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3.3 Net Developable Area

There are physical and servicing constraints within Investigation Area D, as discussed in Section 3.2. However, the two potential development scenarios (as noted in Table 3 of the main report) are primarily a continuation of existing uses due to leasing constraints. Only part 2 of Scenario B includes a significant area of development, approximately 71 ha.

The two potential development scenarios are graphically illustrated below in Figure 3.

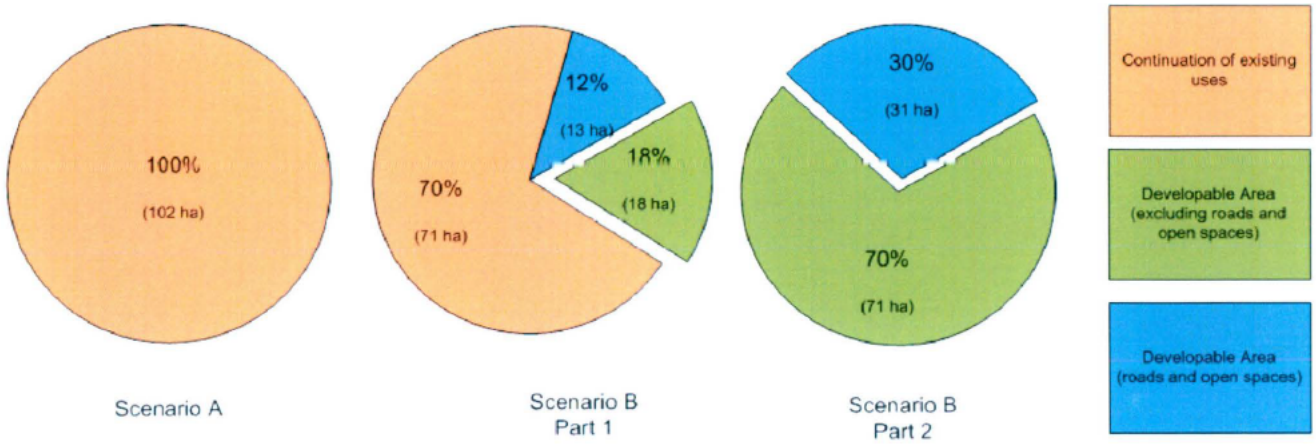

Figure 3 **Potential development scenario**

4.0 Servicing Strategy

Sections 4.1 through 4.5 provide servicing strategy details for Investigation Area D. Refer to Section 7.0 in the body of the main report for an overview of the strategy for servicing all Investigation Areas.

The terminology of 'developer' is used to reference the entity which will ultimately be responsible for constructing the potential developments described in this report. The 'developer' may be a private or government entity.

4.1 Water

Existing and proposed water infrastructure located within and adjacent to Investigation Area D is illustrated in Figure 4.

The level of improvement required to cater for future development in Investigation Area D is dependent upon the level and type of development. If there is only a small increase in employment (the most likely scenario) then little improvement to the internal Investigation Area system may be required. If there is a significant increase to the level of development, then a new distribution main may be required from the Campbell reservoir. The developer would be responsible for the cost of new distribution mains.

4.2 Sewer

Existing and proposed sewer infrastructure located within and adjacent to Investigation Area D is illustrated in Figure 5.

An easement (of yet undetermined width) above the 375 mm diameter main will be required. A width of 5 m has been assumed in this study for the purpose of identifying constraints.

Any future sewer mains may connect into the trunk sewer at one of the manholes located within Investigation Area A.

4.3 Gas

Existing and proposed gas infrastructure located within and adjacent to Investigation Area D is illustrated in Figure 6.

A gas main would need to be extended from the new off-take station, which may be located in either Investigation Area B or east of Investigation Area C.

4.4 Electricity

Existing and proposed electricity infrastructure located within and adjacent to Investigation Area D is illustrated in Figure 7.

The level of upgrade to existing electricity infrastructure is dependent upon the size and type of development. If there is only a small increase in employment (the most likely scenario) then little improvement to the internal Investigation Area system may be required. If there is a significant increase to the level of development, then new 11 kV underground feeders from the Eastlake Zone Substation will be required. ActewAGL will be responsible for the cost of extending the feeders to Investigation Area D. The developer would be responsible for the construction of a new distribution substation(s) within the Investigation Area. The number and type of distribution substations cannot be determined until the potential developments progress into a more detailed design phase, therefore they are not included in the services costing.

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4.5 Telecommunications

Existing and proposed telecommunications infrastructure located within and adjacent to Investigation Area D is illustrated in Figure 8.

Telstra

Telstra has advised that they should be able to provide service to Investigation Area D, however they cannot comment upon infrastructure capacity or costing until the development progresses into a more detailed design phase.

TransACT

TransACT infrastructure will need to be extended from Campbell to provide service to Investigation Area D. The developer's contribution for this service will be a percentage of TransACT's costs. TransACT will first need to prepare a business case to look at the viability of servicing the development and the estimated cost to the developer.

