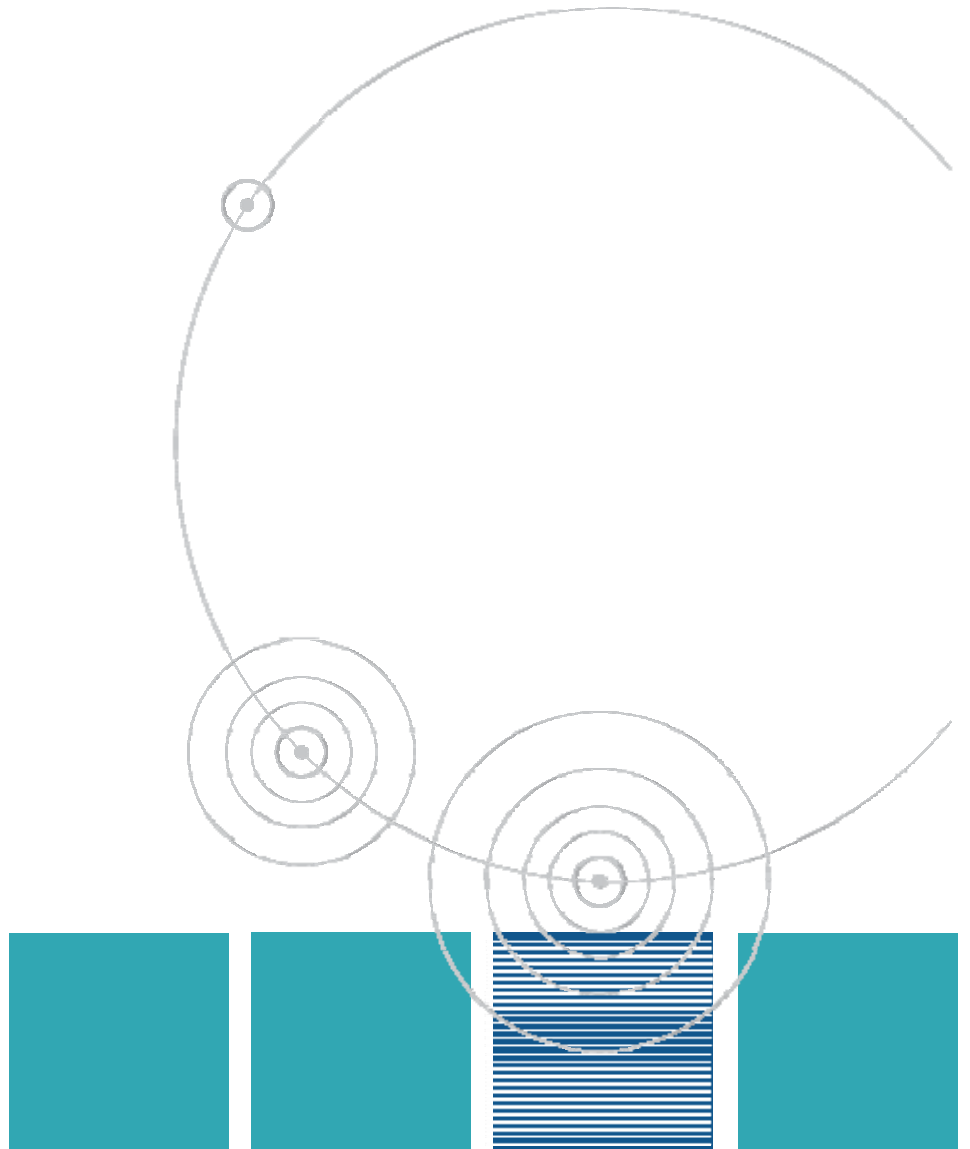


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Surplus ACT Schools Melrose Primary School, Chifley

Traffic and Engineering Services

ACT Government TAMS Property Group

5 November 2007

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Melrose Primary School, Chifley

Prepared for

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Table of Contents

Executive Summary		i	
1.0	School Site	1	
	1.1	The Site	1
	1.2	Chifley Central Area	1
2.0	Services	3	
	2.1	Water	3
	2.2	Sewer	3
	2.3	Electricity	4
	2.4	Gas	4
	2.5	Phone/Communications	5
	2.6	Stormwater	5
	2.7	Issues of significance	6
3.0	Traffic Issues	7	
	3.1	Network and Accessibility	7
	3.2	Crash History	7
	3.3	Traffic Volumes	7
	3.4	Traffic Speeds	7
	3.5	Bus routes	7
4.0	Summary	9	
Appendix A:	Site Service Plans	1	

List of Figures

Figure 1-1	Former Melrose Primary School	1
Figure 1-2	Suburb of Chifley	2
Figure 3-1	ACTION Bus Routes	8

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Executive Summary

Maunsell Australia has been engaged by Purdon Associates to undertake an investigation of engineering services at the site of the former Melrose Primary School located in Chifley, ACT. This investigation is part of the ACT Government surplus school site assessment process.

