



Infrastructure and Servicing (Traditional)

Scope of work

Scoping phase (Nov 2013 – Jan 2014):

- Review existing infrastructure planning for the region and neighbouring land releases;
- Work with the contractors engaged by the Department to prepare the Water Cycle Management Strategy and Transport/Traffic Assessment to ensure infrastructure outcomes are integrated to an appropriate degree;
- Consult with all primary utility suppliers to identify, document and review existing programs, commitments and projections for infrastructure delivery to and within the Precinct;
- Identify catchments and sub-catchments (both geographical and lot thresholds) for the delivery of individual utilities, analyse their interrelationship and make recommendations on sub-catchments for delivery purposes;
- Determine catchments/sub-catchments that are readily serviceable using existing infrastructure or with limited augmentation works;
- Develop a high-level infrastructure augmentation plan to facilitate infrastructure to balance the needs of the projected future community and land uses across the Precinct;
- Prepare a high-level cost plan for the various infrastructure augmentation works for both the initial and ultimate servicing strategies. These costs will be considered by the Project Team in the viability assessment of the draft ILP;
- Prepare a brief scoping paper summarising the above and potential issues/concerns.

Concept development phase (Jan – Apr 2014):

- Advise the Project Team during the iterative development of the draft ILP of the likely location and impacts of delivery of infrastructure, in particular spatial requirements (such as transmission lines and level design controls) and development staging (including consultation with market demand consultants);
- Provide ongoing indicative cost planning to support project viability modelling;
- Identify issues associated with the development of land in fragmented ownership and the potential impact on orderly development, including the role of public utility service and supply, landowners and developers;
- Identify opportunities and risks associated with the development of infrastructure by private suppliers of water and wastewater services as permitted under the *Water Industry Competition Act 2006*;
- Review the Water Cycle Management Strategy approach to determine impacts (or set design levels for) on future design of critical infrastructure such as roads and trunk water and sewer infrastructure (i.e. stormwater infrastructure establishes a number of level controls that will have impacts on road designs and trunk infrastructure typically located within road reserves);
- Prepare a draft infrastructure servicing strategy stating the ultimate and initial development servicing strategy.

Final planning phase (Apr – July 2014):

- Recommend adjustments/ augmentation to existing programs, commitments and projections of relevant trunk infrastructure providers (locations, capacity,



priorities, etc) that would need to be made to service the Precinct and meet priorities and/or timely land release;

- Provide input and advice to the Project Team and Master Planner in the preparation of the broader Infrastructure Delivery Plan to be included in the Precinct Planning Report to be prepared by the Master Planner; and
- Consider the implications of the delivery requirements (including environmental assessment and relevant approvals), processes and commitments of relevant authorities / infrastructure providers for trunk infrastructure provision as it relates to land release projections (timing and quantum);
- Provide a timeline, including environmental assessment and relevant approvals, including delivery thresholds and coordination requirements between service providers, road construction or upgrade, easement identification and the like for trunk infrastructure provision;
- Prepare an indicative implementation plan that includes details of the relevant environmental assessment and approval requirements (e.g. Review of Environmental Factors) for the construction and supply of trunk infrastructure services and make early recommendations to the Project Team to enable the environmental assessment/ approvals processes to commence concurrently with precinct planning;
- Compile the above in a final Infrastructure Delivery Plan suitable for public exhibition.