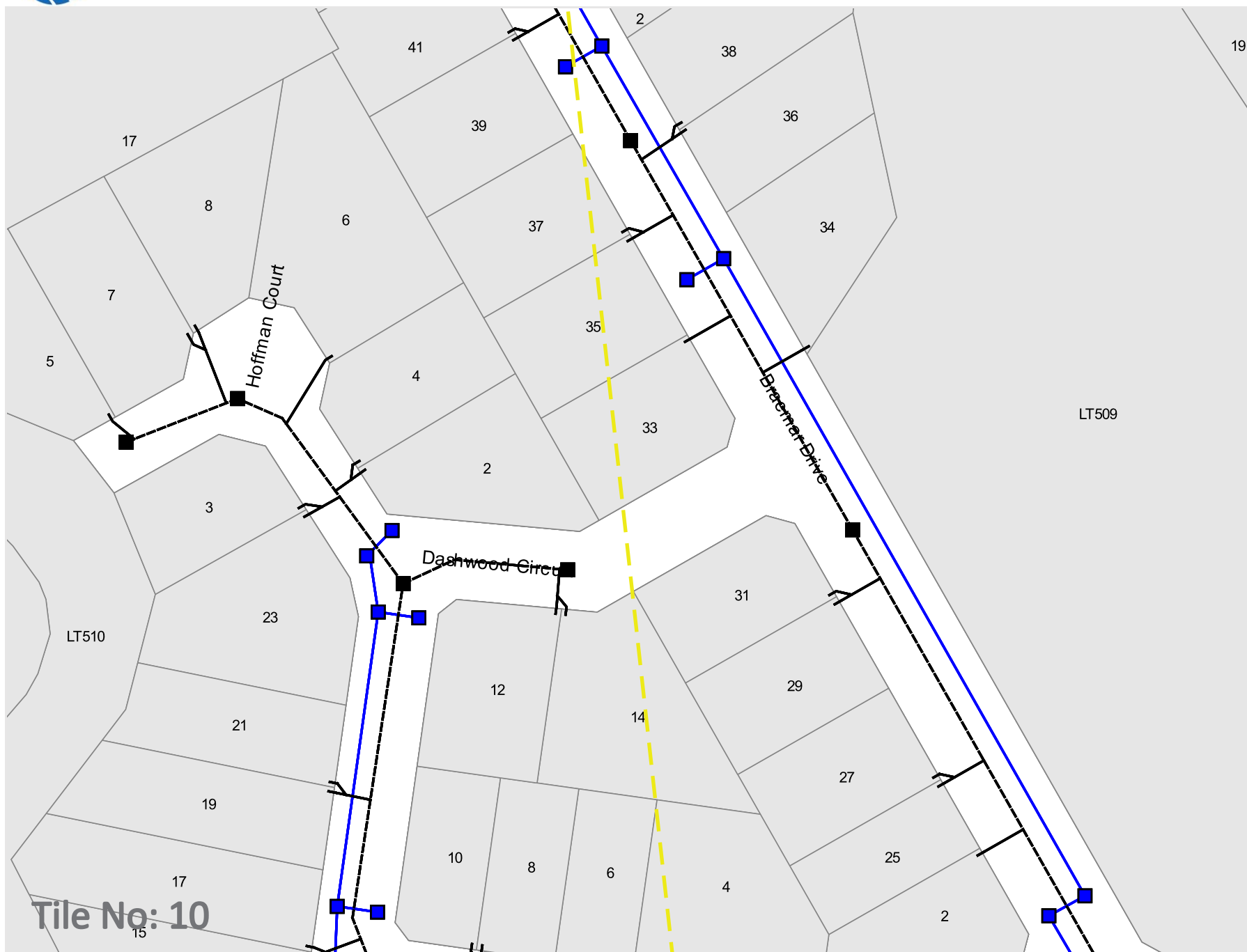
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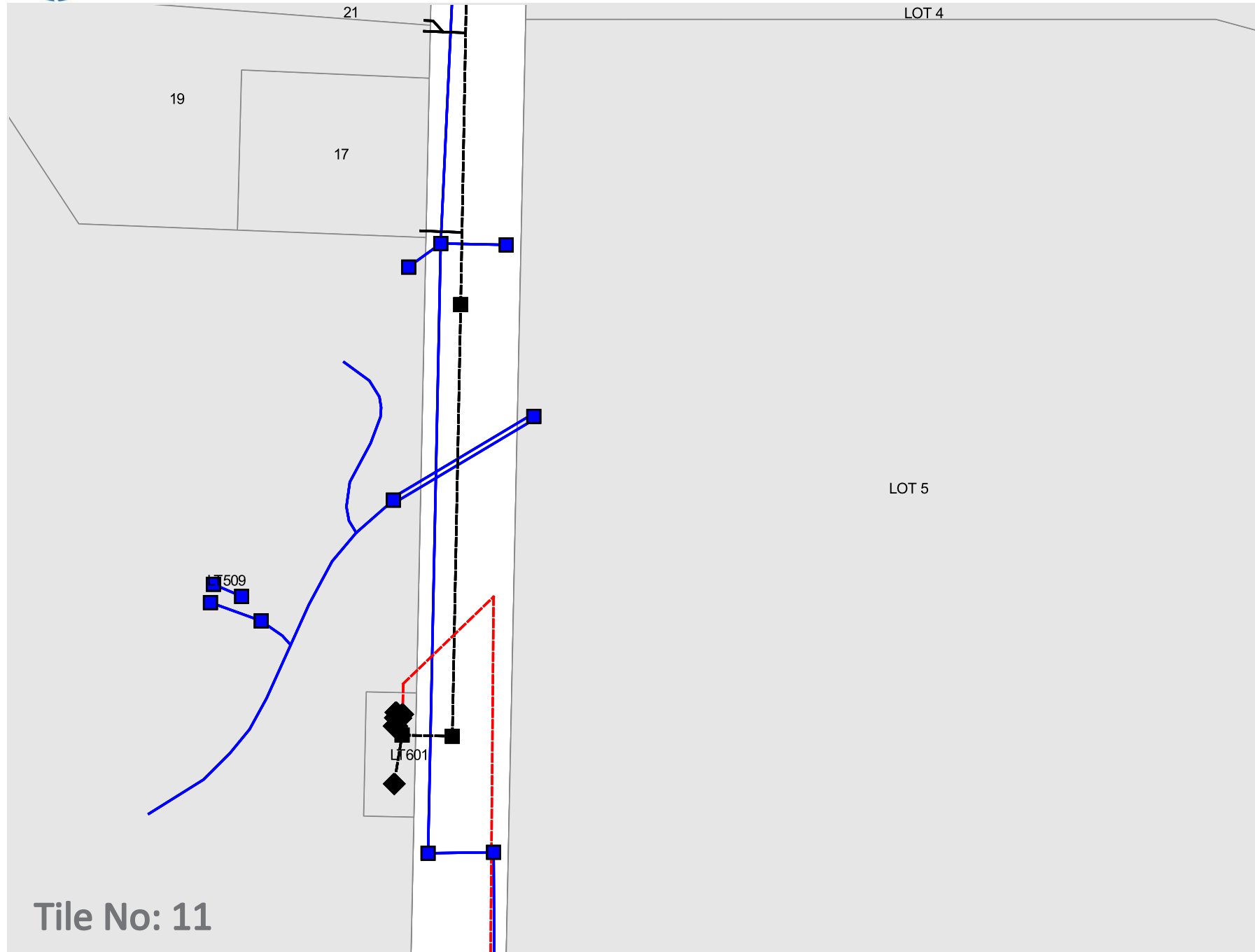
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 - ◆ Stormwater Treatment Works
 - Stormwater Pipe
 - Railway Line
 - Parcel Boundary
 - Alexandrina Council Boundary
 - Enquiry Object

We request you take appropriate care when digging and reinstate the area when finished. Please be advised excavation permits may be required. Parcel and Property boundary (Cadastral) information is supplied by the Department of Environment and Natural Resources (DENR). Council advises engagement of a licensed surveyor be obtained if boundary location is sought to be relied upon. This information is given for private use only. Reproduction or on selling without written permission from Alexandrina Council is an infringement of copyright laws.



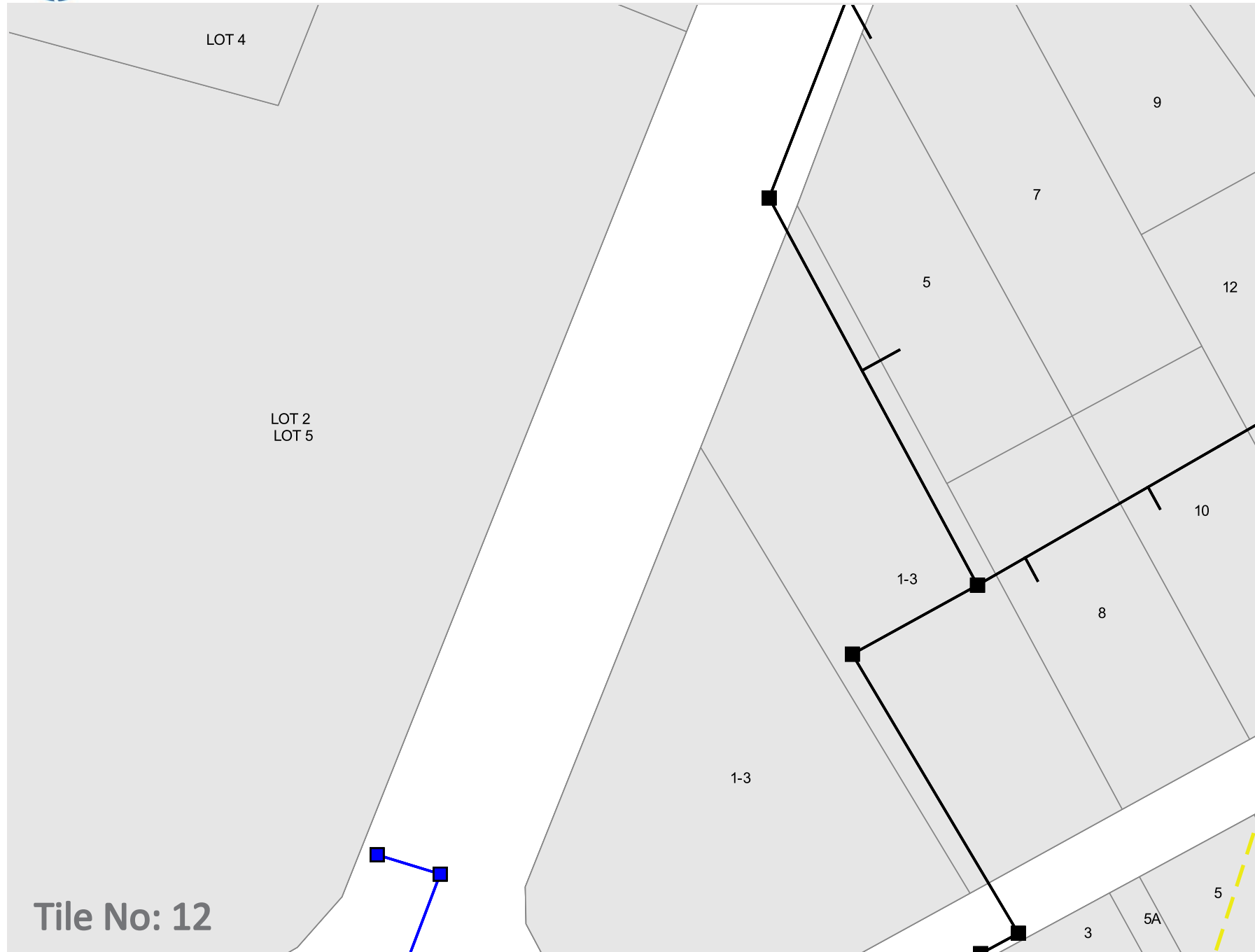
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Expires: 06 Jul 2022

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Tile No: 11



Sequence No: 212319292
Job No: 32104378
Location: Lot 5 Hampden Way, Strathalbyn, SA 5255



- Legend**
- Fibre Optic
 - Water Point
 - Water Pipe
 - Sewer Point
 - Sewer Treatment Works
 - Sewer - Connection Point
 - Sewer - Gravity Drain
 - Sewer - Gravity Main
 - Sewer - Rising Main
 - Sewer - Vacuum Main
 - Sewer - Vacuum Pipe
 - Stormwater Point
 - Stormwater Treatment Works
 - Stormwater Pipe
 - Railway Line
 - Parcel Boundary
 - Alexandrina Council Boundary
 - Enquiry Object

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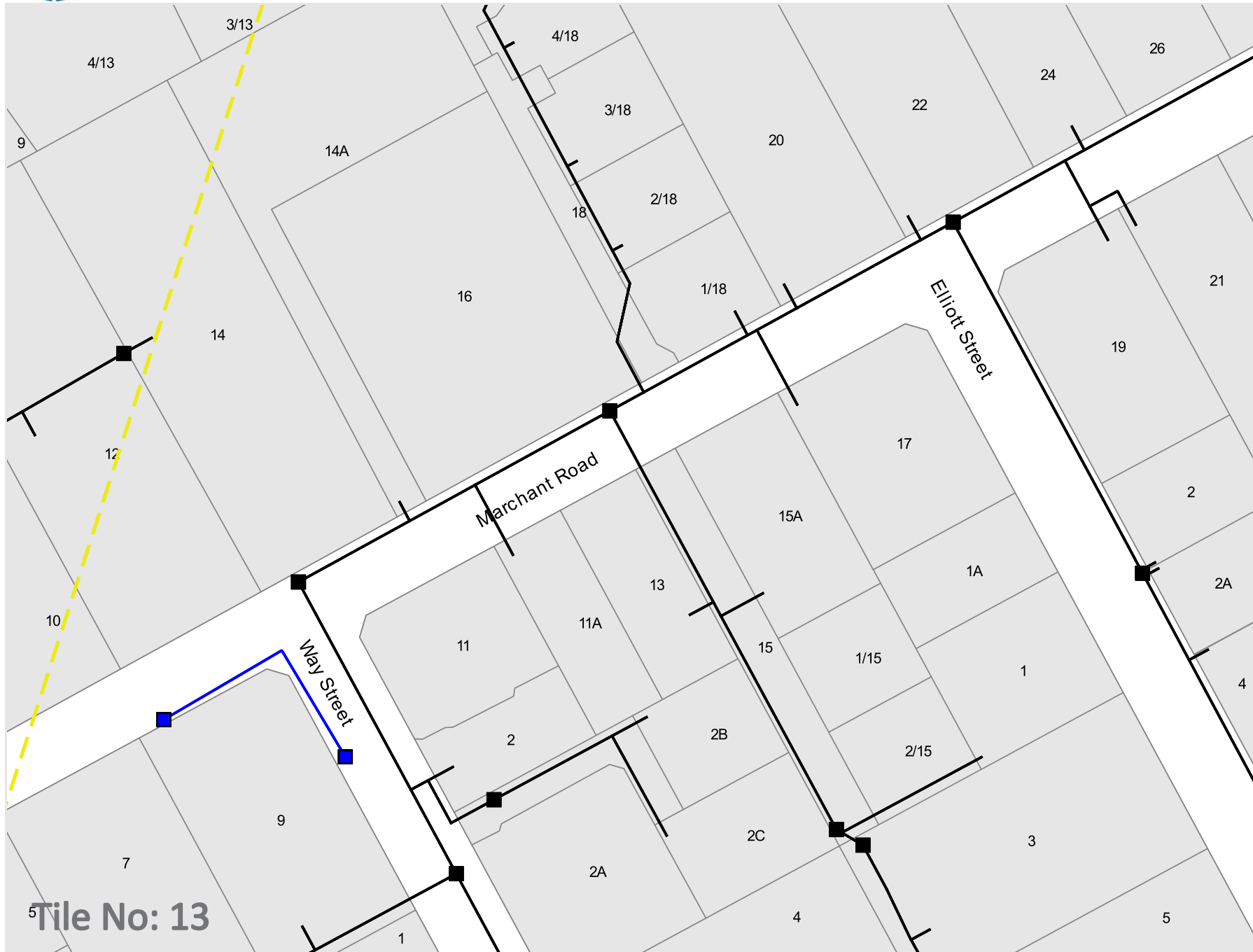


Scale: 1:1000
Expires: 06 Jul 2022

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Sequence No: 212319292
Job No: 32104378
Location: Lot 5 Hampden Way, Strathalbyn, SA 5255



Legend

- Fibre Optic
- Water Point
- Water Pipe
- Sewer Point
- Sewer Treatment Works
- Sewer - Connection Point
- Sewer - Gravity Drain
- Sewer - Gravity Main
- Sewer - Rising Main
- Sewer - Vacuum Main
- Sewer - Vacuum Pipe
- Stormwater Point
- Stormwater Treatment Works
- Stormwater Pipe
- Railway Line
- Parcel Boundary
- Alexandrina Council Boundary
- Enquiry Object

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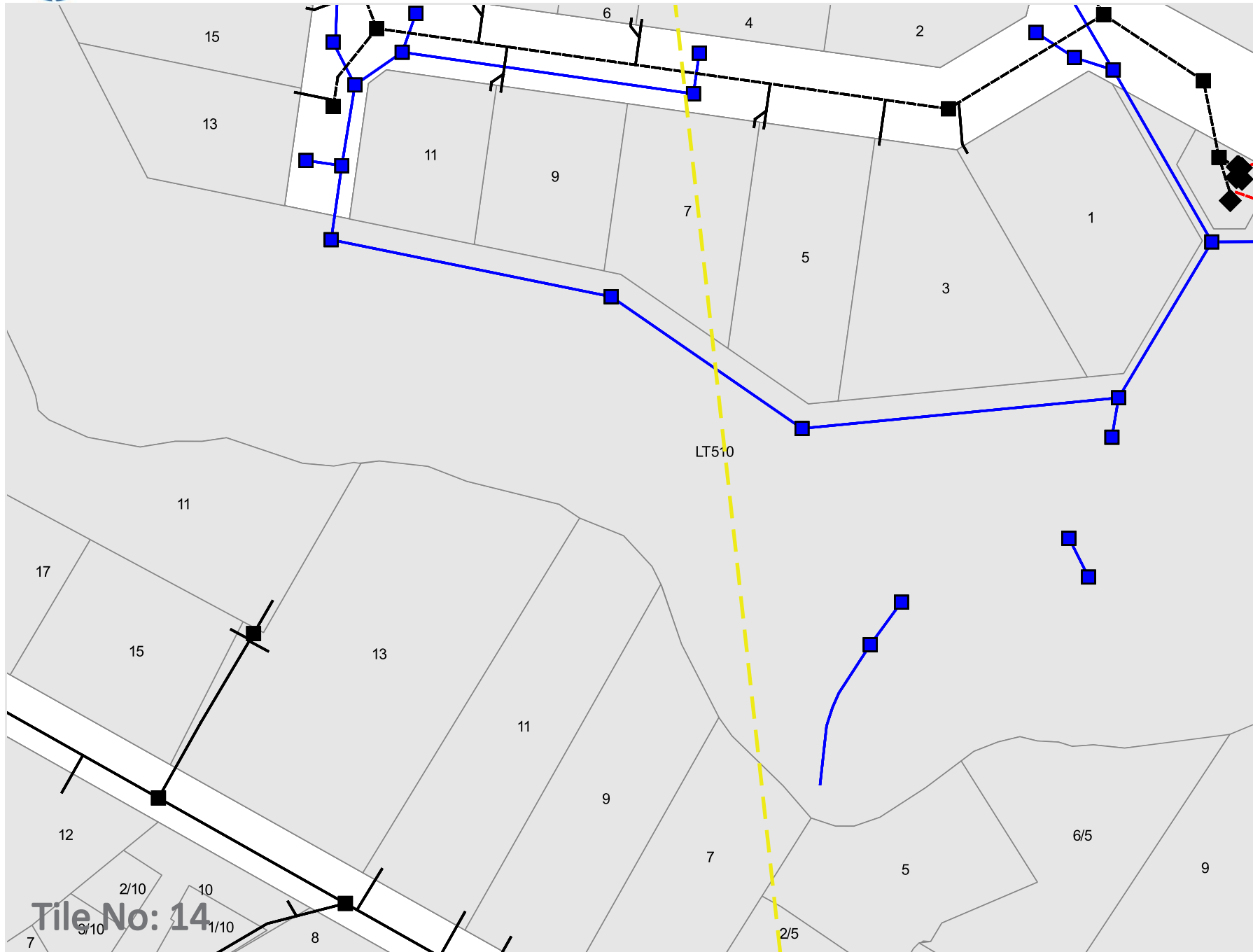
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Tile No: 13



Sequence No: 212319292
Job No: 32104378
Location: Lot 5 Hampden Way, Strathalbyn, SA 5255



- Legend**
- Fibre Optic
 - Water Point
 - Water Pipe
 - Sewer Point
 - Sewer Treatment Works
 - Sewer - Connection Point
 - Sewer - Gravity Drain
 - Sewer - Gravity Main
 - Sewer - Rising Main
 - Sewer - Vacuum Main
 - Sewer - Vacuum Pipe
 - Stormwater Point
 - Stormwater Treatment Works
 - Stormwater Pipe
 - Railway Line
 - Parcel Boundary
 - Alexandrina Council Boundary
 - Enquiry Object

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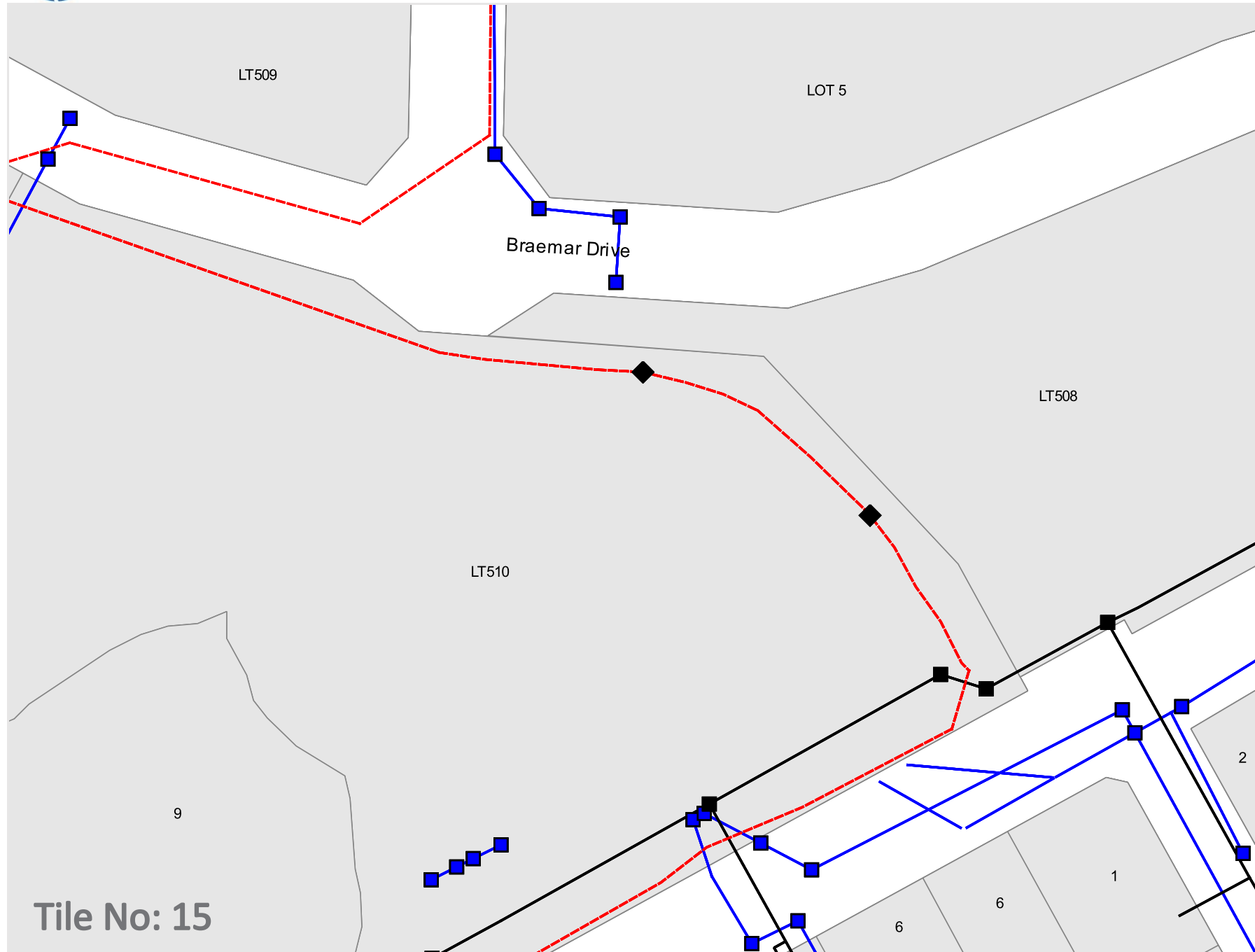
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Tile No: 14



Sequence No: 212319292
Job No: 32104378
Location: Lot 5 Hampden Way, Strathalbyn, SA 5255



- Legend**
- Fibre Optic
 - Water Point
 - Water Pipe
 - Sewer Point
 - Sewer Treatment Works
 - Sewer - Connection Point
 - Sewer - Gravity Drain
 - Sewer - Gravity Main
 - Sewer - Rising Main
 - Sewer - Vacuum Main
 - Sewer - Vacuum Pipe
 - Stormwater Point
 - Stormwater Treatment Works
 - Stormwater Pipe
 - Railway Line
 - Parcel Boundary
 - Alexandrina Council Boundary
 - Enquiry Object

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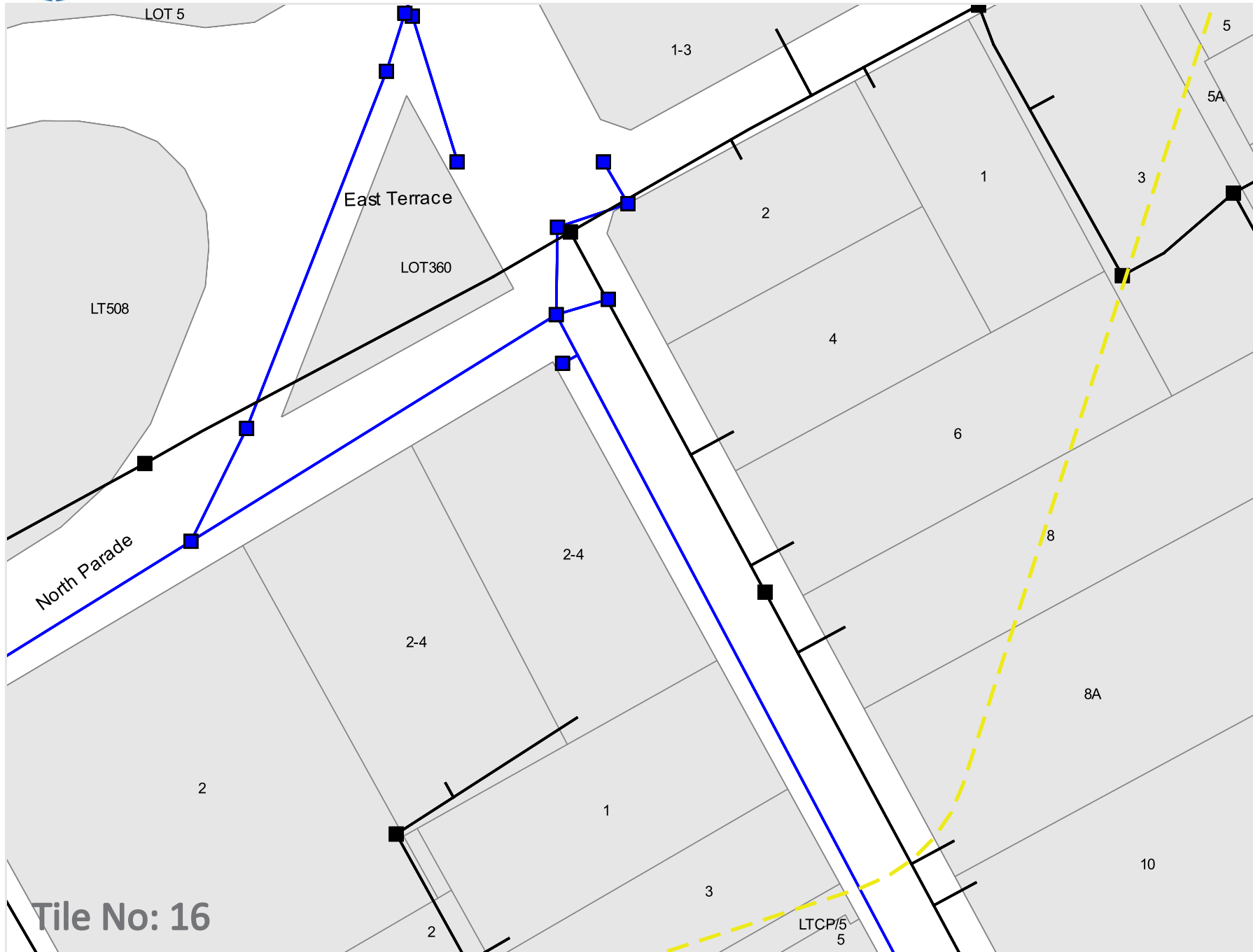
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Expires: 06 Jul 2022

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Tile No: 15



Sequence No: 212319292
Job No: 32104378
Location: Lot 5 Hampden Way, Strathalbyn, SA 5255



Legend

- Fibre Optic
- Water Point
- Water Pipe
- Sewer Point
- ◆ Sewer Treatment Works
- Sewer - Connection Point
- Sewer - Gravity Drain
- Sewer - Gravity Main
- Sewer - Rising Main
- Sewer - Vacuum Main
- Sewer - Vacuum Pipe
- Stormwater Point
- ◆ Stormwater Treatment Works
- Stormwater Pipe
- Railway Line
- Parcel Boundary
- Alexandrina Council Boundary
- Enquiry Object

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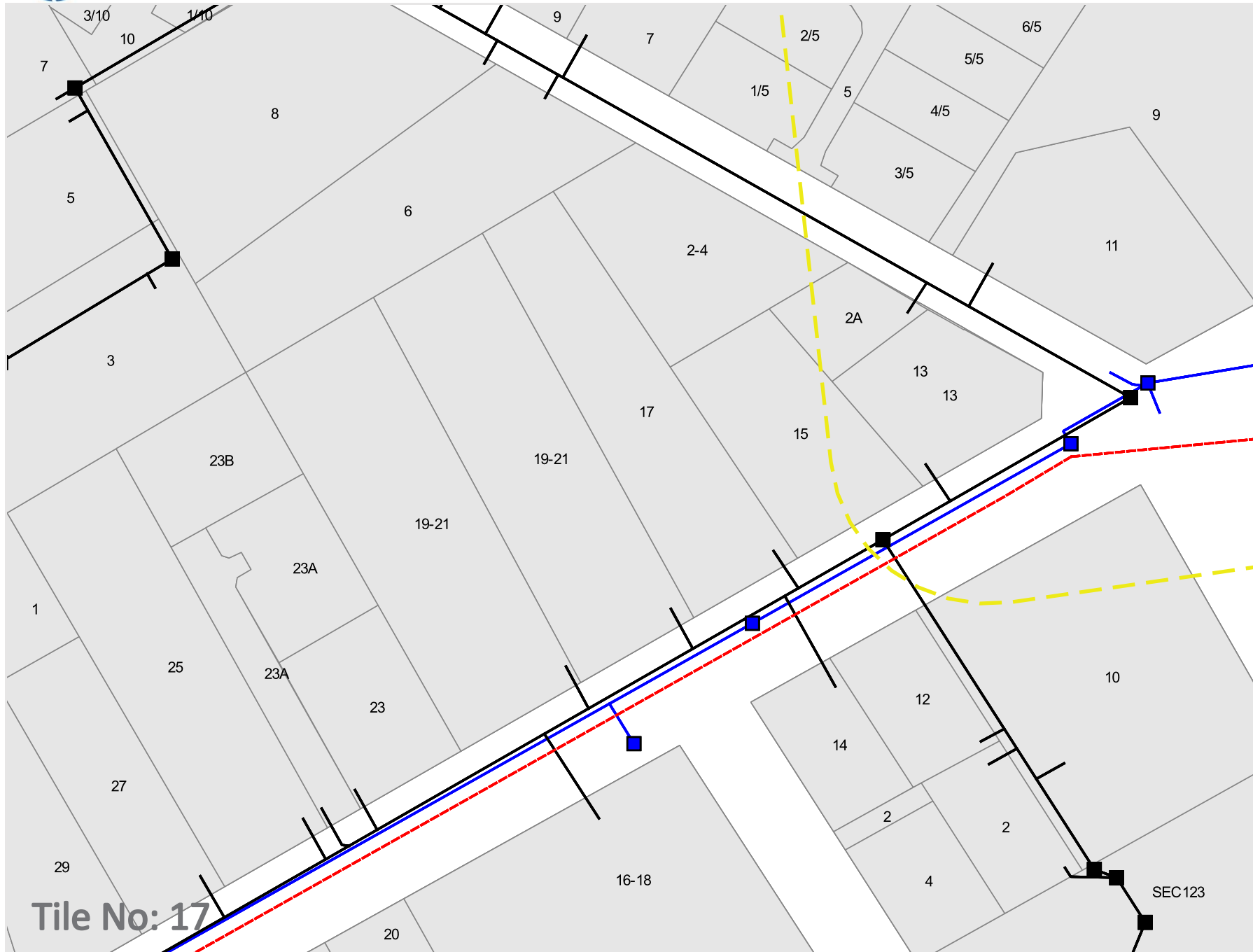


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Expires: 06 Jul 2022

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Sequence No: 212319292
Job No: 32104378
Location: Lot 5 Hampden Way, Strathalbyn, SA 5255



Legend

- Fibre Optic
- Water Point
- Water Pipe
- Sewer Point
- ◆ Sewer Treatment Works
- Sewer - Connection Point
- Sewer - Gravity Drain
- Sewer - Gravity Main
- Sewer - Rising Main
- Sewer - Vacuum Main
- Sewer - Vacuum Pipe
- Stormwater Point
- ◆ Stormwater Treatment Works
- Stormwater Pipe
- Railway Line
- Parcel Boundary
- Alexandrina Council Boundary
- Enquiry Object