Traffic

The former Melrose Primary School site is located in the centre of Chifley, a well established residential suburb in the Woden Valley District. The former school site is adjacent to Eggleston Circuit, the major collector road in Chifley, and is well connected to both the local road network and the neighbourhood footpath network.

Adequate vehicular access to the site is primarily off Maclaurin Crescent through two, well located driveway entries. The legal speed environment on Eggleston Circuit is currently 60km/h, and on Maclaurin Crescent 50km/h. Local crash history data reports 4 accidents during the last 5 years, indicating that there have been very few minor traffic safety problems in the local area.

The following services have been identified within and / or nearby the Melrose Primary School site:

Water

- 375mm diameter major water main follows the western boundary of the school site and crosses the western corner of the site
- 225mm diameter water main within the northern verge of Eggleston Crescent follows the southern boundary of the school site
- 150mm diameter water main follows the western boundary of the school site
- 150mm diameter water main within the western verge of Maclaurin Crescent follows the western boundary of the school site off the 150mm Maclaurin Crescent main

ActewAGL has confirmed the adequacy of the existing 150mm water main to supply the existing development. There have been no capacity issues or complaints.

Sewer

- 150mm diameter main within the eastern verge of Maclaurin Crescent (following the eastern boundary of the school site)
- 225mm diameter main deeper within the neighbouring oval area
- 150mm diameter main within the southern verge of Eggleston Crescent following the southern boundary of the school site

According to the service provider ActewAGL, the local sewer system has adequate capacity to cater for the demand of the existing development.

Stormwater

Existing stormwater facilities managed by TAMS (Roads ACT) are located within the area as follows:

- 1050mm diameter trunk main within the local floodway corridor north-east of the school site;
- 300mm diameter main within the Pollock Street corridor crossing Maclaurin Crescent towards the eastern boundary of the school site; and
- 300mm diameter main within the southern verge of Eggleston Crescent with sumps on the side of the road adjacent to the school site.

Some overland flow may result in a 100 Year storm event at the north-western area of the site.

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Electricity

- Overhead High-Voltage power distribution cables above the eastern verge of Maclaurin Crescent east of the school site
- Overhead Low-Voltage power cables above the eastern verge of Maclaurin Crescent east of the school site
- Abandoned overhead streetlighting cables above the eastern verge of Maclaurin Crescent east of the school site
- Underground power service connection from a distributor at the eastern verge of Maclaurin Crescent to the existing building of the former primary school
- Underground streetlighting cables within verges of Maclaurin Crescent and Eggleston Crescent and within the reserve west of the school site

The local cable system capacity is capable of covering of the current demand.

Gas

- 50mm diameter gas main within the southern verge of Eggleston Crescent south of the school site
- 32mm gas main within the eastern verges of Maclaurin Crescent following the eastern boundary of the school site

No capacity issues or constraints have been identified by the service provider.

Telecommunication

All premises within the school site either are, or could be connected to the telecommunication cable network operated by service providers Telstra and/or TransACT.

Telstra

- Cables of communication network run parallel to the eastern boundary of the school site along Maclaurin Crescent
- Cables of communication network run within the southern verge of Eggleston Crescent following the southern boundary of the school site
- Two telecommunication cable connections to the school site were identified off the Maclaurin Crescent line

TransACT

TransACT telecommunication facilities are located within or in the vicinity of the school site. TransACT should be consulted if any change of use of the site is proposed.

Conclusions

No issues of significance could be identified at the former Melrose Primary School site. The site and the school premises are adequately connected to all key services.

The site is well connected to all transport networks. The road network is adequate, the cycle and footpath networks are well developed and the site is well serviced by the public transport system. There are currently no significant issues associated with traffic in the vicinity of the site. Traffic volumes and speeds appear to be acceptable and there have been few accidents recorded in the local area over the past 5 years. There also appears to be a number of areas which could be used for additional vehicular access points to the site if any future developments should require them.

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All of the engineering services associated with the site appear to be adequate. The services in the vicinity of the site would not create any significant restrictions on the future development of the site. However, the adequacy of the current services, including provision for additional vehicular accesses and on-site car parking should be examined if any future re-development or altered use of the site is considered.

Any potential issues with future changes to the use of this site should be discussed with the various service providers.

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1.0 School Site

1.1 The Site

The site is Block 10 Section 7 in Chifley, the former Melrose Primary School on Eggleston Crescent as shown in Figure 1-1.



