

Correspondence and DSP Plans

Appendix 2 **Utilities**



MEMO: 5 July 2007
To: Rod Haigh; Don Chesworth
From: Bill Payne
Subject: Pacific Pines Water Servicing

Rod,

I am preparing a brief for the new Pacific Pines owners on sewer and water supply staging. Our understanding of the current situation is based on:

- GHD's study of strategic water and sewer servicing
- our local knowledge of the Pines area
- our previous work on the site and
- directions and advice from Council during that period

Our understanding is:

ON OVERALL OVERALL STRATEGY

1. Adequate supply exists in the Basalt Court reservoir until 2018 and in the Lennox Head Reservoir until 2033 assuming population growth continues as per plan
2. Adequate main capacity exists to current areas
3. New mains (300 and 375 mm) are required into future stages of Pacific Pines from future Pines reservoir
4. The programmed construction of these mains is 2004-2008
5. The programmed construction of the Pines reservoir is 2004-2008

OUR LOCAL KNOWLEDGE OF THE AREA AND PREVIOUS ADVICE FROM COUNCIL

- i. Adequate pressure and capacity exists at the base of Montwood drive to extend Basalt Court main into early stages of future Pines release areas around Montwood and Fox Valley Way. We do not know how much additional land could be attached to this main until Pressure Zone Mains and Reservoir are constructed to service the centre of the Pines Estate. Items 4 and 5 above.
- ii. A main for future connection to the Pines reservoir was installed in Highfield Terrace to relieve low pressure problems at the top of Montwood Drive. This main was to be but has not been connected to the Basalt Court feeder.
- iii. Adequate pressure and capacity exists at the base of Hutley drive to extend Lennox Head main into early stages of future Pines release areas around Hutley.

LAND RELEASE and SERVICING STRATEGY

The likely land release program will be for conventional residential lots around Hutley Drive and seniors Living around the Pond say in 2 years time. Extension of land around Montwood likely to be some years after that; say 4 years time. The strategy to supply these would be I assume:

- a) Supply Hutley Res release ex Lennox Reservoir main extension along Hutley Drive. Provide future ring main connection to Pines reservoir ?
- b) Supply Seniors Living in centre of site either by extending Montwood service or
- c) Constructing Pines Pressure Zone Trunk Mains (Mains under Item 3 above)

