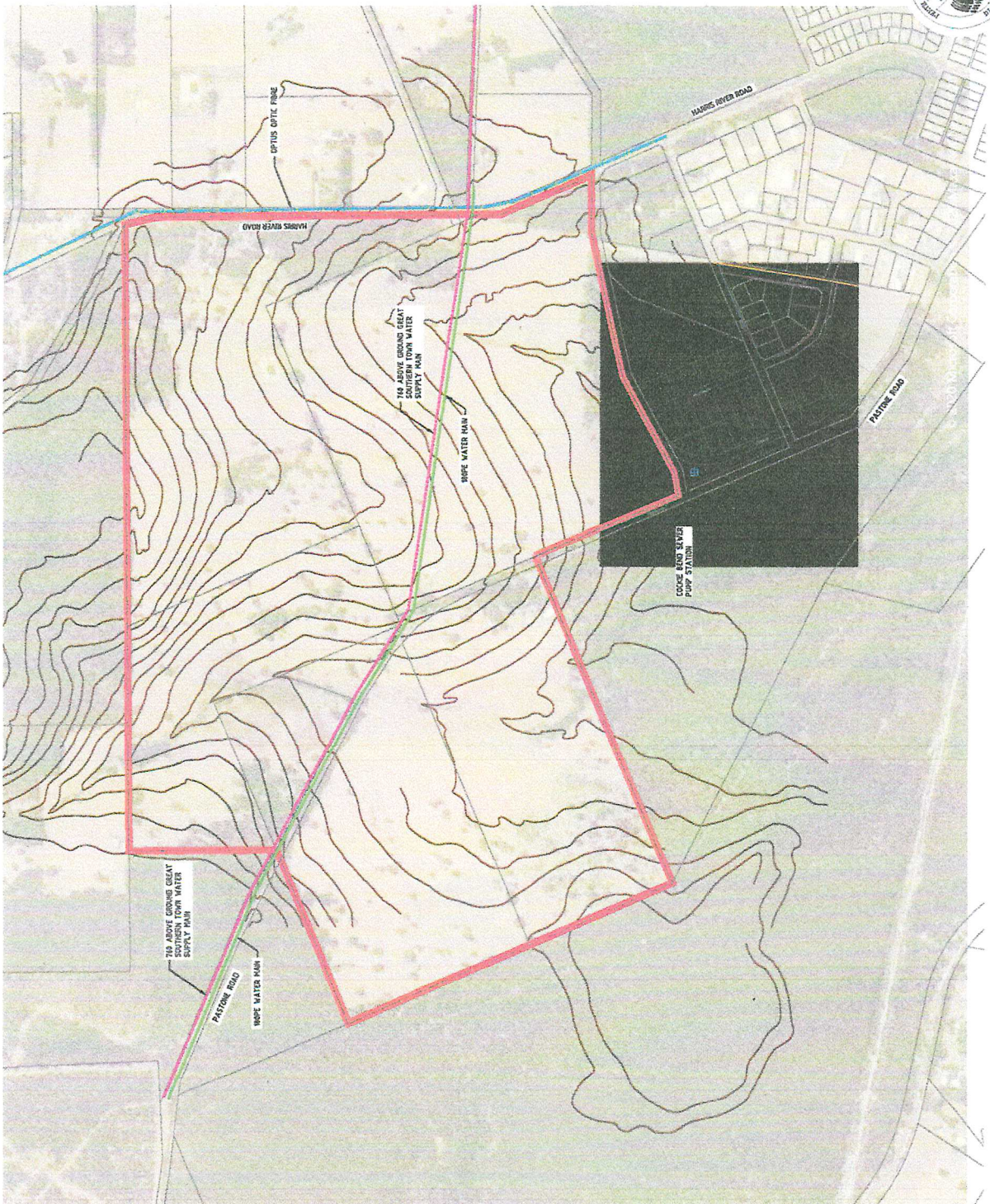


Civil Infrastructure	Cost Estimate	Assumptions
Item	\$ 2,000,000.00	
Sewer Pump Station and Pressurmain for Lot 311, 342 and 289		
Electrical Infrastructure	Cost Estimate	Electrical Infrastructure costs highly variable depending on potential uses power requirements.
Item	\$ 300,000.00	
Infrastructure	\$ 50,000.00	
Design costs		
Communications Infrastructure	Cost Estimate	Assumptions
Item	\$ 100,000.00	Dependent on the No. and type of service required
NBN Back haul costs		

- LEGEND**
- EXISTING ELECTRICAL HIGH VOLTAGE POWER LINE
 - EXISTING ELECTRICAL TRANSMISSION POWER LINE
 - EXISTING ELECTRICAL POWER POLE
 - EXISTING OPTIC FIBRE CABLE
 - 100% WATER MAIN
 - 100% ABOVE GROUND GREAT SOUTHERN TOWN WATER SUPPLY MAIN
 - LAND TITLE AREA



PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION PURPOSES

WARNING:
SERVICES AND CADASTRAL BOUNDARY LOCATIONS SHOWN ARE ONLY INDICATIVE AND MUST NOT BE USED FOR EXCAVATION. THE "ONE CALL 100" SYSTEM SHALL BE USED TO OBTAIN ACCURATE SERVICE LOCATIONS.



