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Ref. 30250700-GC-001-01-Ipswich Western Corridor Civil
Technical Review

30/07/2026

Ipswich Western Corridor Civil Technical Review (Water and Sewer)

Dear Nicholas,

IN RESPONSE TO THE IPSWICH WESTERN CORRIDOR FUTURE HOUSING PLAN AS REQUESTED BY ICC, WE HAVE REVIEWED THE INFORMATION AVAILABLE TO DATE REGARDING WASTEWATER AND POTABLE WATER INFRASTRUCTURE. A TECHNICAL REVIEW SUMMARY BELOW HAS BEEN PREPARED TO DOCUMENT THE EXISTING AND PROPOSED INFRASTRUCTURE, DEVELOPMENT CONSTRAINTS, APPROACHES, AND FURTHER SCOPE REQUIRED.

1 UTILITY SERVICES

1.1 Wastewater:

1.1.1 Existing Infrastructure

Based on the current Urban Utilities Open Data Map, the Western Corridor is serviced by the following trunk wastewater infrastructures:

- Trunk sewer gravity mains – service Walloon subregion
- Sewer pump station SP492 - service Walloon subregion
- DN200 Sewer Rising Main – from Walloon to Thagoona subregion
- DN350 Sewer Rising Main – from Walloon to Thagoona subregion
- Trunk sewer gravity mains – service Rosewood subregion
- Sewer pump station SP473 - service Rosewood subregion
- Rosewood Wastewater Treatment Plant (WWTP) – service all abovementioned subregions

1.1.2 Proposed Infrastructure

Urban Utilities (UU) has confirmed that the catalyst grant was rejected. As such, UU network teams have provided the following commentary on the projects above.

- The Walloon to Wulkuraka rising main diversion project is underway to divert sewage away from Rosewood WWTP.
- Operational updates are implemented at the Rosewood WWTP to ensure capacity until Walloon diversion rising main expected delivery in 2029.

Future projects and timing are presently being reviewed and subject to change.

1.1.3 Constraints

- Current UU Netserv Plan (WNP) connection plan is not consistent with the EC Ipswich Draft Planning Scheme 2024 areas within the western corridor. Note UU is currently updating the Netserv Plan to match the latest SEQ Regional Plan (including ICC Draft Scheme) but timeframe may not co-align with Structure Plan development.
- The capacity of the existing Rosewood Wastewater Treatment Plant is rapidly moving towards the WWTP current design capacity of 0.80ML/d and is forecasted to reach this limitation by 2026. The proposed ultimate diversion of the Thagoona and Walloon sewer catchments to the existing Wulkuraka gravity system would alleviate Rosewood WWTP capacity and operations. UU has advised that the Walloon to Wulkuraka rising main initial diversion project is underway to divert Walloon catchment demand and effluent away from Rosewood WWTP.

UU is also in the concurrent process of implementing operational updates at the WWTP to ensure continued capacity until its expected diversion works delivery scheduled for 2029. These operational updates appear to accommodate growth which aligns with the Urban Utilities Draft Wastewater Connection area amendments with inclusion of the existing approved developments (assumed Water Approval) for Walloon (currently known as Dawn etc) and Rosewood Green (located on Vassallo Drive). Refer to Figure 1-1 below.

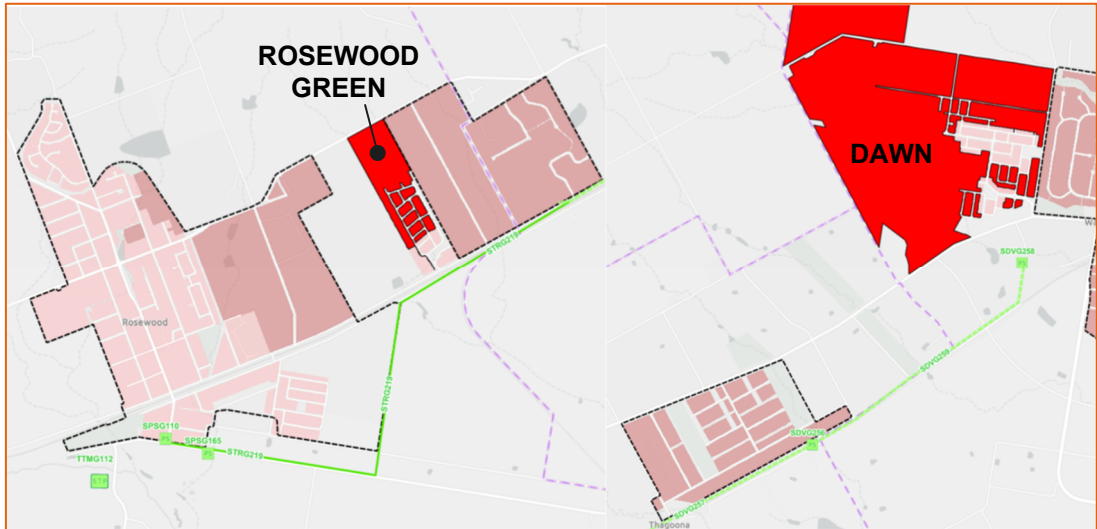


Figure 1-1: Existing approved development in Rosewood and Walloon

- Importantly, the existing combined gravity and pressure system (including the proposed Walloon diversion works - 2029) will not permit the servicing of all other structure plan areas (unless within the gravity catchment of existing Walloon Pump Station (PS)) and will require further system augmentation through gravity / pressure system and pump stations. Specifically, areas either south of the rail corridor or isolated constrained sub-catchments in Thagoona and Walloon suburbs are subject to further planning and subsequent works. Hence further WNP (Wastewater) planning and major amendment is required to progress the servicing strategy for the overall structure plan area beyond 2029 and to include other structure plan development areas (existing or future).