Figure 1-1 Former Melrose Primary School

1.2 Chifley Central Area

The Chifley central area houses the former government primary school, the neighbourhood oval, a church and the local shops. The central commercial area is shown in Figure 1-2. The area contains an amount of residential land zoned as A10.

The suburb of Chifley is shown in Figure 1-2. Chifley is a typical dormitory suburb located in the District of Woden. The site is well connected to the surrounding arterial road network by the major collector.



Figure 1-2 Suburb of Chifley

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2.0 Services

The confirmation of the location, size and capacity of existing services within and nearby a development site is one of the critical components of any pre-development site investigation determining conditions for the prospective development.

Existing services were identified through available documentation provided by the service providers and via visual inspection.

The following services have therefore been identified on and adjacent to the Melrose Primary School site. It is stressed that all information, sizes, alignment etc. are to be viewed as a best approximation and subject to confirmation on site prior to any further site works.

2.1 Water

Available documentation from ACTEW was examined, and the following existing water services have been identified on and adjacent to the site:

- 375mm diameter major water main follows the western boundary of the school site and crosses the western corner of the site
- 225mm diameter water main within the northern verge of Eggleston Crescent follows the southern boundary of the school site
- 150mm diameter water main follows the western boundary of the school site
- 150mm diameter water main within the western verge of Maclaurin Crescent follows the western boundary of the school site off the 150mm Maclaurin Crescent main

The documentation has identified an existing tie off the 150mm Maclaurin Crescent main and an existing tie off the 150mm main following the western boundary of the site.

The 375mm main crossing the western corner of the school site requires a 3m easement. An additional 3m setback between the easement boundary and any permanent structure needs to be applied for any future development at the block.

ActewAGL has confirmed that the existing water mains are sufficient to supply the existing development. No capacity issues or constraints have been identified, although consultation with ActewAGL would be required before any development of the site could go ahead.

There is an indicative illustration of the location of the ActewAGL water service pipes in Appendix A. More detailed plans are available from ActewAGL, but would need to be checked on site as part of any redevelopment of the site.

2.2 Sewer

Available documentation from ActewAGL was examined, and the following existing services have been identified on and adjacent to the site:

- 150mm diameter main within the eastern verge of Maclaurin Crescent (following the eastern boundary of the school site)
- 225mm diameter main deeper within the neighbouring oval area

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- 150mm diameter main within the southern verge of Eggleston Crescent following the southern boundary of the school site

The documentation identified an existing tie off the 150mm diameter main within the north-east corner of the school site. The information supplied by ActewAGL indicates that the local piped system has the capacity to cater for the demand of the existing development. Any future developments would need to be assessed by ActewAGL.

An indicative location of the ActewAGL sewer service pipes in the vicinity is shown in Appendix A. More detailed plans are available from ActewAGL, but would need to be checked on site as part of any redevelopment of the site.

2.3 Electricity

Available documentation from ACTEWAGL was examined, and the following existing power supply services have been identified on and adjacent to the site:

- Overhead High-Voltage power distribution cables above the eastern verge of Maclaurin Crescent east of the school site
- Overhead Low-Voltage power cables above the eastern verge of Maclaurin Crescent east of the school site
- Abandoned overhead streetlighting cables above the eastern verge of Maclaurin Crescent east of the school site
- Underground power service connection from a distributor at the eastern verge of Maclaurin Crescent to the existing building of the former primary school
- Underground streetlighting cables within verges of Maclaurin Crescent and Eggleston Crescent and within the reserve west of the school site

ActewAGL has confirmed that the local cable system has sufficient capacity to supply the existing development. The future developer will be required to liaise with ActewAGL once any development proposals have been confirmed. ActewAGL's policy states that power will be supplied to the site boundary at the developer's expense. If the redeveloped site requires more power than the current supply, a substation will be required at some location within the site, which will be mutually decided upon by the developer and ActewAGL. Normal practice suggests that in this case all cabling and associated costs will be the responsibility of the developer, whereas the construction of the substation, with the exception of the construction of the plinth, is the responsibility of ActewAGL.

An indicative location of the electrical services supplied by ActewAGL is shown in Appendix A. More detailed plans are available from ActewAGL, but would need to be checked on site as part of any redevelopment of the site.

2.4 Gas

Available documentation from AGILITY was examined, and the following existing gas supply services have been identified on and adjacent to the site:

- 50mm diameter gas main within the southern verge of Eggleston Crescent south of the school site
- 32mm gas main within the eastern verges of Maclaurin Crescent following the eastern boundary of the school site

The documentation has identified an existing tie off the 32mm Maclaurin Crescent main.

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There were no capacity issues or constraints identified by the service provider.

There is an indicative illustration of the location of AGILITY gas service pipes in Appendix A. More detailed plans are available from AGILITY, but would need to be checked on site as part of any redevelopment of the site.