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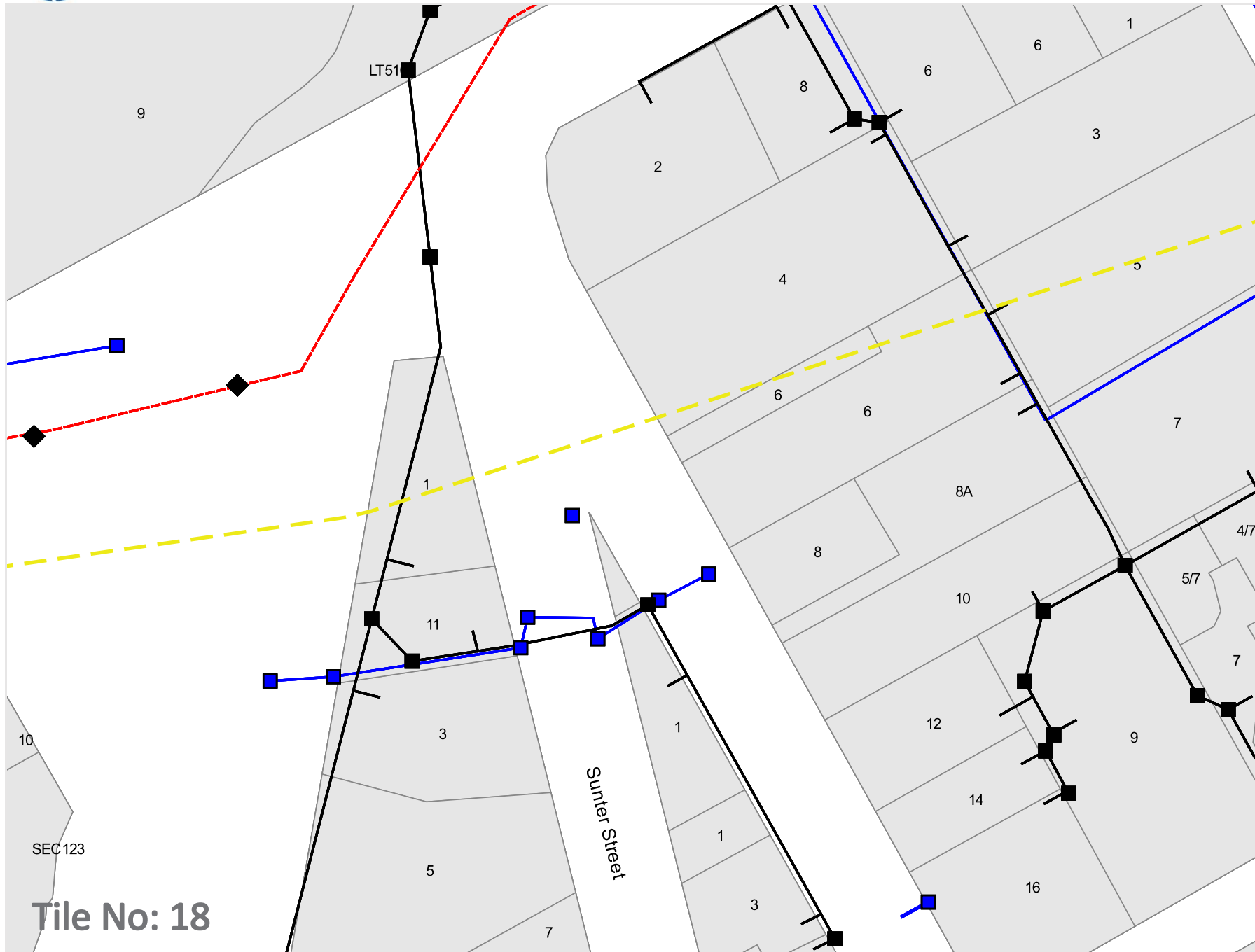


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Sequence No: 212319292
Job No: 32104378
Location: Lot 5 Hampden Way, Strathalbyn, SA 5255



- Legend**
- Fibre Optic
 - Water Point
 - Water Pipe
 - Sewer Point
 - Sewer Treatment Works
 - Sewer - Connection Point
 - Sewer - Gravity Drain
 - Sewer - Gravity Main
 - Sewer - Rising Main
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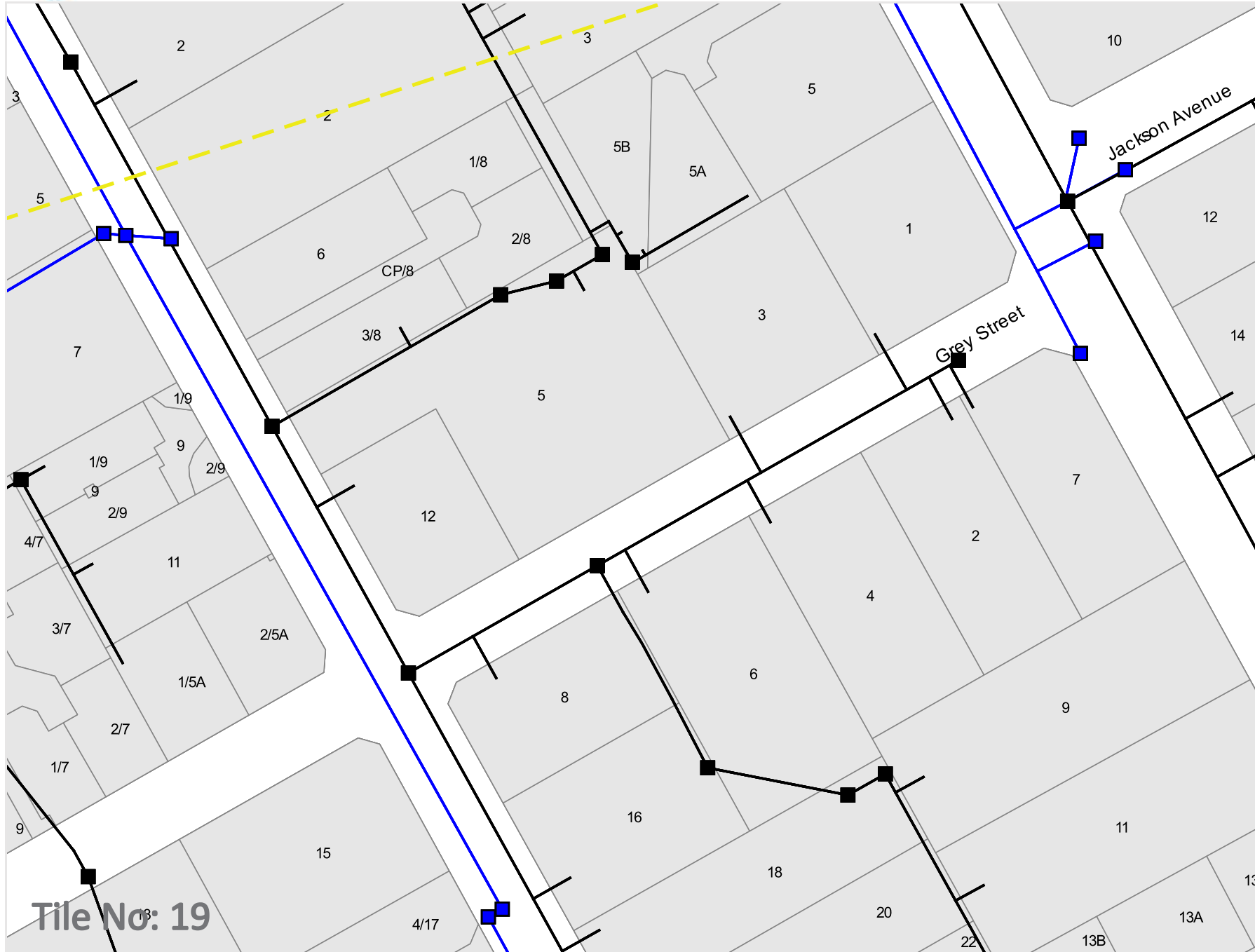


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Sequence No: 212319292
Job No: 32104378
Location: Lot 5 Hampden Way, Strathalbyn, SA 5255



Legend

- Fibre Optic
- Water Point
- Water Pipe
- Sewer Point
- Sewer Treatment Works
- Sewer - Connection Point
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- Sewer - Gravity Main
- Sewer - Rising Main
- Sewer - Vacuum Main
- Sewer - Vacuum Pipe
- Stormwater Point
- Stormwater Treatment Works
- Stormwater Pipe
- Railway Line
- Parcel Boundary
- Alexandrina Council Boundary
- Enquiry Object

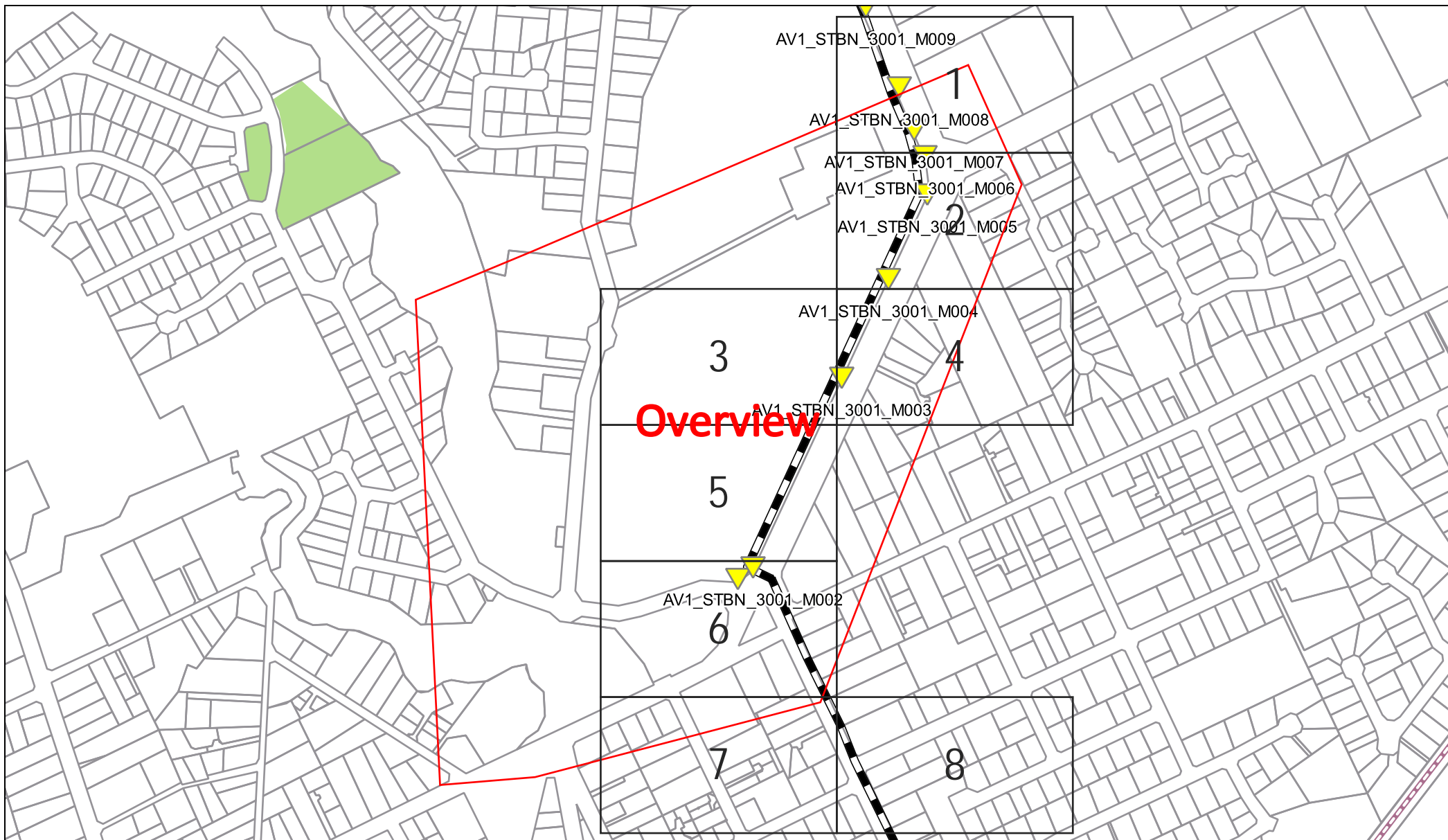
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Tile No: 19



Sequence Number: 212319293

Date: 08/06/2022

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Area

Assets



Cable



3rd Party Duct



Marker Post



Sequence Number: 212319293

Date: 08/06/2022

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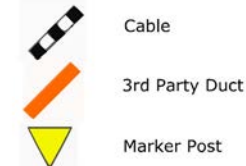


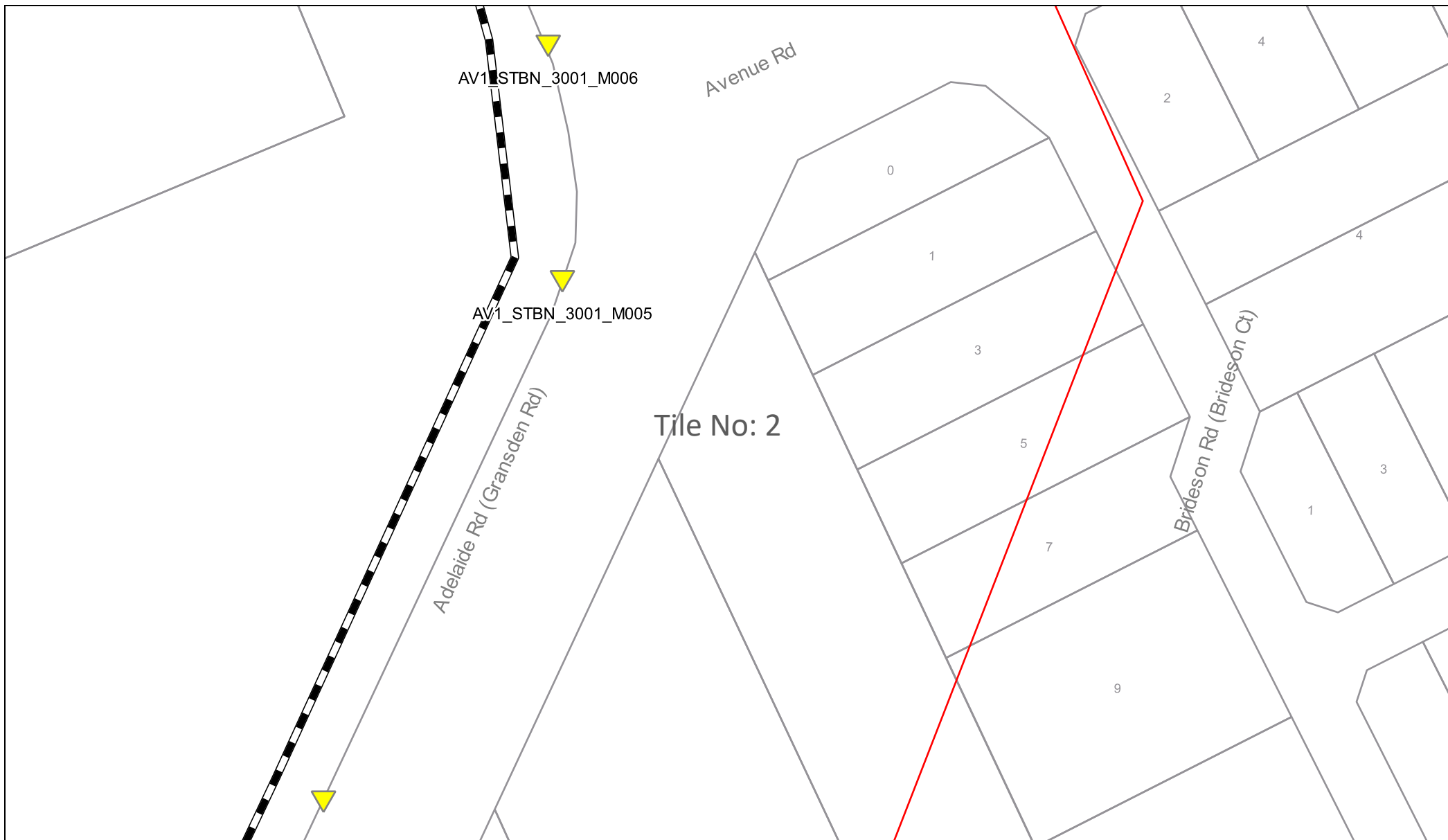
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Assets





Sequence Number: 212319293

Date: 08/06/2022

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Area

Assets



Cable



3rd Party Duct



Marker Post

Hampden Way

Tile No: 3

0

Sequence Number: 212319293

Date: 08/06/2022

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Area

Assets



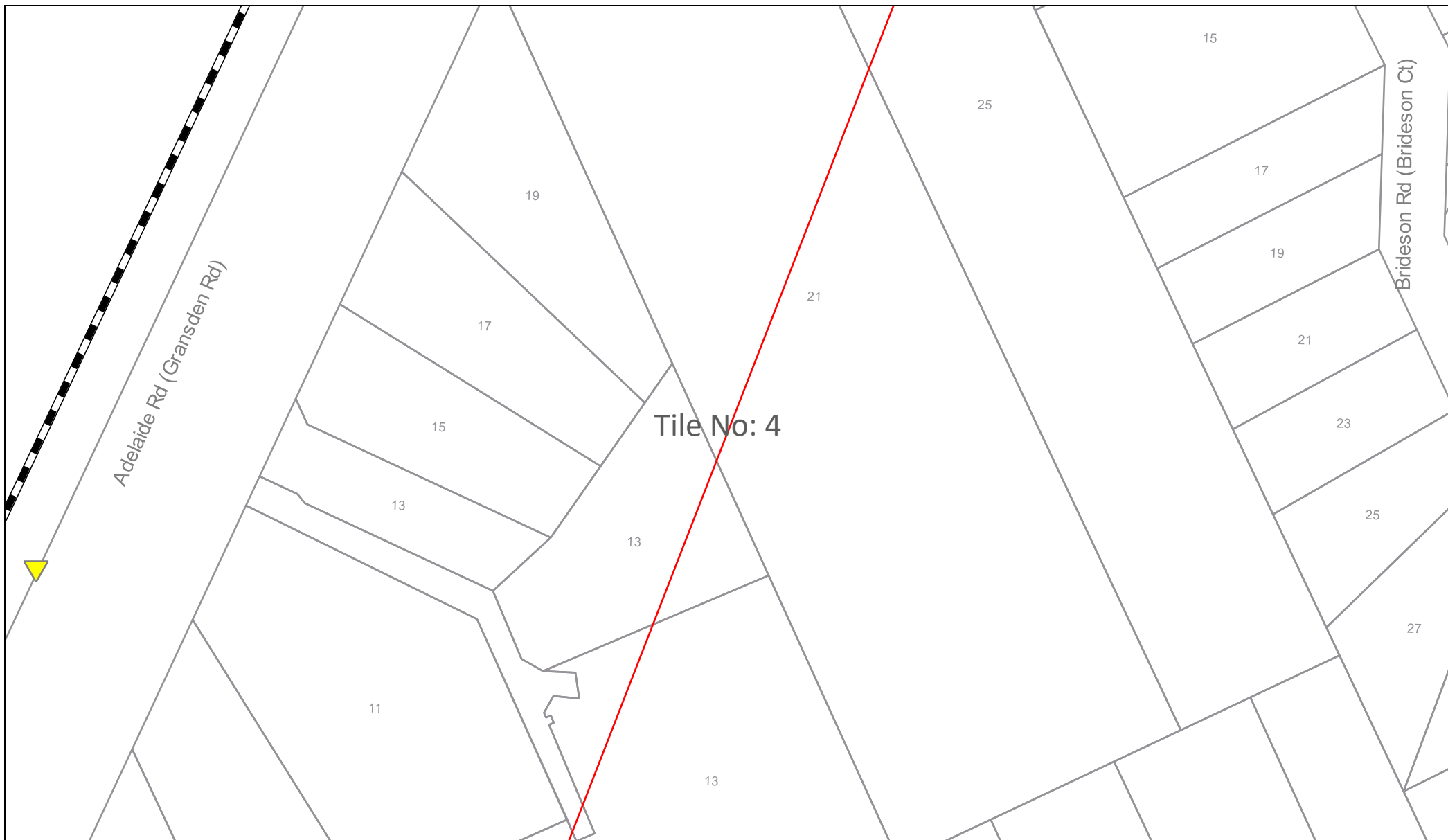
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3rd Party Duct



Marker Post



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Area

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3rd Party Duct



Marker Post

Tile No: 5

Adelaide Rd (Gransden Rd)

1

Sequence Number: 212319293

Date: 08/06/2022

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Area

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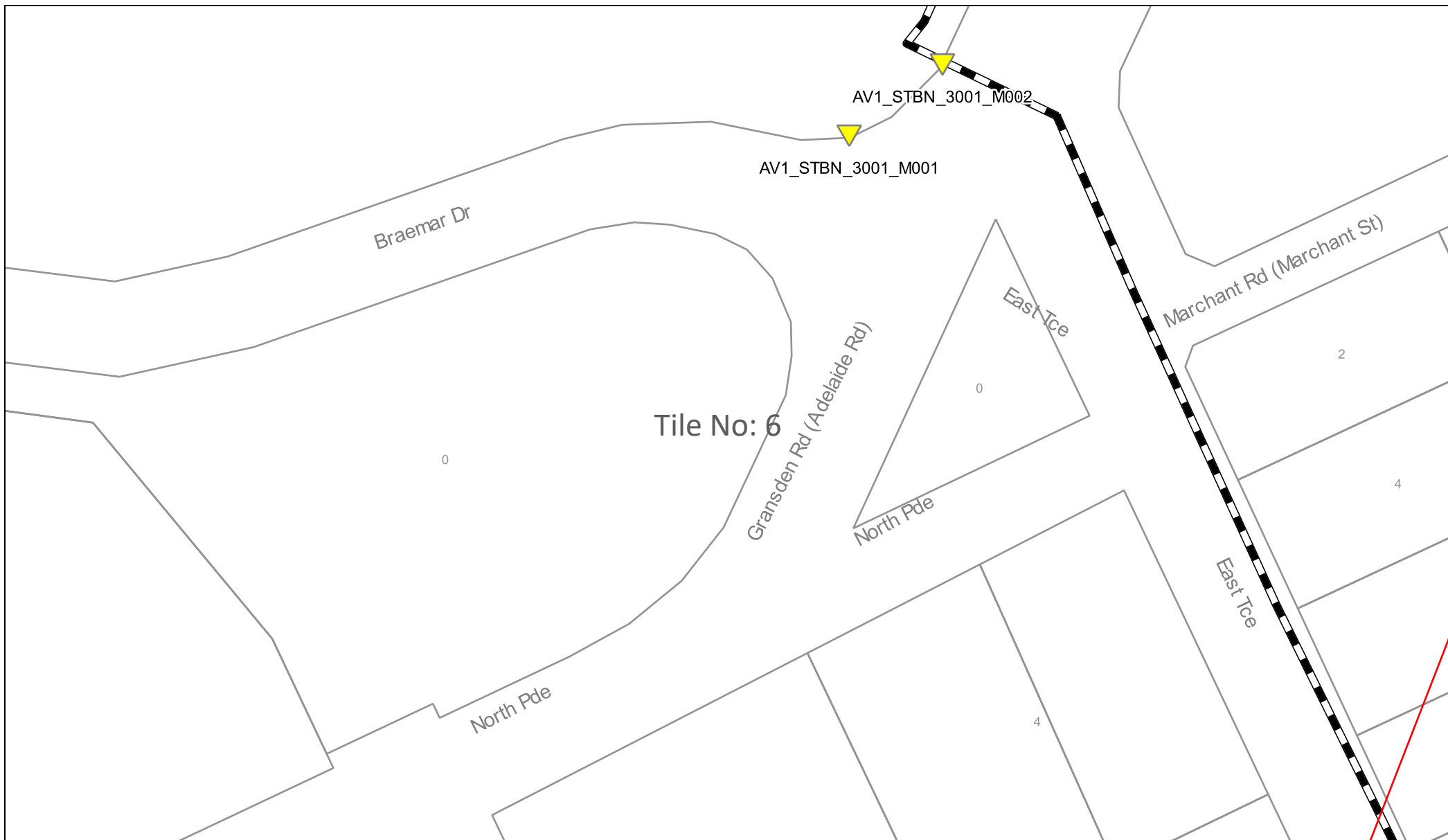
Cable



3rd Party Duct



Marker Post



Sequence Number: 212319293

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LEGEND

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Area

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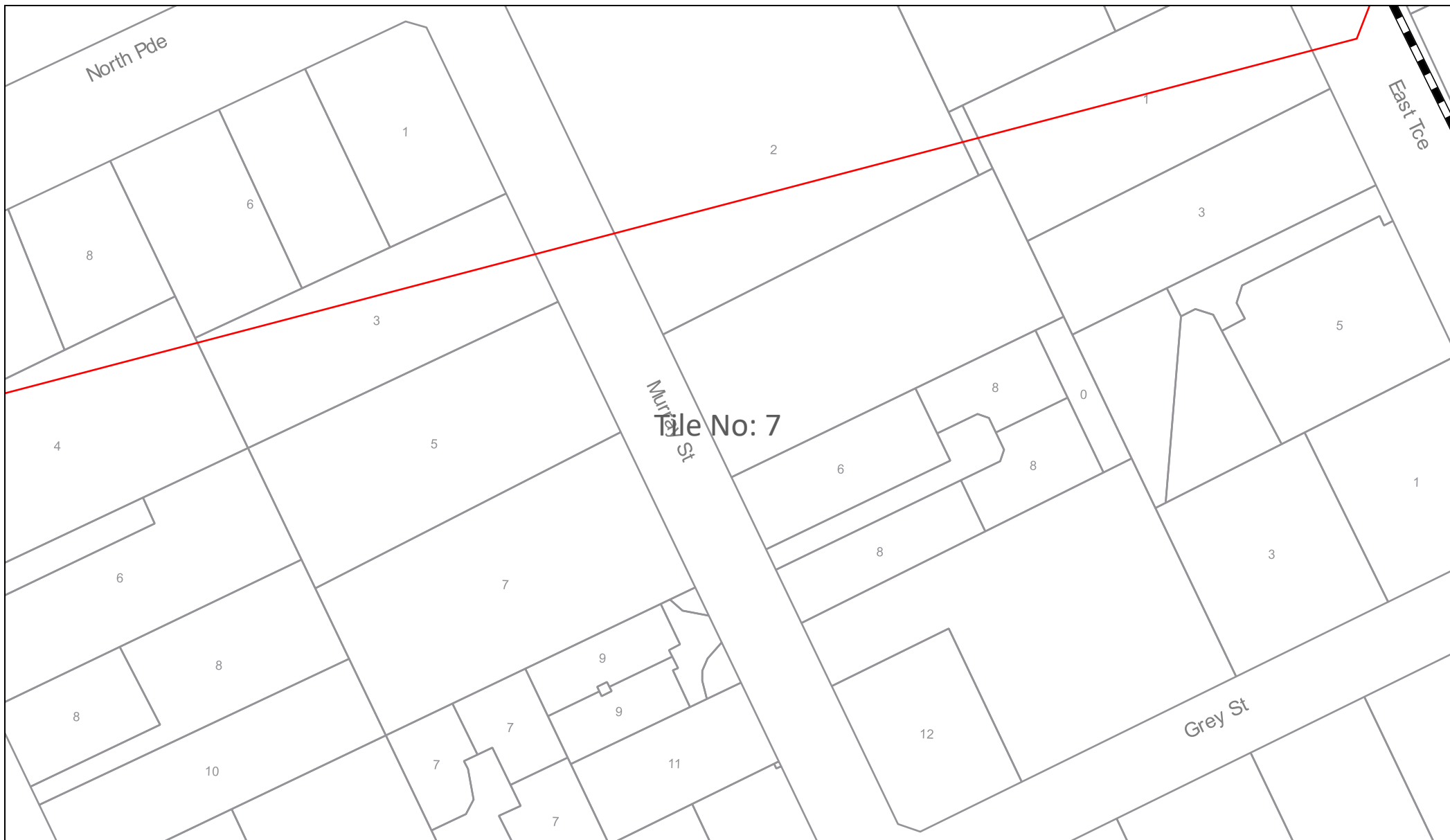
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Marker Post



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LEGEND

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Area

Assets



Cable



3rd Party Duct



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LEGEND

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Area

Assets



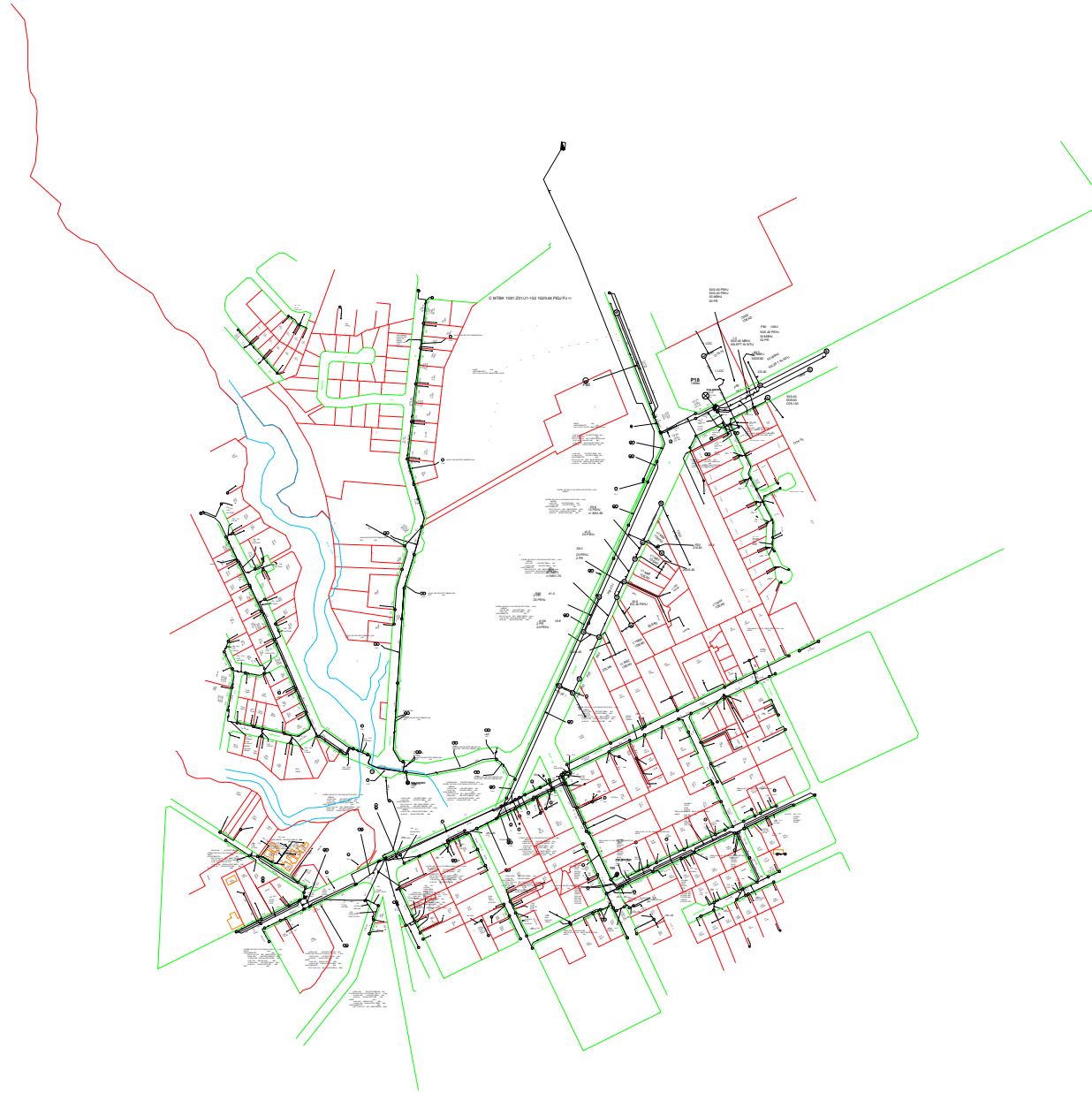
Cable



3rd Party Duct



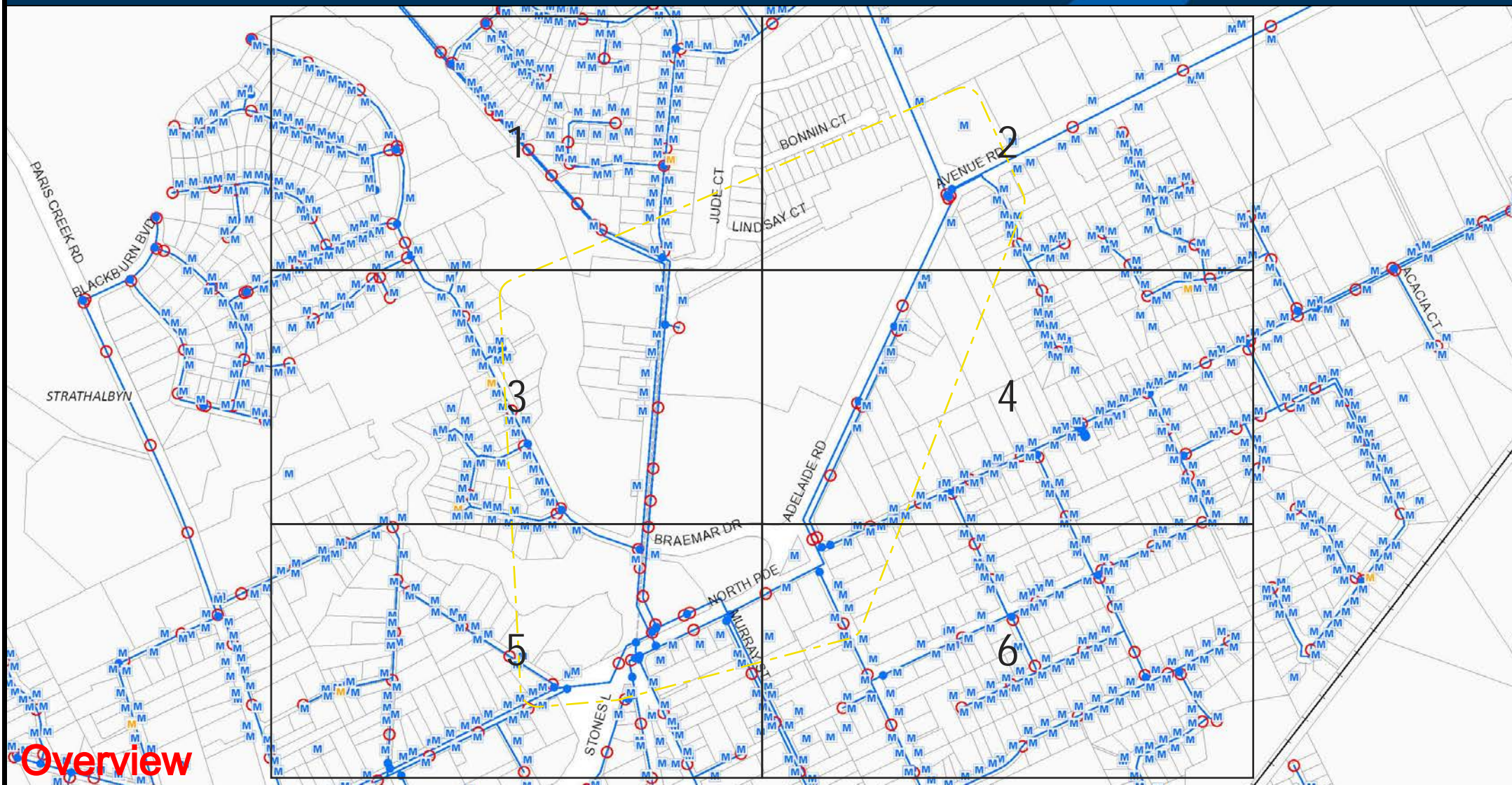
Marker Post





WATER RETICULATION

DBYD Sequence No: 212319295



● Water Valves

— Water Main

--- Water Main (Decommissioned)