Based on the UU revised population projections (refer Figure 1-2, below), anticipated population growth for period 2025 to 2029 would be circa 3,200.

- Potential pump station sites may require flood protection works (e.g. fill) to provide the required infrastructure resilience during a major flood event and such planning work should be integrated to any future hydraulic modelling and catchment impact analysis.
- Subsequent to the Walloon diversion works in 2029, the operational capacity of the Rosewood WWTP would have a corresponding load reduction equivalent to Walloon PS demand which then may be allocated to either the Rosewood existing sewer gravity catchment and / or to an interim Thagoona catchment solution.
- Albeit, Draft 2024 scheme identifies existing large lot residential (LLR) properties. It is intended that where such individual LLR lots are less than 3,000m² (specifically Farrel Drive, Flame Tree Drive and nearby local streets), these allotments need to be included to the wastewater (WW) demand in order that they be serviced (under the ultimate scenario).

This strategy would both address potential for odours often associated with on-site disposal for relatively small lot area (where inability for any regulatory system upgrades/conversion for existing primary/secondary treatments plants) and maximise future infrastructure and operations revenue. Implementation of the provision of servicing reticulation would likely need to be an authority action, nevertheless residual capacity within the DS system should make such provision.

1.2 Water:

1.2.1 Existing Infrastructure

Based on the current Urban Utilities Open Data Map, the Western Corridor is serviced by the following trunk water infrastructures:

- Haigslea Water Reservoir R093 – service Haigslea and Walloon subregion
- DN375 Trunk Water Main – service Haigslea and Walloon subregion
- Water Pump Station WP107 – service Haigslea and Walloon subregion
- Water Filling Station TF007 – service Walloon subregion
- Water Pump Station -WP052 – service Marburg subregion
- Water Reservoir R082– service Marburg subregion
- Water Reservoir R086– service Rosewood subregion
- Water Reservoir R088– service Rosewood subregion
- Water Pump Station WP071 – service Rosewood subregion

1.2.1.1 Haigslea and Walloon

The Haigslea and Walloon areas are served by two water supply zones:

- Haigslea Water Supply Zone (WSZ)
- Walloon Water Supply Zone (WSZ).

Haigslea WSZ:

- Serviced directly from Cameron's Hill via booster pump stations.
- Also supplied by the Haigslea Reservoir.
- Provides a high-level zone for properties at approximately 60mAHD and above.

Walloon WSZ:

- Serviced directly from Cameron's Hill.
- Acts as a low-level zone for properties at approximately 60mAHD and below.

The water supply in the area is close to its capacity, and significant system upgrades are required for both security and capacity perspectives. The following commentaries are provided on future works:

- The diversion from the Walloon pump station (PS) is already underway and forecast for completion in circa 2029.
- An upgrade of the Walloon PS and respective suction/discharge mains will be required beyond 2026. However, relocation of the PS and Thagoona Filling Station (TFS) was an opportunity to facilitate development of the existing land.
- Recommission of WP067 is currently in delivery.
- Rosewood reservoir 0.4 km outlet main, required beyond 2026. Timing TBC.

1.2.1.2 Rosewood

The Rosewood area is served by two reservoirs:

- Existing Reservoir R086
- Existing Reservoir R088

A reservoir augmentation is proposed as part of draft UU Netserv Plan to provide further capacity to the Rosewood water catchment.

1.2.2 Constraints

The existing infrastructure in Haigslea and Rosewood area is insufficient to service future ultimate development. The following augmentations are proposed as part of the draft Water Netserv Plan:

- Rosewood Reservoir Water Main Upgrade along Karrabin Rosewood Road (R086 to WP059)
- Thagoona Water Main Upgrade (WTRG257) along Karrabin Rosewood Road, Thagoona Haigslea Road to Stirling Road.

Further Information required:

- UU will be undertaking a future Major Amendment to align with the draft ICC plan. The project will commence in mid-2025 and should be completed sometime in 2026. This will include changes to the planning assumptions and population projections.

1.2.3 Planning Assumptions:

Importantly, previous population projections for the western corridor were completed in the 2021 demand model (DMATT). The UU review of these projections and contemporary development activity has highlighted that the previous 2021 demand model (DMATT) were optimistic figures. A version of this demand model was created using the same densities but with adjusted planning horizons. Refer to Figure 1-2 below.

The planning boundaries were also adjusted and aligned with current Ipswich City Council (ICC) planning scheme. The now integrated catchment plans (ICP) and consistency with the planning scheme is considered to address any out of sequence development for the structure plan area.