2.5 Phone/Communications

Available documentation was examined, and the following existing plants of two communication service providers, Telstra and TransACT, have been identified on and adjacent to the site:

Telstra

- Cables of communication network run parallel to the eastern boundary of the school site along Maclaurin Crescent
- Cables of communication network run within the southern verge of Eggleston Crescent following the southern boundary of the school site
- Two telecommunication cable connections to the school site were identified off the Maclaurin Crescent line

An indicative only plan of the location of the telecommunication cables in the vicinity of the site is illustrated in Appendix A. More detailed plans are available from Telstra, but would need to be checked on site as part of any redevelopment of the site.

TransACT

TransACT has indicated that TransACT telecommunication facilities are located within or in the vicinity of the school site. TransACT regards the details of the communication network as confidential. Therefore, no detailed information on the location of the TransACT facilities could be published herein. TransACT should be consulted if any change of use of the site is proposed.

2.6 Stormwater

Existing stormwater facilities are located within the area as follows:

- 1050mm diameter trunk main within the local floodway corridor north-east of the school site;
- 300mm diameter main within the Pollock Street corridor crossing Maclaurin Crescent towards the eastern boundary of the school site; and
- 300mm diameter main within the southern verge of Eggleston Crescent with sumps on the side of the road adjacent to the school site.

There are existing low points in the north-west edge of the relatively steeply graded school site which may notionally result in minor discharges through the north-western corner of the site in storm events in excess of the 100 Year ARI. Available documentation from TaMS (Roads ACT) was examined indicating that major overland flow may result in a 100 Year storm event at the north-west area of the site.

An indicative only plan of the location of the stormwater facilities in the vicinity of the site is illustrated in Appendix A. More detailed plans are available from TaMS (Roads ACT), but would need to be checked on site as part of any redevelopment of the site.

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2.7 Issues of significance

No issues of critical significance could be identified in association with the Melrose Primary School site. The site and the school premises are adequately connected to all critical services, such as water supply, sewer, electrical-power supply and communication network.

However, the adequacy of the current services needs to be assessed and any potential issues consulted with the service providers should the character of any future re-development or altered use of the existing premises change in the future.

3.0 Traffic Issues

3.1 Network and Accessibility

The site is well located on the major collector of Chifley, Eggleston Crescent. Eggleston Crescent is connected to Hindmarsh Drive and Melrose Drive. As a former school site, the property is well connected to the cycle and footpath network of the suburb.

3.2 Crash History

Details of the past five year's history of crashes on the adjacent were sought from Roads ACT. They indicate that there have been 4 property damage only crashes in the immediate vicinity. An average crash rate of less than 1 crash per annum indicates that issues of road safety are not of great concern. All of these crashes occurred outside of school hours.

3.3 Traffic Volumes

Traffic volumes on Eggleston Crescent were assessed as typical for a major collector street. Traffic volumes available from Roads ACT indicated that this road was carrying around 2,500 vehicles per day in 2000/01 and similar volumes in May 2005.

3.4 Traffic Speeds

The speed limit on Eggleston Crescent is 60 km/h. The speed limit on Maclaurin Crescent is 50 km/h. Although a detailed study of speeds was not undertaken as part of this study, there was little evidence of unusual excessive speeds on Eggleston Crescent.

3.5 Bus routes

ACTION provides services along Eggleston Crescent which directly service the site as shown in Figure 3-1.



Figure 3-1 ACTION Bus Routes

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4.0 Summary

There appear to be no issues of significance in relation to this site. The site and the school premises are adequately connected to all key services. It would appear that a design solution to respond to any uses within the range of likely acceptable uses would be feasible.

The site is well connected to all transport networks. The road network is adequate, the cycle and footpath networks are well developed and the site is well serviced by the public transport system. There are currently no significant issues associated with traffic in the vicinity of the site. Traffic volumes and speeds appear to be acceptable and there have been few accidents recorded in the local area over the past 5 years. There also appear to be a number of areas which could be used for additional vehicular access points to the site if any future developments should require them.