ICON

ICON and Intact are government owned carriers which only supply services to ACT and Commonwealth facilities, including schools. ICON infrastructure will not be extended unless the potential development includes government facilities.

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AECOM

Existing Water Main
Existing Water Main Reticulation 100mm
Existing Water Main Reticulation 150mm
Existing Water Main Reticulation 225mm
Existing Water Main Distribution 300mm
Proposed Majura Parkway & VHST Route
Investigation Area Boundary

MAJURA VALLEY ENGINEERING FEASIBILITY STUDY
INVESTIGATION AREA D - WATER SERVICES
Source: ActewAGL (2009), ACTPLA (2009), SMEC (2009)

0 125 250 500 m

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AECOM

Existing Sewer Services (Other)
Existing Sewer Gravity Main
Existing Sewer Rising Main
Existing Sewer Manhole
Investigation Area Boundary
Proposed Majura Parkway & VHST Route

MAJURA VALLEY ENGINEERING FEASIBILITY STUDY
INVESTIGATION AREA D - SEWER SERVICES
Source: ActewAGL (2009), ACTPLA (2009), SMEC (2009)

0 125 250 500 m

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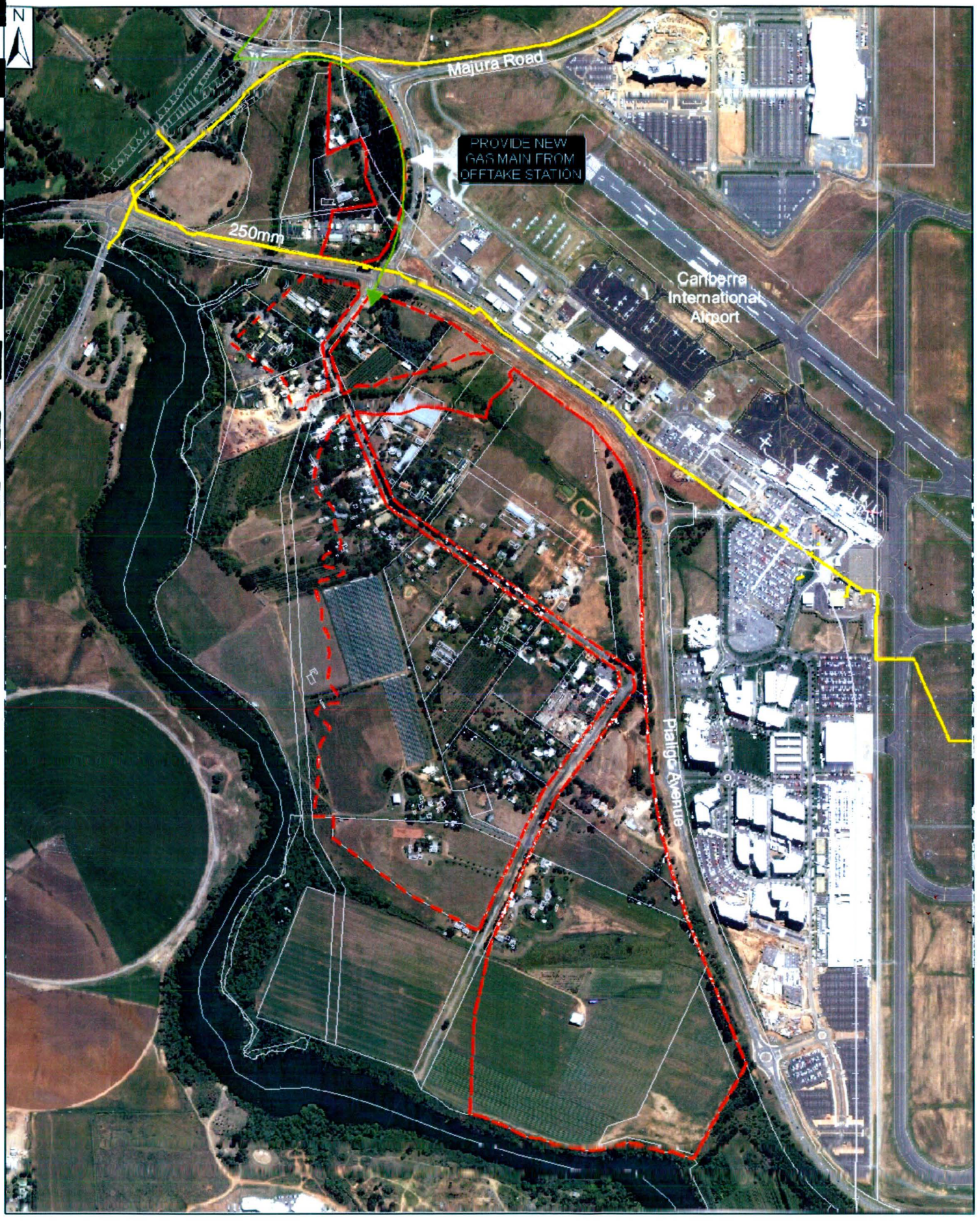