— Decommissioned Asbestos Mains

● Water Pillar Hydrant

○ Water Hydrant

▲ CP Facility

CP = Cathodic Protection

— CP Anode/Cathode Cables

— CP Electricity Supply Cables

□ CP Anode Bed Outlines

CP = Cathodic Protection

— Railway

□ Land Parcels

■ Water Meter*

■ Shifted Water Meter*

* Connection between water meter and pipe not shown

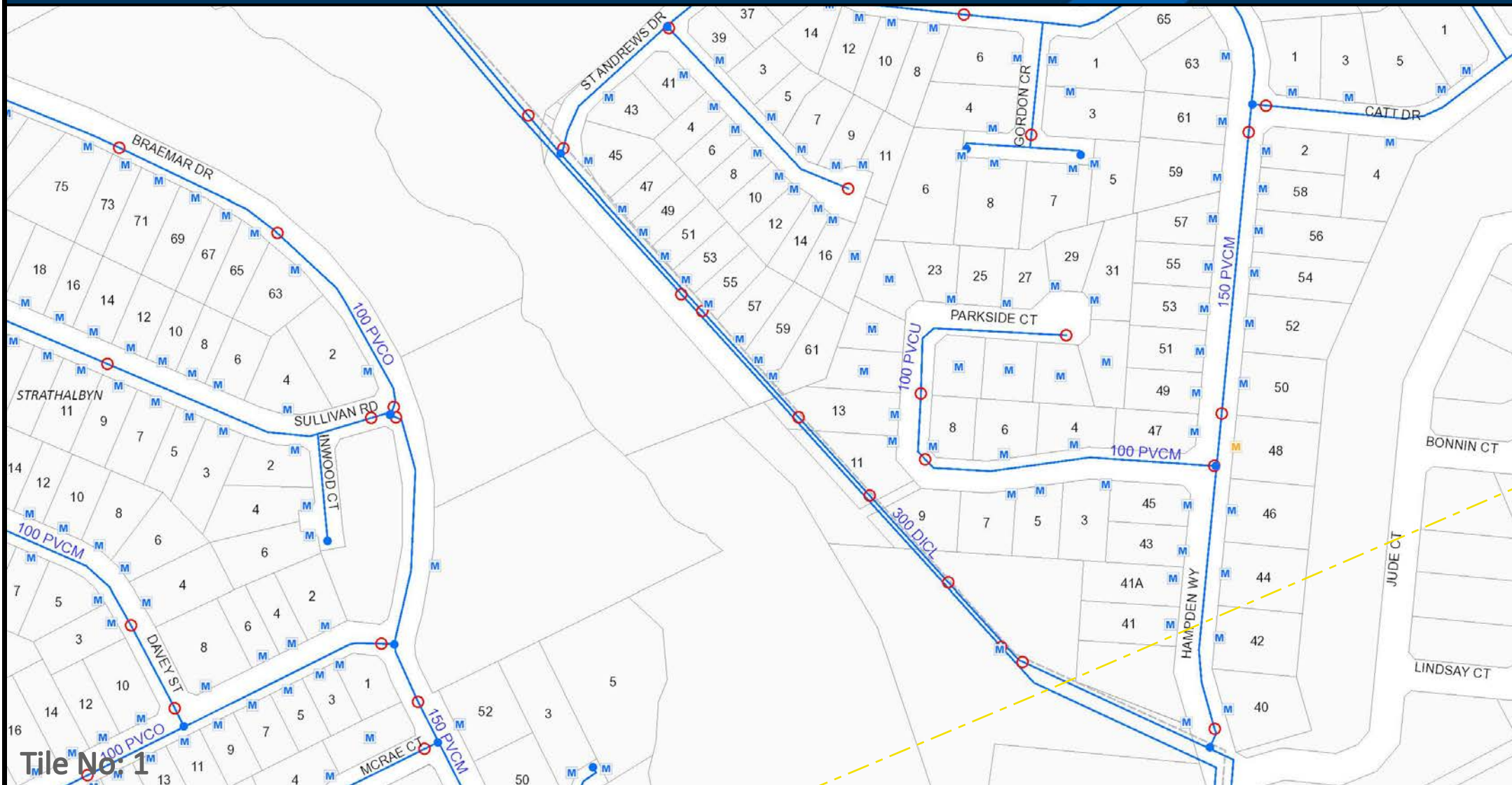
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Scale @ A4: 1:7688



WATER RETICULATION

DBYD Sequence No: 212319295



Tile No: 1

- | | | | |
|---------------------------------|--------------------------|--------------------------------|------------------------|
| ● Water Valves | ● Water Pillar Hydrant | — CP Anode/Cathode Cables | — Railway |
| — Water Main | ○ Water Hydrant | — CP Electricity Supply Cables | □ Land Parcels |
| --- Water Main (Decommissioned) | ▲ CP Facility | □ CP Anode Bed Outlines | ■ Water Meter* |
| — Decommissioned Asbestos Mains | CP = Cathodic Protection | | ■ Shifted Water Meter* |
- * Connection between water meter and pipe not shown

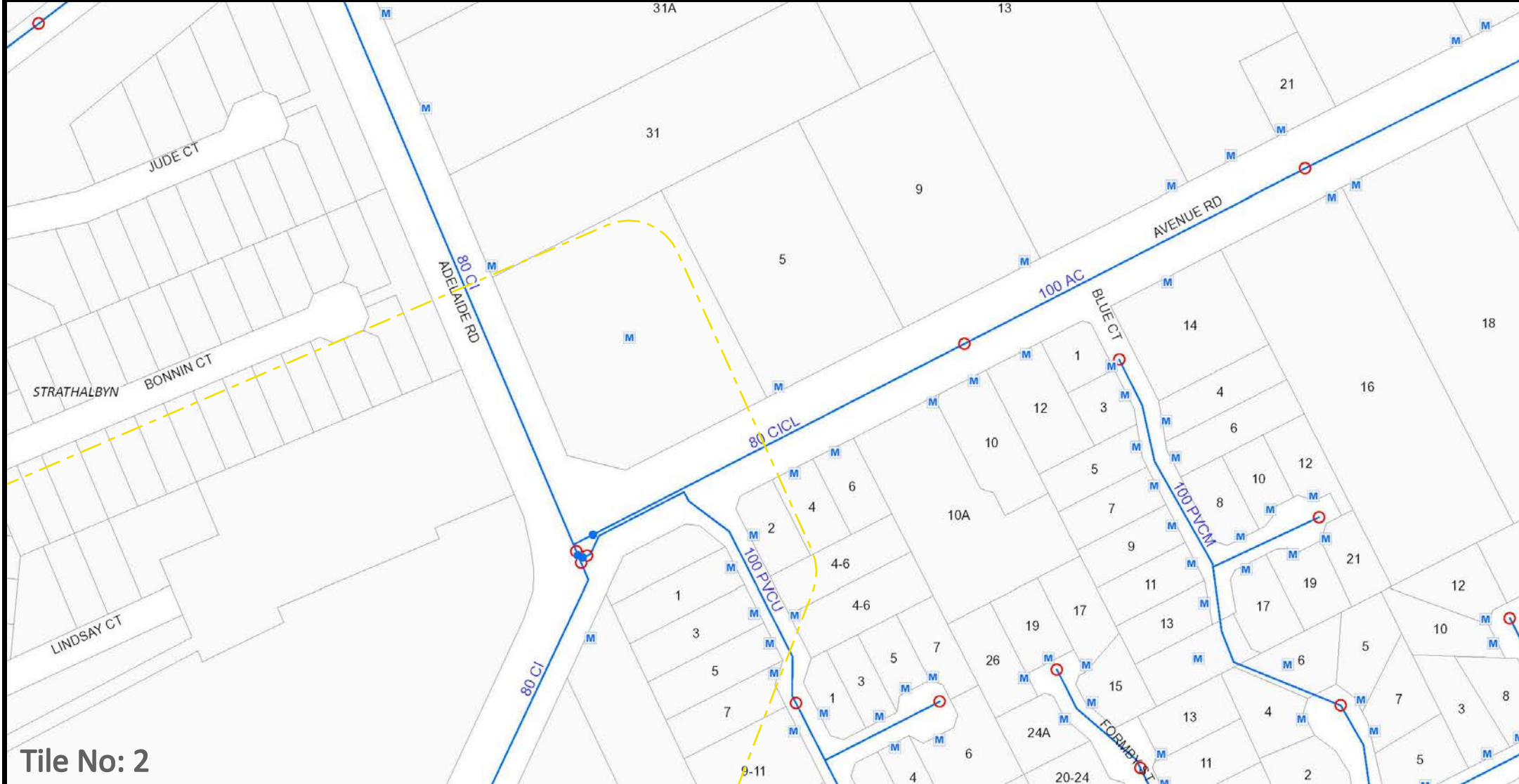
Scale @ A4: 1:2500

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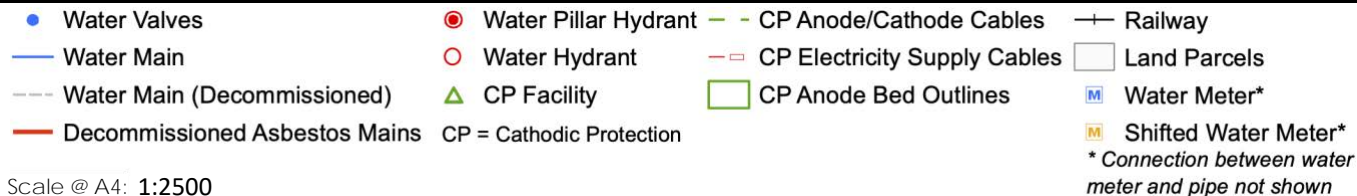


WATER RETICULATION

DBYD Sequence No: 212319295



Tile No: 2



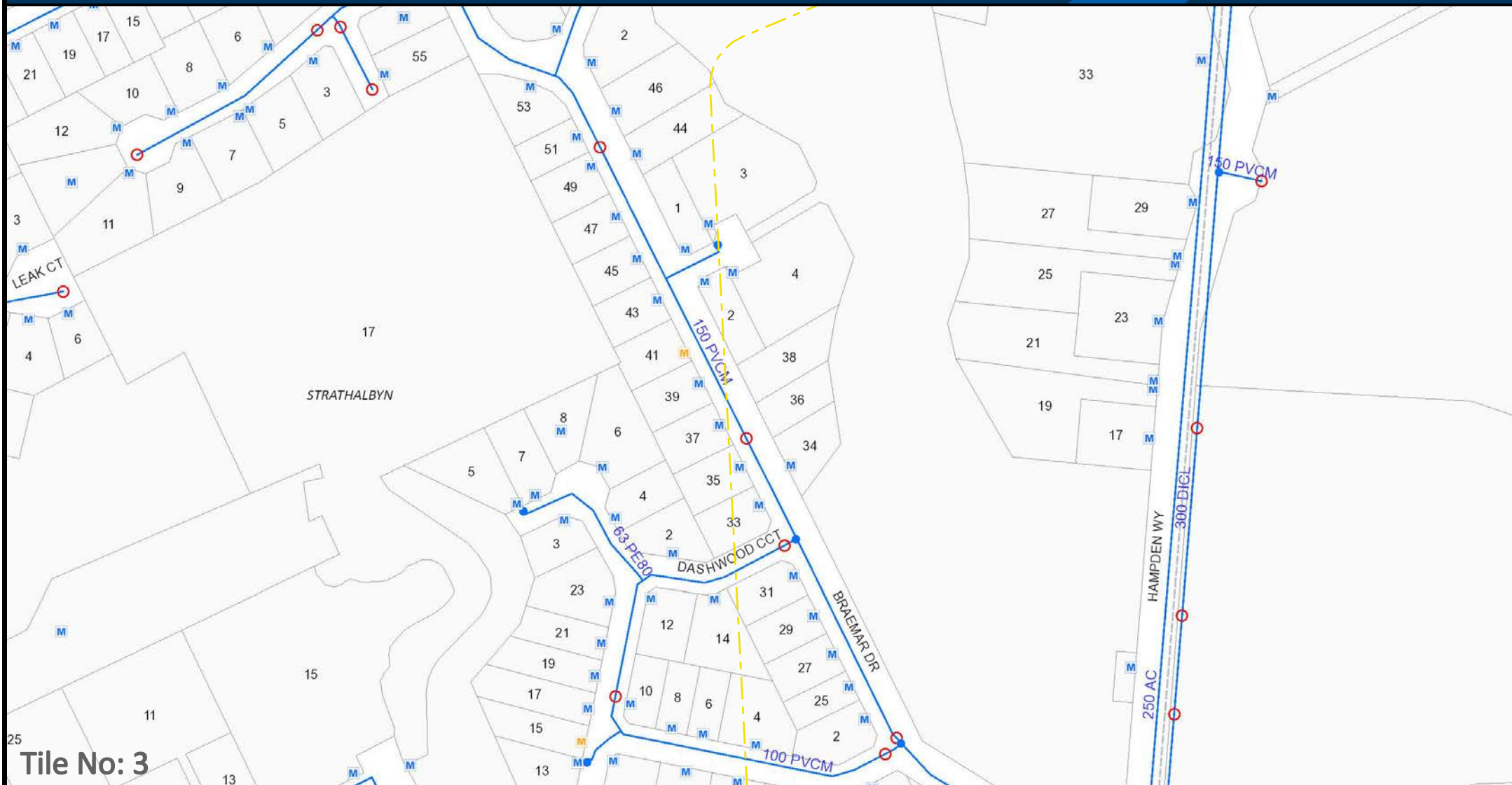
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WATER RETICULATION

DBYD Sequence No: 212319295



Tile No: 3

- | | | | |
|-----------------------------------|--------------------------|------------------------------------|------------------------|
| ● Water Valves | ⊙ Water Pillar Hydrant | --- CP Anode/Cathode Cables | — Railway |
| — Water Main | ○ Water Hydrant | - - - CP Electricity Supply Cables | □ Land Parcels |
| - - - Water Main (Decommissioned) | ▲ CP Facility | □ CP Anode Bed Outlines | Ⓜ Water Meter* |
| — Decommissioned Asbestos Mains | CP = Cathodic Protection | | Ⓜ Shifted Water Meter* |
- * Connection between water meter and pipe not shown

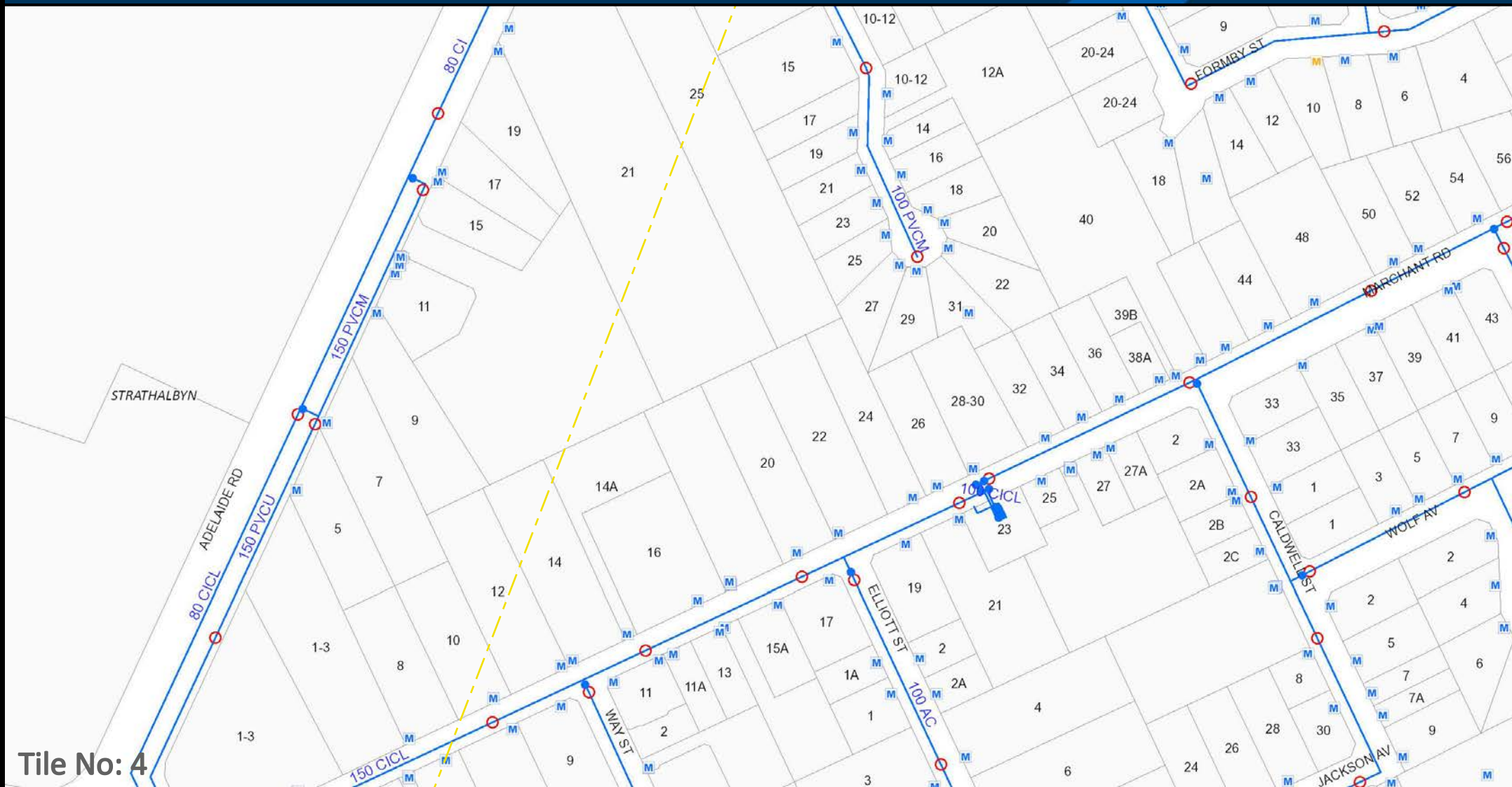
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WATER RETICULATION

DBYD Sequence No: 212319295



Tile No: 4

- | | | | |
|---------------------------------|--------------------------|----------------------------------|------------------------|
| ● Water Valves | ● Water Pillar Hydrant | --- CP Anode/Cathode Cables | — Railway |
| — Water Main | ○ Water Hydrant | --- CP Electricity Supply Cables | □ Land Parcels |
| --- Water Main (Decommissioned) | ▲ CP Facility | □ CP Anode Bed Outlines | ■ Water Meter* |
| — Decommissioned Asbestos Mains | CP = Cathodic Protection | | ■ Shifted Water Meter* |
- * Connection between water meter and pipe not shown

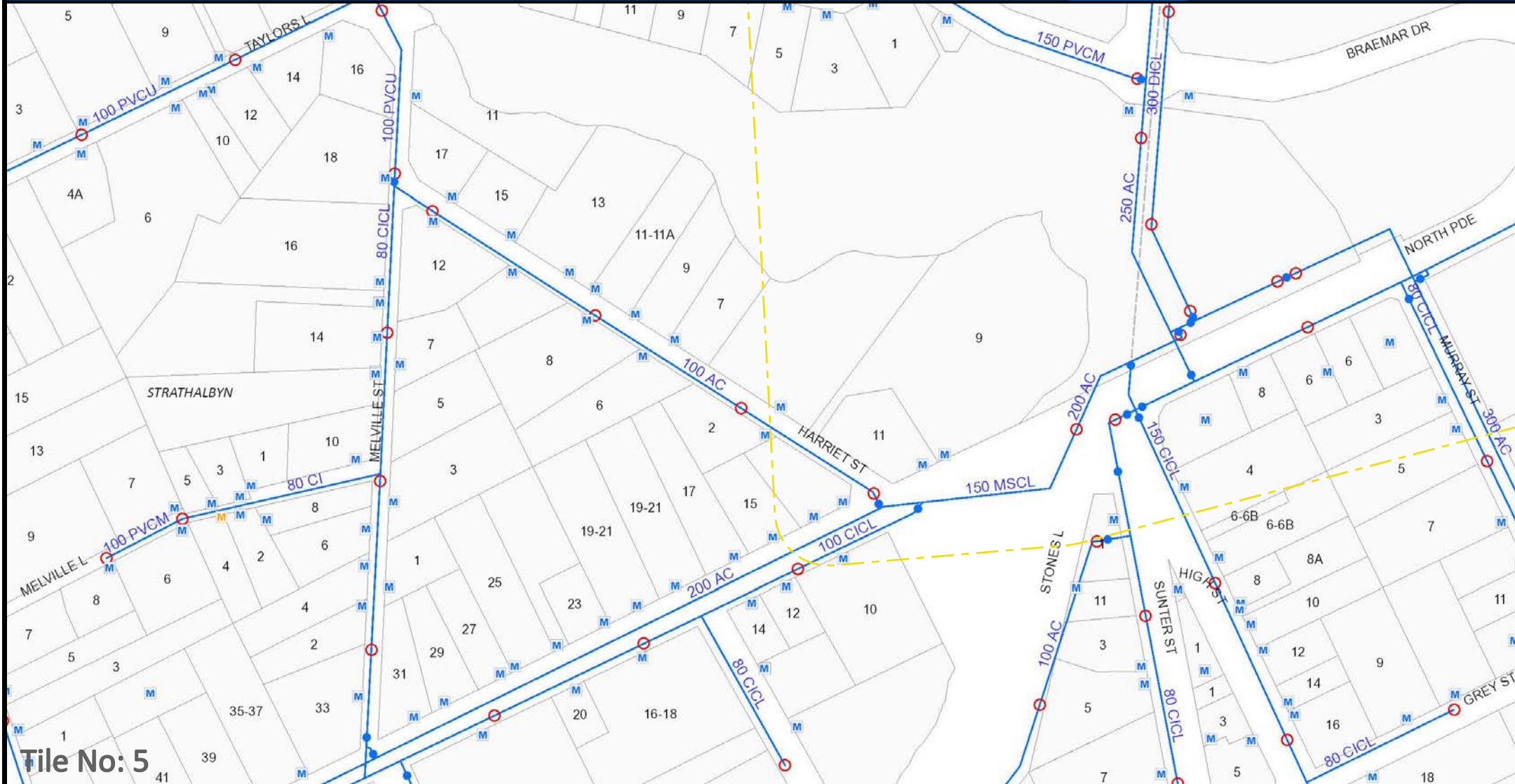
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WATER RETICULATION

DBYD Sequence No: 212319295



File No: 5

- | | | | |
|---------------------------------|--------------------------|----------------------------------|------------------------|
| ● Water Valves | ● Water Pillar Hydrant | --- CP Anode/Cathode Cables | — Railway |
| — Water Main | ○ Water Hydrant | --- CP Electricity Supply Cables | □ Land Parcels |
| --- Water Main (Decommissioned) | ▲ CP Facility | □ CP Anode Bed Outlines | ■ Water Meter* |
| — Decommissioned Asbestos Mains | CP = Cathodic Protection | | ■ Shifted Water Meter* |
- * Connection between water meter and pipe not shown

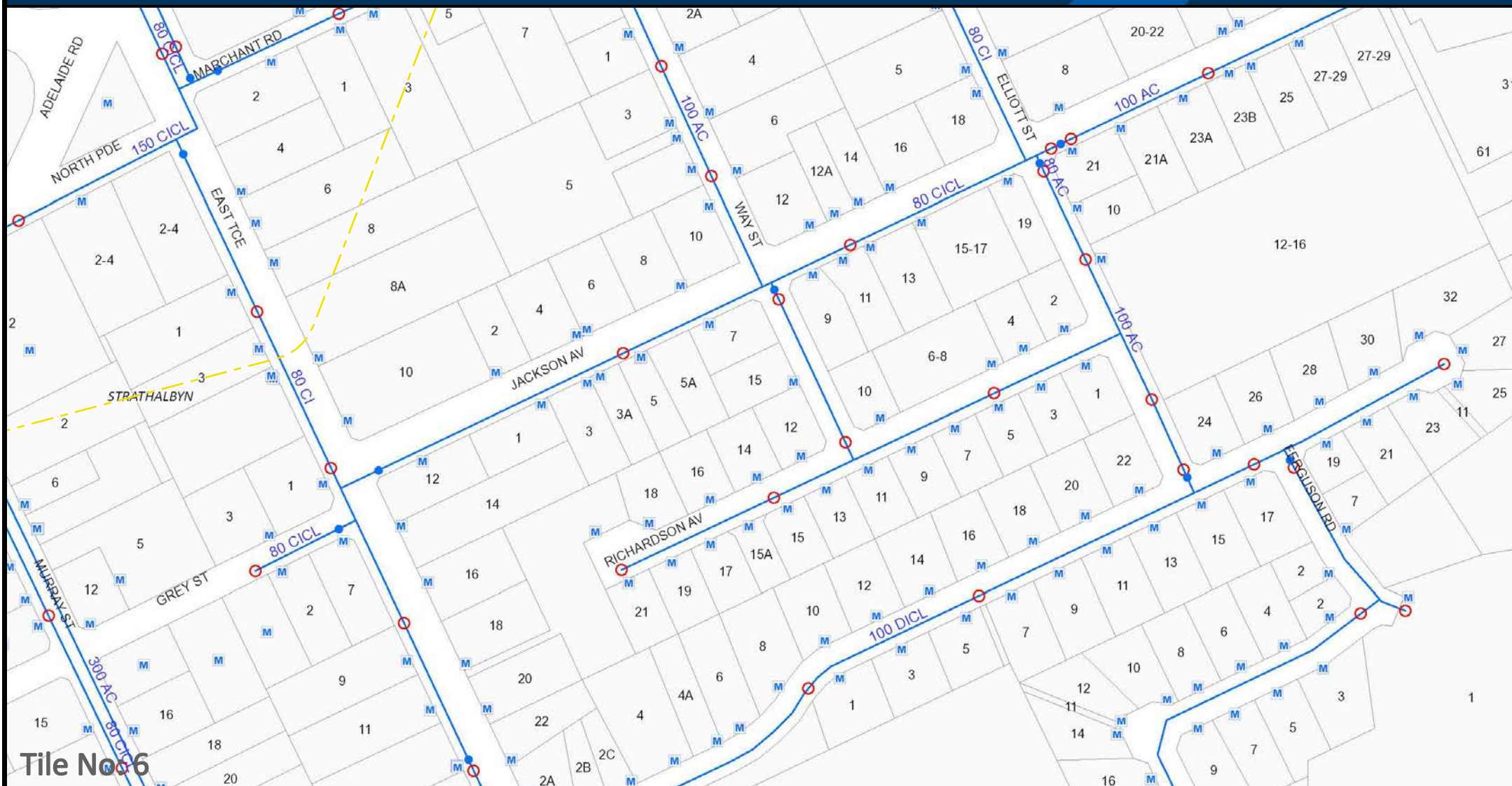
Scale @ A4: 1:2500

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.



WATER RETICULATION

DBYD Sequence No: 212319295




Tile No 6

- | | | | |
|---------------------------------|--------------------------|--------------------------------|------------------------|
| ● Water Valves | ● Water Pillar Hydrant | — CP Anode/Cathode Cables | — Railway |
| — Water Main | ○ Water Hydrant | — CP Electricity Supply Cables | □ Land Parcels |
| --- Water Main (Decommissioned) | ▲ CP Facility | □ CP Anode Bed Outlines | ■ Water Meter* |
| — Decommissioned Asbestos Mains | CP = Cathodic Protection | | ■ Shifted Water Meter* |
- * Connection between water meter and pipe not shown

Scale @ A4: 1:2500

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To: Jason Winter
Phone: Not Supplied
Fax: Not Supplied
Email: JWinter@greenhillaustralia.com.au

Dial before you dig Job #:	32104378	 DIAL BEFORE YOU DIG <small>www.1100.com.au</small>
Sequence #	212319296	
Issue Date:	08/06/2022	
Location:	Lot 5 Hampden Way , Strathalbyn , SA , 5255	