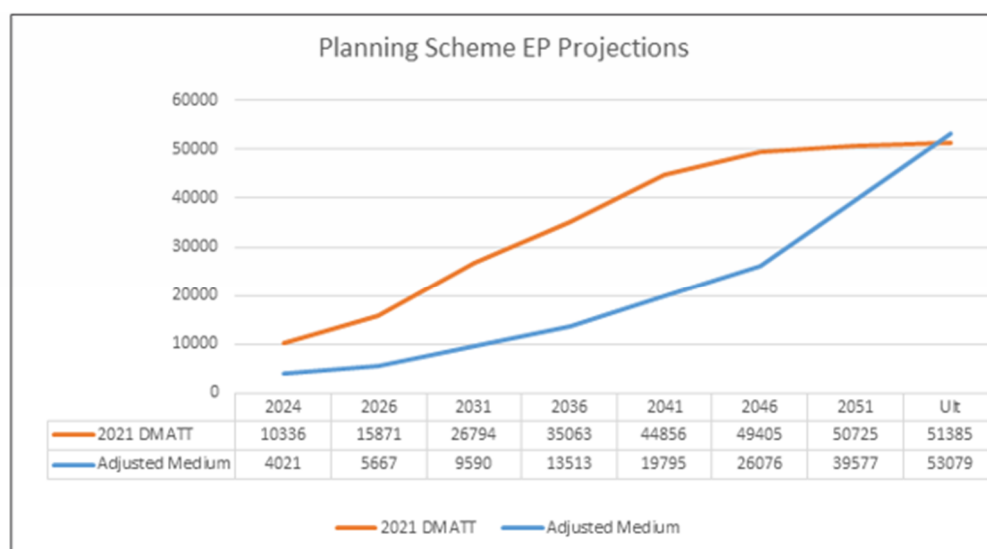


Figure 1-2: Revised Medium Growth vs DMATT 2021 (Source: UU)

The published WNP and draft Minor Amendment planning assumptions now align with the ICC's current LGIP 2018. UU have advised that the WNP will be amended to progressively align with updated local government planning instruments and SEQRP 2023. Urban Utilities note that they do not expect alignment with the SEQRP/ ICC plan until sometime in 2026, notwithstanding recognition that the ICC planning scheme has been approved by the Minister subject to conditions. Specifically, updates will be the subject of WNP Major Amendment process.

2 UNDERGROUND MINING CONSTRAINTS

A number of sites situated in the Walloon and Thagoona suburbs are affected by historical underground mining and are subject to potential ground subsidence and corresponding movement. This has the corresponding potential to impact the land use and servicing extent and regime. Refer to the enclosed Ipswich Western Corridor – Supplementary Thagoona Underground Mining Review in Context of Sewer Servicing Technical Note (30250700-GC-001-01a) for further details.

3 TRUNK INFRASTRUCTURE PROVISION

Arcadis, in consultation with the distributor retailer – Urban Utilities – has developed a sequencing strategy for future water and wastewater infrastructure delivery for between the present year (2026) to beyond 2051, proposed to enable the sustainable development within the Structure Plan area. The proposed sequencing strategy can be reviewed in the enclosed Arcadis Proposed Water Supply Network Infrastructure and Proposed Wastewater Network Infrastructure sketch plans (30250700-AAP-DRG-SKE-0001 – 0003) and in the figures below.

Importantly, it is considered that the potential for development stimulus and growth will in the large be dominated and directed by the wastewater network capacity and servicing strategies with potable water accompanying works to support the progressive development areas.