Existing Gas Main (250mm)

Proposed Gas Pipeline

Investigation Area Boundary

Proposed Majura Parkway & VHST Route

MAJURA VALLEY ENGINEERING FEASIBILITY STUDY

INVESTIGATION AREA D - GAS SERVICES

Source: SMEC (2009), Jemena (2009), ACTPLA (2009)

0 125 250 500 m

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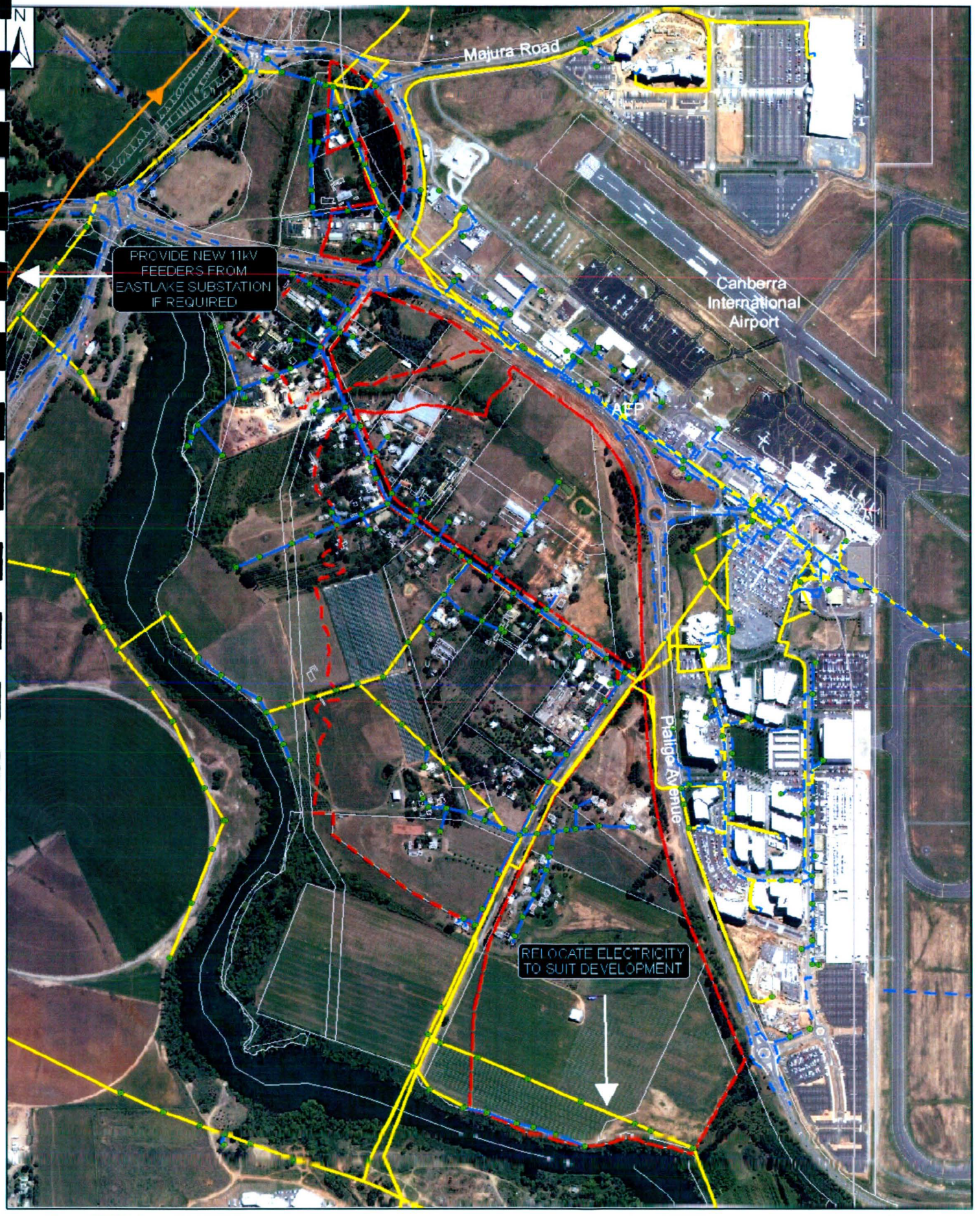
AECOM



Proposed 11Kv Underground
Existing Electricity 11Kv Overhead
Existing Electricity 11Kv Underground
Existing Electricity LV Overhead
Existing Electricity LV Underground
Powerpoles
Investigation Area D Boundary
Proposed Majura Parkway & VHST Route

MAJURA VALLEY ENGINEERING FEASIBILITY STUDY

INVESTIGATION AREA D - ELECTRICITY SERVICES

Source: ActewAGL (2009), ACTPLA (2009), SMEC (2009)

0 125 250 500 m

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