Indicative Plans

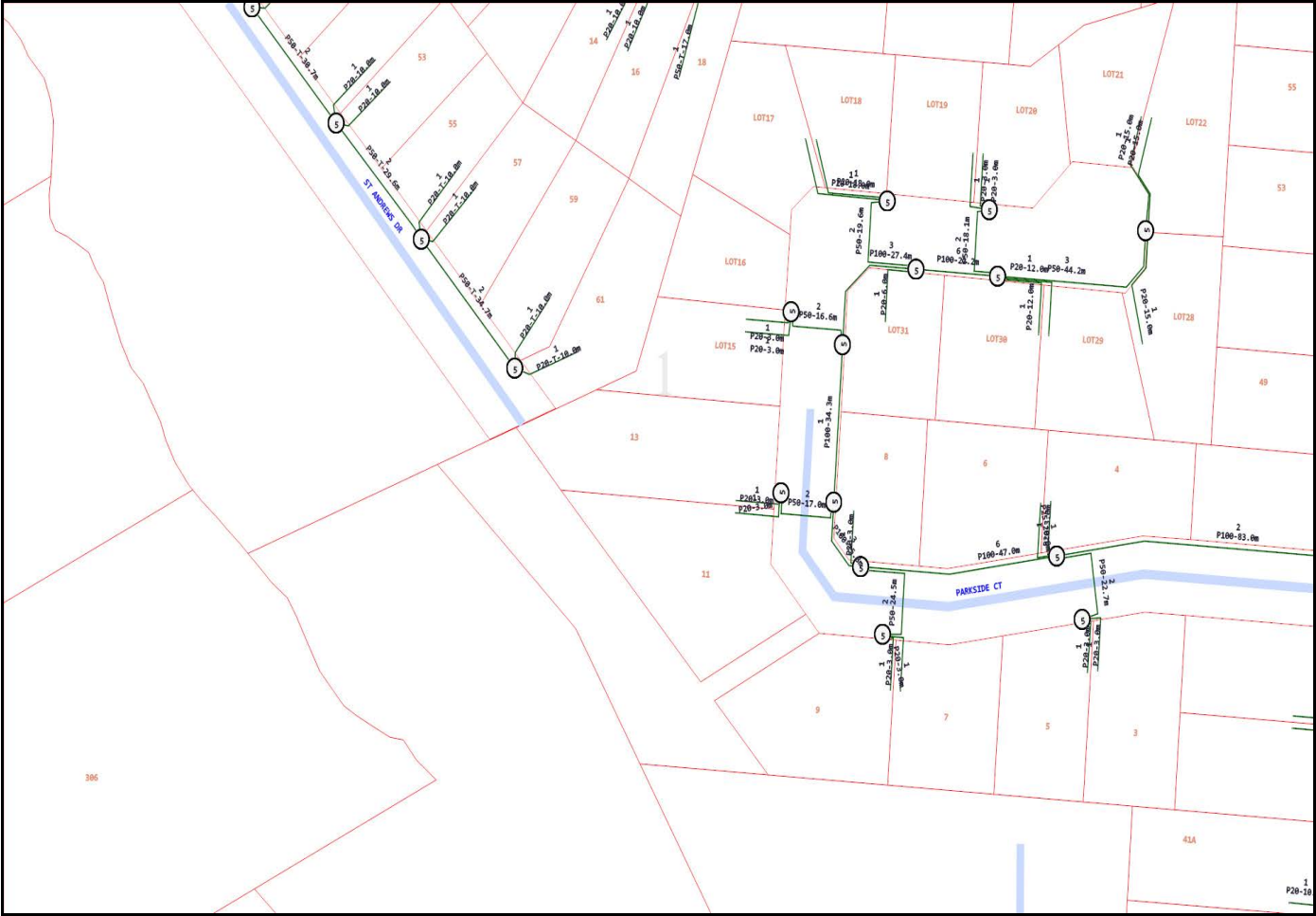
1	6	11
2	7	12
3	8	13
4	9	14
5	10	15

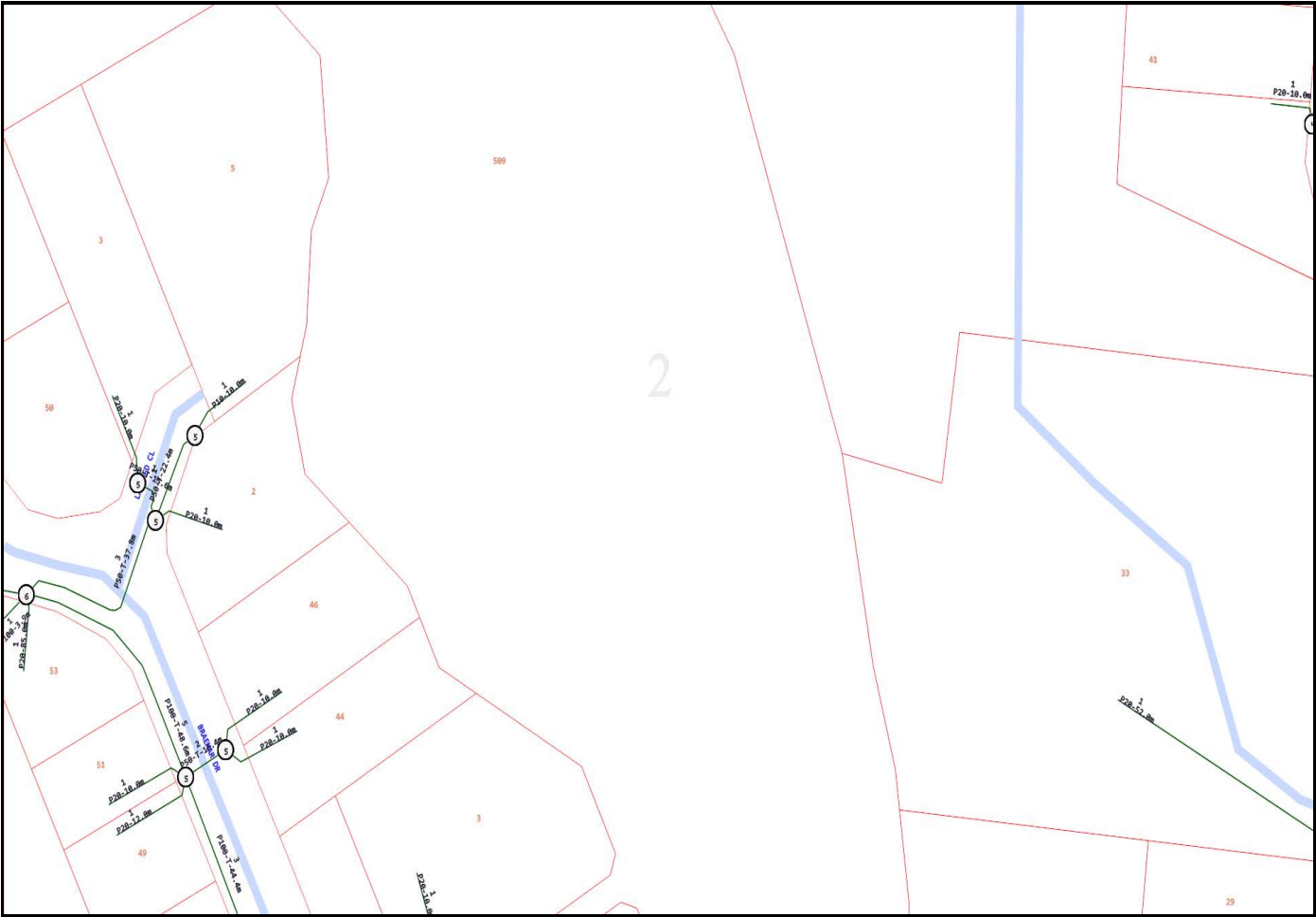


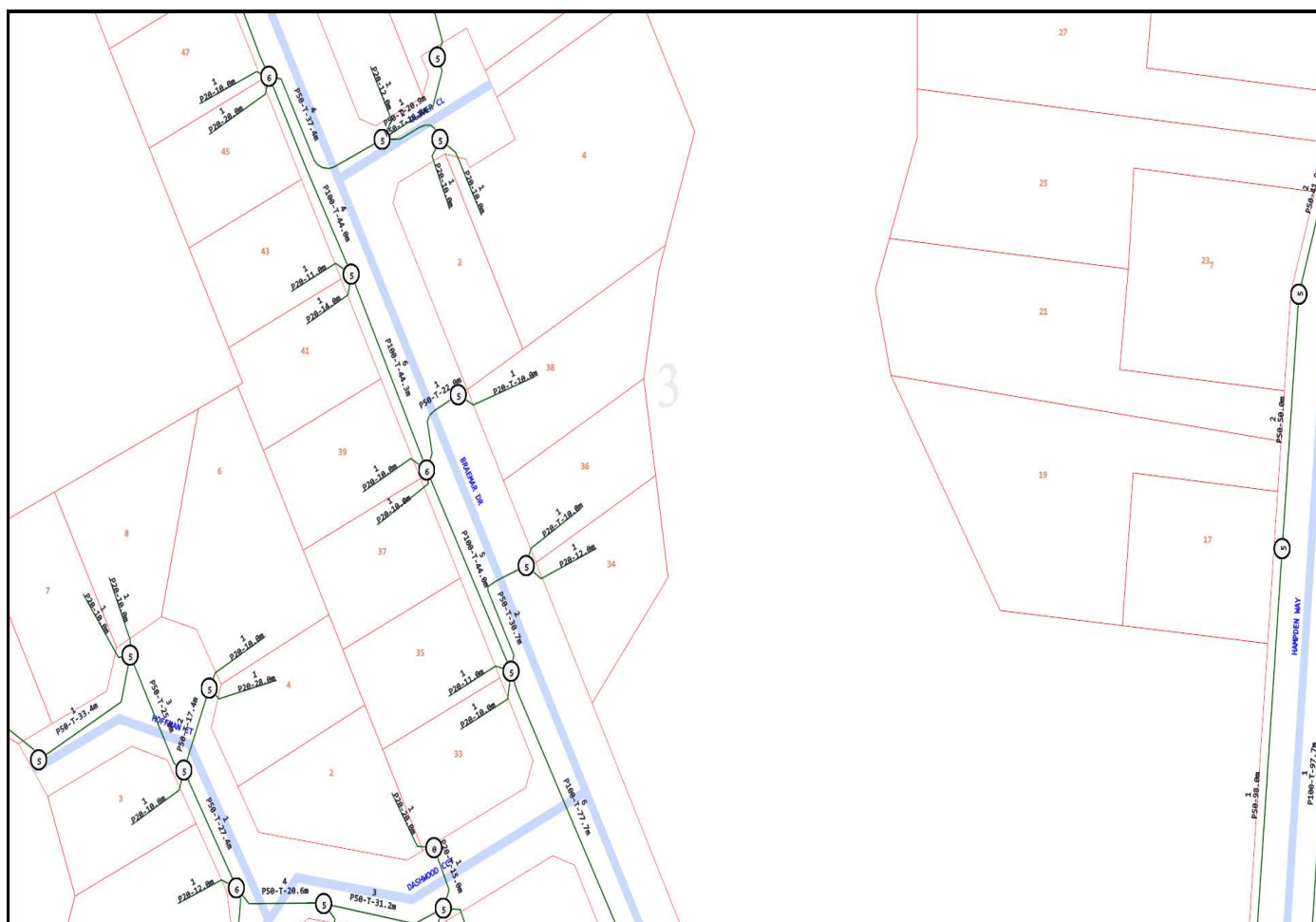
LEGEND

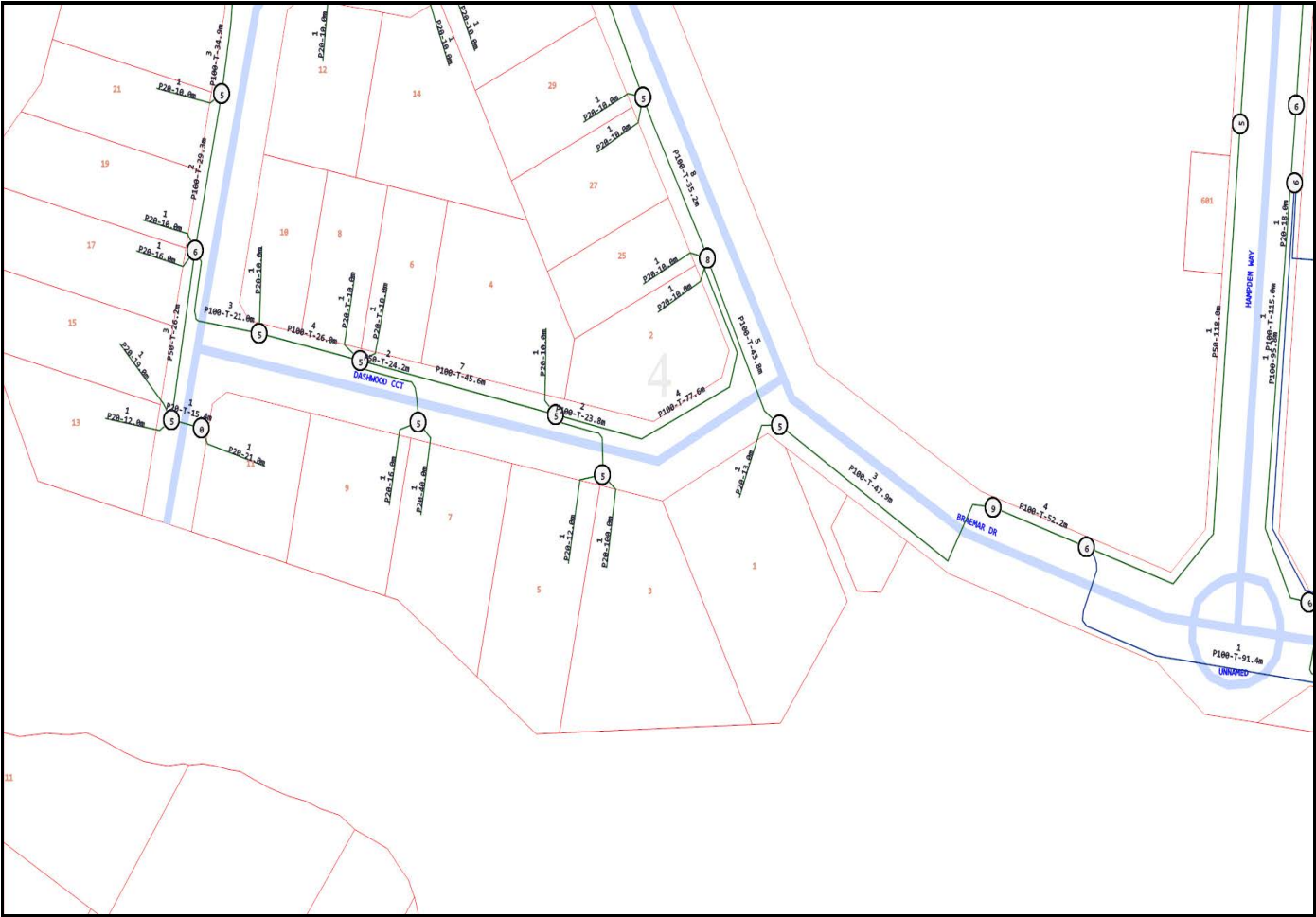


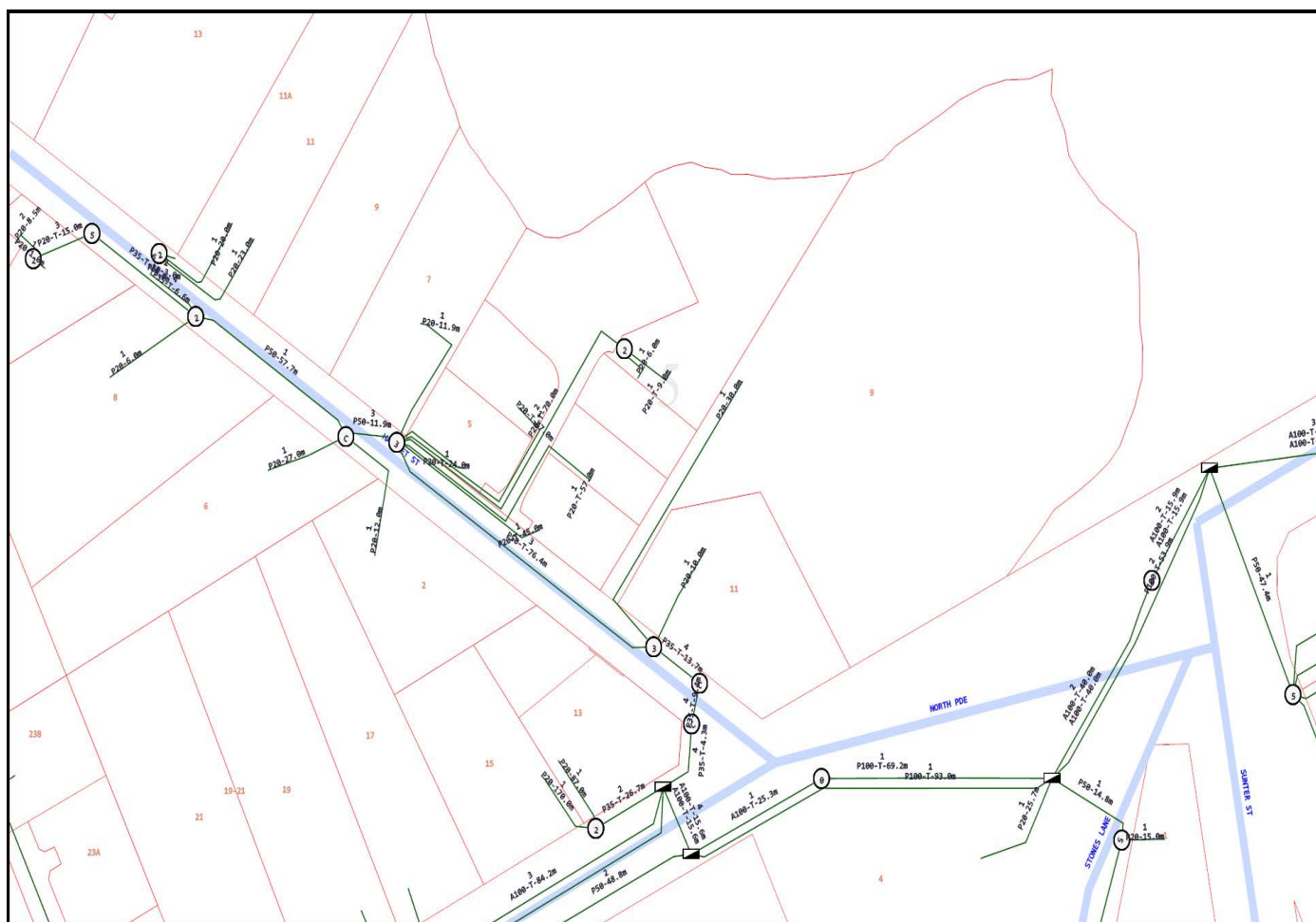
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m