QUESTIONS

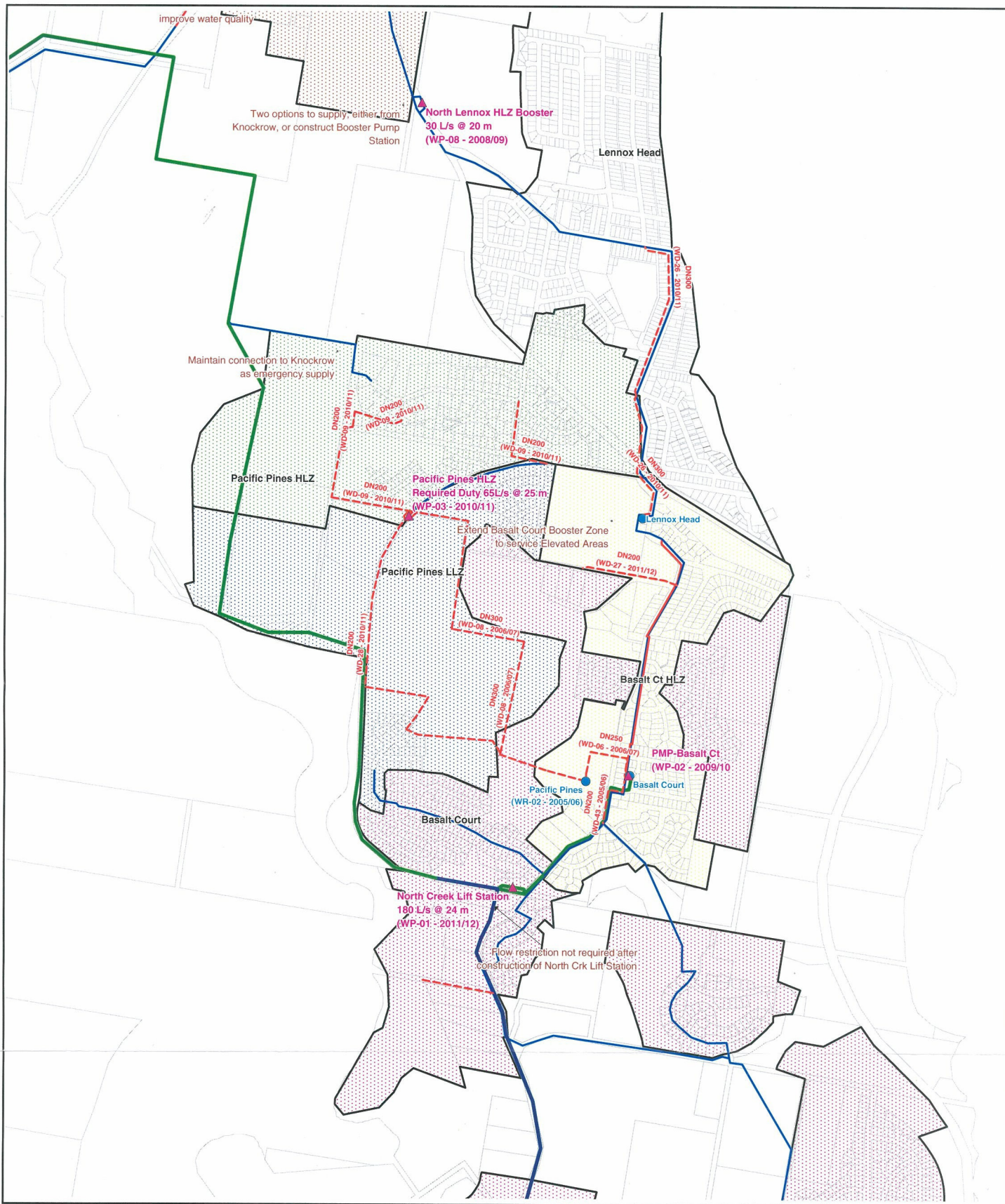
- 1. When do you think the reservoir in pines will be built? It is shown in GHD study as being done between 2004 – 2008.
- 2. Similar for Pressure Zone Mains.
- 3. If land release strategy is correct do you agree with servicing strategy?
- 4. How much land could be hung off the Basalt Court main in Montwood with and without connection to feeder before Pressure Mains and Pines Reservoir constructed.
- 5. If we constructed Pressure Zone Trunk Mains where would they be connected to if Pines Reservoir not constructed?
- 6. We are in a similar position at Ballina Heights Estate (planned reservoirs not constructed but pressure mains installed by developer) and got around problem by building temporary reservoir until Council permanent works complete. Do you think this is option for central service option or would you connect to Basalt Court as temporary measure? Mains would follow planned road alignments.