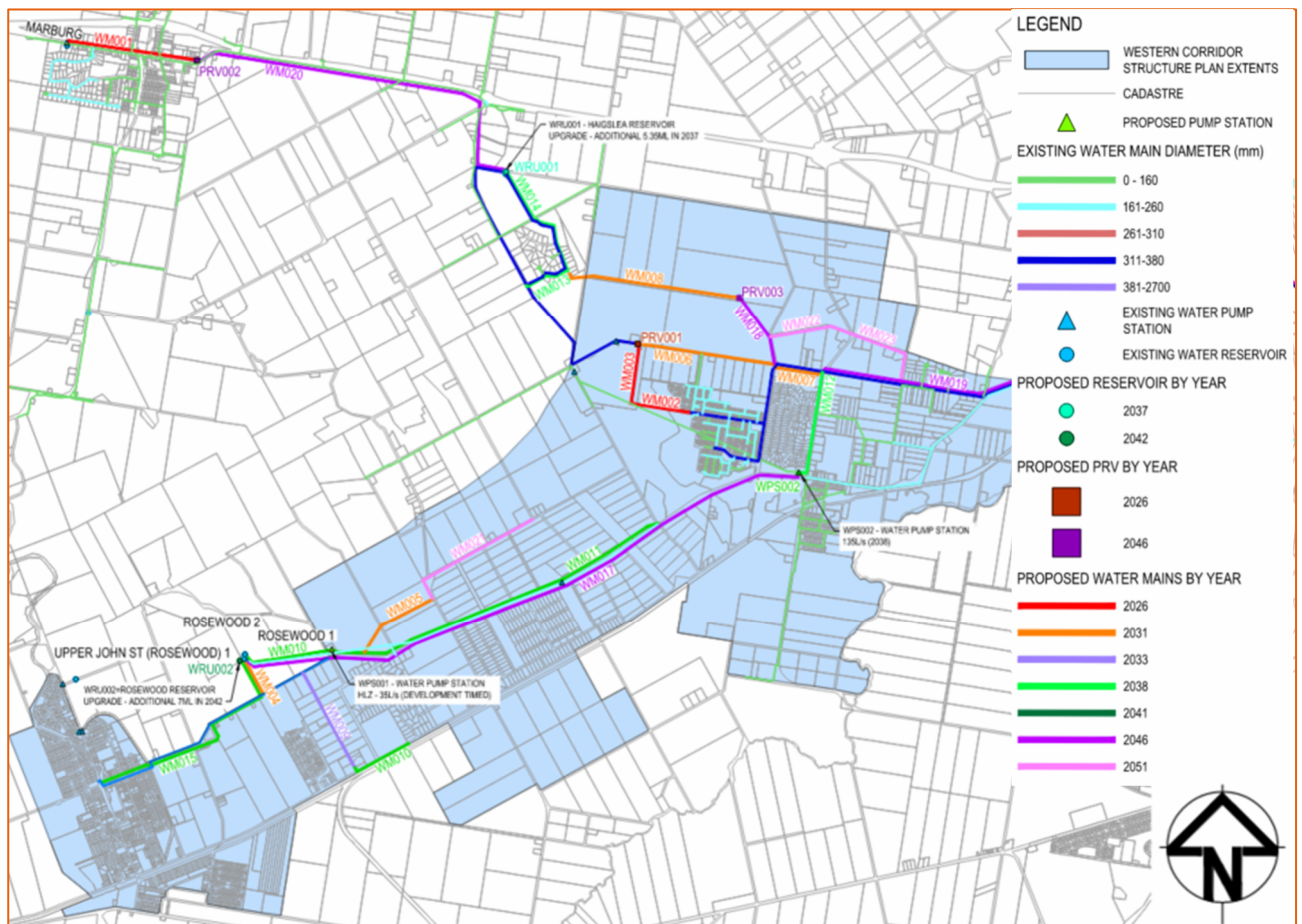


Figure 3-1: Proposed Water Supply Network Infrastructure

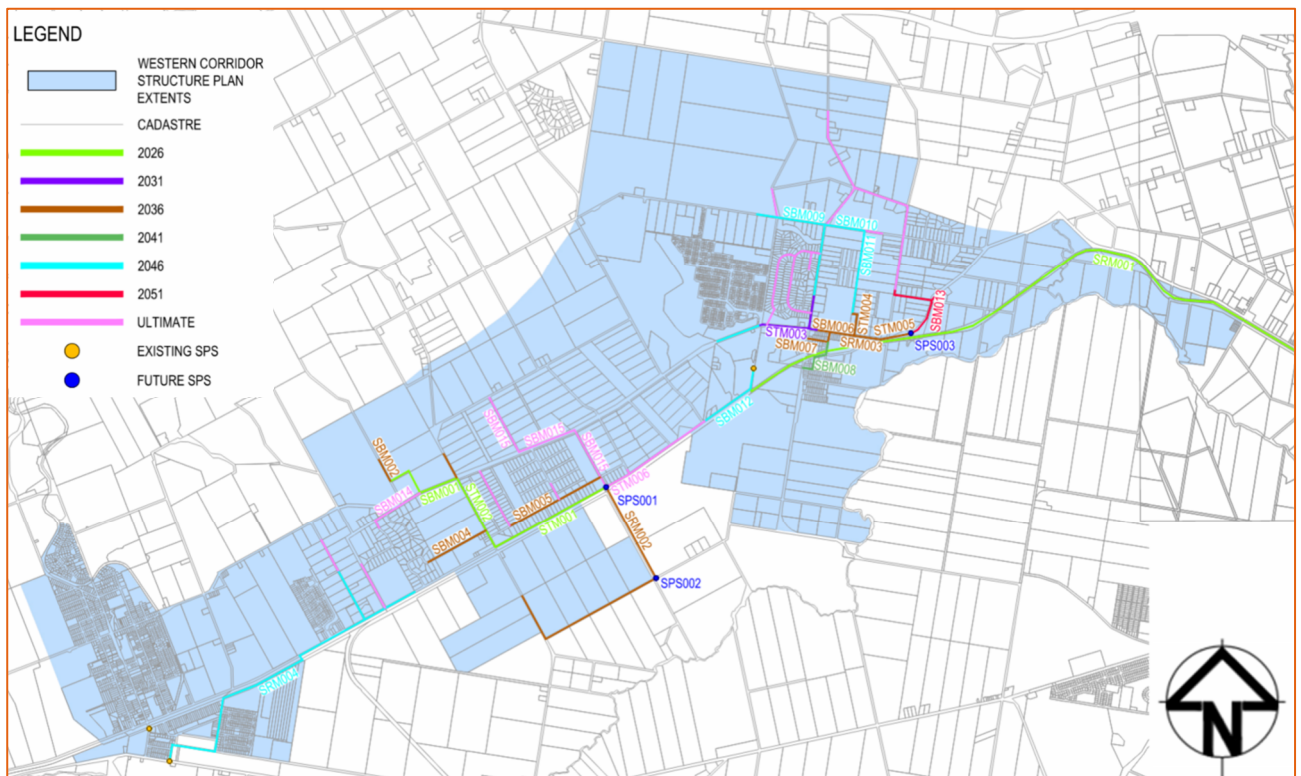


Figure 3-2: Proposed Wastewater Network Infrastructure

3.1 Wastewater Network Infrastructure

3.1.1 2026 – 2036 Servicing Strategy

In order to service future development, UU plans to construct approximately 7.8km of sewer rising main (SRM) in 2026 to divert flows from the Thagoona and Walloon catchments to the Wulkuraka WWTP, freeing up demand capacity in the Rosewood WWTP. These works include the construction of a Sewerage Pumping Station (SPS) in Thagoona, approximately 1.8km trunk main, 880m of branch main and the redirection of an existing SRM.

Arcadis estimates that these diversion works creates capacity for an additional >3,000 dwellings to be serviced by the Rosewood WWTP.

The 2026 Thagoona – Wulkuraka SRM works also allows for additional dwellings to be constructed within the Thagoona and Walloon areas.

The proposed infrastructure also allows for the development of Walloon Central, which while does not produce a yield with respect to new dwellings, does provide for the development of commercial and social developments required to support an increased population.