THIS DRAWING SHALL BE USED ONLY FOR THE PROJECT AND NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SPECIFICALLY APPROVED.
DRAWING NUMBER: **9505-C-SK07**

DRAWING TITLE: **PASTONE ROAD & HARRIS RIVER ROAD PRECINCT GENERAL ARRANGEMENT EXISTING INFRASTRUCTURE**

PROJECT: **TOULIE INDUSTRIAL AREA DEVELOPMENT SITES**

DATE	27/7/21
DRAWN BY	W. STEWART
CHECKED BY	
APPROVED BY	

NOTE: MODIFICATE DIMENSIONS OR ORIGINAL SCALE OF DRAWING OR LATEST REVISION OF DRAWING

REVISIONS	APPROVED	DATE	DRAWN
1. DESIGN DEVELOPMENT SITE INVESTIGATION			
N°			

DATE: 27/7/21
DRAWN BY: W. STEWART
CHECKED BY:
APPROVED BY:



4. SUMMARY AND RECOMMENDATIONS

After inspecting the site and investigating the existing service capacity of the site the following points are made.

- The site has strong serviceability for a light to medium scale industry.
- The existing road infrastructure for the site is of a high standard and will require minimal upgrades.
- A potable water supply is readily available.
- Power, sewer, and comms services are readily available.

The Patstone Harris Precinct could support significant light to medium level industry given the availability of all services subject to government approvals.

3.1 ROAD ACCESS

The road access to the Patstone / Harris precinct is very good, with Patstone and Harris Roads constructed to a satisfactory standard with only minor upgrades expected. Any significant development is likely to trigger the need for a channelised intersection in line with Austroads standards. Depending on the number of turning movements and volume of heavy vehicles it is likely that Patstone Road would be the preferred access point.

3.3 COMMUNICATIONS

Given that NBN have services within the Collie LIA on Cockie Bend it is likely that a development within the precinct could be served via a fixed line connection potentially there could be some backhaul charges but these are not expected to be exorbitant.

3.4 POWER SUPPLY

The power feed on Cockie Bend can be extended to provide a power source to a potential industry using a typical switchgear transformer. This type of connection could accommodate a 1000kVA Transformer to deliver 1312 amps 3 phases. Power supply requirements above this would require further analysis and potential headworks upgrades to meet the requirements.

3.5 WATER SERVICE

Subject to Water Corporation approval, it is expected that a potable water service could be made available via the existing 180PE below ground main. A construction water supply would require further investigation based on the volume of water required. It is unlikely that a groundwater source would gain approval, surface water runoff captured in storage dams is a possibility, as is supply from the Water Corporation mains subject to Water Corporation confirming availability.

3.6 WASTEWATER TREATMENT INFRASTRUCTURE

Given the sloping nature of the land, Lot 323 and 199 would be able to connect to the Cockie Bend sewer pumpstation via a gravity sewer. Water Corporation would need to confirm the capacity of the existing pump station. Dependent on the scale of industry required the pump station may need to be upgraded. Lots 311, 289 and 342 Patstone Road would require a new pump station as they would not be able to grade back to the existing sewer point in Cockie Bend without laying the main at considerable depth. The location of this pump station is likely to be within lot 342 as this would be the lowest point to grade to. This pump station would be subject to confirmation of required flows and Water Corporation planning approval. The pump station would discharge to the Cockie Bend pumpstation via a proposed pressure main.

2. EXISTING SITE INFRASTRUCTURE

Refer to drawing number 9505-C-SK07 General Arrangement Existing Infrastructure in Appendix A. The following existing site elements have been identified:

- Property boundaries.
- Cockie Bend Sewer Pump Station.
- Optus Optic Fibre Cable.
- Power infrastructure.
- Water Corporation Supply Lines.

2.1 EXISTING PROPERTY

The Patstone Harris precinct consists of 5 separate titles divided by Patstone Road. The site consists of predominantly cleared short, grassed paddock. There are two notable drainage paths that traverse the site, one in the south east corner of Lot 289 travelling in a North South direction through lot 342 and the other runs through Lots 199, 323 and in a north south direction. The site is sloping in nature generally falling from North to South.