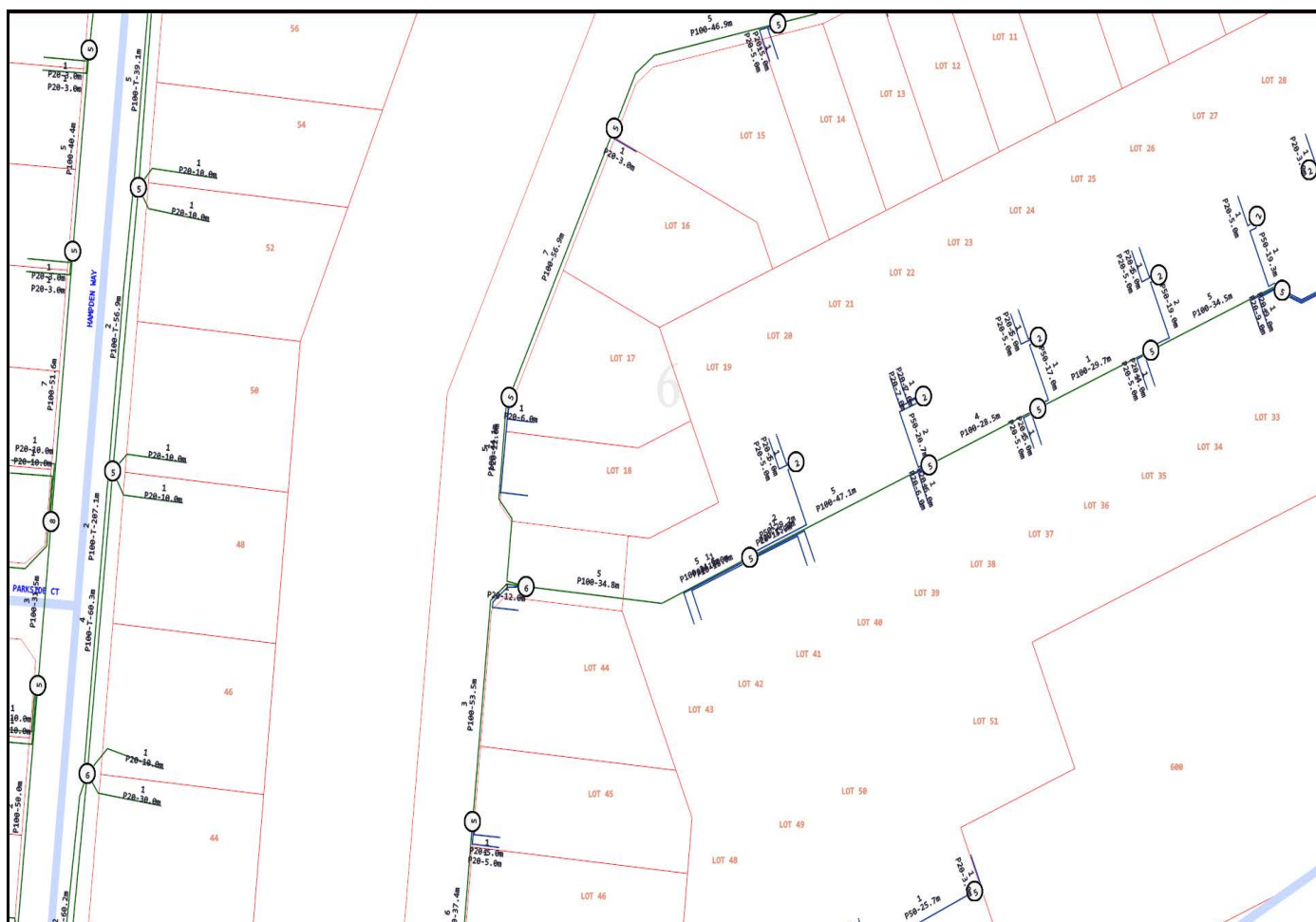


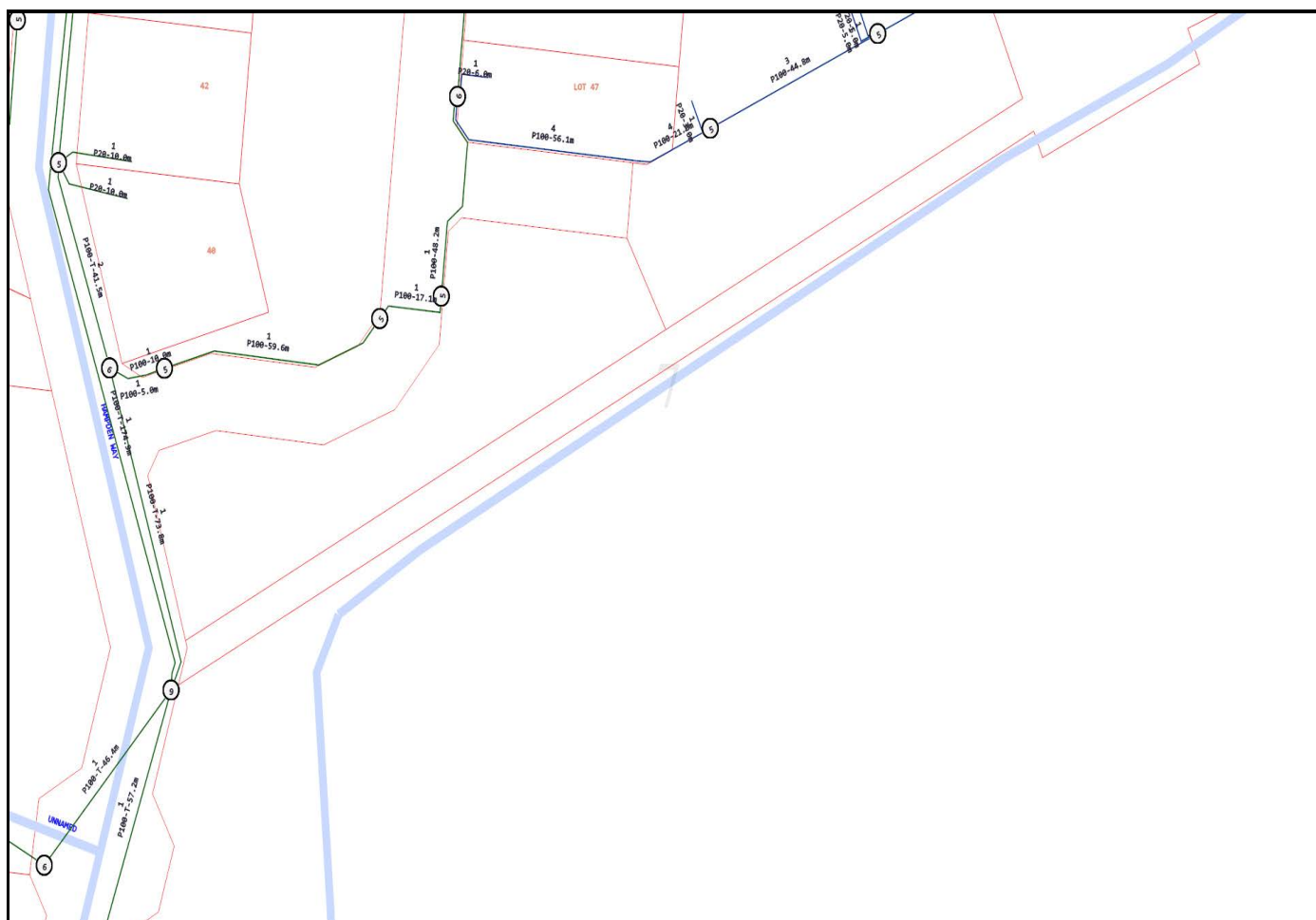


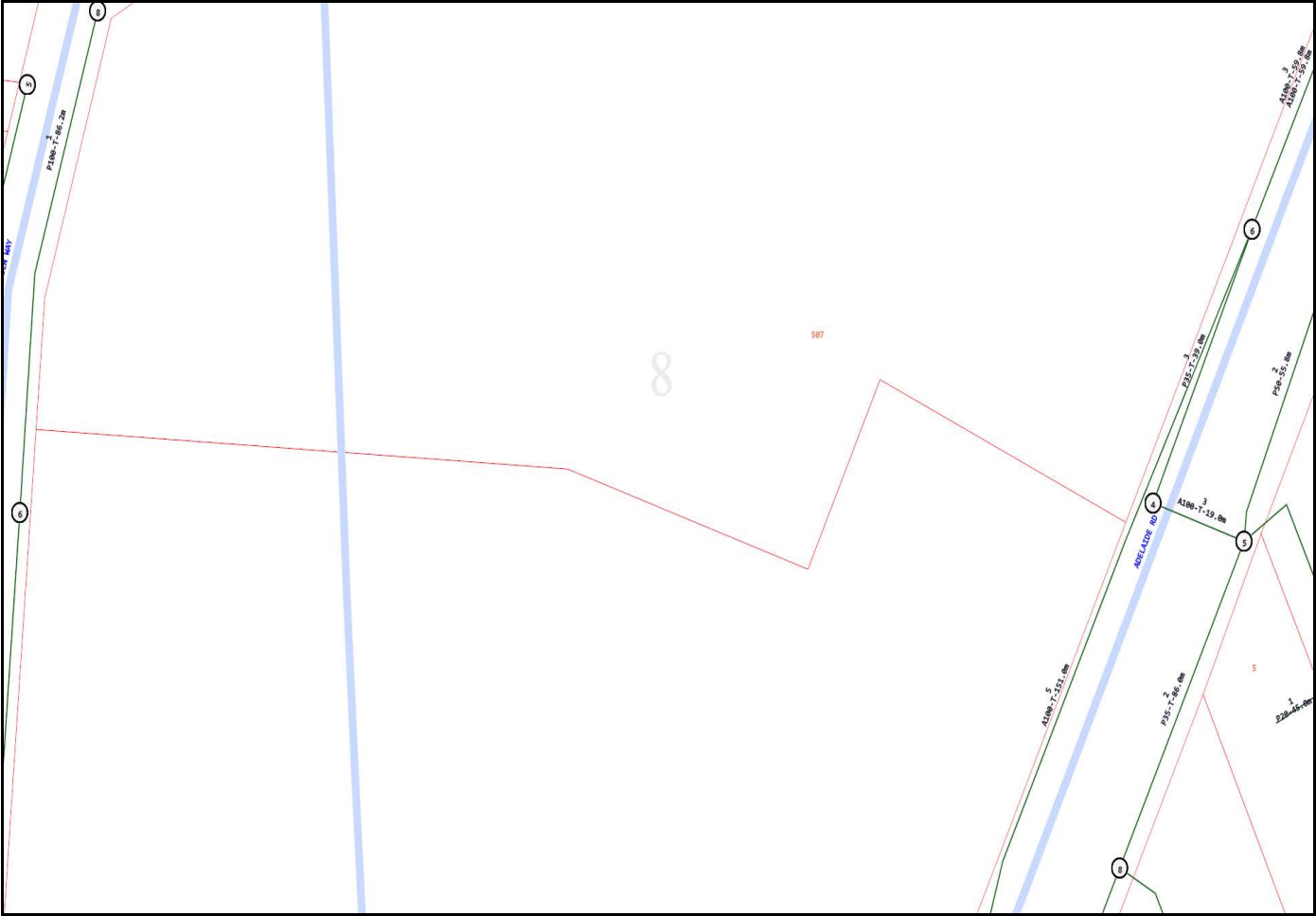


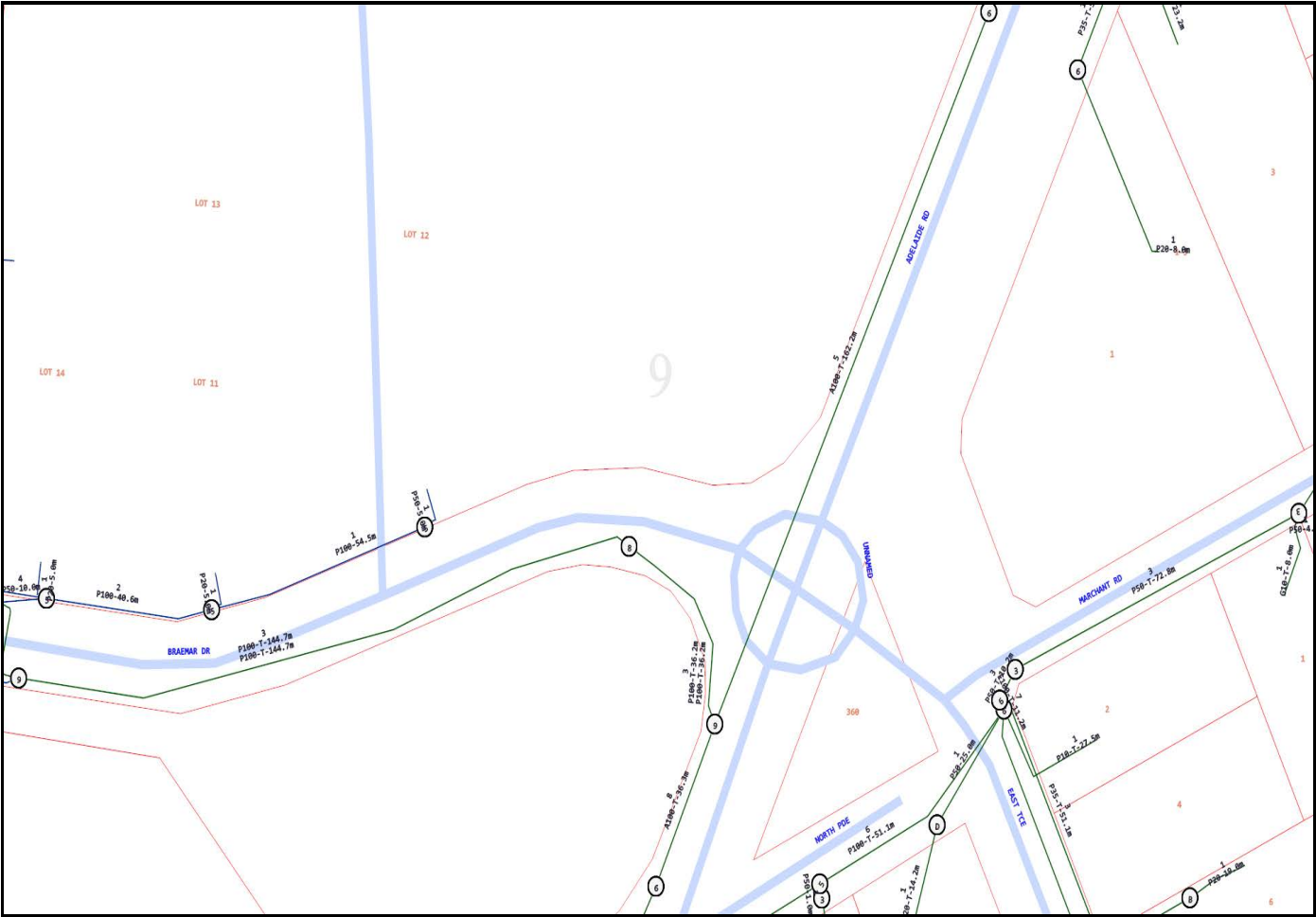


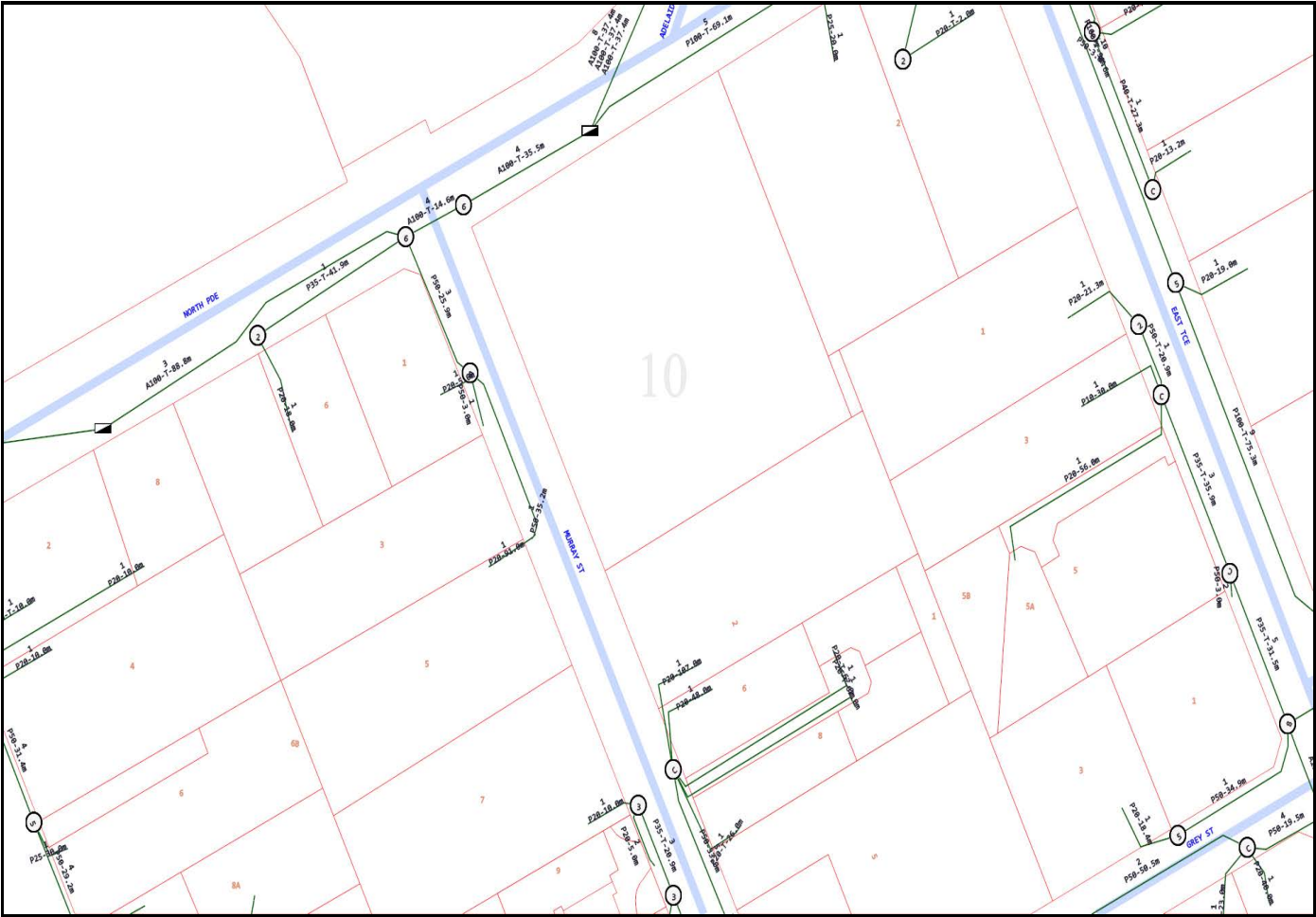


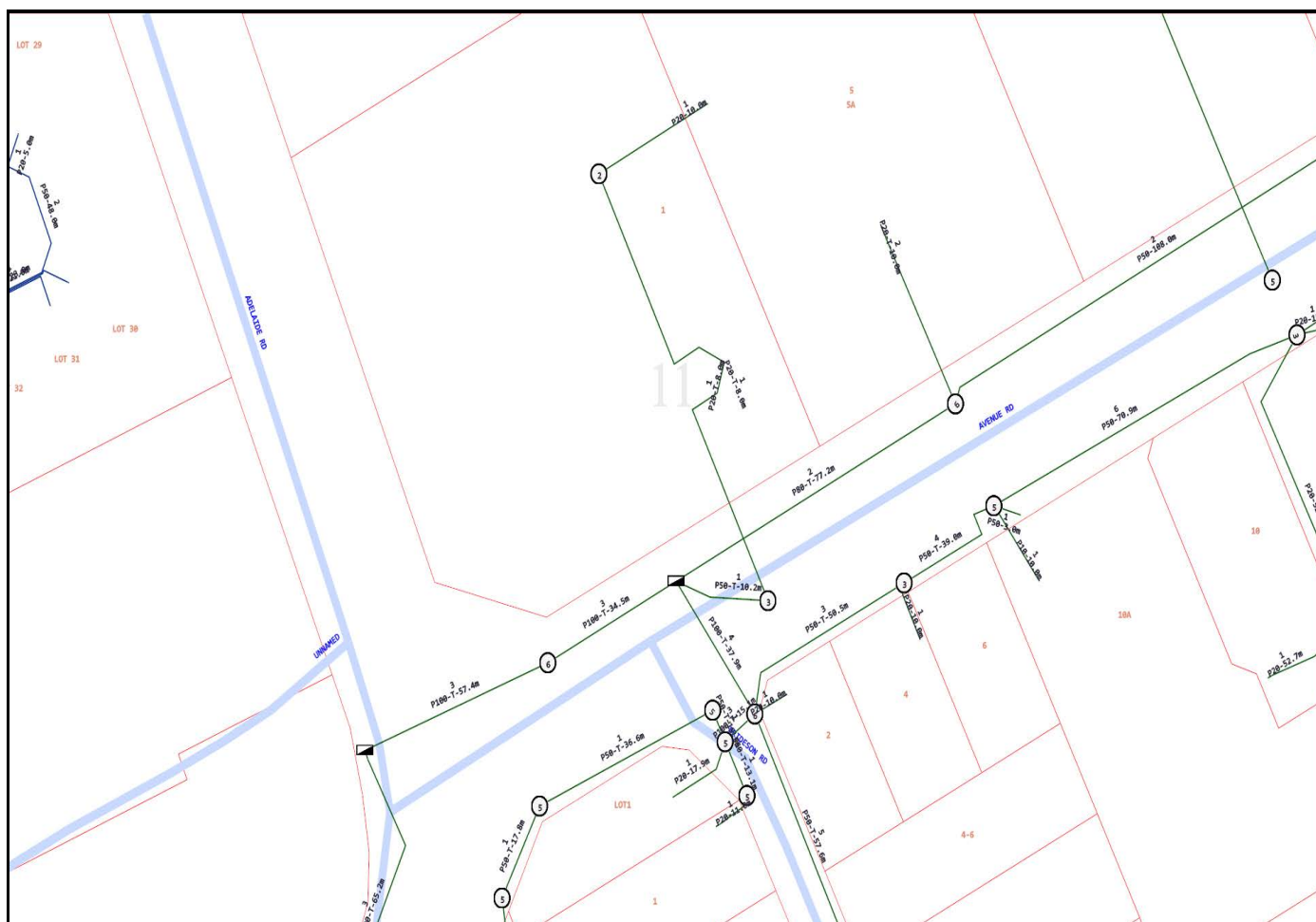


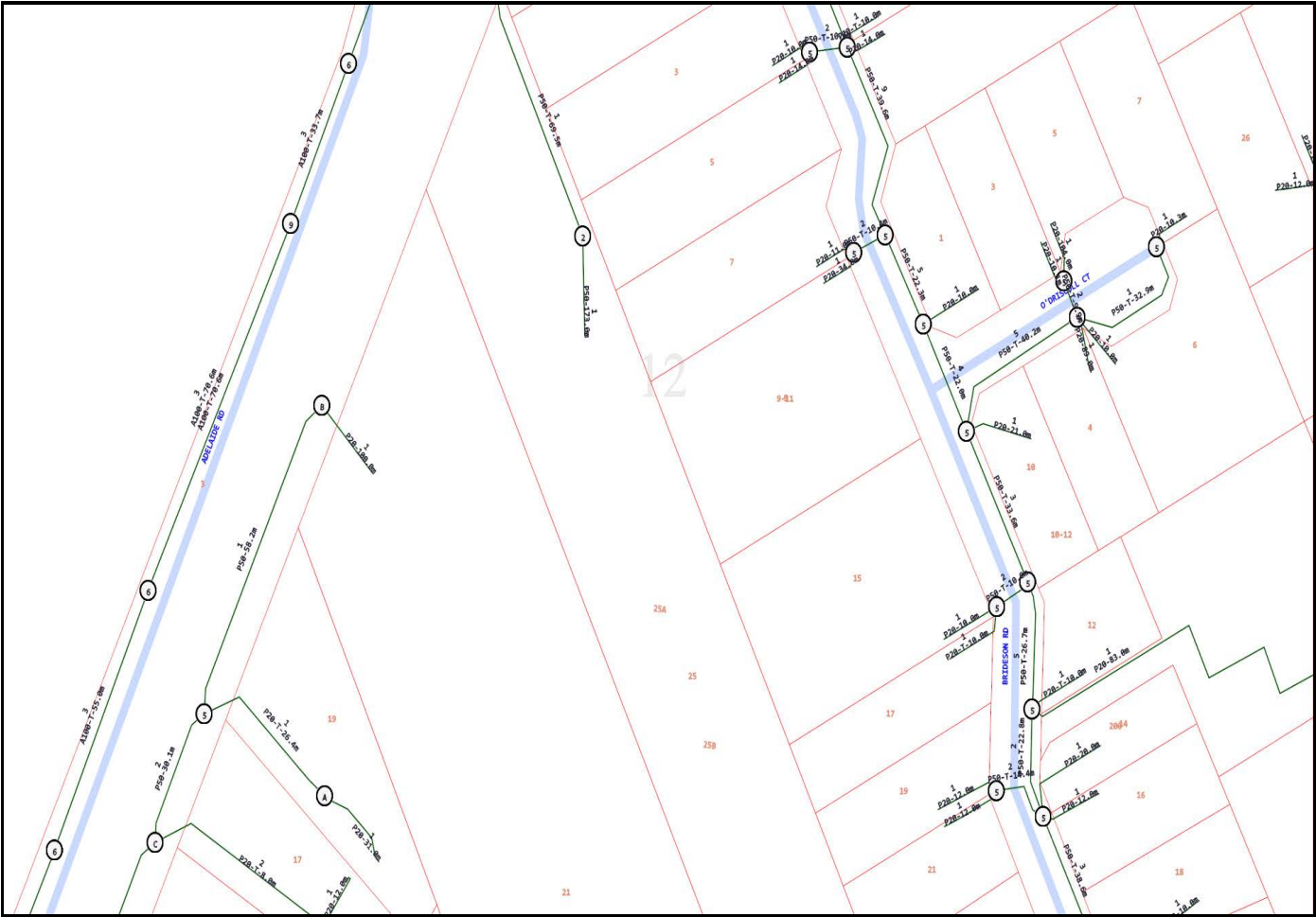


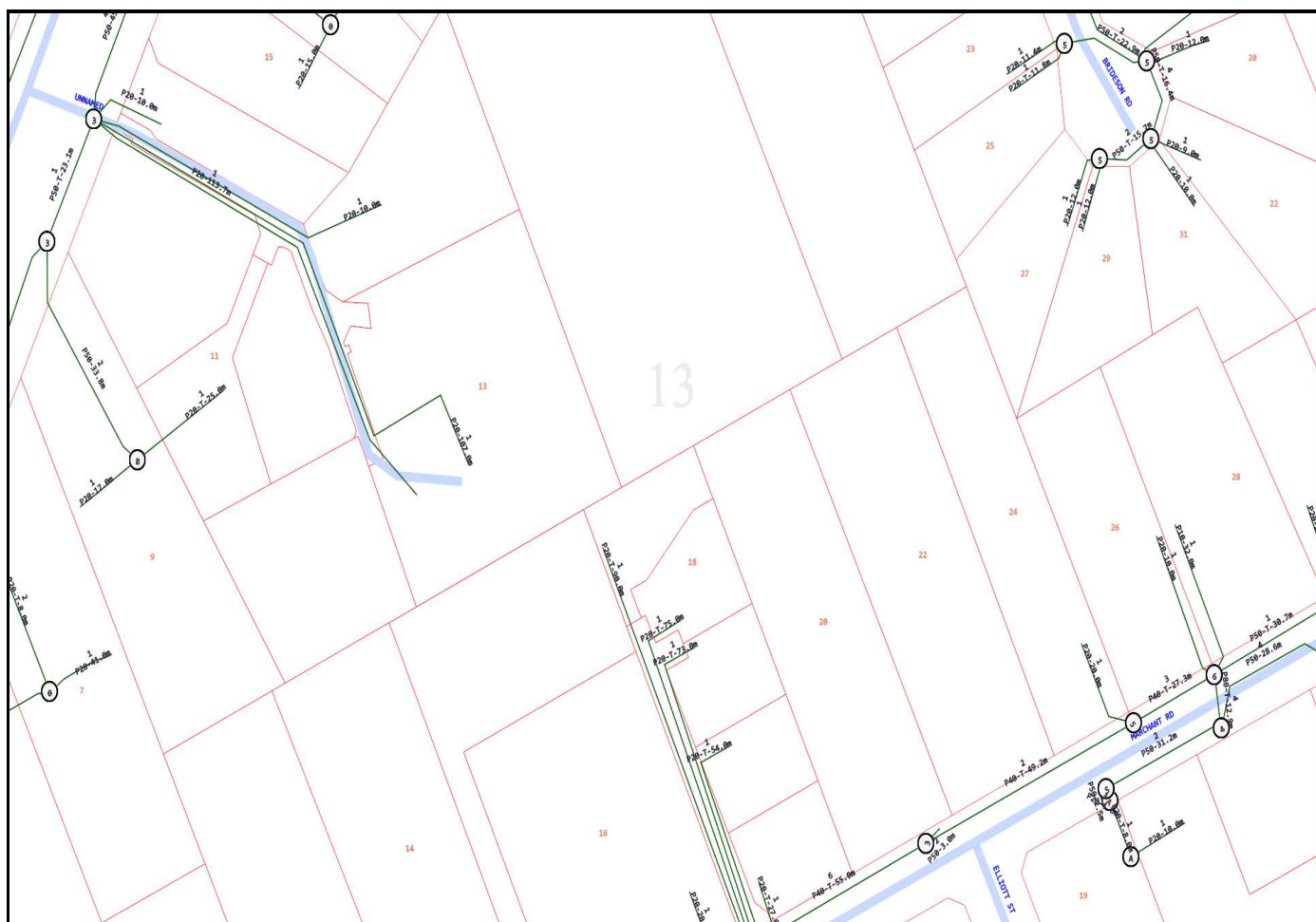


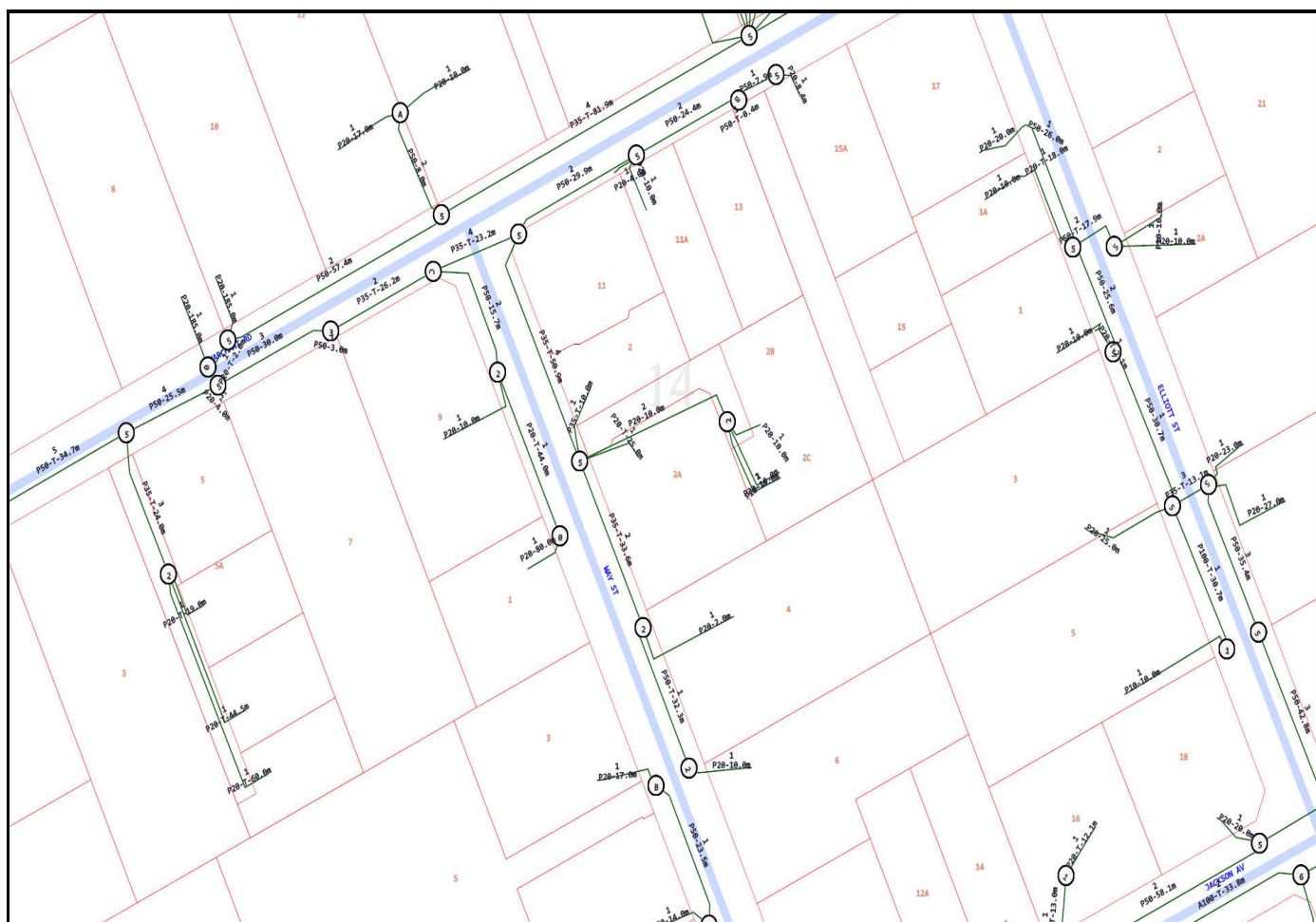












To:

Greenhill Engineers - Jason Winter

Level 1,178 Fullarton Road

Dulwich

SA

5065

Enquiry Details			
Utility ID	50800		
Sequence Number	212319297		
Enquiry Date	08/06/2022 12:08		
Response	AFFECTED		
Address	Lot 5 Hampden Way Strathalbyn		
Location in Road	Road, Footpath, Nature Strip		
Activity	Planning and Design, Subdivision		

Enquirer Details			
Customer ID	3231306		
Contact	Jason Winter		
Company	Greenhill Engineers		
Email	JWinter@greenhillaustralia.com.au		
Phone	+61884061300	Mobile	

Underground cable locations ASSETS FOUND

The process:

1. You made an enquiry with Dial Before You Dig (1100).
2. Dial Before You Dig referred your enquiry to SA Power Networks (South Australia's Distribution Network).
3. SA Power Networks has checked their records and have found underground assets in your request area.
4. Please review the attached Asset Map(s) in regard to your excavation, as there may be some restrictions that apply if your excavation is greater than 300mm below ground level and less than 3.0m from an SA Power Networks Asset. Further explanation of restricted and exclusion zones can be found at <http://www.sapowernetworks.com.au/public/download.jsp?id=1775> OR search [sapowernetworks.com.au](http://www.sapowernetworks.com.au) for NICC 404 and by referring to the figure on page 10, 11 or 12.
5. An on-site assessment and/or technical drawings may also be necessary to ascertain the exact cable/asset location. This service can be provided by SA Power Networks and may incur a cost.
6. Please contact your local SA Power Networks Location Officer to schedule work or make further enquiries regarding this request either by return email or the contact number supplied. Other general enquiries can be made on (08) 8292 0218.
7. If you have damaged SA Power Networks Assets immediately notify Faults & Emergencies on (08) 8404 4496.

Please note: Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of works. Persons conducting works will be held responsible for any resulting loss or damage to the services associated with infrastructure

Important information and conditions of use for users of underground services information supplied by SA Power Networks

Indicative information only

The accompanying information is intended only to indicate the presence of SA Power Networks' underground services and/or to convey general indicative information in respect of the location marked on the plans. **The information does not necessarily provide current, comprehensive or accurate description or location of the underground services or associated infrastructure.**

The information may also describe or indicate the presence of underground services or infrastructure not owned by SA Power Networks, for example, electrical services connected to an SA Power Networks' service point. SA Power Networks takes no responsibility for services or infrastructure that is not owned or operated by SA Power Networks or the accuracy or completeness of their description or location in the accompanying information.

Additional technical information may be requested from SA Power Networks for planning or engineering design (non-digging) purposes. Such requests are to be directed to SA Power Networks Builders and Contractors Electrical Service Line (1300 650 014).

Identifying the location of underground services

Working near or around live electrical cables can be hazardous. **An on-site assessment is strongly recommended prior to undertaking ANY works and is necessary to determine the location of the underground services.** This can be undertaken by SA Power Networks or an alternative professional locating service provider. Enquiries can be made about SA Power Networks' cable location service by telephoning (08) 8292 0218.

Restrictions may apply in regard to your excavation particularly if your excavation is greater than 300mm below ground level and less than 3.0m from an SA Power Networks asset. Further explanation regarding restricted exclusion zones can be found at <http://www.sapowernetworks.com.au/public/download.jsp?id=1775> OR search sapowernetworks.com.au for NICC 404 and by referring to the figures on pages 10, 11 or 12.

Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of the works. Persons conducting works will be held responsible for any resulting loss or damage to the services or associated infrastructure.

Working near high voltage 66kV underground cables

Persons intending to conduct earthworks in the vicinity of an SA Power Networks high voltage 66kV underground cable MUST first obtain a site-specific clearance by contacting the SA Power Networks Cable Management Technical Officer on 0403 582 174.

Basis of information supply

The accompanying information is supplied at the request of, and is only provided for use by, the requestor. The information is valid for 30 days from the date of issue.

SA Power Networks, its employees, agents and contractors shall accept no responsibility for any inaccuracy or incompleteness in the information provided or liability in respect of any personal injury, death, loss or damage to any real or personal property or otherwise that arises out of or in connection with, directly or indirectly, the provision of or reliance upon the information.

It is the requestor's responsibility to ensure that the information provided accords with the area depicted on the requestor's Dial Before You Dig request. The information provided should not be used in respect of any area outside of the area depicted on the Dial Before You Dig request. SA Power Networks does not warrant that the information is suitable for the requestor's intended purposes.

Any use of the accompanying information is subject to the requestor's agreement to the conditions contained in this document. Upon acceptance of these conditions, SA Power Networks grants the requestor permission to use the information. The information must be returned to SA Power Networks if the conditions are not accepted.

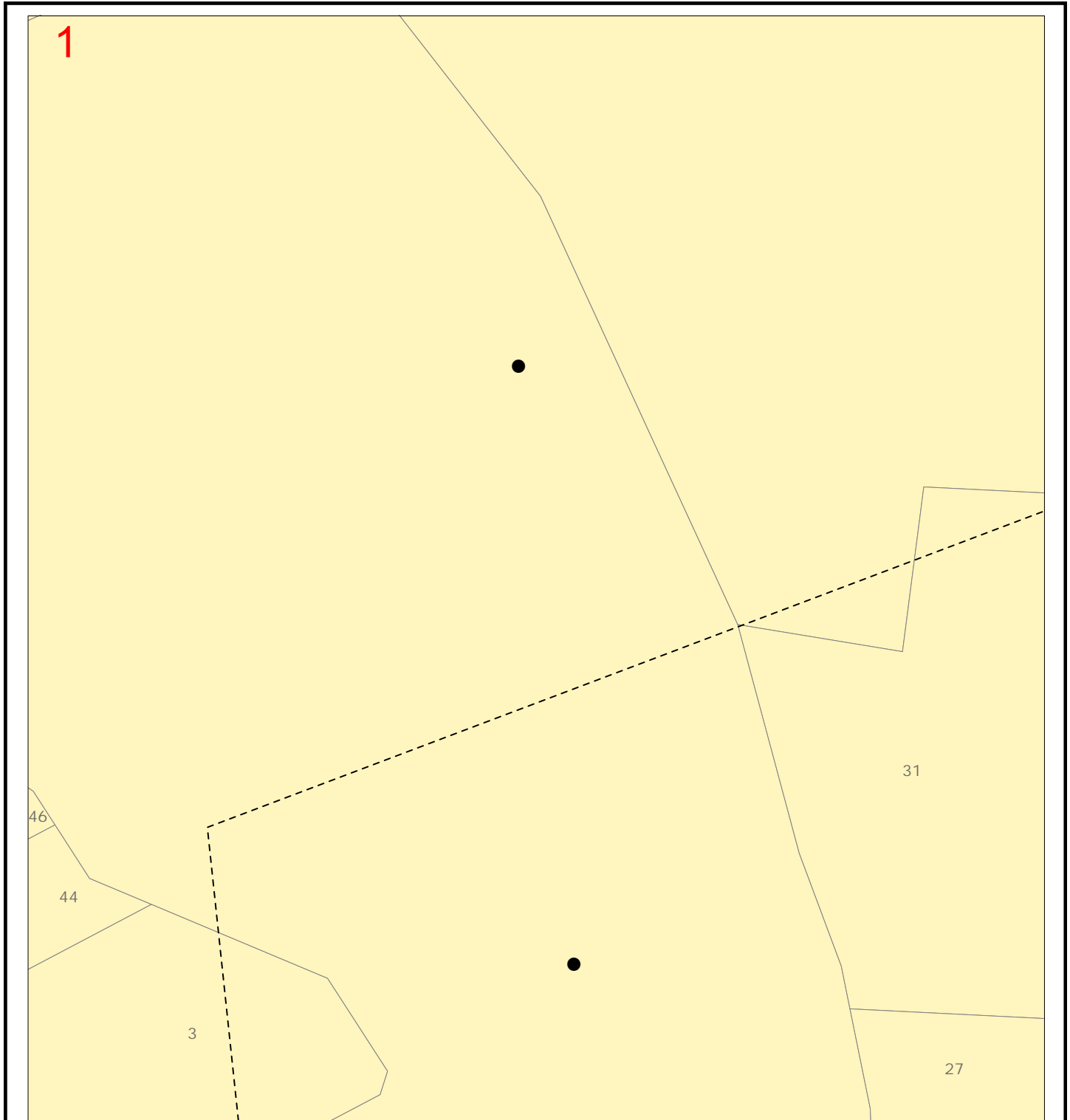
Important note: It is an offence under the Electricity Act 1996 (SA) to cause damage to or interfere with electrical infrastructure

Date: 08/06/2022

Map 1

Sequence No: 212319297

Lot 5 Hampden Way Strathalbyn



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits

- ▼ 66kV/132kV
- ▼ 33kV
- ▼ 19kV
- ▼ 11kV
- ▼ 7.6kV
- ▼ Not In Service
- ▼ Low Voltage

Cables

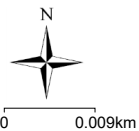
- ↗ 66kV/132kV
- ↗ 33kV
- ↗ 19kV
- ↗ 11kV
- ↗ 7.6kV
- ↗ Not In Service
- ↗ Low Voltage

DBYD Requested Area

- HV Switching Cubicle
- Transformer Cubicle
- Cable Joint Bay
- LV Switching Cubicle/Pit
- Service Pit/Pillar
- ⊗ Earthing Grid

Fibre Optic Cable/Duct

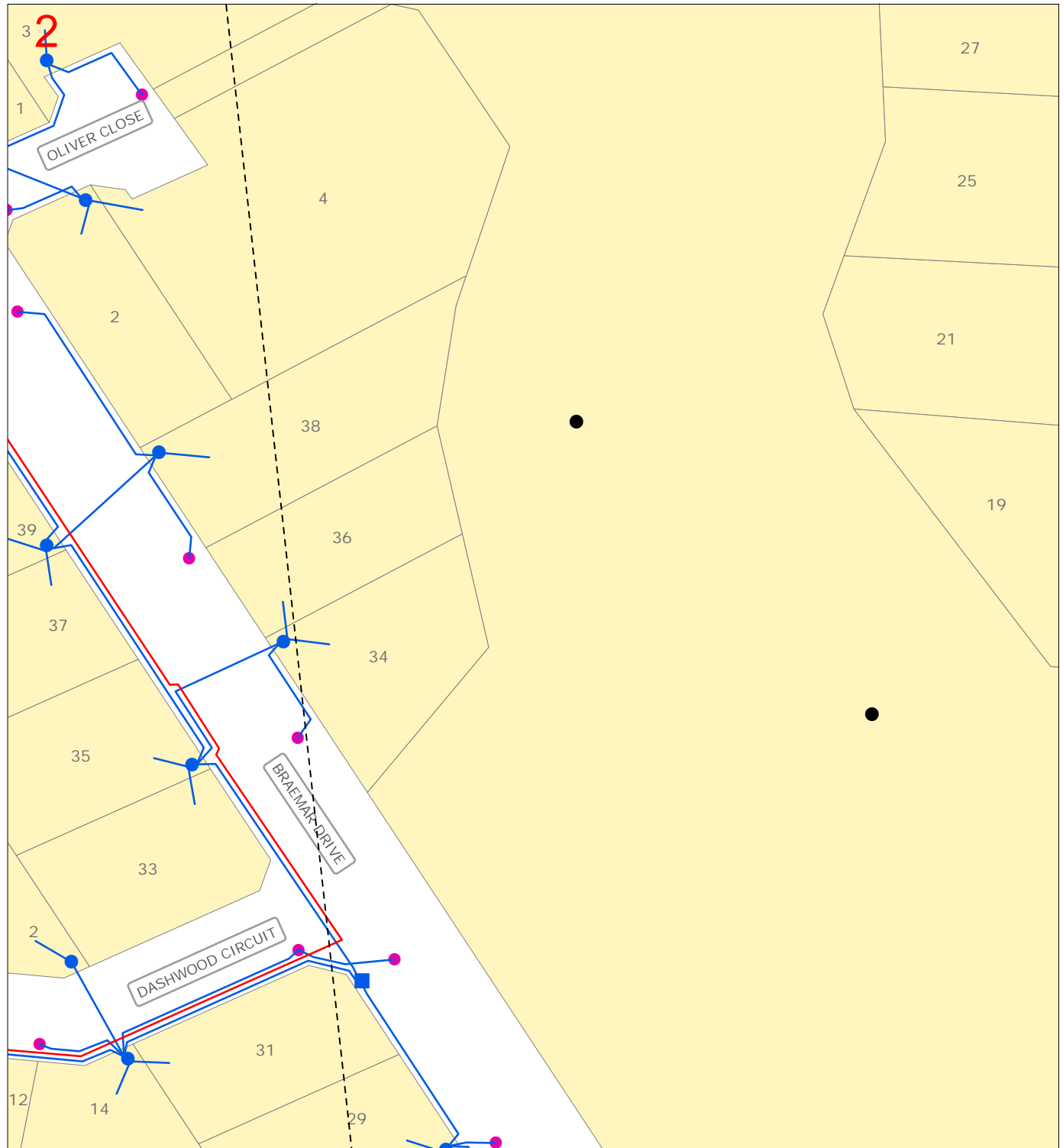
- Fibre Manhole/Pit
- Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column



Map 2

Sequence No: 212319297








Lot 5 Hampden Way Strathalbyn










Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.


LEGEND:

Cable Exits

-  66kV/132kV
-  33kV
-  19kV
-  11kV
-  7.6kV
-  Not In Service
-  Low Voltage

Cables


-  66kV/132kV
-  33kV
-  19kV
-  11kV
-  7.6kV
-  Not In Service
-  Low Voltage


 DBYD Requested Area


 HV Switching Cubicle


 Transformer Cubicle


 Cable Joint Bay

 LV Switching Cubicle/Pit

 Service Pit/Pillar


 Earthing Grid


 Fibre Optic Cable/Duct


 Fibre Manhole/Pit

 Pilot Cable

 Pilot Manhole/Pit

 Substation

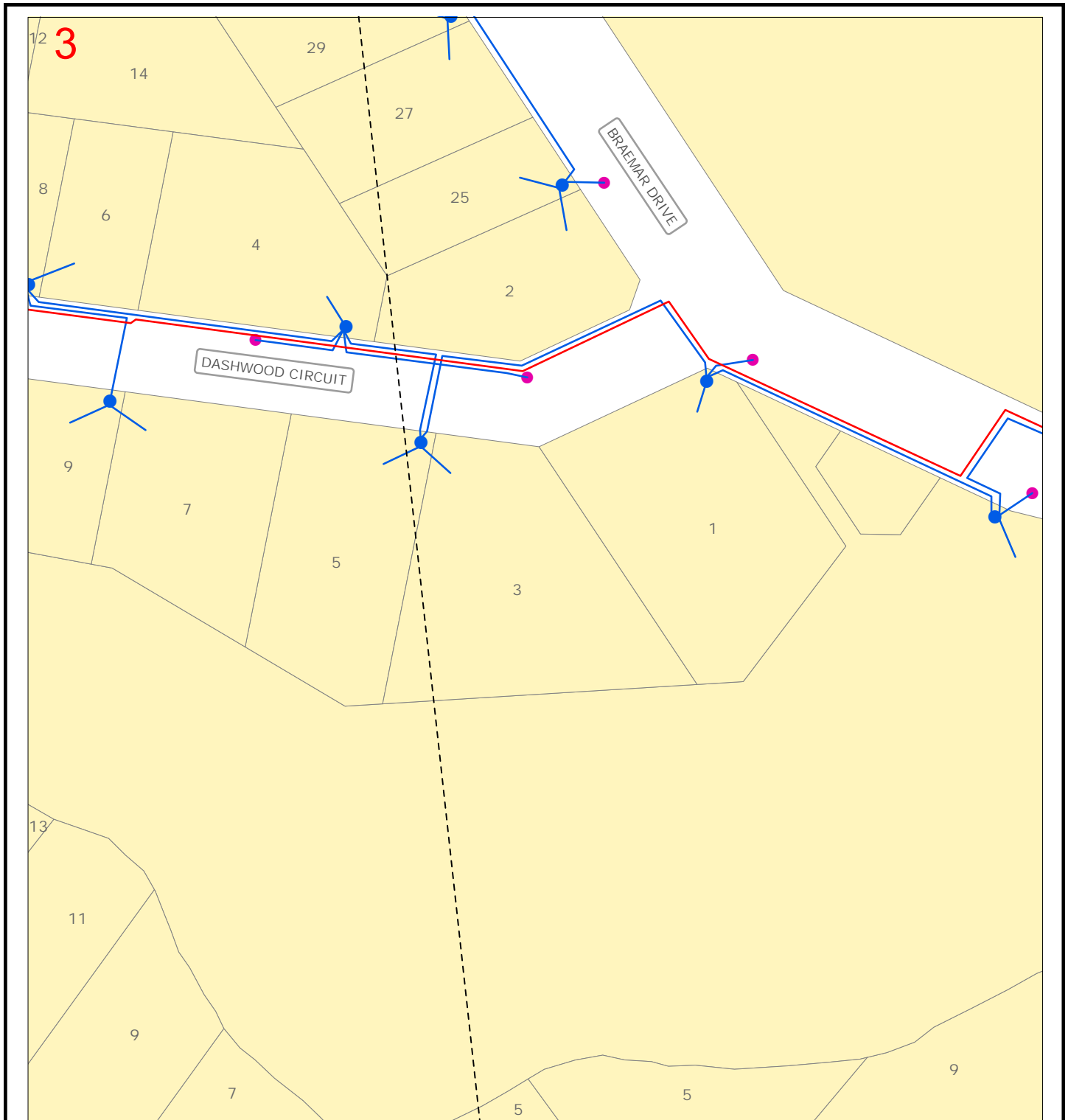
 Electricity Pole

 Light Column










0 0.009km

Map 3








Sequence No: 212319297
Lot 5 Hampden Way Strathalbyn


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:
Cable Exits

-  66kV/132kV
-  33kV
-  19kV
-  11kV
-  7.6kV
-  Not In Service
-  Low Voltage


Cables


-  66kV/132kV
-  33kV
-  19kV
-  11kV
-  7.6kV
-  Not In Service
-  Low Voltage


 DBYD Requested Area


 HV Switching Cubicle


 Transformer Cubicle

 Cable Joint Bay


 LV Switching Cubicle/Pit

 Service Pit/Pillar


 Earthing Grid


 Fibre Optic Cable/Duct


 Fibre Manhole/Pit

 Pilot Cable

 Pilot Manhole/Pit

 Substation

 Electricity Pole

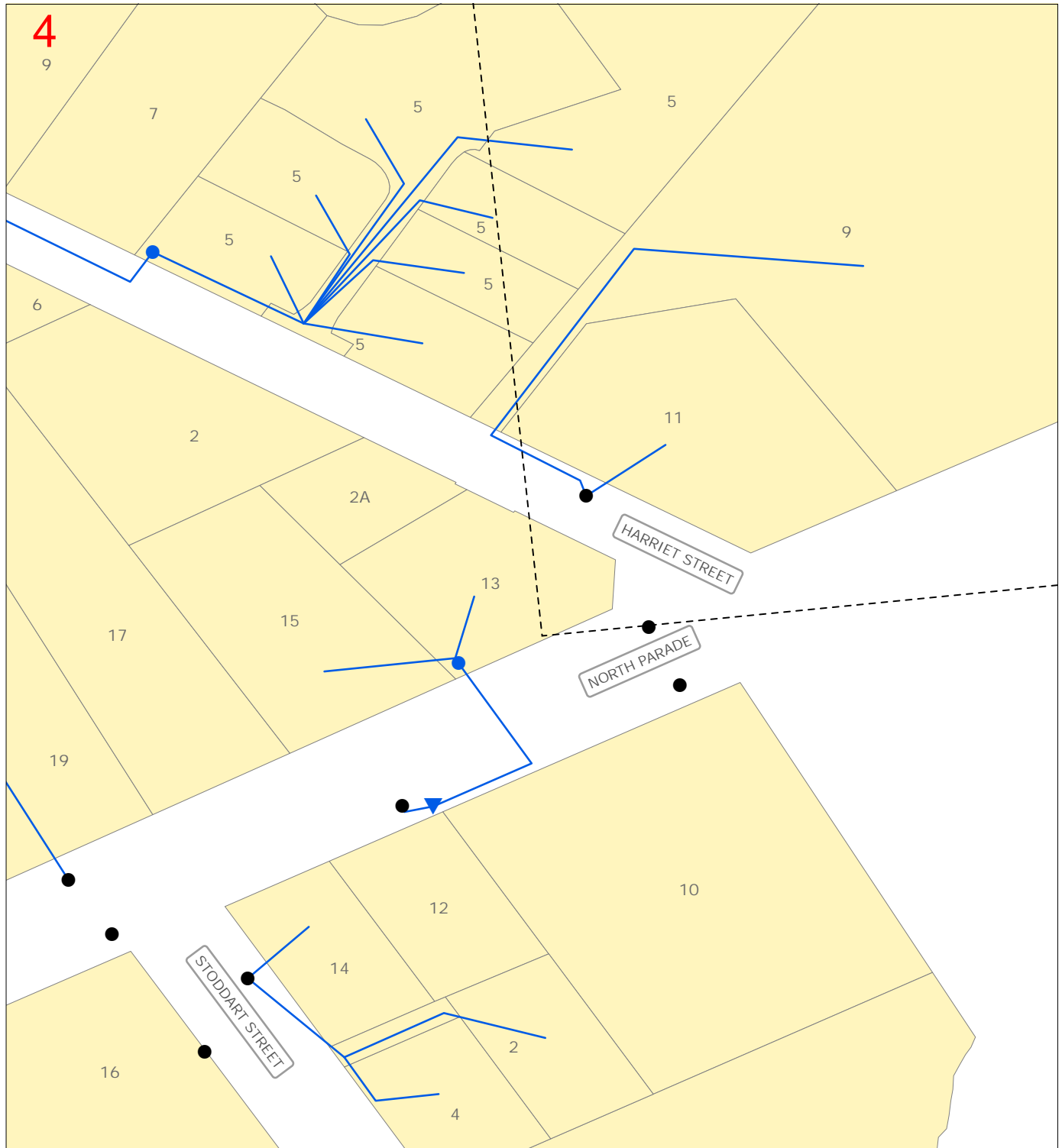
 Light Column


0 0.009km

Map 4

Sequence No: 212319297








Lot 5 Hampden Way Strathalbyn










Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:








Cable Exits








-  66kV/132kV
-  33kV
-  19kV
-  11kV
-  7.6kV
-  Not In Service
-  Low Voltage

Cables

-  66kV/132kV
-  33kV
-  19kV
-  11kV
-  7.6kV
-  Not In Service
-  Low Voltage

DBYD Requested Area

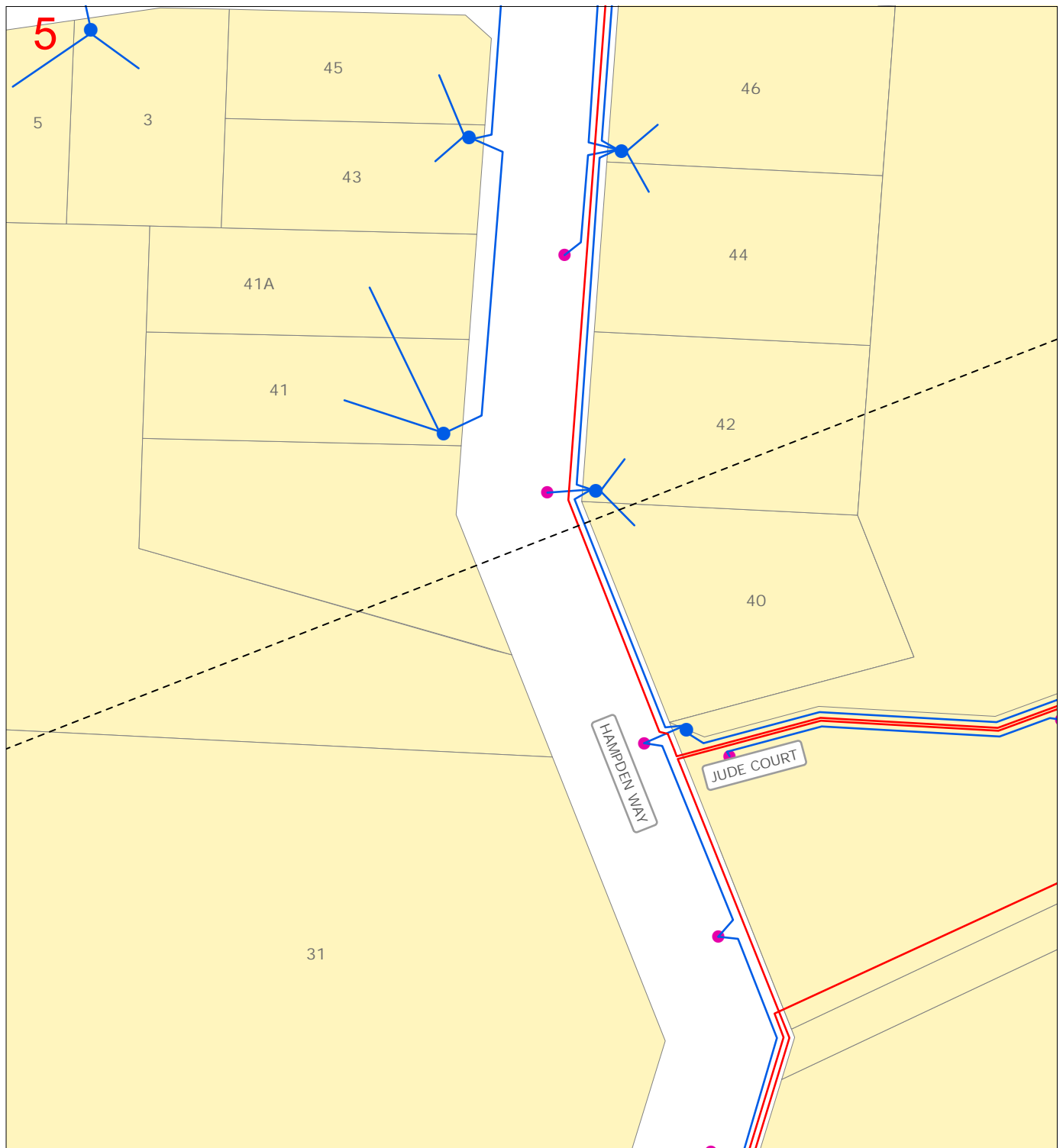
-  DBYD Requested Area
-  HV Switching Cubicle
-  Transformer Cubicle
-  Cable Joint Bay
-  LV Switching Cubicle/Pit
-  Service Pit/Pillar
-  Earthing Grid

-  Fibre Optic Cable/Duct
-  Fibre Manhole/Pit
-  Pilot Cable
-  Pilot Manhole/Pit
-  Substation
-  Electricity Pole
-  Light Column



0 0.009km

Map 5

Sequence No: 212319297
Lot 5 Hampden Way Strathalbyn


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:
Cable Exits

- ▼ 66kV/132kV
- ▼ 33kV
- ▼ 19kV
- ▼ 11kV
- ▼ 7.6kV
- ▼ Not In Service
- ▼ Low Voltage

Cables


- ~ 66kV/132kV
- ~ 33kV
- ~ 19kV
- ~ 11kV
- ~ 7.6kV
- ~ Not In Service
- ~ Low Voltage

 DBYD Requested Area


 HV Switching Cubicle

 Transformer Cubicle

 Cable Joint Bay

 LV Switching Cubicle/Pit

 Service Pit/Pillar


 Earthing Grid

 Fibre Optic Cable/Duct


 Fibre Manhole/Pit

 Pilot Cable

 Pilot Manhole/Pit

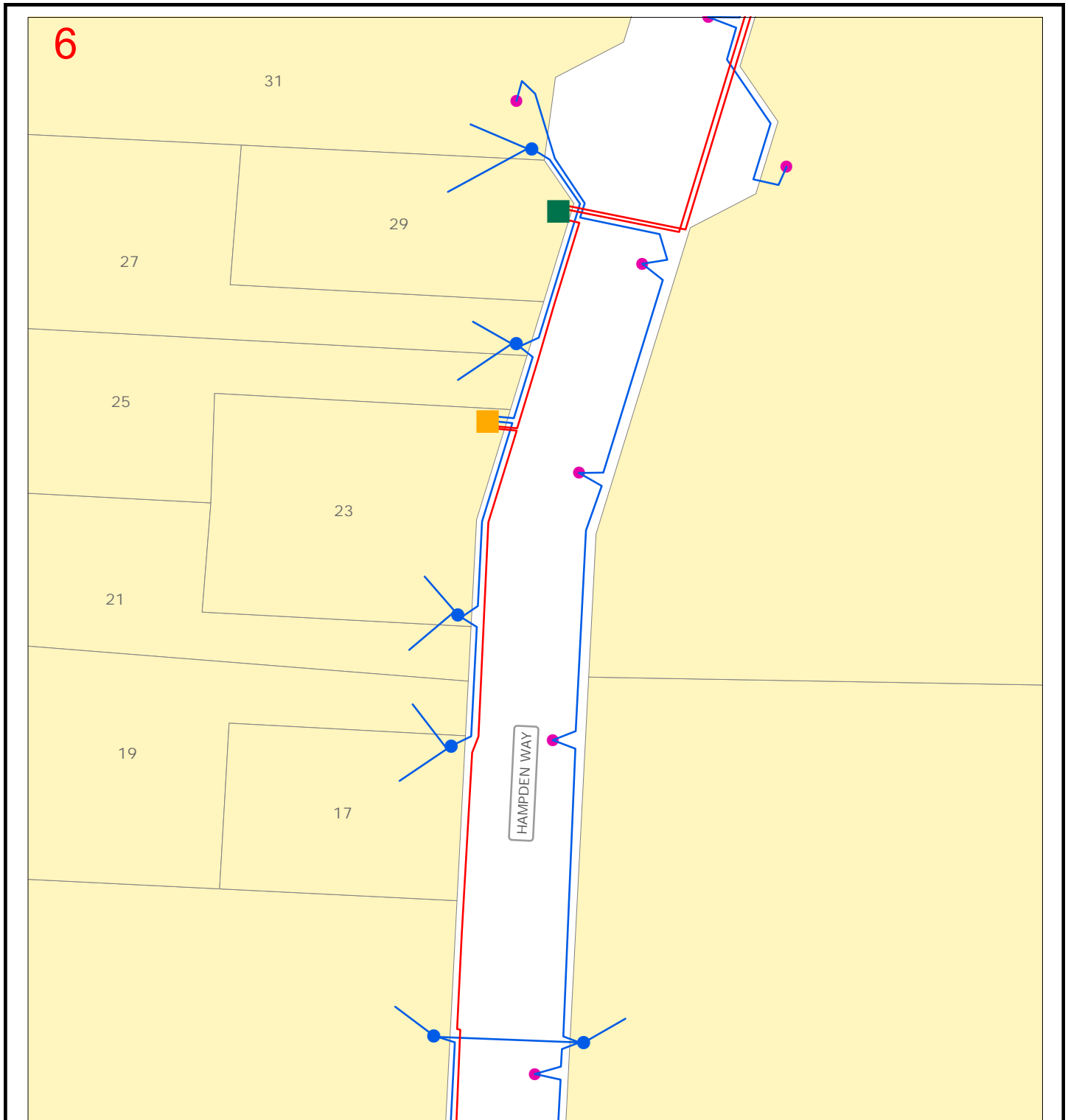
 Substation

 Electricity Pole

 Light Column


0 0.009km

Map 6

Sequence No: 212319297
Lot 5 Hampden Way Strathalbyn


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.


LEGEND:
Cable Exits

- ▼ 66kV/132kV
- ▼ 33kV
- ▼ 19kV
- ▼ 11kV
- ▼ 7.6kV
- ▼ Not In Service
- ▼ Low Voltage


Cables


- ~ 66kV/132kV
- ~ 33kV
- ~ 19kV
- ~ 11kV
- ~ 7.6kV
- ~ Not In Service
- ~ Low Voltage


 DBYD Requested Area


 HV Switching Cubicle

 Transformer Cubicle


 Cable Joint Bay

 LV Switching Cubicle/Pit

 Service Pit/Pillar


 Earthing Grid

 Fibre Optic Cable/Duct


 Fibre Manhole/Pit

 Pilot Cable

 Pilot Manhole/Pit

 Substation

 Electricity Pole

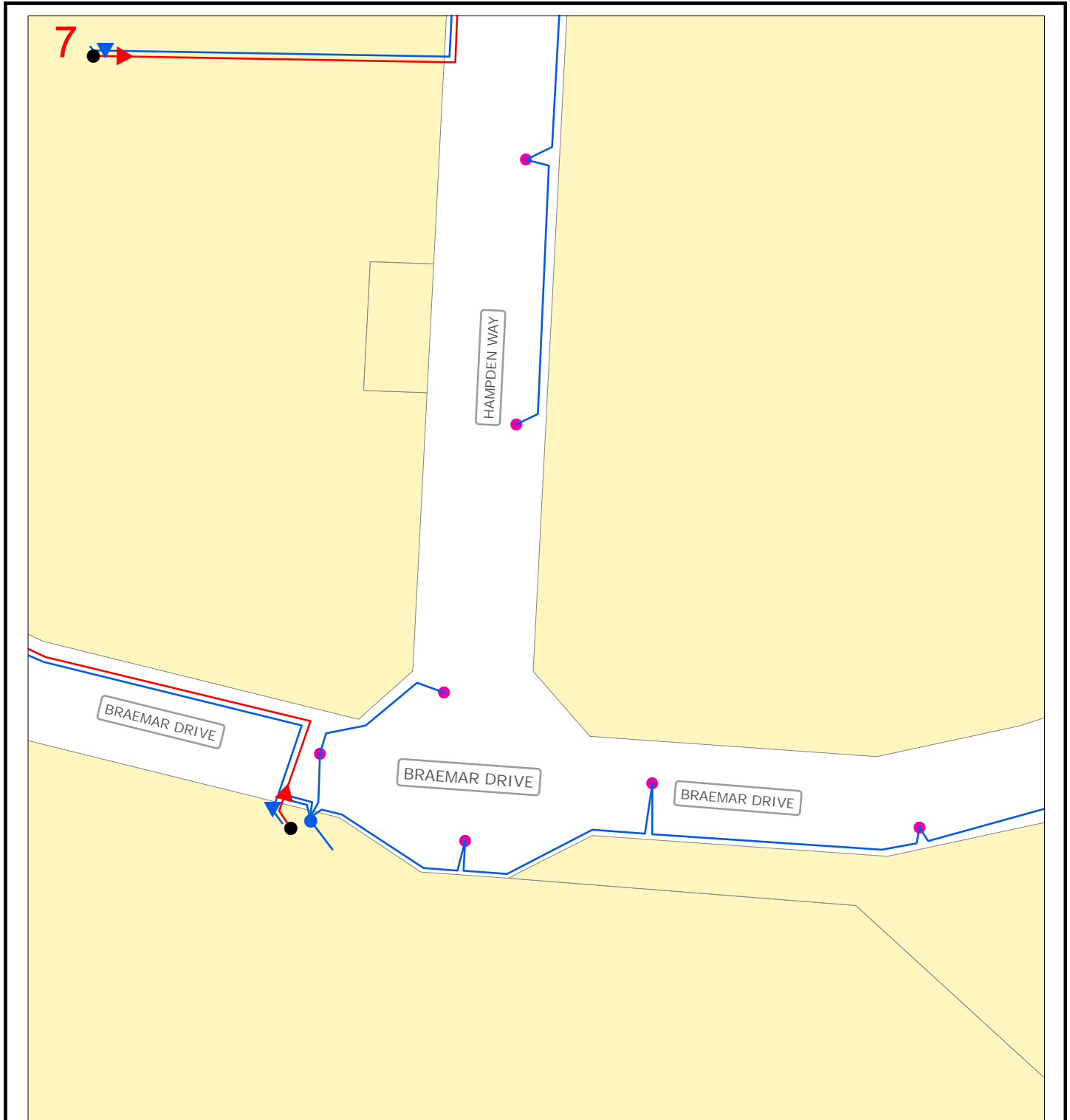
 Light Column


0 0.009km

Map 7

Sequence No: 212319297

Lot 5 Hampden Way Strathalbyn



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits

- ▼ 66kV/132kV
- ▼ 33kV
- ▼ 19kV
- ▼ 11kV
- ▼ 7.6kV
- ▼ Not In Service
- ▼ Low Voltage

Cables

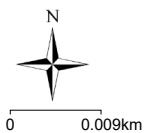
- 66kV/132kV
- 33kV
- 19kV
- 11kV
- 7.6kV
- Not In Service
- Low Voltage

DBYD Requested Area

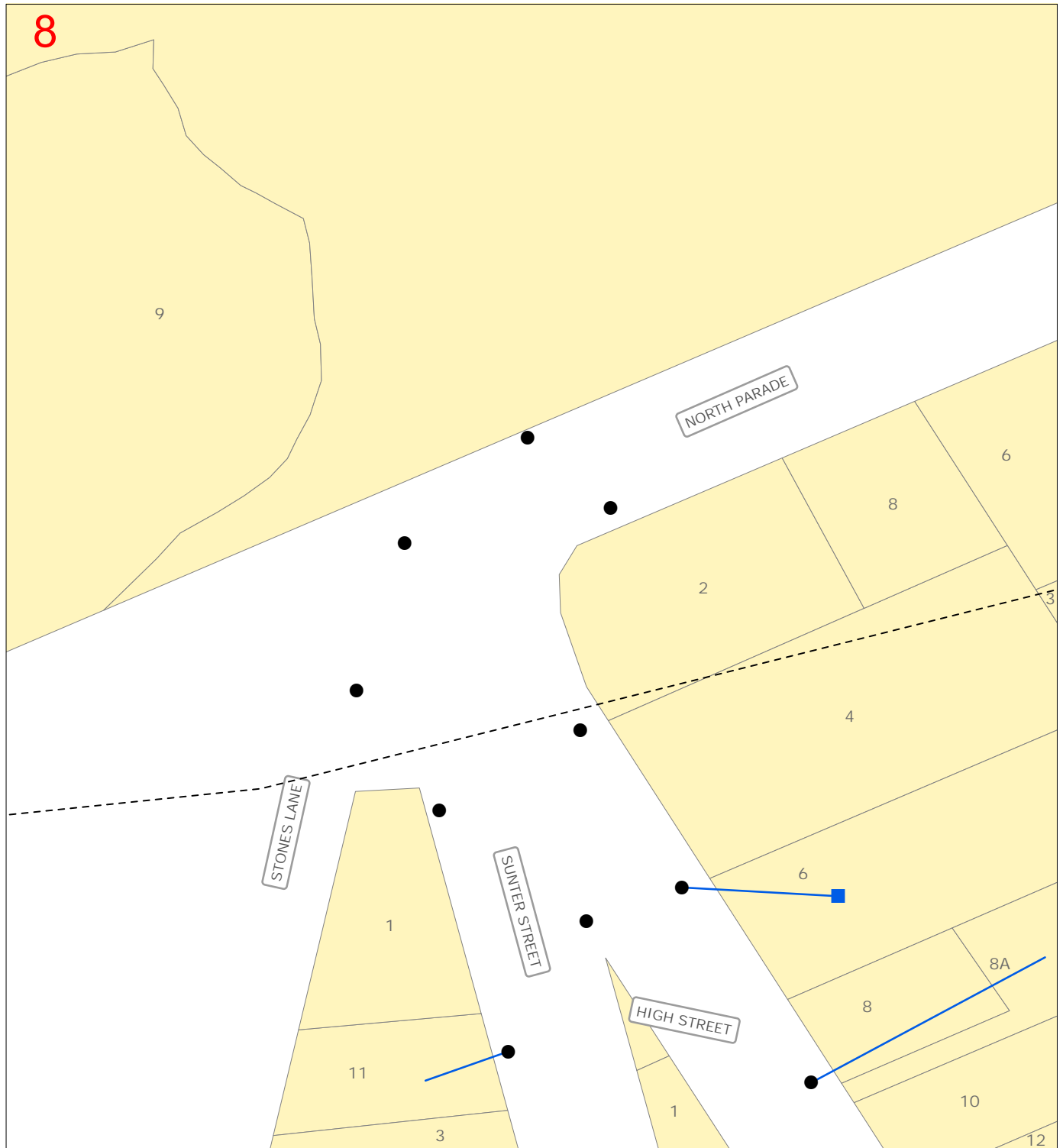
- HV Switching Cubicle
- Transformer Cubicle
- Cable Joint Bay
- LV Switching Cubicle/Pit
- Service Pit/Pillar
- Earthing Grid

Fibre Optic Cable/Duct

- Fibre Manhole/Pit
- Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column










Map 8








Sequence No: 212319297
Lot 5 Hampden Way Strathalbyn



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:
Cable Exits


-  66kV/132kV
-  33kV
-  19kV
-  11kV
-  7.6kV
-  Not In Service
-  Low Voltage


Cables

-  66kV/132kV
-  33kV
-  19kV
-  11kV
-  7.6kV
-  Not In Service
-  Low Voltage


 DBYD Requested Area


 HV Switching Cubicle


 Transformer Cubicle


 Cable Joint Bay

 LV Switching Cubicle/Pit


 Service Pit/Pillar


 Earthing Grid


 Fibre Optic Cable/Duct


 Fibre Manhole/Pit

 Pilot Cable

 Pilot Manhole/Pit

 Substation

 Electricity Pole

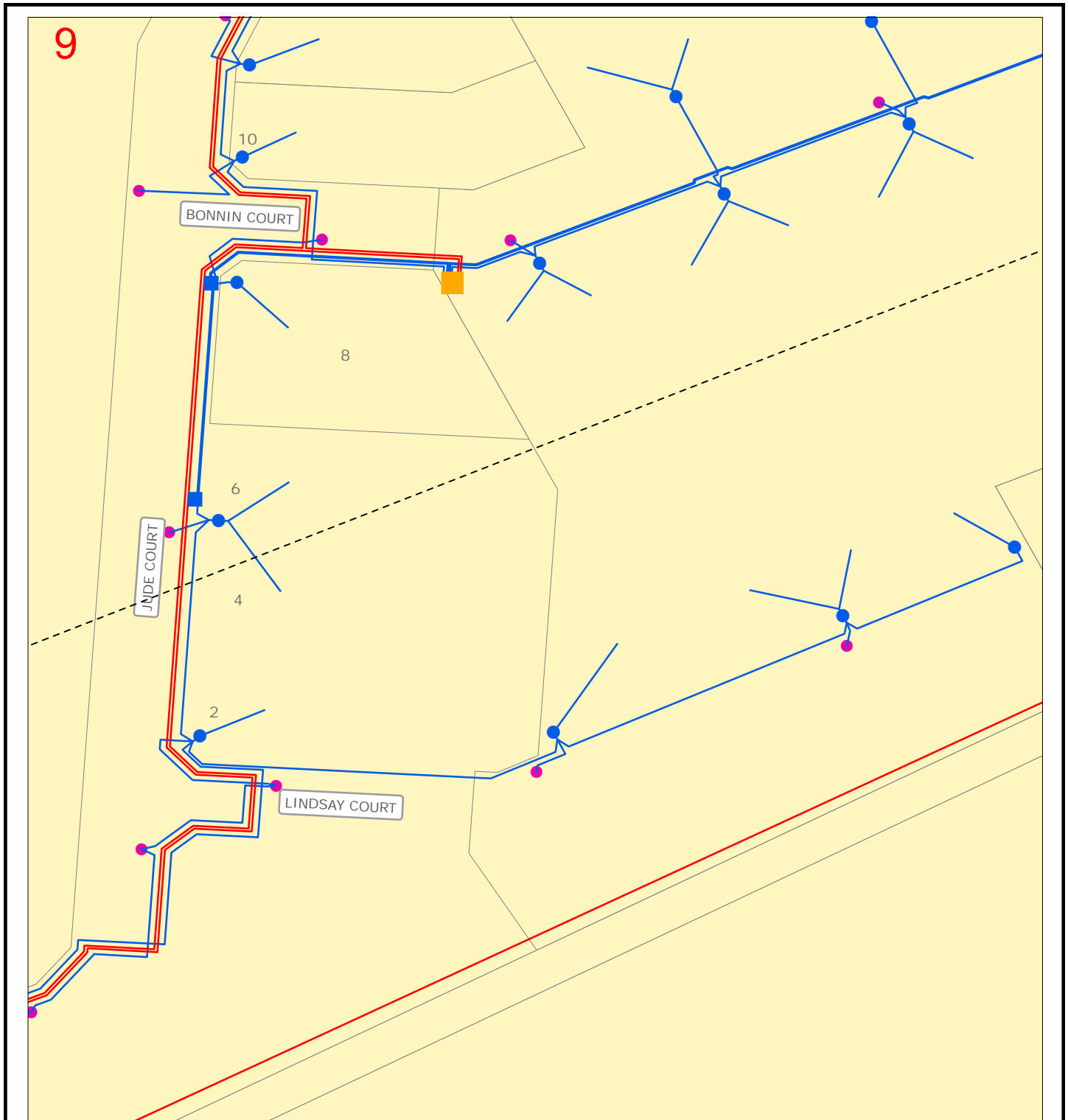
 Light Column


0 0.009km

Map 9

Sequence No: 212319297

Lot 5 Hampden Way Strathalbyn



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits

- ▼ 66kV/132kV
- ▼ 33kV
- ▼ 19kV
- ▼ 11kV
- ▼ 7.6kV
- ▼ Not In Service
- ▼ Low Voltage

Cables

- 66kV/132kV
- 33kV
- 19kV
- 11kV
- 7.6kV
- Not In Service
- Low Voltage

DBYD Requested Area

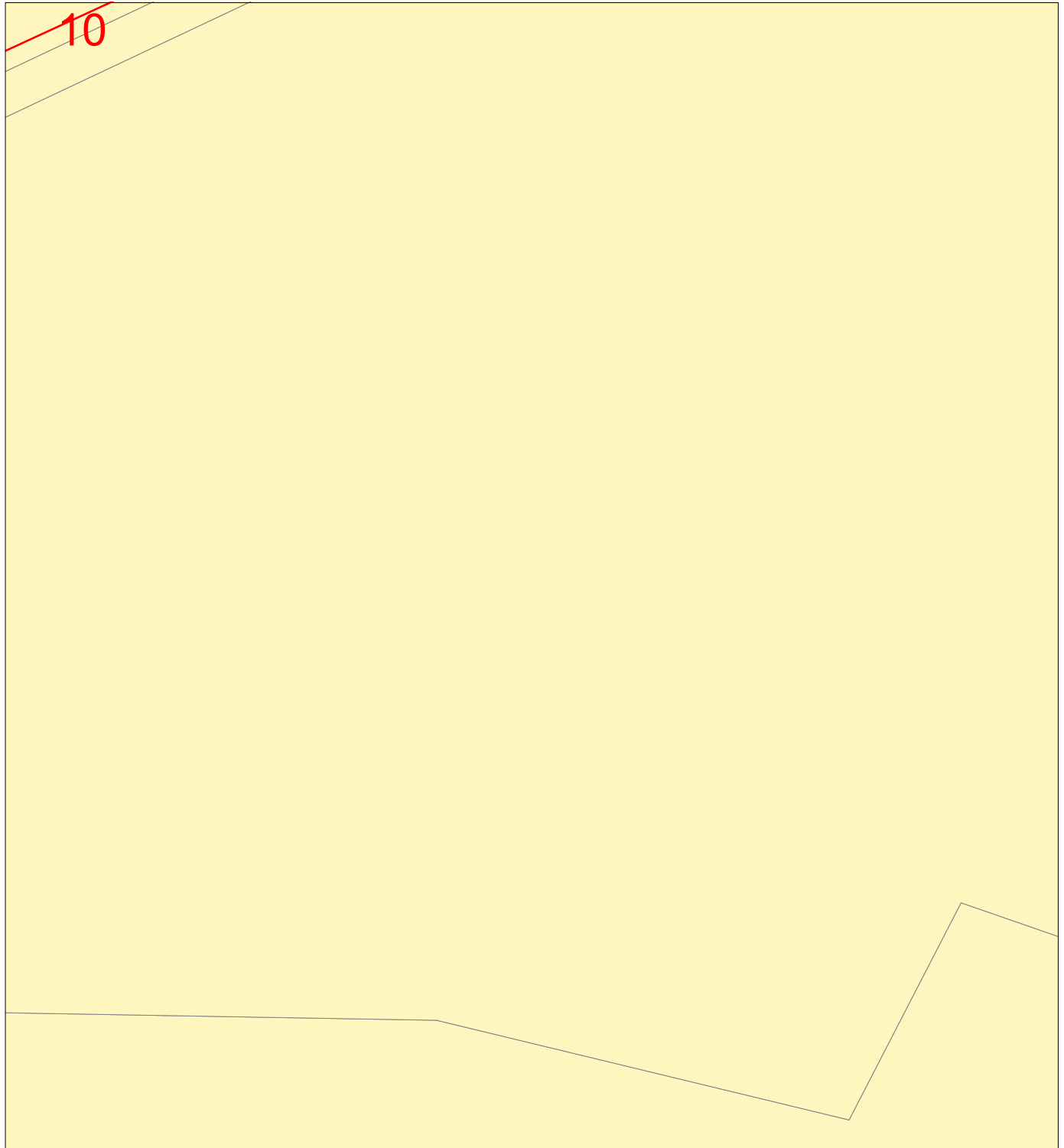
- HV Switching Cubicle
- Transformer Cubicle
- Cable Joint Bay
- LV Switching Cubicle/Pit
- Service Pit/Pillar
- ⊗ Earthing Grid

Fibre Optic Cable/Duct

- Fibre Manhole/Pit
- Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column










0 0.009km










Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits

-  66kV/132kV
-  33kV
-  19kV
-  11kV
-  7.6kV
-  Not In Service
-  Low Voltage

Cables

-  66kV/132kV
-  33kV
-  19kV
-  11kV
-  7.6kV
-  Not In Service
-  Low Voltage



DBYD Requested Area



HV Switching Cubicle



Transformer Cubicle



Cable Joint Bay



LV Switching Cubicle/Pit



Service Pit/Pillar



Earthing Grid



Fibre Optic Cable/Duct



Fibre Manhole/Pit



Pilot Cable



Pilot Manhole/Pit



Substation



Electricity Pole

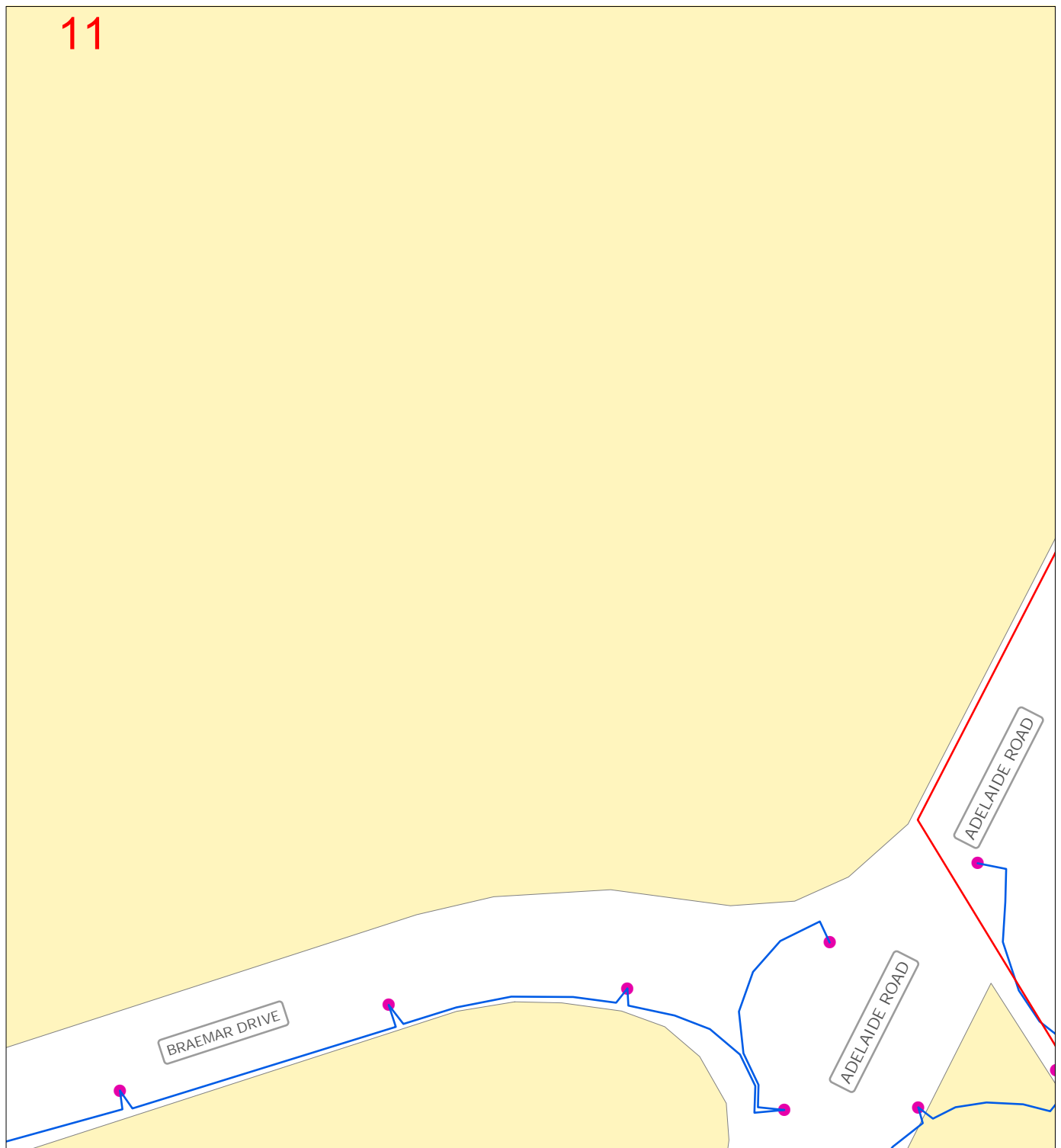


Light Column



0 0.009km

11



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits

- ▼ 66kV/132kV
- ▼ 33kV
- ▼ 19kV
- ▼ 11kV
- ▼ 7.6kV
- ▼ Not In Service
- ▼ Low Voltage

