

ADDENDUM 4

SECTION 10.13 UTILITY LOCATIONS

Overview

This Addendum to Section 10.13 Utility Locations provides details of the preferred location of underground services in Residential Streets.

The location of utility services within the road reserve was shown in Standard Drawing Figure 003 and Figure 004. These drawing have been removed from the Standard Drawings.

The “Code of Practice for the Management of Infrastructure in Roads Reserves” is being revised to incorporate guidance and the preferred locations for services in Road Reserves. It is expected that the Code will be adopted in March 2016. This Amendment adopts the preferred locations for utility services in Residential Streets as detailed in the Draft Code of Practice.

Implementation

Implementation will be as follows:

- Effective from 1 January 2016 for all new subdivision development proposals and engineering plan submissions received by growth area councils on or after that date.
- Transition arrangements can be discussed with the relevant growth area council for plans currently being documented by consultants.

Delete text in Section 10.13 UTILITY ALLOCATIONS (page 80) and insert:

“Utility Services are an important component of infrastructure provided for new suburbs. If not properly planned the provisions of the services can have a significant detrimental impact on the urban environment, landscape and the affordability of the development.

The location of trunk and larger feeder services should be planned as early as possible and consider future growth and development. Trunk and larger feeder services should be located along arterial roads and collector roads. They should not be placed in Access Streets, Access Places or Access Lanes.

Services should be located in accordance with the “Draft Code of Practice for Management of Infrastructure in Road Reserves”.

The location of the local reticulation services in Access Streets and Access Places is shown in Appendix H.

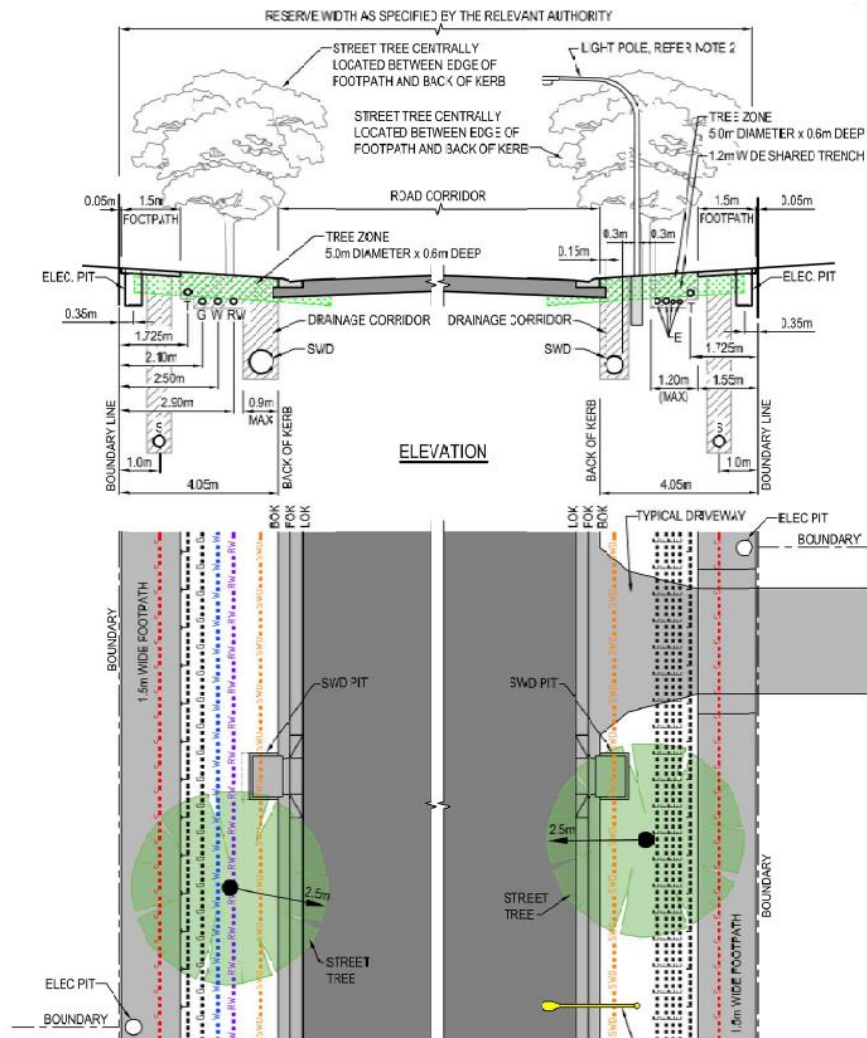
For trunk and large feeder services and for the depth to services - refer to the “Draft Code of Practice for Management of Infrastructure in Road Reserves”.

Where larger services are required and there is insufficient space, services authorities should negotiate reduced clearances between services or alternate locations. Service should avoid being placed under road pavements owing to the cost of the additional depth of excavation and structural backfill below pavement subgrade, the additional cost of constructing the pavement and community disruption, damage to the pavement and additional costs when accessing the service.

Where there is insufficient space within the naturestrip to accommodate the services, the provision of a wider road reserves or rerouting the service should be considered. As wider road reserves can impact on housing affordability, proper and timely planning is critical

The draft “Code of Practice for Management of Infrastructure in Road Reserves” allows trees to be placed over services. The location of property service tapplings (and under pavement service conduits) should not be placed within 2.5 metres of a proposed tree. In establishing service tapping and service conduits locations the Street Planting / Landscaping Plan must be considered.

APPENDIX H SERVICE LOCATIONS IN ACCESS STREETS



NOTES

1. MINIMUM DEPTH OF COVER TO ALL UTILITIES SERVICES WITH THE EXCEPTION OF TELECOMMUNICATIONS SERVICES TO BE 600mm. TELECOMMUNICATIONS SERVICES ARE TO HAVE A MINIMUM DEPTH OF COVER OF 450mm. REFER TABLE A6 FOR FURTHER DETAILS.
2. LIGHT POLE STANDARD OFFSET TO BE 800mm FROM BACK OF KERB TO FACE OF POLE UNLESS THERE IS A CONFLICT WITH UNDERGROUND SERVICES.
3. THE PREFERRED SEWER LOCATION IS OUTSIDE OF THE ROAD RESERVE. WHERE IT IS NECESSARY FOR THE SEWER TO BE WITHIN THE ROAD RESERVE, IT SHALL BE LOCATED AS INDICATED ON THE CROSS SECTIONS.
4. WHERE STORM WATER ASSETS BELONG TO MELBOURNE WATER AND ARE GREATER THAN 750mm IN DIAMETER, CONTACT SHOULD BE MADE WITH MELBOURNE WATER TO DETERMINE ITS REQUIRED LOCATION IN RELATION TO STREET TREES.
5. LOCATIONS OF STREET TREES, STREET LIGHTS, DRIVEWAYS AND PROPERTY BOUNDARIES ARE SHOWN INDICATIVELY ONLY.

LEGEND

	ELECTRICITY
	GAS
	SEWER
	WATER
	RAW WATER
	TELECOMMUNICATIONS
	STORM WATER
	LIP OF KERB
	FRONT OF KERB
	BACK OF KERB
	STORM WATER DRAIN