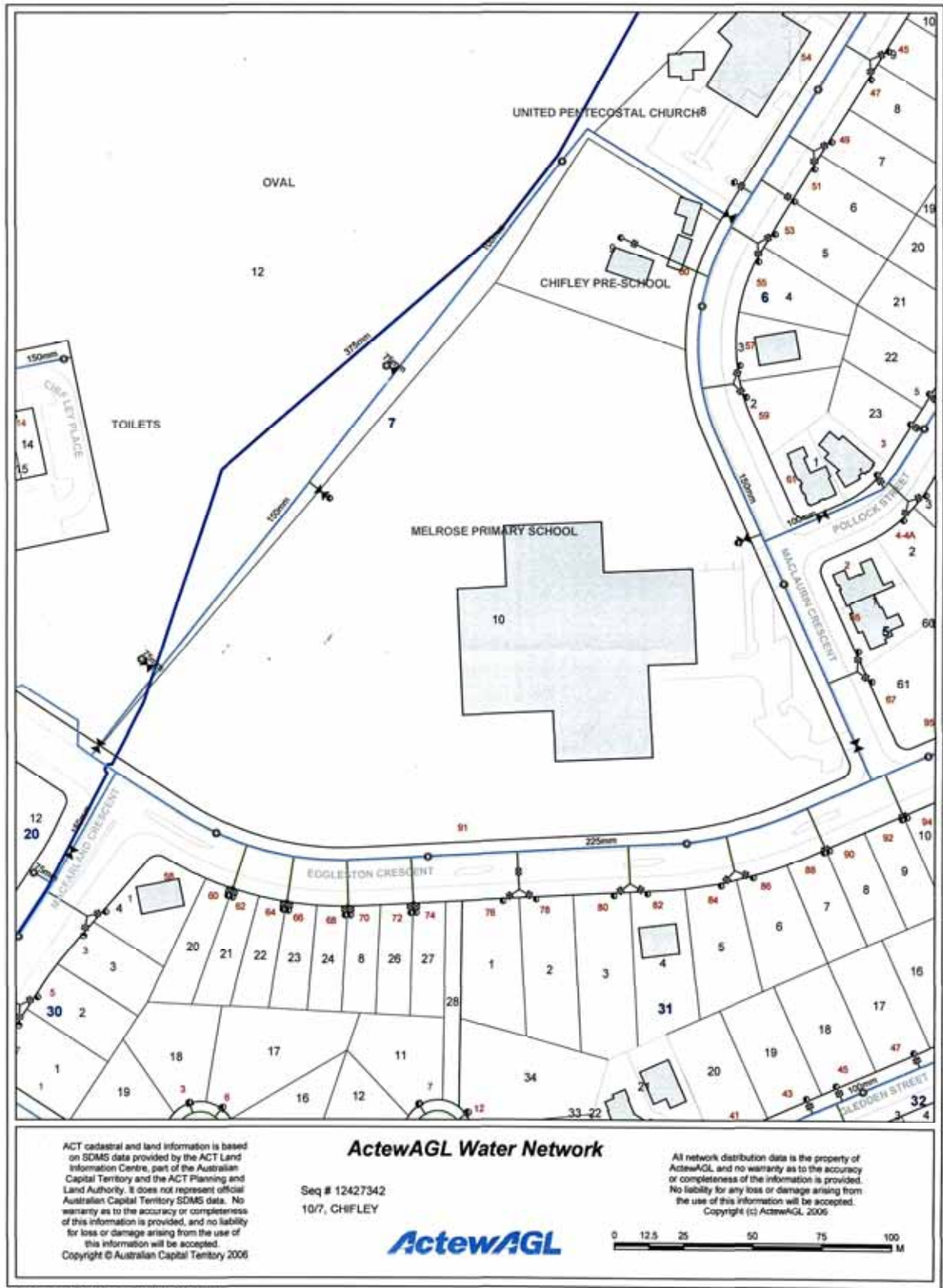
All of the engineering services associated with the site appear to be adequate. The services in the vicinity of the site would not create any significant restrictions on the future development of the site. However, the adequacy of the current services, including provision for additional vehicular accesses and on-site car parking should be examined if any future re-development or altered use of the site is considered.