Cables

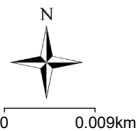
- ~ 66kV/132kV
- ~ 33kV
- ~ 19kV
- ~ 11kV
- ~ 7.6kV
- ~ Not In Service
- ~ Low Voltage

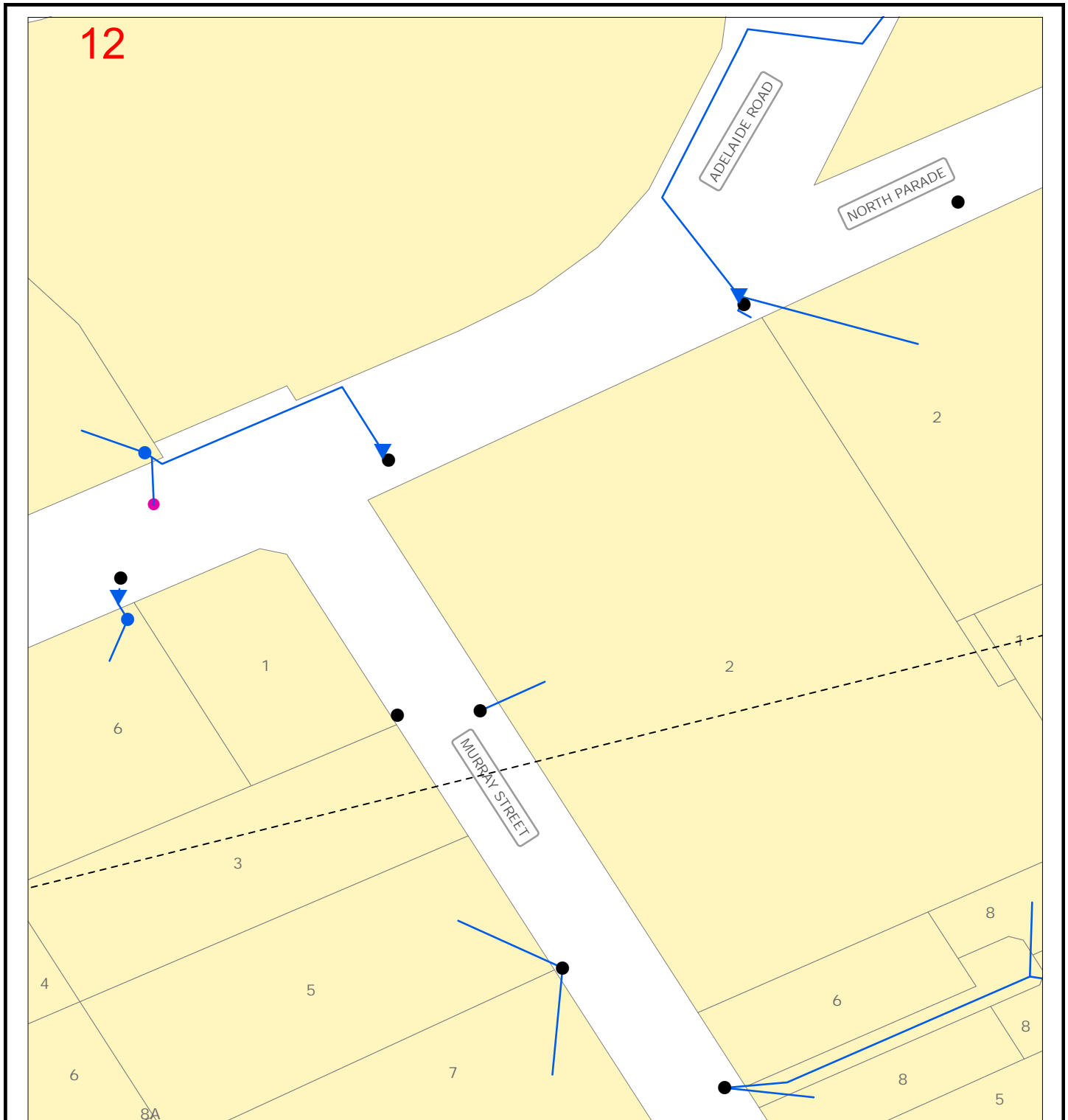
DBYD Requested Area

- HV Switching Cubicle
- Transformer Cubicle
- Cable Joint Bay
- LV Switching Cubicle/Pit
- Service Pit/Pillar
- ⊗ Earthing Grid

Fibre Optic Cable/Duct





























- Fibre Manhole/Pit
- ~ Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column





Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

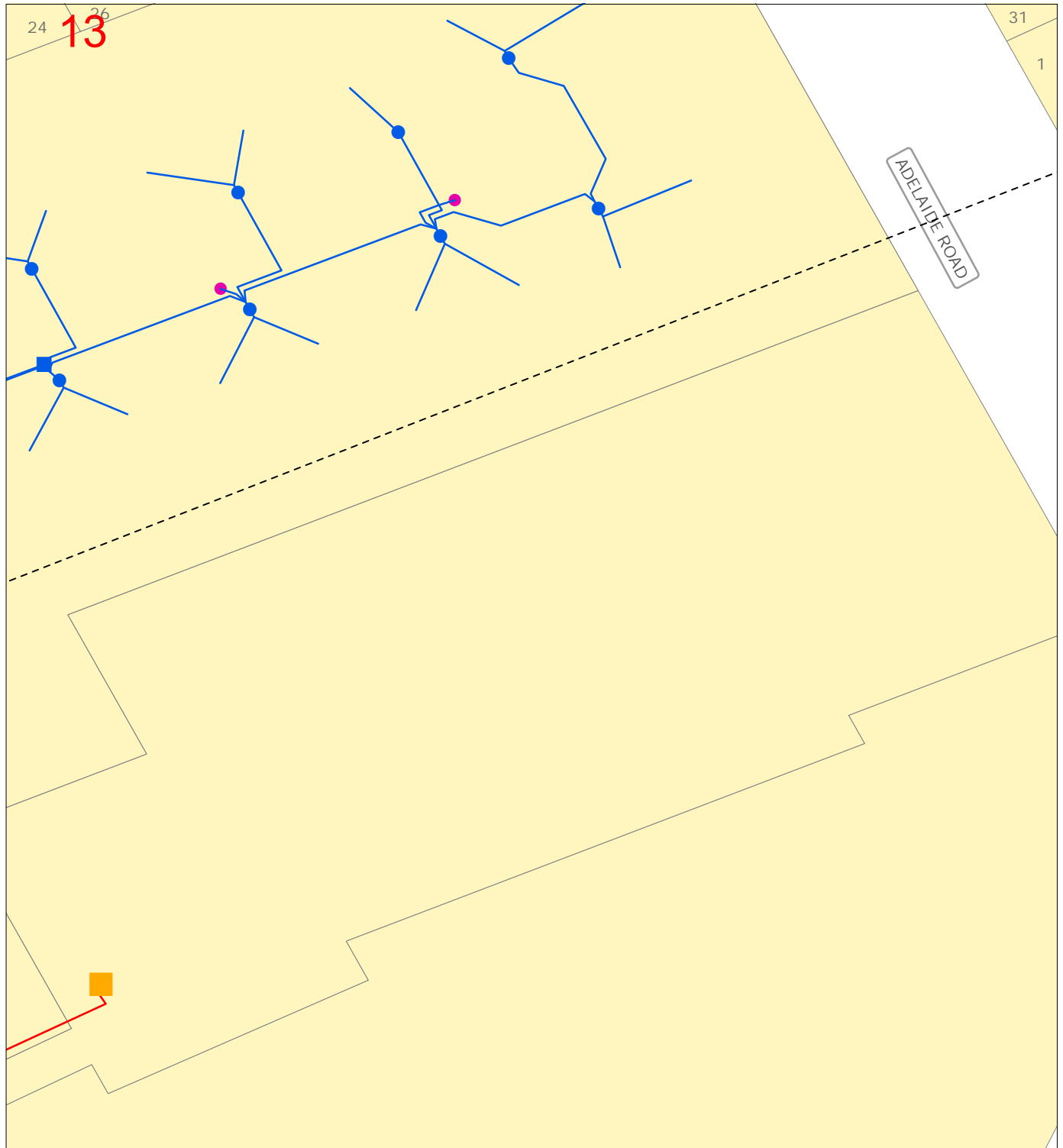
LEGEND:

Cable Exits		Cables			
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switching Cubicle
	19kV		19kV		Transformer Cubicle
	11kV		11kV		Cable Joint Bay
	7.6kV		7.6kV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Service Pit/Pillar
	Low Voltage		Low Voltage		Earthing Grid
					Fibre Optic Cable/Duct
					Fibre Manhole/Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column



A horizontal line segment with a bracket above it. Below the left end is the number 0, and below the right end is the number 0.009km.

Map 13

Sequence No: 212319297
Lot 5 Hampden Way Strathalbyn


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:
Cable Exits

- ▼ 66kV/132kV
- ▼ 33kV
- ▼ 19kV
- ▼ 11kV
- ▼ 7.6kV
- ▼ Not In Service
- ▼ Low Voltage

Cables


- ~ 66kV/132kV
- ~ 33kV
- ~ 19kV
- ~ 11kV
- ~ 7.6kV
- ~ Not In Service
- ~ Low Voltage


 DBYD Requested Area


 HV Switching Cubicle

 Transformer Cubicle

 Cable Joint Bay


 LV Switching Cubicle/Pit


 Service Pit/Pillar


 Earthing Grid

 Fibre Optic Cable/Duct


 Fibre Manhole/Pit

 Pilot Cable

 Pilot Manhole/Pit

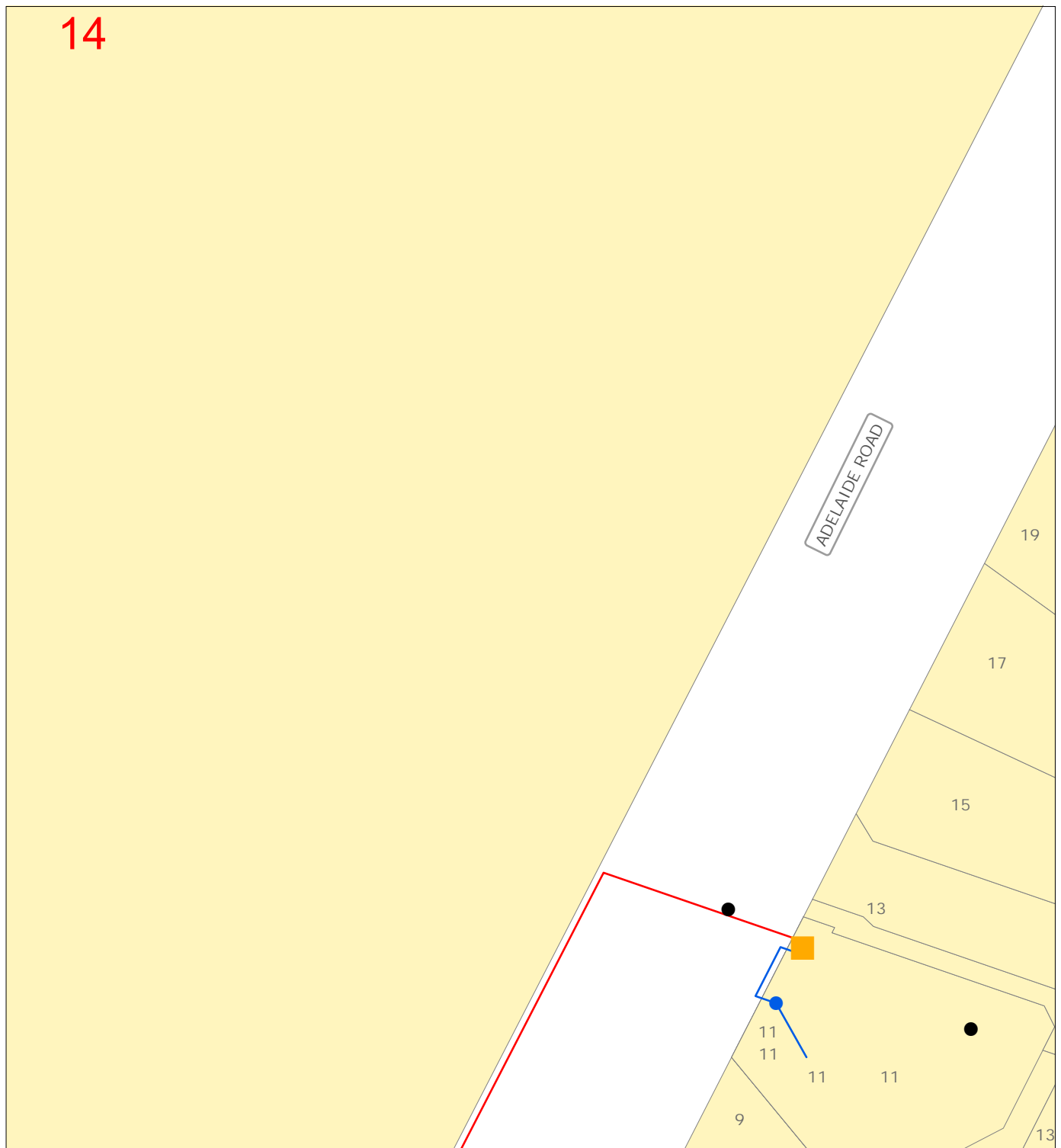
 Substation

 Electricity Pole

 Light Column


0 0.009km

14



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits

- ▼ 66kV/132kV
- ▼ 33kV
- ▼ 19kV
- ▼ 11kV
- ▼ 7.6kV
- ▼ Not In Service
- ▼ Low Voltage

Cables

- ~ 66kV/132kV
- ~ 33kV
- ~ 19kV
- ~ 11kV
- ~ 7.6kV
- ~ Not In Service
- ~ Low Voltage

DBYD Requested Area

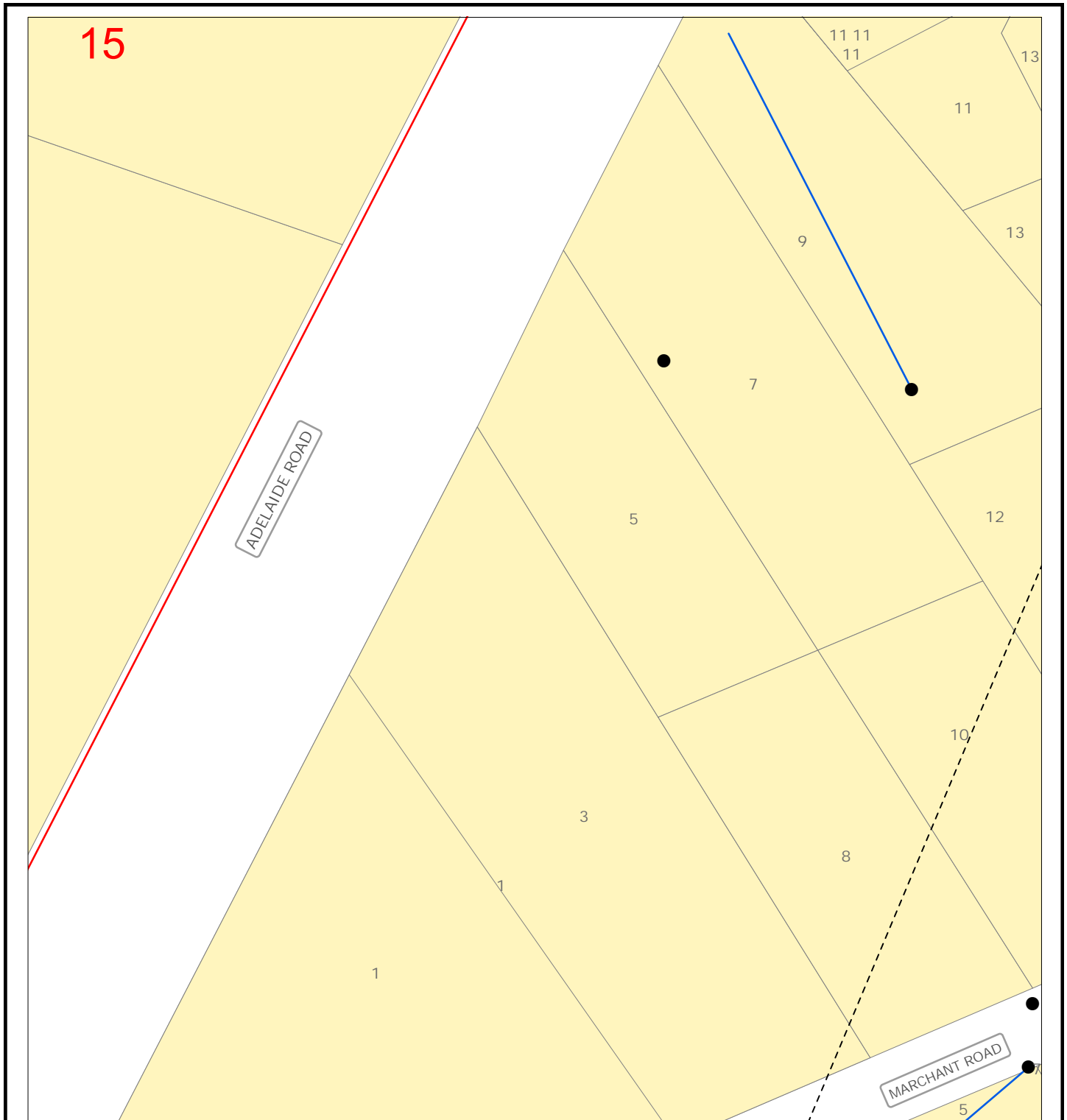
- HV Switching Cubicle
- Transformer Cubicle
- Cable Joint Bay
- LV Switching Cubicle/Pit
- Service Pit/Pillar
- ⊗ Earthing Grid

Fibre Optic Cable/Duct

- Fibre Manhole/Pit
- ~ Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column































0 0.009km



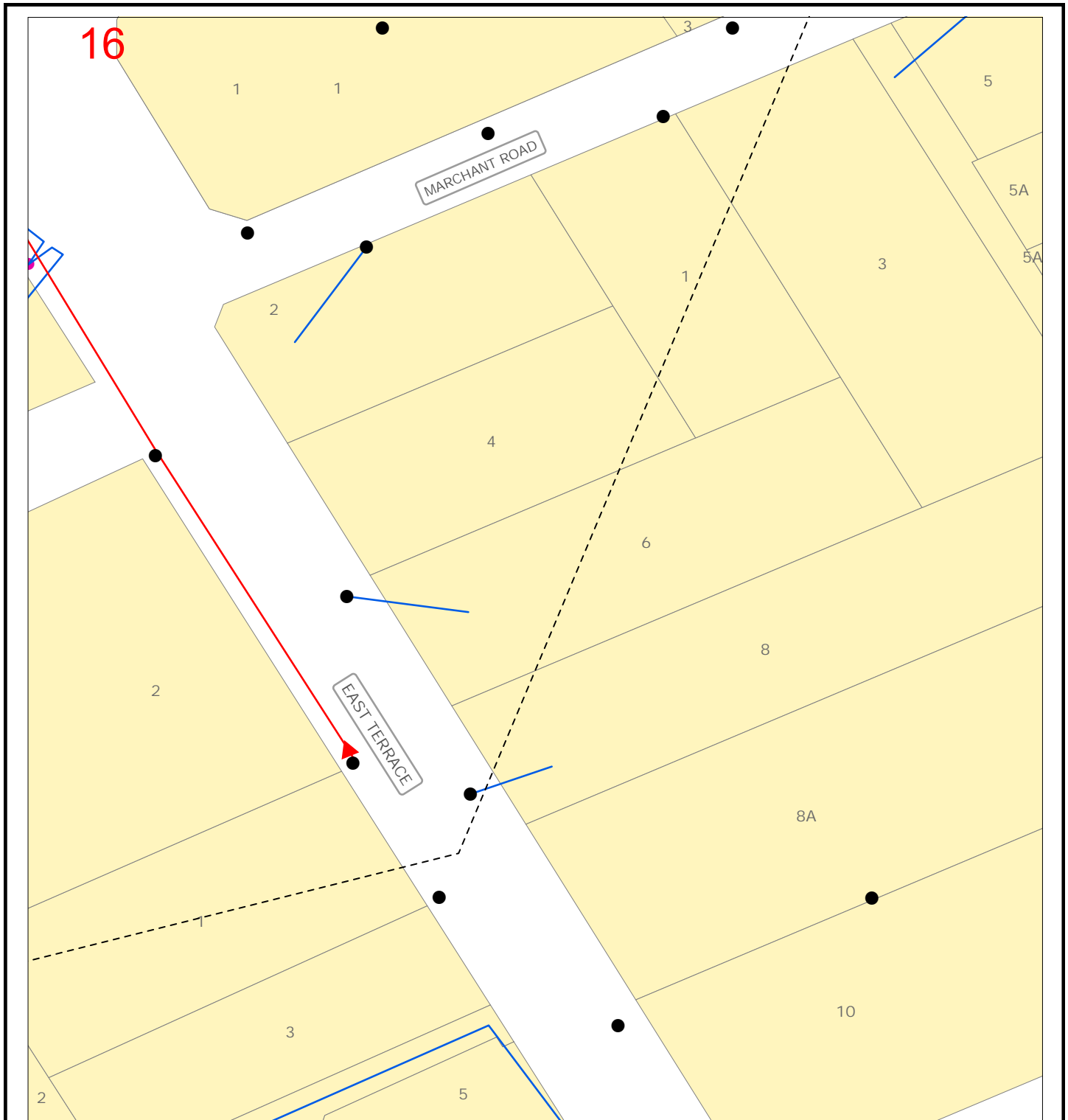
Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits		Cables					
	66kV/132kV		66kV/132kV		DBYD Requested Area		Fibre Optic Cable/Duct
	33kV		33kV		HV Switching Cubicle		Fibre Manhole/Pit
	19kV		19kV		Transformer Cubicle		Pilot Cable
	11kV		11kV		Cable Joint Bay		Pilot Manhole/Pit
	7.6kV		7.6kV		LV Switching Cubicle/Pit		Substation
	Not In Service		Not In Service		Service Pit/Pillar		Electricity Pole
	Low Voltage		Low Voltage		Earthing Grid		Light Column































A horizontal line segment with a bracket above it. Below the left end is the number 0, and below the right end is the number 0.009km.



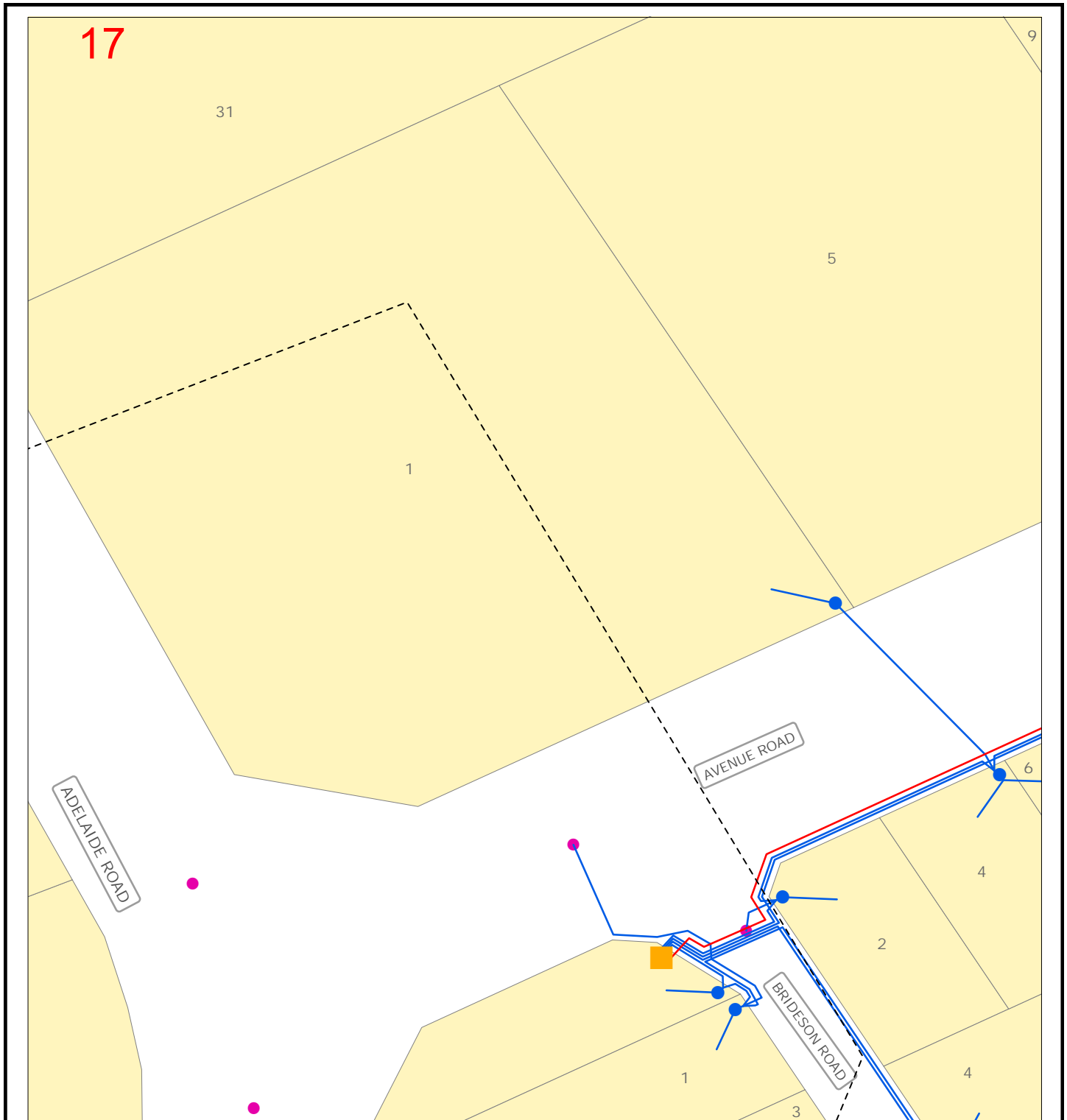
Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits		Cables			
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switching Cubicle
	19kV		19kV		Transformer Cubicle
	11kV		11kV		Cable Joint Bay
	7.6kV		7.6kV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Service Pit/Pillar
	Low Voltage		Low Voltage		Earthing Grid
					Fibre Optic Cable/Duct
					Fibre Manhole/Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column



A horizontal line segment with a bracket above it. Below the left end is the number 0, and below the right end is the number 0.009km.



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:

Cable Exits

- 66kV/132kV
- 33kV
- 19kV
- 11kV
- 7.6kV
- Not In Service
- Low Voltage

Cables

- 66kV/132kV
- 33kV
- 19kV
- 11kV
- 7.6kV
- Not In Service
- Low Voltage

DBYD Requested Area

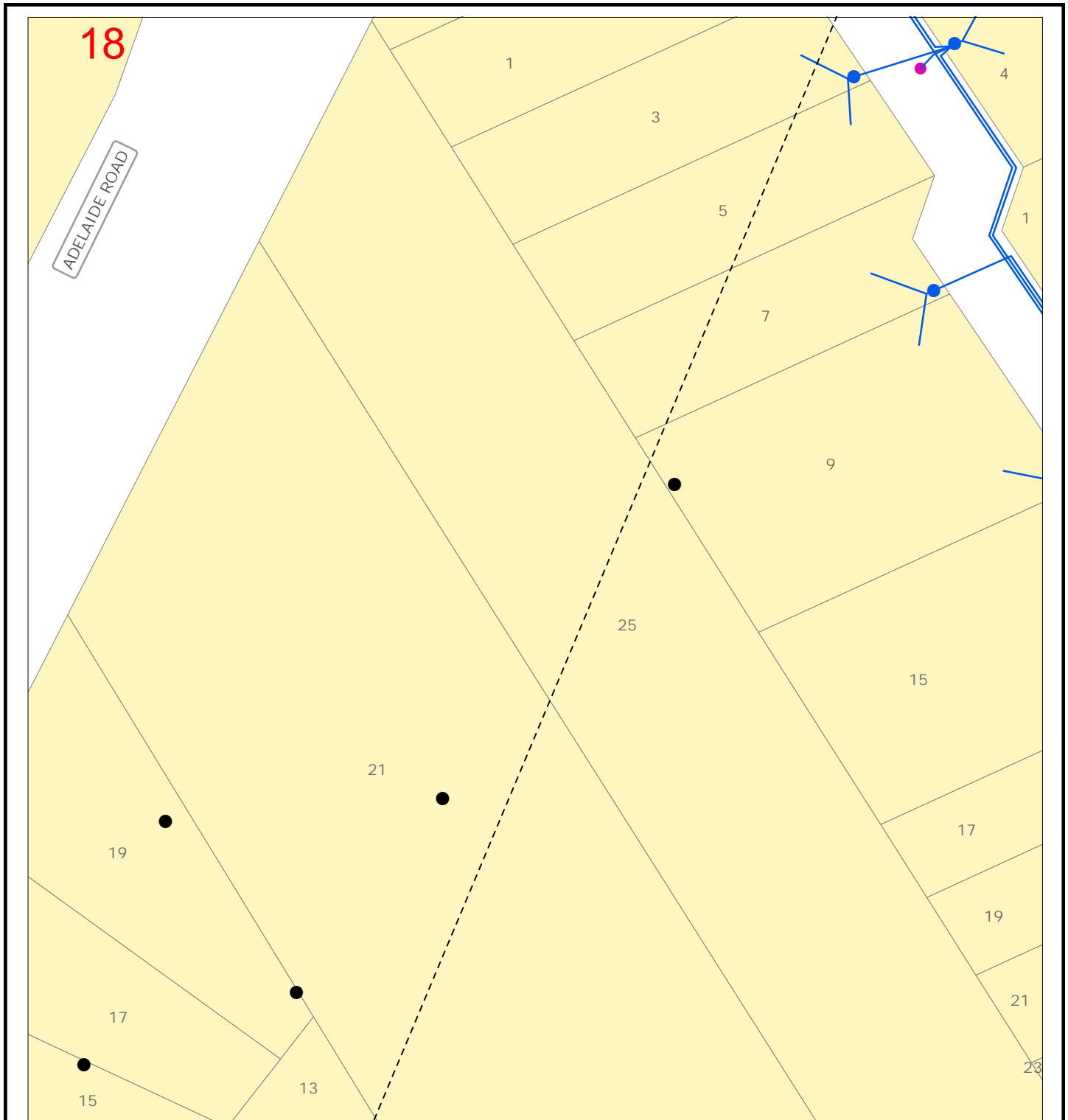
- HV Switching Cubicle
- Transformer Cubicle
- Cable Joint Bay
- LV Switching Cubicle/Pit
- Service Pit/Pillar
- Earthing Grid

Fibre Optic Cable/Duct

- Fibre Manhole/Pit
- Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column



0 0.009km




Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:**Cable Exits**


- ▼ 66kV/132kV
- ▼ 33kV
- ▼ 19kV
- ▼ 11kV
- ▼ 7.6kV
- ▼ Not In Service
- ▼ Low Voltage

Cables


- ~ 66kV/132kV
- ~ 33kV
- ~ 19kV
- ~ 11kV
- ~ 7.6kV
- ~ Not In Service
- ~ Low Voltage