3.1.2 2037 – 2045 Servicing Strategy

A second Sewerage Pump Station is proposed for construction in Thagoona in the 2036 – 2040 period, along with 2.3km of rising main and 0.9km of trunk main across Thagoona and Walloon. This will allow for growth within Thagoona and Walloon.

Minimal work is proposed for the 2041 – 2045 time period.

3.1.3 2046 – 2055 Servicing Strategy

The final stretch of rising main is proposed for construction between 2046 – 2050, consisting of 3.8km linking Thagoona to Rosewood.

Minimal work is proposed for the 2051 – 2055 time periods.

3.1.4 Servicing Strategy Beyond 2055

Approximately 390m of trunk mains and extensive infill branch and reticulation lines are proposed for construction across Rosewood, Thagoona and Walloon beyond the year 2055, predominantly by developers.

3.2 Potable Water Network Infrastructure

3.2.1 2026 – 2036 Servicing Strategy

The second largest package of works is proposed to be undertaken across the next six years, between 2026 – 2031. This package includes work across Rosewood, Thagoona and Walloon with 2.8km of 250mm diameter trunk main, 1.8km of 300mm diameter trunk main and 1.8km of 375mm diameter trunk main, along with a PRV to be constructed within Walloon.

3.2.2 2037 – 2045 Servicing Strategy

The Walloon Water Pump Station (WPS002 on 30250700-AAP-DRG-SKE-0001) is scheduled to be upgraded in 2038 with a 375mm diameter trunk main extending north for 1.1km. West of the Walloon Water Pump Station, 3.6km of 300mm diameter trunk water main is to be constructed through Thagoona, increasing to 450mm diameter in Rosewood for the final 989m.

Additional infrastructure is proposed for construction outside the bounds of the Western Corridor Structure Plan which may improve the serviceability of the area. In particular, an additional 5.35ML is scheduled to be added to the Haigslea reservoir (WRU001 on 30250700-AAP-DRG-SKE-0001) in 2037. An additional 7ML of capacity is scheduled to be added to the Rosewood reservoir (WRU002 on 30250700-AAP-DRG-SKE-0001) in 2042.

3.2.3 2046 – 2055 Servicing Strategy

The largest package of works is proposed to be undertaken between 2046 – 2050. This works package includes a 6.1km long 375mm diameter trunk main, connecting Rosewood and Walloon, and a 375mm diameter trunk main extending north—east, connecting Walloon to Brassall, along with a PRV to be constructed in Walloon.

3.3 Sequencing Strategy Considerations

The sequencing strategy was developed with consideration for the following:

- The Walloon to Wulkuraka rising main diversion project (2029 completion) and interim operational updates implemented at the Rosewood WWTP
 - The completion of these projects will open up development capacity in Rosewood and Thagoona (< 4000 dwellings).

- Current applications (approved DA's shown in grey in Figure 3-3) have been either approved for development / will potentially be approved for development with infrastructure required to service the new dwellings.
- Estimated demands calculated from the draft Urbis Western Corridor Growth Area Unconstrained Developable Area Yield Estimate Plan (August 2025) (enclosed, and shown in Figure 3-3), with priority given to the servicing of areas producing the greatest yield/ha. It is noted that this is not the current Yield Estimate Plan which was issued in March 2026, following the development of the above detailed sequencing strategy.

The current Yield Estimate will be considered as part of the community consultation; however, it is not anticipated that this will result in any significant changes to the proposed strategy.

- The normal progression of yields and population growth once development fronts open, with the construction of developer funded infrastructure.