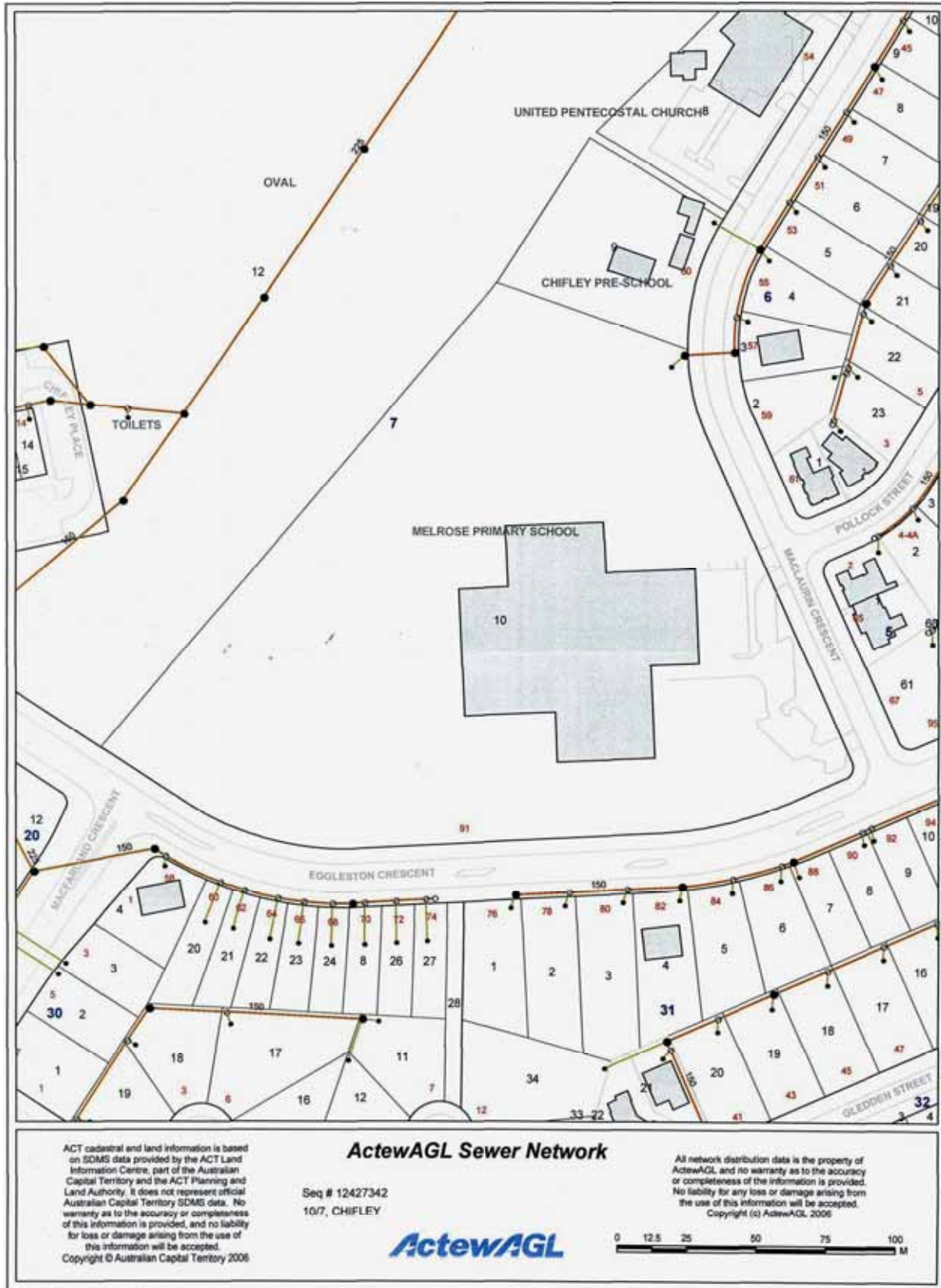
Any potential issues with future changes to the use of this site should be discussed with the various service providers.

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Appendix A: Site Service Plans

Note: The following plans show the indicative location of services that formed the basis of the comments in the report. More detailed information and plans are available from the service providers that produced these plans.