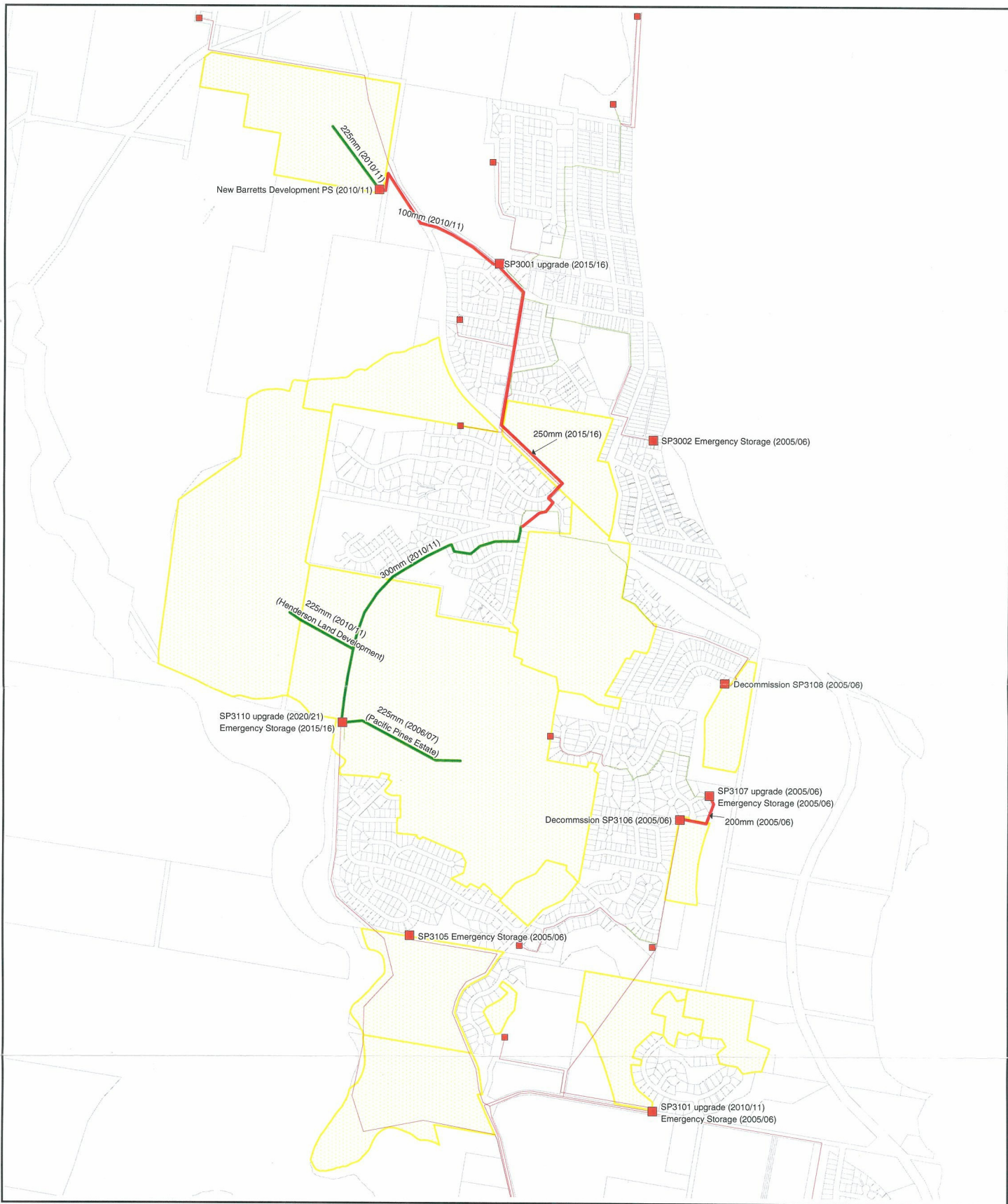
I would prefer not to build the centrally located Pressure Zone Mains in the early stages as the subdivision and roads through the central portion of the site will be built towards the end of the development and given the propensity for things to change I would not like to be relaying water mains to suit new road layouts and the like. I would prefer to extend Montwood and Hutley services as much as possible. Given the reservoir capacity for 10 years this seems viable. Local pressure and pipe capacity issues addressed by temporary connection to Basalt Court Feeder referred to in (ii) above?

Regards

Bill Payne

Encl. Service Plan





Legend

- Existing Pump Station
- Existing Rising Main
- Existing Gravity Main
- Future Pump Station / Upgrade
- Future Gravity Main / Upgrade
- Future Rising Main / Upgrade
- New Release Areas

North



Ballina Shire Council

Figure 9.4
Capital Works -
Lennox Head