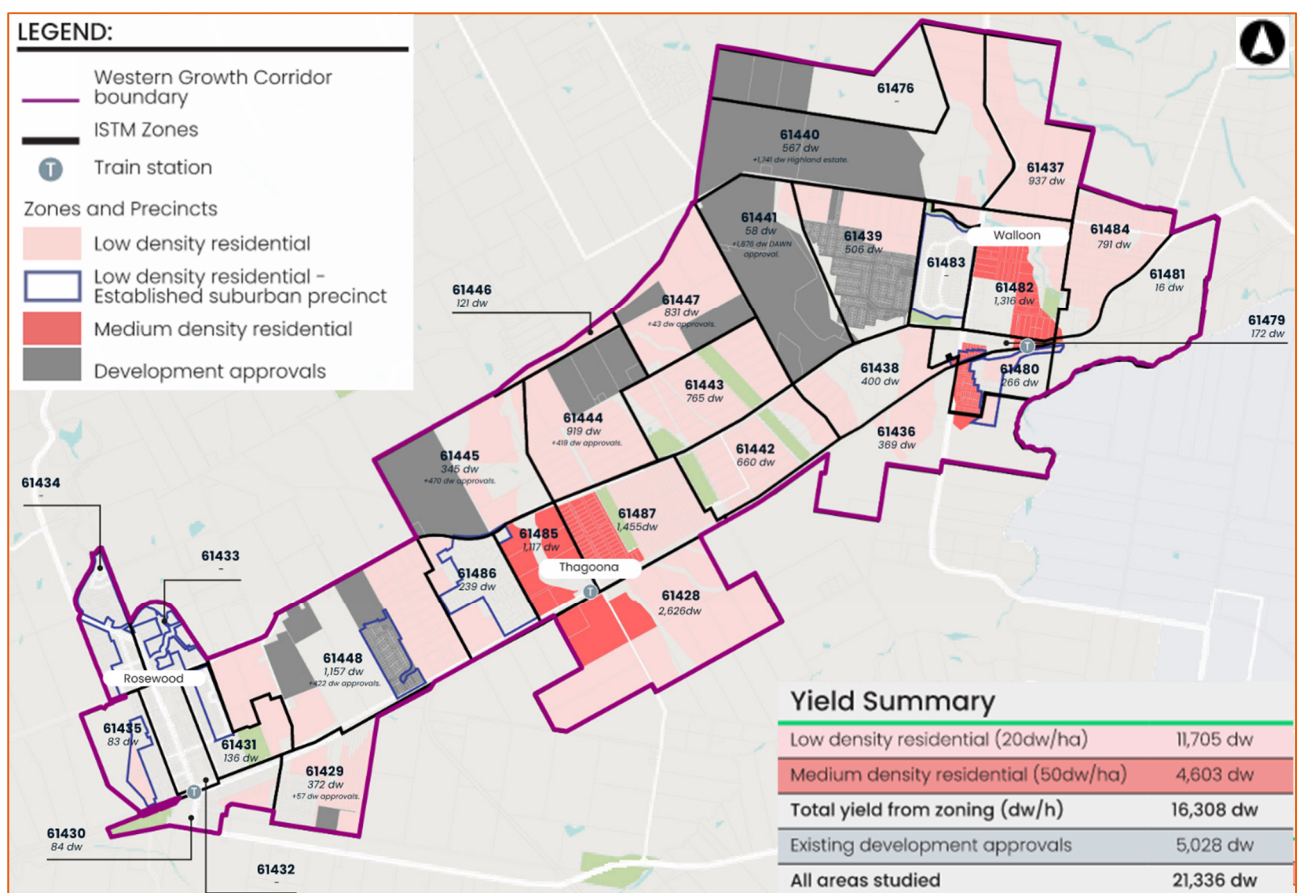


Figure 3-3: Western Corridor Growth Area Yield Estimate (Source: Urbis 2025)

Yours sincerely,

Gary Ellis – RPEQ
Technical Director - Urban Development & Regeneration

Enclosures Arcadis Ipswich Western Corridor – Supplementary Thagoona Underground Mining Review in Context of Sewer Servicing technical note (30250700-GC-001-01a)

Arcadis Proposed Water Supply Network Infrastructure sketch plan (30250700-AAP-DRG-SKE-0001)

Arcadis Proposed Wastewater Network Infrastructure sketch plan (30250700-AAP-DRG-SKE-0002)

Arcadis Tables (30250700-AAP-DRG-SKE-0003)

Urbis Western Corridor Growth Area Unconstrained Developable Area Yield Estimate Plan (August 2025)

ARCADIS IPSWICH WESTERN CORRIDOR – SUPPLEMENTARY THAGOONA UNDERGROUND MINING REVIEW IN CONTEXT OF SEWER SERVICING TECHNICAL NOTE

1 BACKGROUND

Concerning the Thagoona suburb, the ICC Planning Scheme 2004 land zone includes both Large Lot Residential (LLR) and Future Urban 4 (FU4). Notably the LLR zone generally aligns with the underground mining constraint (OV 3). Further, both historical and contemporary sewer servicing network planning has trended to exclude the LLR zone area given the underground mining constraint for the area and low potential for increased density. Concerning the proposed Structure Plan it is deemed accordingly appropriate to further understand the underground mining constraint and tolerable acceptance for urban development for the former LLR zone areas of Thagoona suburb.

Importantly, this review excludes further consideration of other UG mining areas for the proposed Structure Plan area, as typically these areas are either included to contemporary sewer network planning, relatively minor land area, subject to existing subdivision approvals (Rosewood) and / or are within the current Urban Utilities Netserv Plan - Wastewater. As such, these areas excluded from further consideration as they do not have relative consequential impact on the contemporary future trunk infrastructure planning.