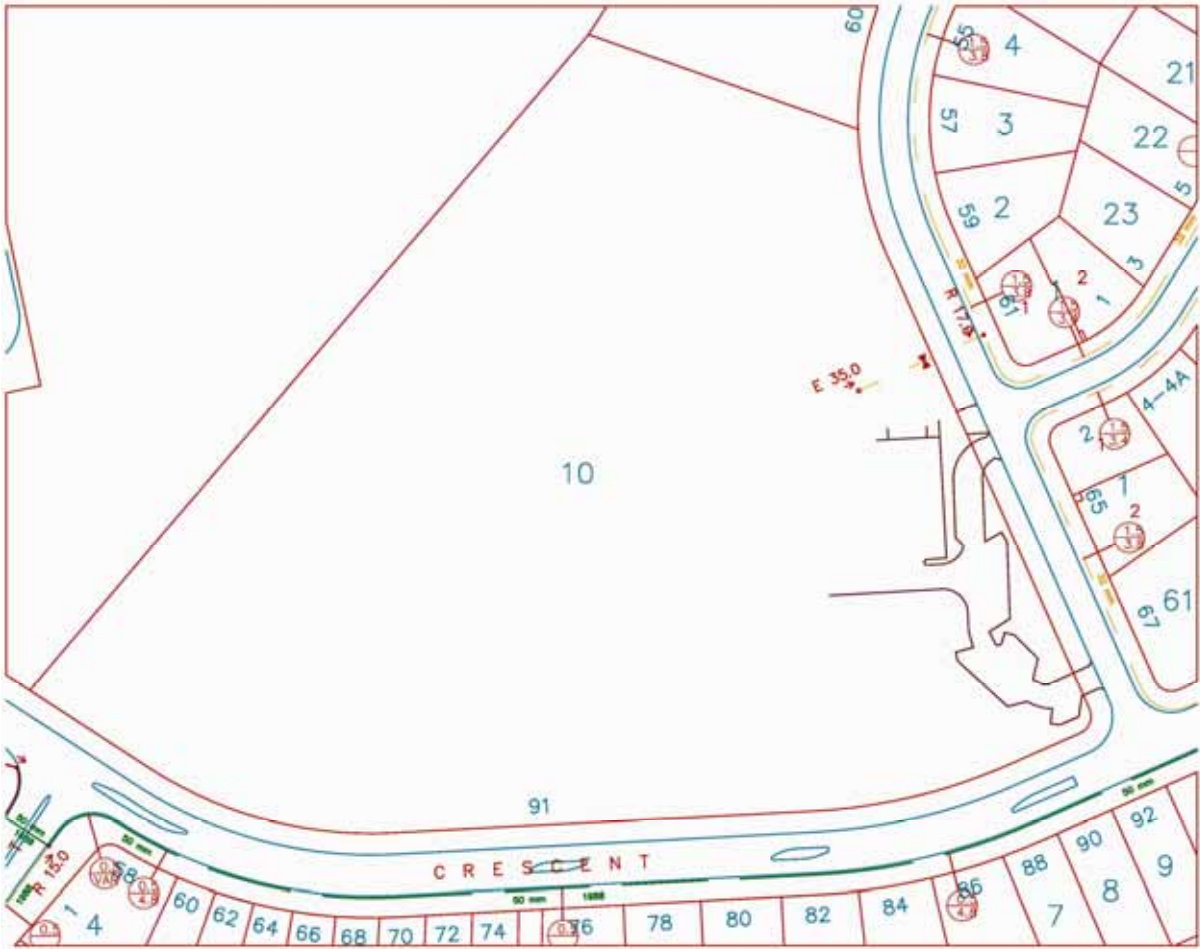




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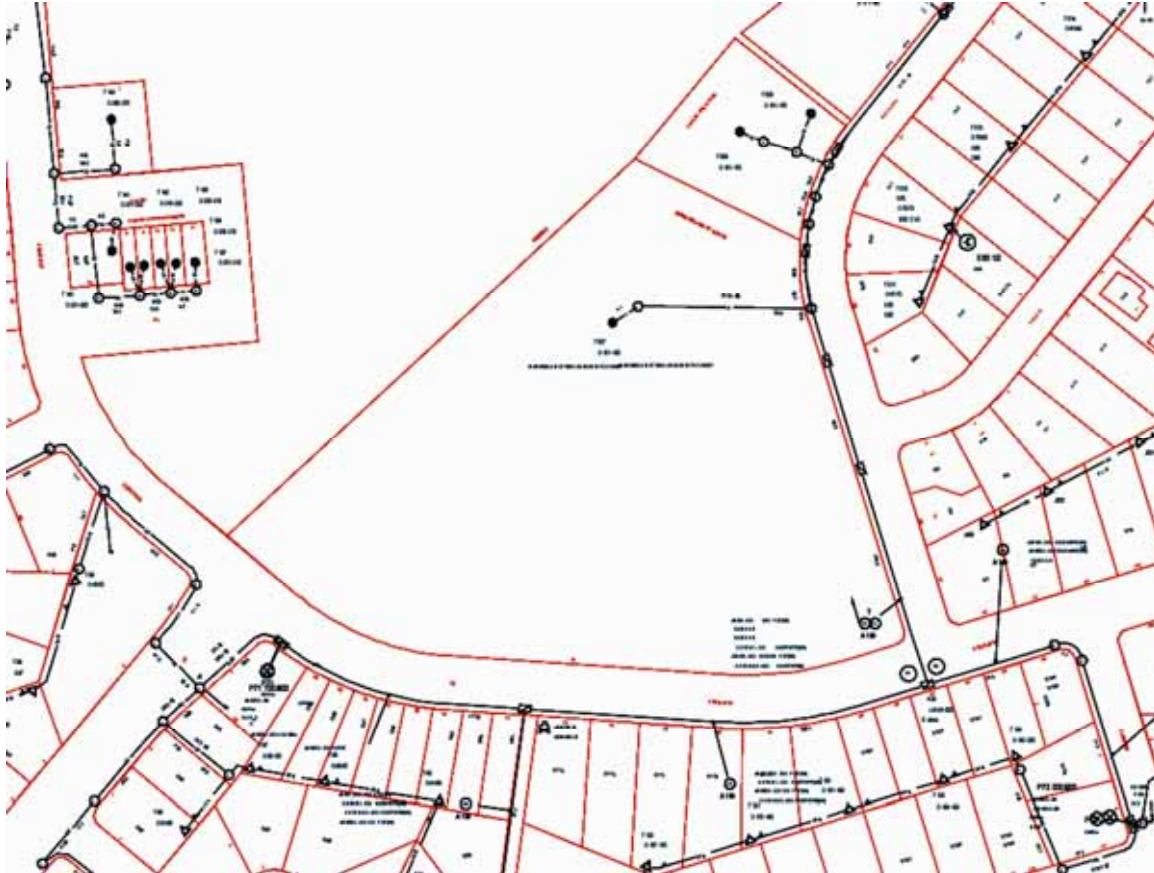


