

**FEASIBILITY REPORT FOR THE PROVISION OF WATER  
SUPPLY AND SEWERAGE SERVICES TO THE  
..... ESTATE, STAGE .....**  
**..... STREET, .....**

**FILE REF.:** *(Provided by Corporation)*

....., 20...

**1. Introduction**

This report investigates the feasibility and Corporation conditions of providing reticulated water supply and sewerage services to a proposed ..... lot residential subdivision, referred to as ..... Estate, Stage ..... The lots contained within this development are located in the ..... Estate at ..... Street, .....

The development is ..... the Corporation's water district and ..... the Corporation's sewerage district. The proposed lots ranging in size from approximately ..... m<sup>2</sup> to approximately ..... m<sup>2</sup>.

The developer for this project is..... *(developers name to be entering into the Deed of Agreement)* .

The extent of this stage of the development is shown on attached Drawing No. .... *(provided by Corporation)*.

A current version of the Plan of Subdivision is also attached.

**2. Proposed Works**

**2.1 Water Service**

To serve the proposed subdivision, a total of approximately ..... linear metres of .....mm, .....mm and ..... dia. reticulation water mains are required as shown on Drawing No. .... *(Provided by Corporation)*.

The subdivision would be supplied by extending the .....mm dia. water main in ..... Street.

The ..... mm dia. water main will later be extended beyond stage ..... along ..... to serve stages ..... and ..... of the subdivision.

The preliminary estimated cost of the proposed water main extensions and associated works is \$.....

**2.2 Sewerage Services**

**(a) Lots ..... to .....**

These ..... lots fronting ..... can be served by constructing approximately ..... linear metres of reticulation sewers and connecting to a proposed Corporation manhole no. .... located at the eastern corner Lot ..... LP .....

To serve Lots ..... to ..... will require ..... new manholes, ..... inspection shafts and ..... property connections. No adjoining lots would be served by the proposed sewers.

**(b) Lots..... to .....**

These ..... lots fronting ..... and ..... require construction of approximately ..... linear metres of reticulation sewers, a sewer pump station located in the reserve north of Lot ..... of stage ..... of the subdivision and approximately ..... linear metres of sewer rising main connecting to a proposed Corporation manhole no. .... located at the south western corner of Lot ..... in Stage ..... of the subdivision.

The reticulation sewers to serve lots ..... to ..... will consist of ..... manholes, ..... inspection shafts and ..... property connections. Property connections constructed during stage ..... works will serve lots ....., ....., ....., ..... and ..... of stage ..... of the subdivision.

The preliminary estimated cost of the proposed sewerage reticulation extensions is \$.....

**(c) General**

The reticulation sewers, pump station and sewer rising main required to serve stage ..... are shown on attached Drawing No.

All sewer lines are to be installed at a 1.2 metre standard offset from all building lines, unless approved by the Corporation.

**2.3 Design**

Design and preparation of detailed design drawings applicable to this project is to be undertaken at the Developer's expense by consultants suitably accredited to the satisfaction of the Corporation.

The sewer pump station shall be designed in accordance with the Corporation's sewerage design manual. The pumps, flow controllers, valves, fittings and station layout shall be approved by the Corporation before construction commences.

Preparation of designs shall be in accordance with the Corporation's Water Reticulation Design Manual and Sewerage Reticulation Design Manual, with design plans to be prepared and lodged in accordance with the Corporation's Drafting Manual.

No construction works will be permitted to commence until detailed design plans, specifications have been submitted by the Consultant and approved by the Corporation.

**2.4 Construction**

The Developer shall be the Principal of the supply and construction contract(s).

Construction of all necessary water and sewerage works is to be administered by the Developer's consultant, as Superintendent, provided the consultant and construction contractor are suitably accredited to the satisfaction of the Corporation.

All works are to be constructed, installed and commissioned to the satisfaction of the Corporation, with the Corporation to provide appropriate auditing services throughout the progress of construction. In addition, no connection to existing Corporation services will be permitted without attendance by the Corporation personnel and with said Corporation personnel being provided with a minimum of

three (3) days prior written notification of any impending connection works and approval being granted by the Corporation to the proposed connection works.

The Consultant shall provide as-constructed details to the Corporation's satisfaction.

### 3. Estimated Costs

#### 3.1 Reticulation Works

As previously mentioned, the preliminary estimated costs associated with the provision of reticulation water and sewerage services are:

Water Reticulation	\$.....
Sewer Reticulation	\$.....
<b>Total</b>	<b>\$.....</b>

The costs listed are estimates only, and at completion of all construction works, advice regarding the actual cost of these works shall be lodged by and in the format required by the Corporation.

#### 3.2 Sewer Pump Station and Rising Main

The preliminary estimated cost of the ..... deep pump station is \$..... and the rising main \$....., a total of \$..... It is proposed that the sewer pump station and sewer rising main will service ..... lots shown on the preliminary subdivision plan for stages .....,..... and ..... out of a total of ..... lots.

The estimated cost of the sewer pump station and rising main is approximately \$..... per lot served.

#### 3.3 New Customer Contributions

The Corporation's current new customer contributions applicable to this type of development are \$..... per allotment for water and \$..... per allotment for sewerage.

The subsequent total new customer contributions are therefore as follows:-

Water	..... lots @ \$..... Per lot	\$.....
Sewerage	..... lots @ \$..... Per lot	\$.....
<b>Total</b>		<b>\$.....</b>

Note, that the above rates are subject to annual review and that additional amounts may be required subject to an analysis of the final plan of subdivision.

Payment of the above new customer contributions is required to be completed to the Corporation's satisfaction prior to the Corporation consenting to the issue of a Statement of Compliance by the Responsible Corporation/Council.

#### 3.4 Apportionment Costs

No additional properties under separate ownership are capable of being serviced by the proposed works. Therefore the total cost of all works associated with this development is to be borne by the Developer of this subdivision.

The Developer's contribution to stage ..... water and sewerage works would be:

Water Reticulation	\$.....
Sewer Reticulation	\$.....

Water Headworks	\$.....
Sewer Headworks	\$.....
Sewer Pump Station And Rising Main	\$.....
<b>Sub-Total</b>	<b>\$.....</b>

**3.5 Corporation Charges and Fees**

The Corporation costs associated with review of design plans, inspection of works during construction and preparation of all documentation and notices will be directly chargeable to the Developer for payment. Accounts detailing these costs will be forwarded as required.

An agreement confirming the developer's acceptance of these conditions will be forwarded to the developer by the Corporation. Approval to project design plans, as referred to in 2.3 above, will not be granted without receipt by the Corporation of the signed and sealed agreement.

**4. Service Easements**

Easements are required over all existing and proposed Corporation sewers. These easements will be specified when the subdivision is formally submitted to the Corporation pursuant to the Subdivision Act, 1988.

**5. Extension of Corporation Districts**

The overall estate development is contained within the Corporation's current sewerage district but is not contained within the Corporation's current water district.

An extension of the water district is therefore required to be administered by the Corporation at an estimated total cost of \$..... to extend the water district to include stages ..... and ..... of the subdivision.