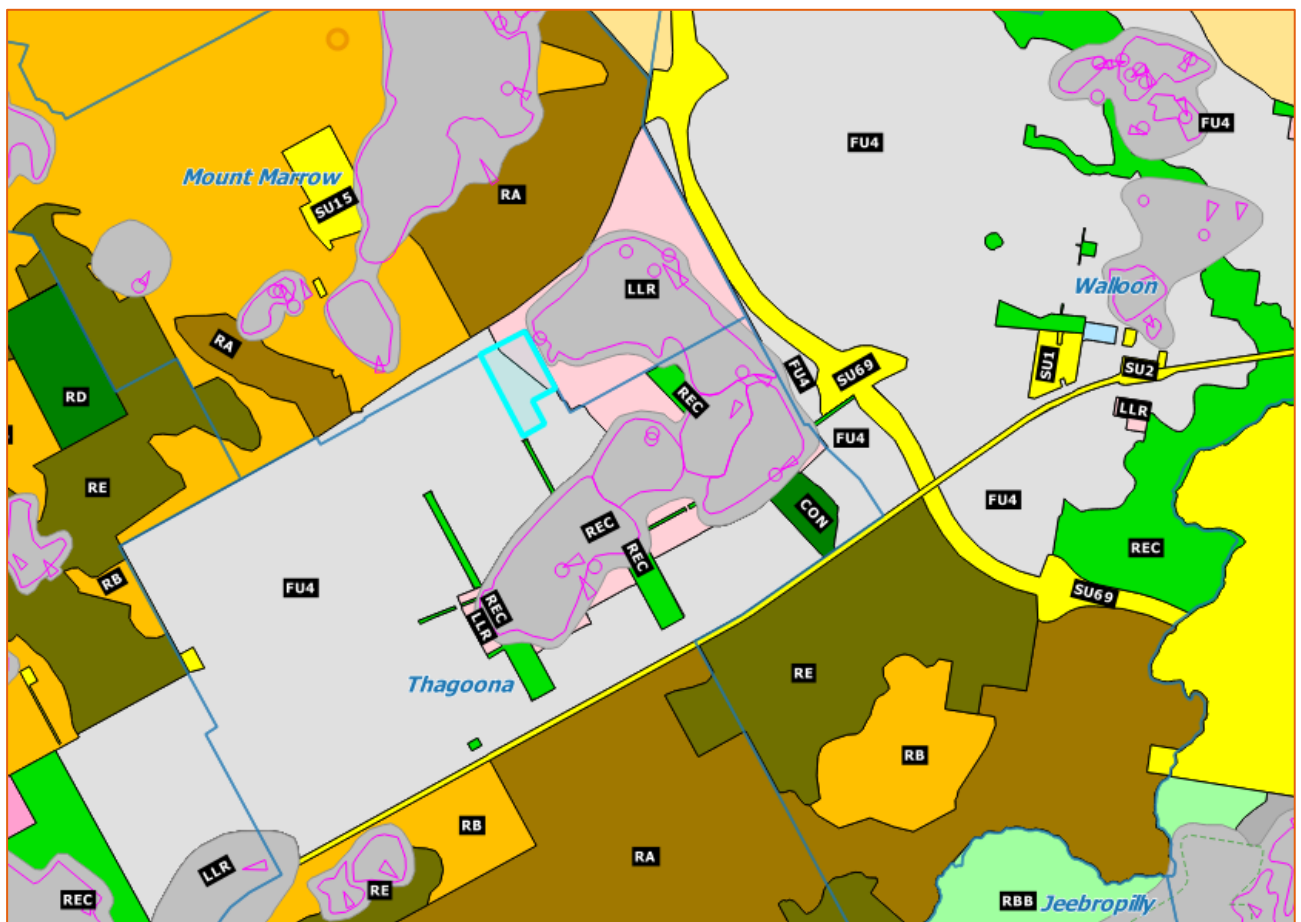


Figure 1-1: ICC 2004 Planning Scheme Land Zone for Thagoona Suburb

1.1 Material

This desktop review is limited to the material provided by Ipswich City Council (on 20 October 2025), and gives consideration to the following documents:

- Environmental Overlay & Green Corridor Provisions

- C-Build Queensland Large Lot Residential Development – 226 Pindari Drive Mt Marrow Engineering Report;
- Moreton Geotechnical Services Mining Issues at 5 – 17 Tarana Avenue, Thagoona Letter;
- Morrison Geotechnic Geotechnical Investigation and Dispersive Soil Management Plan – 11 & 19 – 27 Tarana Avenue, Thagoona;
- Moreton Geotechnical Services Desktop Mining Study at 2 – 4 Tarana Avenue, Thagoona;
- Moreton Geotechnical Services Desktop Mining Study at 28 - 36 Tarana Avenue, Thagoona;
- Moreton Geotechnical Services 1114 – 1142 Karrabin-Rosewood Road, Rosewood Letter; and
- C-Build Queensland Large Lot Residential Development – 226 Pindari Drive Mt Marrow Dispersive Soil Management Plan.

2 REVIEW SUMMARY

2.1 Geology

The areas affected by underground mining within Thagoona are typically underlain by sedimentary rock of Walloon Coal measures, with beds of rocks generally occurring under a high to extremely reactive clay cover, and dip typically 2-3 degrees to south – west. Faults are not common to the subject area.

2.2 Underground Mining

Coal seam depth to workings typically range 15-40m with corresponding working depth typically varying between 0.6 – 1.8m for multiple layers.

Existing residences are present within the Thagoona West (Thagoona Haigslea Road to Banyula Reserve) area affected by UG mining and typically comprise 2000m² lots with a mixture of slab on ground dwellings and dwellings on stumps. It is understood that some properties may well be showing signs of impacts from either reactive clay or UG mining, or a combination of the two.

Where reports are available, there is evidence of pillar extraction (roof collapse) to varied effectiveness, i.e. with extraction partial collapse in some reported circumstances.

Typically, recommendations include that dwelling construction is limited to flexible on stumps with very limited opportunity for slab on ground other than areas outside influence zones or where detailed investigation reveals supportive information and evidence.

3 POTENTIAL SEWER SERVICING AREAS

Based upon the aforementioned desktop review it is proposed that the sewer servicing strategy consider the following approaches for the respective Thagoona Sewer sub-catchments, specifically WEST, EAST and CENTRAL as shown in Figure 3-1. Please refer to the enclosed Thagoona Sewer Catchment Sketch for further details.