2.2 ROAD ACCESS

Lots 289, 311 and 342 have direct frontage to Patstone Road, while Lot 299 has direct frontage to Harris River Road. Lot 323 has dual access to both Patstone and Harris River Roads.

Patstone Road is constructed to a high standard consisting of approximately 7.4m wide seal with appropriate line marking and gravel shoulders.

Harris River Road is constructed to a lesser standard. The seal is of a similar width to Patstone Road but requires some resealing in sections fronting the precinct.

2.3 COMMUNICATIONS

NBN co have services in Morrison way while Telstra have assets running parallel to Patstone Road and Harris River Roads. Future communication services are discussed further in section three.

2.4 POWER SUPPLY

There is an existing feeder in Cockie Bend and Morrison Way. The lot has an existing single phase HV overhead running from Harris River Road to Patstone Road that feeds existing houses on the western side of the site.

2.5 WATER SUPPLY

Water Corporation mapping confirms that the existing 760dia GSTWSS above ground water main runs parallel to Patstone Road and then traverses Lot 323. An underground 180pe main runs parallel to the GSTWSS line. There is also a 150 P-12 main within Cockie Bend and Morrison Way as well as a 375 AC line that runs partially along Harris River Road.

2.6 WASTEWATER

There is a Water Corporation sewer pump station on Cockie Bend with gravity sewer connections within Cockie Bend.

3. POTENTIAL INFRASTRUCTURE UPGRADES

The requirement for infrastructure upgrades varies depending on the potential uses for the site. The site currently has access to all services but depending on the lots to be developed and the scale of the development these services will require extension and potentially upgrading.

1. INTRODUCTION, BACKGROUND AND SCOPE OF WORK

The objective of this report is to identify and analyse the servicing requirements and indicative costs for the future potential development of Lots 289, 311, 323 and 342 Patstone Road and Lot 199 Harris River Road, namely the Patstone/Harris Precinct, in Collie.

This report is designed to support the WA Government's investment attraction and economic development initiatives for Collie, such as the Collie Futures Fund.

The WML scope of work for this project was as follows:

- Undertake a preliminary site inspection of the site.
- Scoping of infrastructure requirements for the site (access, roads, water, electrical, etc.).
- Provide options/strategies for providing/upgrading service infrastructure.
- Costing of infrastructure elements.

WML conducted a site visit on Monday 23rd November 2020 with the South West Development Commission and inspected the various sites. Discussions were also had with Peter Piavanini and the Smargiassi family.

Each element considered in relation to the above is discussed further in the report text below.

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From: Joanne Dean Joanne.Dean@swdc.wa.gov.au
Subject: Patstone Road Land Report
Date: 26 Jul 2021 at 2:56:55 pm
To: peterpiv@bigpond.net.au

Good Afternoon Peter,

As you are aware the South West Development Commission (SWDC) in partnership with the Department of Jobs, Tourism, Science and Innovation (JTSI) has commissioned a desktop review of land servicing capabilities on a number of properties in Collie.

The SWDC and JTSI would like to thank you for your cooperation and allowing us to access your land during this process. We are aware that much of the information contained in this report may already be known to you but it is useful for the State government to have an awareness of the servicing capabilities across a number of land parcels in the Collie region. This process was intended to provide the State Government with a high level overview of the availability of industrial land in Collie and summarise any potential common constraints to the development of land and attraction of industry. It was not intended to provide definitive information for landowners to act upon.

Please find attached a copy of the report in relation to your land. Please be aware that the information contained in the report has been collated through desktop research and has not been verified by State Government and as such, we would suggest you undertake your own research prior to acting upon any information contained in the report. In particular estimated costings in the report are high level estimates only and should not be relied upon.

As a next step we will be developing summarised information brochures/flyers on each of the land parcels. We envisage these will be a single-page summary including information on the site, service capability and contact information for interested parties. Final drafts will be provided to you for comment prior to distribution. Please advise if you do not wish to have a flyer developed for your land parcel.

It is important to note that the report covers several land parcels on Patstone Road and the report therefore is not specific to your property.

Thank you once again for your cooperation in the development of these reports and please don't hesitate to contact Pip Kirby, A/Director Regional Development Collie on pip.kirby@swdc.wa.gov.au or [0419 853 016](tel:0419853016) should you have any queries.

Kind Regards
Jo

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GOVERNMENT OF
WESTERN AUSTRALIA

SOUTH WEST
DEVELOPMENT COMMISSION



We're working for
Western Australia.

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