Agility Gas Network



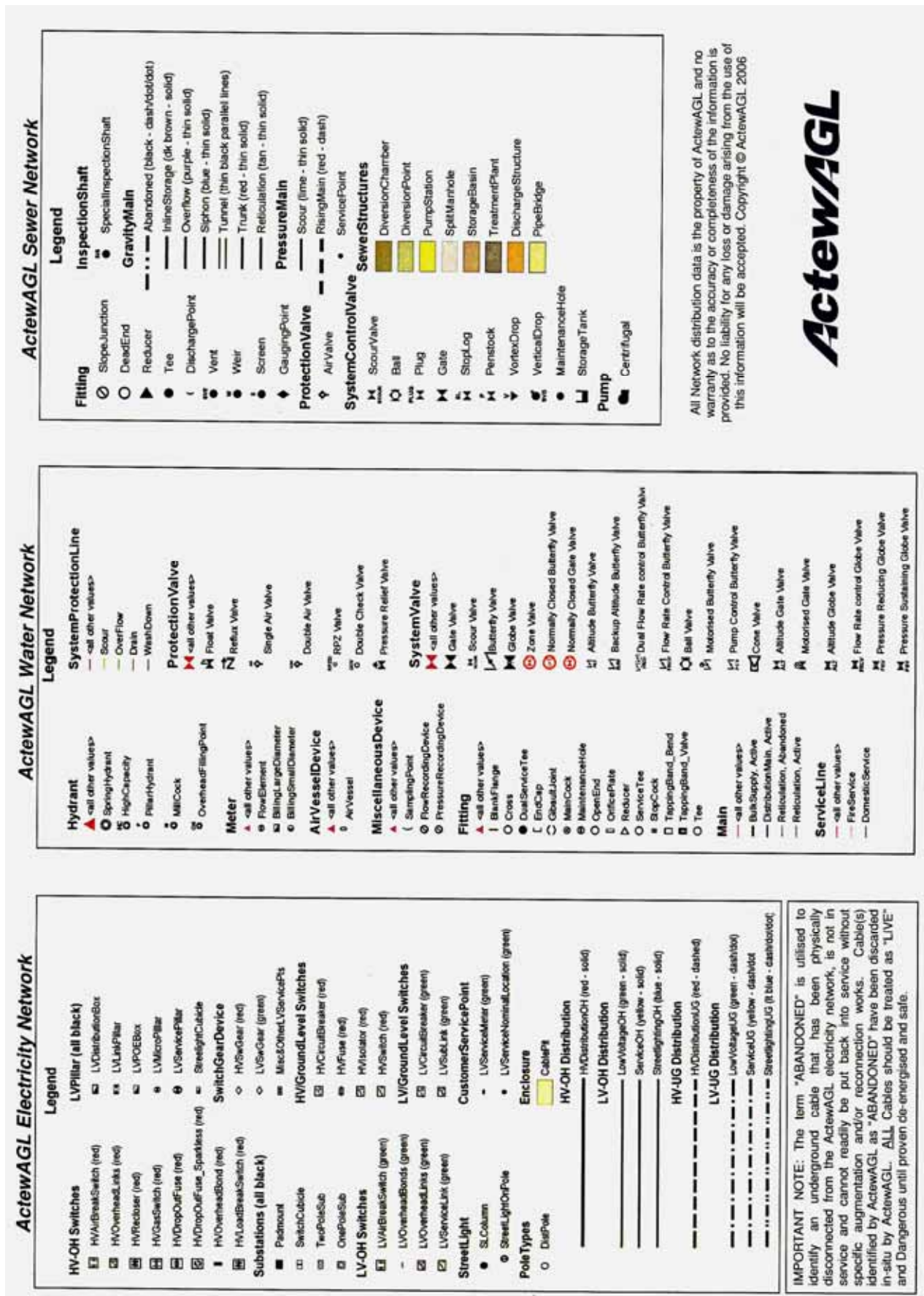
Source: **Agility**

Telstra Telecommunications Network



Note: Location of telecommunication cables shown in black.

Source: **Telstra**



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