 DBYD Requested Area


 HV Switching Cubicle


 Transformer Cubicle

 Cable Joint Bay


 LV Switching Cubicle/Pit


 Service Pit/Pillar


 Earthing Grid

 Fibre Optic Cable/Duct


 Fibre Manhole/Pit

 Pilot Cable

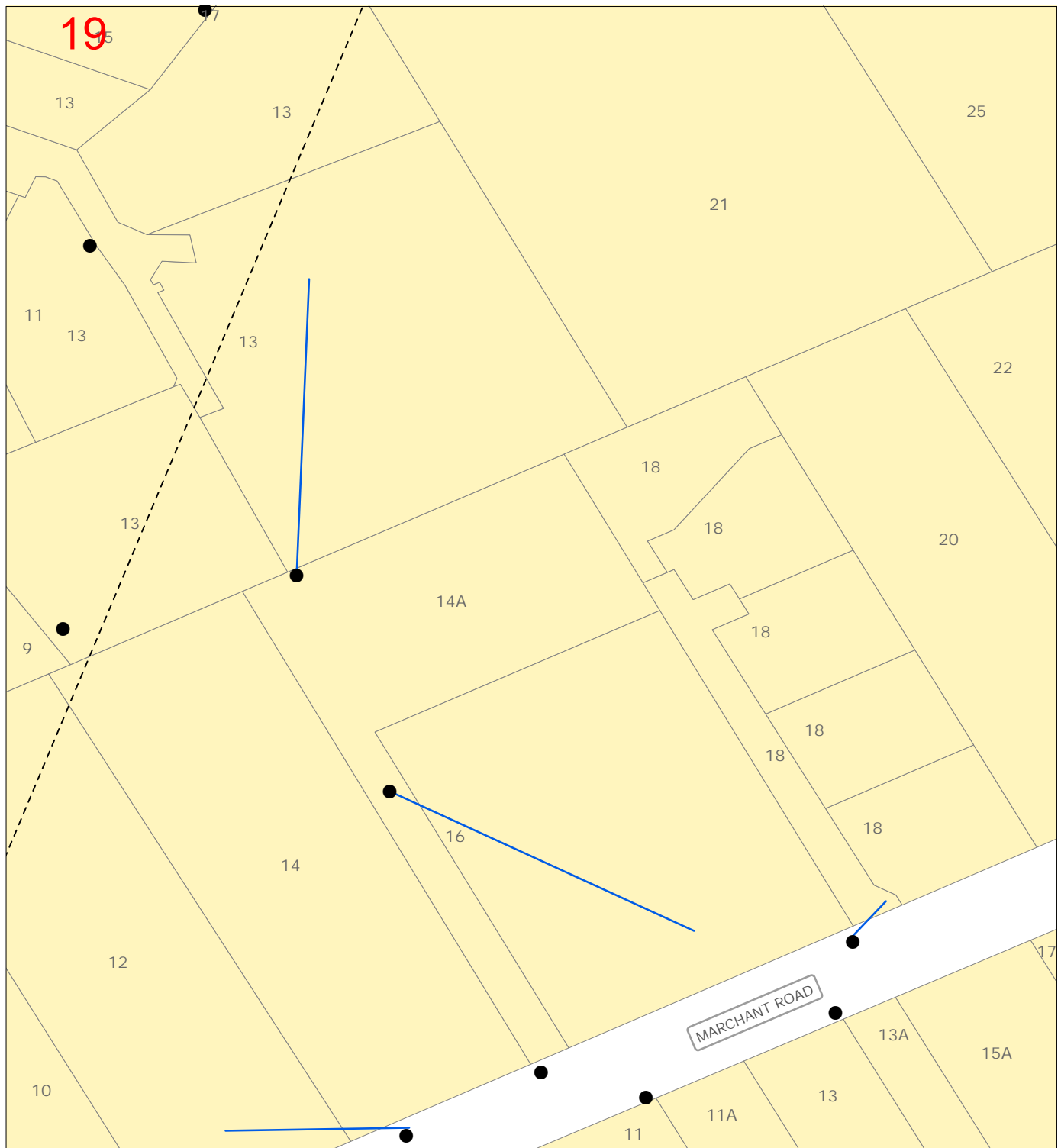
 Pilot Manhole/Pit

 Substation

 Electricity Pole








 Light Column


0 0.009km










Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

LEGEND:**Cable Exits**

-  66kV/132kV
-  33kV
-  19kV
-  11kV
-  7.6kV
-  Not In Service
-  Low Voltage

Cables

-  66kV/132kV
-  33kV
-  19kV
-  11kV
-  7.6kV
-  Not In Service
-  Low Voltage

 DBYD Requested Area


 HV Switching Cubicle


 Transformer Cubicle

 Cable Joint Bay

 LV Switching Cubicle/Pit

 Service Pit/Pillar

 Earthing Grid

 Fibre Optic Cable/Duct

 Fibre Manhole/Pit

 Pilot Cable

 Pilot Manhole/Pit

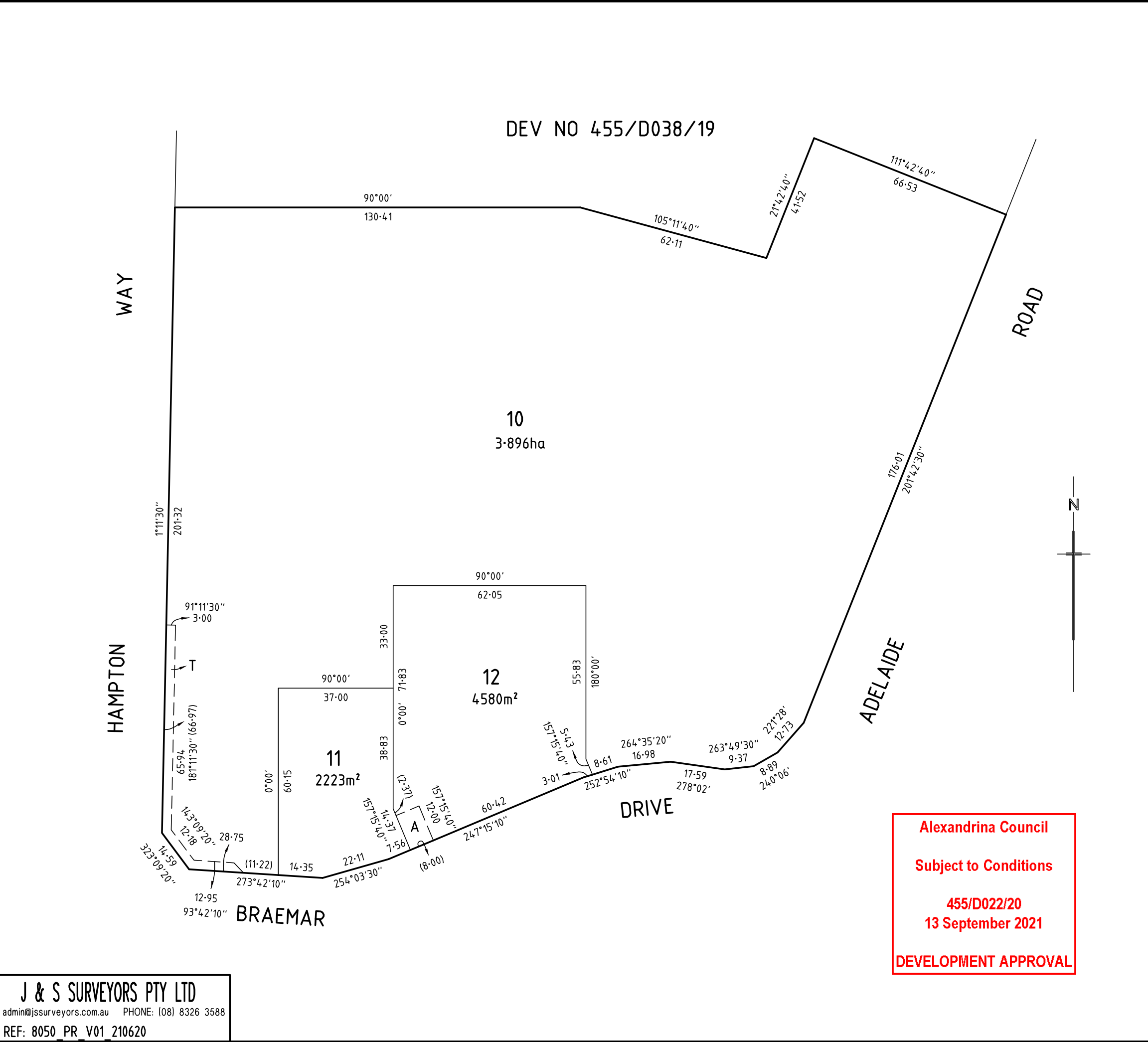
 Substation

 Electricity Pole

 Light Column


0 0.009km

Appendix B – 455/D022/2020 – Approved Subdivision



MAP REF. 6627/24/N & 6627/27/D	DEV. No.
TITLE SYSTEM REAL PROPERTY ACT	
TITLE REFERENCE PART CT 6231/216	
HUNDREDSTRATHALBYN.....	
AREASTRATHALBYN.....	
COUNCILALEXANDRINA COUNCIL.....	
PLAN OF PROPOSED DIVISION ALLOTMENT 5 IN DEV NO 455/D038/19	
<div>IMPORTANT NOTE</div> <div>This plan was prepared as a proposed LAND DIVISION and should not be used for any other purpose. The dimensions and areas shown hereon are subject to field survey and also to the requirements of the local government authority and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.</div>	
<div>SCALE</div> <div>020406080100</div> <div>METRES</div>	
<div>STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS</div> <div>PORTION OF ALLOTMENT 10 MARKED T IS SUBJECT TO AN EASEMENT FOR DRAINAGE PURPOSES (RTC 10545952)</div> <div>ALLOTMENTS 10, 11 & 12 ARE TOGETHER WITH AN EASEMENT FOR DRAINAGE PURPOSES OVER PORTION OF ALLOTMENT 508 MARKED T ON DP 72267 (RTC 10545952)</div> <div>PORTION OF ALLOTMENT 12 MARKED A IS TO BE SUBJECT TO A FREE AND UNRESTRICTED RIGHT OF WAY APPURTENANT TO ALLOTMENT 11</div>	
DATE PLOTTED: 21 JUNE 2020	
ALL DISTANCES ARE GROUND DISTANCES	

Alexandrina Council

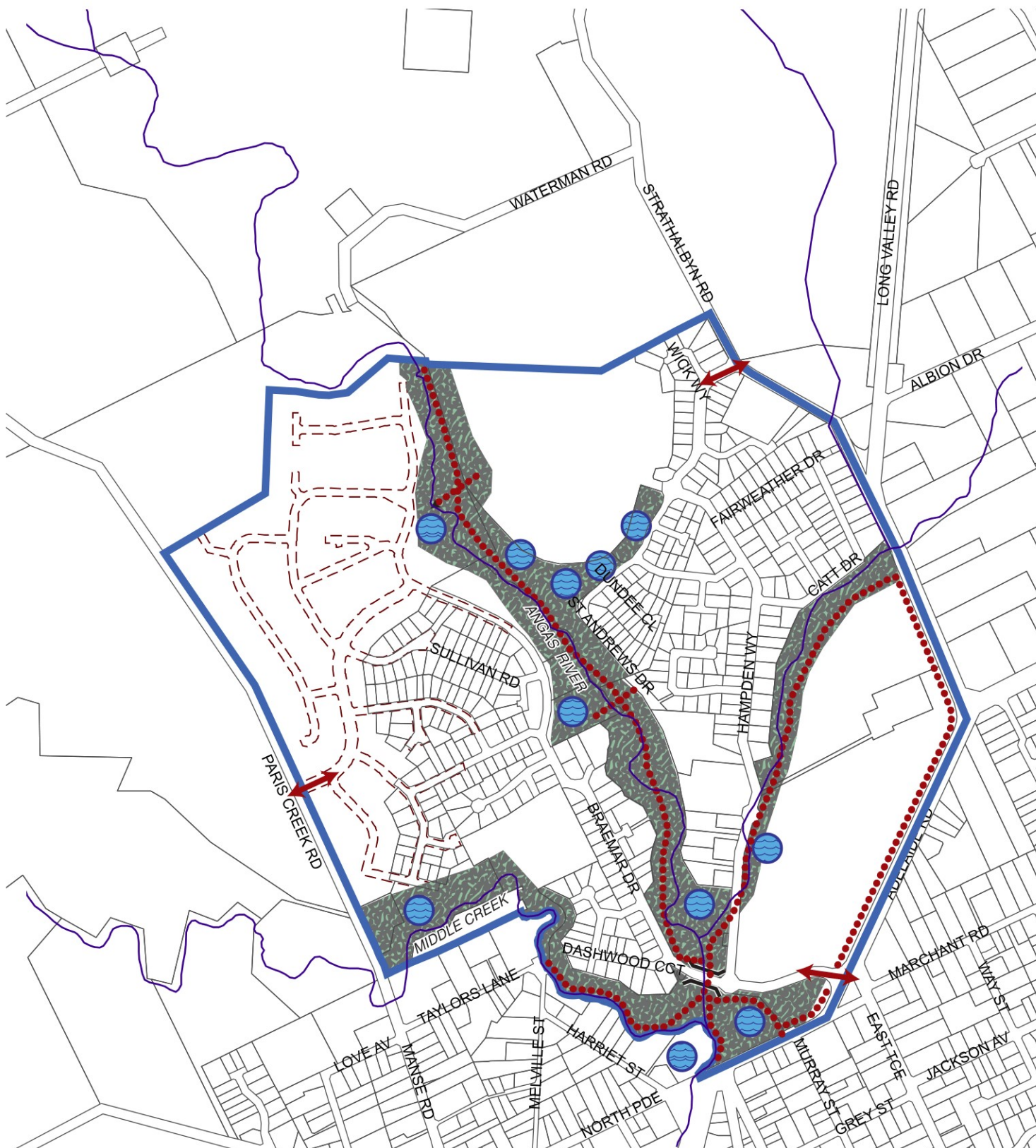
Subject to Conditions

455/D022/20

13 September 2021

DEVELOPMENT APPROVAL

Appendix C – Concept Plan 113 Strathalbyn North



- Concept Plan Boundary
- Linear Park / Open Space
- Proposed Roads
- Pedestrian Links
- ↔ Access
- || Vehicle Bridge
- ~ WaterCourses
- Stormwater Detention Basin



0 100 200 300 400 metres

Concept Plan 113

STRATHALBYN NORTH

Appendix D – Service Authority Responses

Jason Winter

From: Benjamin Hull <Benjamin.Hull@sapowernetworks.com.au>
Sent: Friday, 15 July 2022 3:23 PM
To: Jason Winter
Subject: RE: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence
Attachments: Commercial Site Strathalbyn.pdf

Good afternoon Jason,

I have received some comments from our planning group which indicate internal upgrade will be required. For this proposed site there are a number of 11kV 3 phase HV connection points on Adelaide Rd, Braemar Drive & Hampden Way. With the major load point of the super market being located centrally in the proposed area & typically a padmount located close to the switch board cable & equipment easements will be required.

An augmentation charge will be applicable for the connection of each new allotment. Currently this would be levied at \$172/kVA (country/commercial/HV connection). Any capacity upgrade works that may or not be required upstream of the nominated 11kV (3 phase) connection points is the responsibility of SAPN (covered by the augmentation charge).

A Revenue rebate is payable back to the developer by SA Power Networks upon completion of each build stage. For this to be accurate we ask for exact Max Demand data required, for example; Air Con, lights, general power, etc. We also ask if Solar will be installed & what size.

If more information is required we will also require further details.

Regards,

Ben Hull

Network Project Officer – Hills & Murray

Direct: 08 8292 0481

Mobile: 0499 353 678

benjamin.hull@sapowernetworks.com.au

31 Alexandrina Rd, Mt Barker SA 5251

sapowernetworks.com.au



From: Jason Winter <JWinter@greenhillaustralia.com.au>
Sent: Tuesday, 12 July 2022 1:49 PM
To: Benjamin Hull <Benjamin.Hull@sapowernetworks.com.au>
Subject: RE: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence

External email! - Think before you click.

Thanks for the update Ben!

Regards,

Jason Winter
Civil Engineer

GREENHILL

Level 1, 178 Fullarton Road, Dulwich SA 5065
T 08 8406 1300 | www.greenhillaustralia.com.au

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From: Benjamin Hull <Benjamin.Hull@sapowernetworks.com.au>
Sent: Tuesday, 12 July 2022 1:46 PM
To: Jason Winter <JWinter@greenhillaustralia.com.au>
Subject: RE: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence

Good afternoon Jacob,

I am thank you, hope all is well with you.

I have forwarded this request onto our planning team as this will be quite a lot of extra load on the Network. I have asked for there comments by Friday so I can give you a more detailed response.

Regards,

Ben Hull
Network Project Officer – Hills & Murray

Direct: 08 8292 0481
Mobile: 0499 353 678
benjamin.hull@sapowernetworks.com.au

31 Alexandrina Rd, Mt Barker SA 5251
sapowernetworks.com.au



From: Jason Winter <JWinter@greenhillaustralia.com.au>
Sent: Tuesday, 12 July 2022 9:46 AM
To: Benjamin Hull <Benjamin.Hull@sapowernetworks.com.au>
Subject: RE: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence

External email! - Think before you click.

Good morning Ben

Hope you're going well.

Just checking in to see if there is any information/initial advice you could provide?

Understanding that there are electrical works already approved associated with the previously land division of the subject land.

Kind Regards,

Jason Winter
Civil Engineer

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From: Ntuthuko Tshuma <Ntuthuko.Tshuma@sapowernetworks.com.au>
Sent: Wednesday, 6 July 2022 2:45 PM
To: Jason Winter <JWinter@greenhillaustralia.com.au>; Benjamin Hull <Benjamin.Hull@sapowernetworks.com.au>
Subject: FW: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence

Hi Jason,

Thanks for your email.

Ben Hull has been assigned to this query and will get back to you soon.

Regards,

Ntuthuko Tshuma
CUSTOMER SOLUTIONS MANAGER – HILLS & MURRAY

Mobile: 0417 866 299
ntuthuko.tshuma@sapowernetworks.com.au

31 Alexandrina Road, Mt Barker SA 5251
sapowernetworks.com.au



From: Jason Winter <JWinter@greenhillaustralia.com.au>
Sent: Tuesday, 5 July 2022 4:26 PM
To: Ntuthuko Tshuma <Ntuthuko.Tshuma@sapowernetworks.com.au>
Subject: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence

External email! - Think before you click.

Good Afternoon Ntuthuko,

GREENHILL have been engaged to assist in investigations for a Code Amendment for Allotment 5 (D125134 A5) Hampden Way, Strathalbyn. Please see highlighted area below.

You may be already aware of this site due to recent land division and development approvals, please see image below.

It is also understood that construction is underway of a looping of high-voltage service between Adelaide Road and Hampden Way and the installation of two new Transformers and a switching cubicle.

A draft site plan is attached for your reference as well as a potential land use breakdown.

Use	Floorspace (sqm)	Est. employment (full & part-time)
Supermarket	2,500	83
Shops	1,500	60
Showrooms	1,500	30
Commercial	800	40
Franchised food	250	30
Fuel station	250	10
Office	200	8
Total	7,000	261

Can you please review and provide advice in relation to servicing of a potential residential development of the site by SAPN, for the purposes of our investigation for a Code Amendment/rezoning.

I'd be pleased to discuss and provide additional information as may be required to enable your response.





Kind Regards,

Jason Winter
Civil Engineer

GREENHILL
Engineers | Landscape Architects

T 08 8406 1300
E jwinter@greenhillaustralia.com.au

Level 1, 178 Fullarton Road
Dulwich SA 5065
www.greenhillaustralia.com.au

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Commercial Site Strathalbyn



- Substation
- Transformer
- Bulk Supply
- Transformer Cubicle
- HV Switching Cubicle
- HV Switching Device
- LV Switching Device
- LV Switching Container
- Service Pit/Pillar
- Service Point
- Public Light
- Floodlight
- Light Column
- Pole
- 7.6kV Conductor
- 11kV Conductor
- 19kV Conductor
- 33kV Conductor
- 66kV Conductor
- LV Conductor
- Not In Service
- Broadband Cable



Disclaimer: The Plan/Sketch is supplied at your request and is subject to your agreement that SA Power Networks shall not be liable or responsible for the correctness or otherwise of any such information supplied pursuant to this request. Upon acceptance of this condition SA Power Networks grants you permission to use the Plan/Sketch as a guide to the location of SA Power Networks assets. The Plan/Sketch must be returned to SA Power Networks if you fail to accept the conditions of use.

15/07/2022 03:02 PM

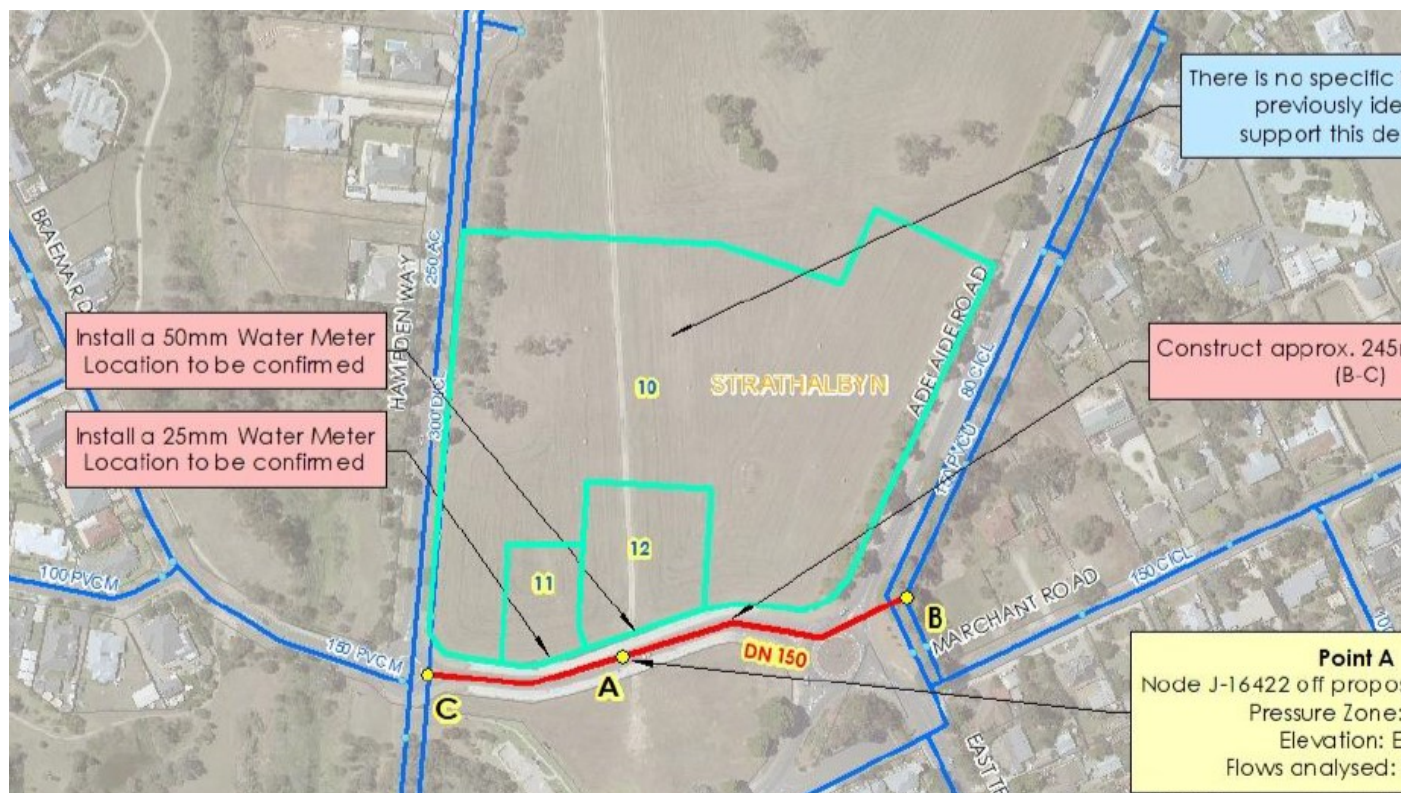
Jason Winter

From: Stanway, Craig <Craig.Stanway@sawater.com.au>
Sent: Friday, 22 July 2022 4:00 PM
To: Jason Winter
Cc: Wilkinson, Alex
Subject: RE: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence

Hi Jason,

We've previously reviewed some Commercial activity over this site (Medical Centre & Childcare centre) and there were no network red flags so to speak.

The mains around this site are well sized with a DN300 to the West, a DN150 to the South (between points B-C below that is now a live main) and a DN150 to the east, so I'd say that your client is in a good position for this rezoning. SA Water don't have a wastewater network in this area to provide comment for.



When further information becomes available as to exactly how land lot 10 will be split and the demand required for each new Commercial building, we'll run this by our systems planning team to check whether the existing network has capacity or whether external upgrades may be required.

Let me know if the above information is all you seek and if you have any other questions on the matter.

Thank you,

Regards,

Craig Stanway

Senior Development Services Officer

craig.stanway@sawater.com.au • 7424 1837

250 Victoria Square/Tarntanyangga ADELAIDE SA 5000

From: Jason Winter <JWinter@greenhillaustralia.com.au>
Sent: Monday, 18 July 2022 1:43 PM
To: Wilkinson, Alex <Alex.Wilkinson@sawater.com.au>
Cc: Stanway, Craig <Craig.Stanway@sawater.com.au>
Subject: RE: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence



External sender

Think before you click, open with caution

Afternoon Alex,

Any update on this one?

Cheers,

Regards,

Jason Winter

Civil Engineer

GREENHILL

Level 1, 178 Fullarton Road, Dulwich SA 5065

T 08 8406 1300 | www.greenhillaustralia.com.au

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From: Jason Winter
Sent: Tuesday, 12 July 2022 1:36 PM
To: Wilkinson, Alex <Alex.Wilkinson@sawater.com.au>
Cc: Stanway, Craig <Craig.Stanway@sawater.com.au>
Subject: RE: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence

Thanks for this Alex,

Yes understand. I would imagine there should be existing advice for this subject land, due to the planning applications/approvals that are already present.

Kind Regards,

Jason Winter

Civil Engineer

GREENHILL

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From: Wilkinson, Alex <Alex.Wilkinson@sawater.com.au>
Sent: Tuesday, 12 July 2022 1:33 PM
To: Jason Winter <JWinter@greenhillaustralia.com.au>
Cc: Stanway, Craig <Craig.Stanway@sawater.com.au>
Subject: RE: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence

Hi Jason

I believe we may have provided some previous advice on this land. We will check that first to see if there is some interim advice. Investigations at the moment are taking anywhere between 10 and 12 weeks at the moment as lodged land divisions take precedence over investigation work.

Happy to discuss further.

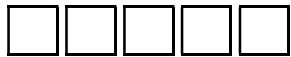
Kind regards

Alex Wilkinson

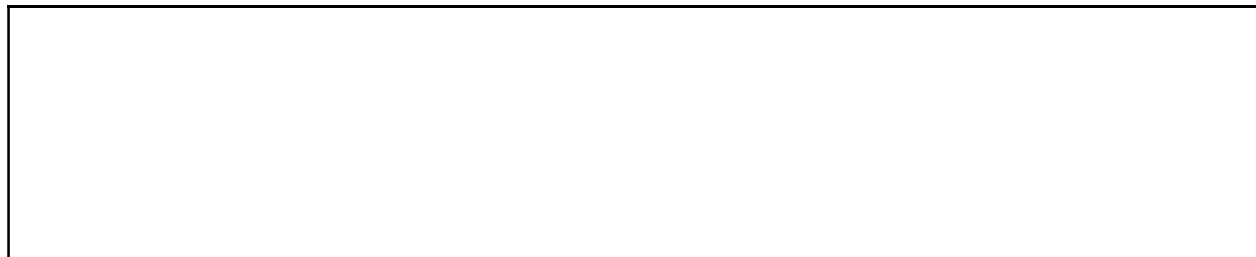
Account Manager – Major Land Development

alex.wilkinson@sawater.com.au • 0436 684 899

250 Victoria Square/Tarntanyangga ADELAIDE SA 5000



sawater.com.au



SA Water respects and acknowledges the deep spiritual connection, knowledge and relationship Aboriginal and Torres Strait Islander people have to land and water.

From: Jason Winter <JWinter@greenhillaustralia.com.au>
Sent: Tuesday, 12 July 2022 9:38 AM
To: Wilkinson, Alex <Alex.Wilkinson@sawater.com.au>
Subject: RE: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence



External sender

Think before you click, open with caution

Morning Alex,

Hope you're going well.

Just checking in to see if there is any information/initial advice you could provide?

Kind Regards,

Jason Winter

Civil Engineer

GREENHILL

Level 1, 178 Fullarton Road, Dulwich SA 5065

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From: Wilkinson, Alex <Alex.Wilkinson@sawater.com.au>

Sent: Wednesday, 6 July 2022 8:25 AM

To: Jason Winter <JWinter@greenhillaustralia.com.au>

Cc: Stanway, Craig <Craig.Stanway@sawater.com.au>; Grapentin, Corey <Corey.Grapentin@sawater.com.au>

Subject: FW: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence

Hi Jason

Thank you for passing this on. Can you advise if there is an associated land division or has this just been approved as a land use application? Either way is it possible for you to pass on the associated development application numbers?

Happy to discuss.

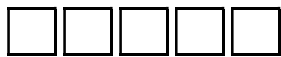
Kind regards

Alex Wilkinson

Account Manager – Major Land Development

alex.wilkinson@sawater.com.au • 0436 684 899

250 Victoria Square/Tarntanyangga ADELAIDE SA 5000



sawater.com.au



SA Water respects and acknowledges the deep spiritual connection, knowledge and relationship Aboriginal and Torres Strait Islander people have to land and water.

From: Jason Winter <JWinter@greenhillaustralia.com.au>
Sent: Tuesday, 5 July 2022 4:19 PM
To: Wilkinson, Alex <Alex.Wilkinson@sawater.com.au>; Grapentin, Corey <Corey.Grapentin@sawater.com.au>
Subject: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence



External sender

Think before you click, open with caution

Good Afternoon Alex & Corey,

GREENHILL have been engaged to assist in investigations for a Code Amendment for Allotment 5 (D125134 A5) Hampden Way, Strathalbyn. Please see highlighted area below.

You may be already aware of this site due to recent land division and development approvals, please see image below.

It is also understood that construction is underway for a 150mm water main connecting between Hampden Way and Adelaide Road, along Braemar Drive. As well as extensions of sewer along Adelaide Road and further up Hampden Way.

A draft site plan is attached for your reference as well as a potential land use breakdown.

Use	Floorspace (sqm)	Est. employment (full & part-time)
Supermarket	2,500	83
Shops	1,500	60
Showrooms	1,500	30
Commercial	800	40
Franchised food	250	30
Fuel station	250	10
Office	200	8
Total	7,000	261

Can you please review and provide advice in relation to servicing of a potential residential development of the site by SA Water, for the purposes of our investigation for a Code Amendment/rezoning.

I'd be pleased to discuss and provide additional information as may be required to enable your response.





Kind Regards,

Jason Winter
Civil Engineer

GREENHILL

Engineers | Landscape Architects

T 08 8406 1300
E jwinter@greenhillaustralia.com.au

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Dulwich SA 5065
www.greenhillaustralia.com.au

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Jason Winter

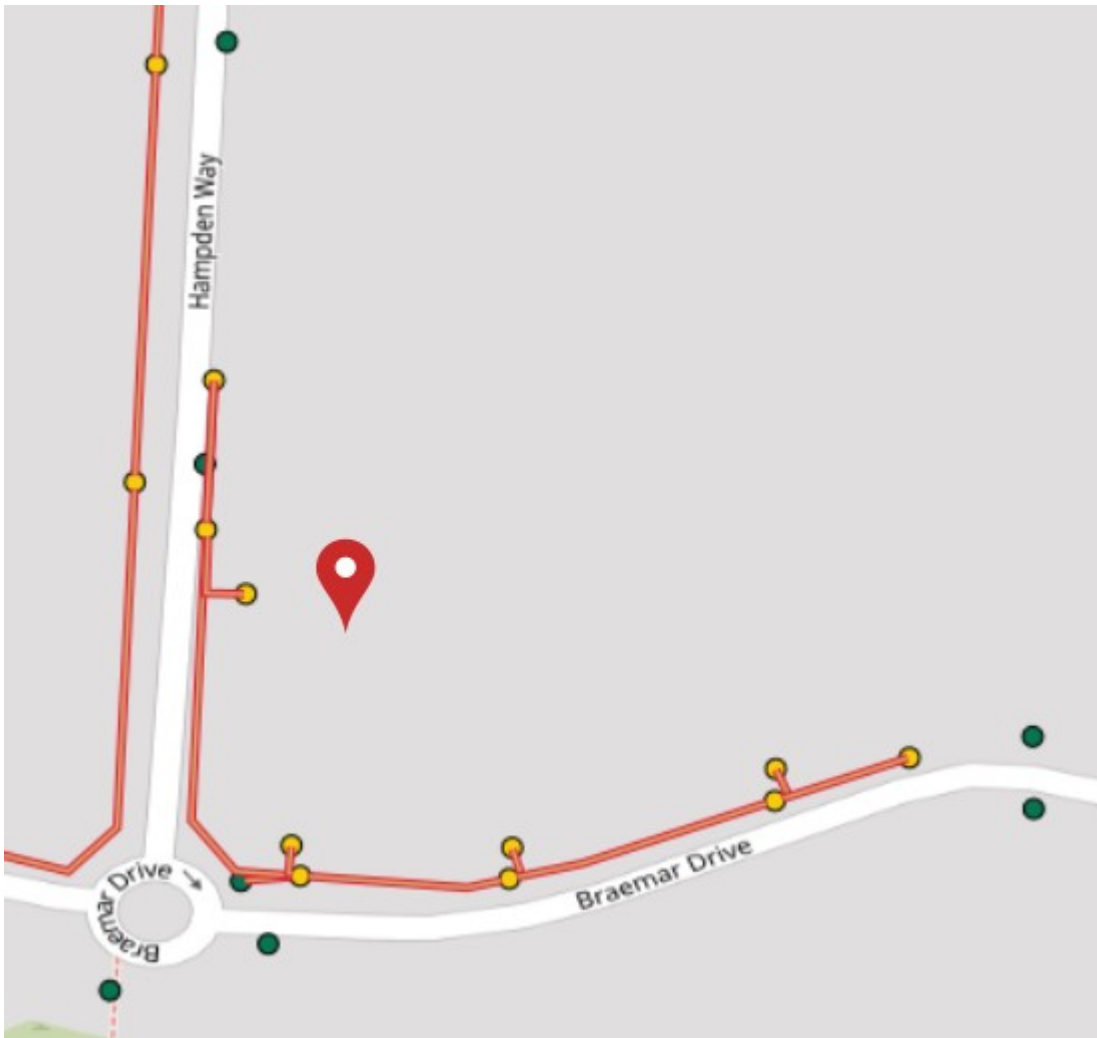
From: Kamie Ang <kamieang@nbnco.com.au>
Sent: Tuesday, 5 July 2022 5:02 PM
To: Jason Winter
Cc: Emmanuel Chalacas
Subject: RE: 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence

NBN Classification - Commercial

Hey Jason,

We have a heap of fibre all around this area so servicing this lot wouldn't be an issue.

I've attached a grab from our mapping system showing **nbn** ducting and pits along those roads as you've mentioned. Did you need anything more specific than this from me?



From: Jason Winter
Sent: Tuesday, 5 July 2022 2:45 PM
To: Kamie Ang
Subject: [External] 22.2978 - Lot 5 Hampden Way, Strathalbyn: Code Amendment - Commercial-in-Confidence

Good Afternoon Kamie,

GREENHILL have been engaged to assist in investigations for a Code Amendment for Allotment 5 (D125134 A5) Hampden Way, Strathalbyn. Please see highlighted area below.

You may be already aware of this site due to recent land division and development approvals, please see image below.

It is also understood that construction is underway for new NBN conduits being constructed along Braemar Drive and up Hampden Way, and may be now completed.

A draft site plan is attached for your reference as well as a potential land use breakdown.

Use Floorspace (sqm) Est. employment (full & part-time)

Supermarket 2,500 83

Shops 1,500 60

Showrooms 1,500 30

Commercial 800 40

Franchised food 250 30

Fuel station 250 10

Office 200 8

Total 7,000 261

Can you please review and provide advice in relation to servicing of a potential residential development of the site by NBN, for the purposes of our investigation for a Code Amendment/rezoning.

I'd be pleased to discuss and provide additional information as may be required to enable your response.





Kind Regards,

Jason Winter
Civil Engineer

GREENHILL
Engineers | Landscape Architects

T 08 8406 1300
E jwinter@greenhillaustralia.com.au

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