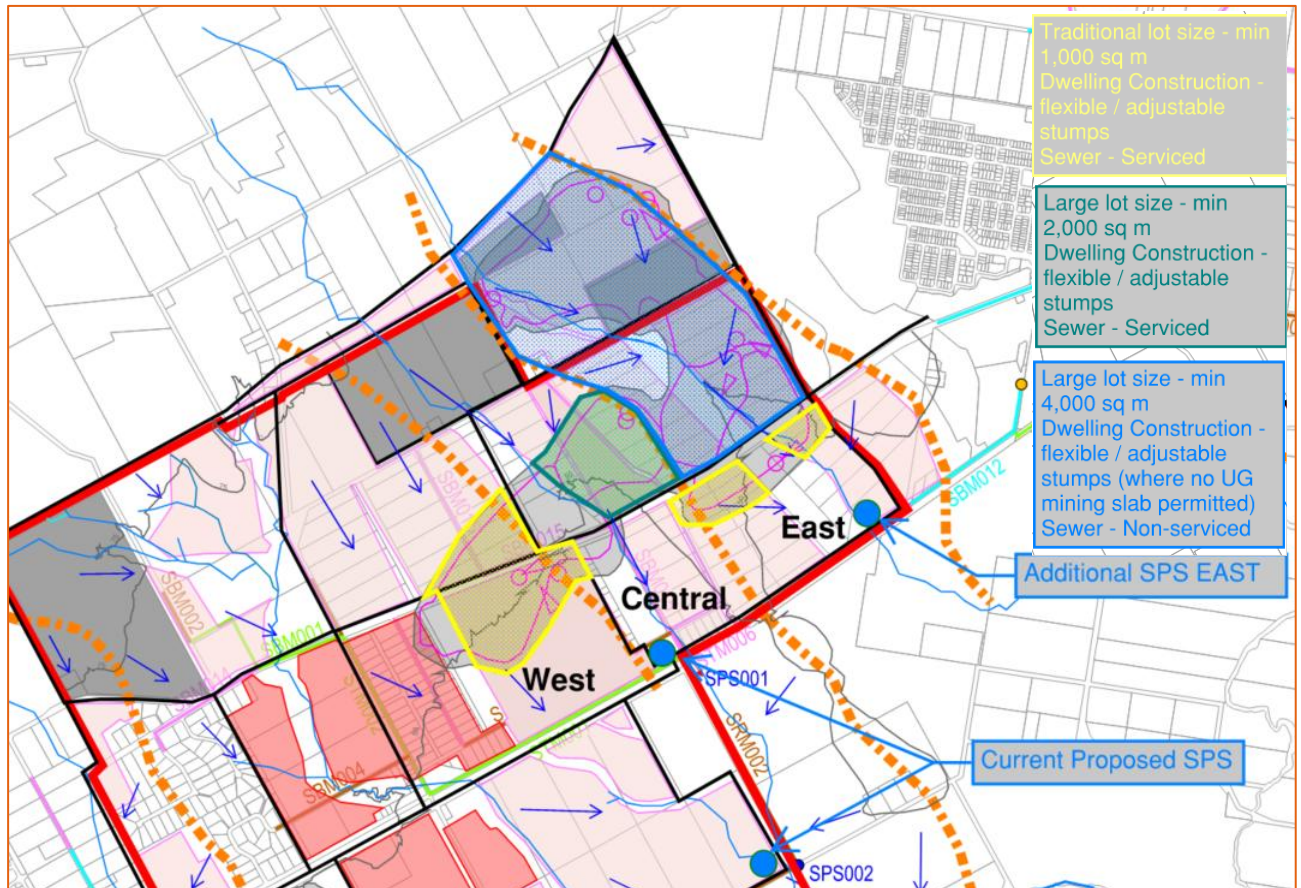


Figure 3-1: Thagoona Suburb Sewer Sub-catchments

3.1.1 Thagoona West Catchment

It is proposed to extend the sewer trunk/reticulation through / adjacent to the UG mining affected area.

This presents the following opportunities:

- Maximise/ optimise investment.
- Create density to support other land uses (rec/commercial etc) and nearby transport rail infrastructure.
- Present redevelopment of existing properties and construct dwellings which are most suited to extremely reactive clay and UG mining subsidence impact potential.
- Transition densities (transect) towards east large lot residential and environmental corridors.
- Integrate environmental corridor / protection areas.

3.1.2 Thagoona Central Catchment

Similar to the Thagoona WEST catchment, it is proposed to extend the sewer trunk/reticulation through / adjacent to the UG mining affected area within the Thagoona CENTRAL catchment. The abovementioned opportunities apply to the Thagoona CENTRAL catchment with the modification of the density reduced for 2000m² lots for sewer serviced areas. This adopts a risk minimization approach, i.e. limit exposure to the number of dwellings, coupled with urban transect principles.

3.1.3 Thagoona East Catchment

The Thagoona EAST catchment area is largely not proposed to be serviced for sewer inflows other than the lower catchment area. Non sewer service areas within the urban extent could be supported with site specific own treatment system. Importantly there is relatively insignificant density demands (i.e. Upstream low density residential), coupled with design consideration for further underground mining subsidence, to fairly warrant the extension of sewer trunk/reticulation through UG affected areas.

The following opportunities are available to:

- Maximise / optimise investment (additional Sewer Pump Station etc).
- Present redevelopment of existing properties and construct dwellings which are most suited to extremely reactive clay and UG mining subsidence potential.
- Transition densities (transect) towards north large lot residential and environmental corridors.
- Integrate environmental corridor / protection areas.

4 CAVEAT AND CLARIFICATIONS

Density zonal boundaries may vary with detailed UG mining assessment. Additionally, sewer servicing may expand to capture increased density where further detailed geotechnical assessment supports such density, common slab on ground construction and corresponding acceptable risk profile.

Rather than constructing an additional pump station, alternate sewer servicing may be achievable to the neighbouring catchment where deep against grade sewer is practical and accepted to the Distributor Retailer.

For UG mining areas, where density is increased and serviced for sewer, the risk likelihood would increase with proportion to the number of dwellings (comparative 8-10 dwellings per ha to 2 dwellings per ha). However, consequences can be mitigated through dwelling construction controls.

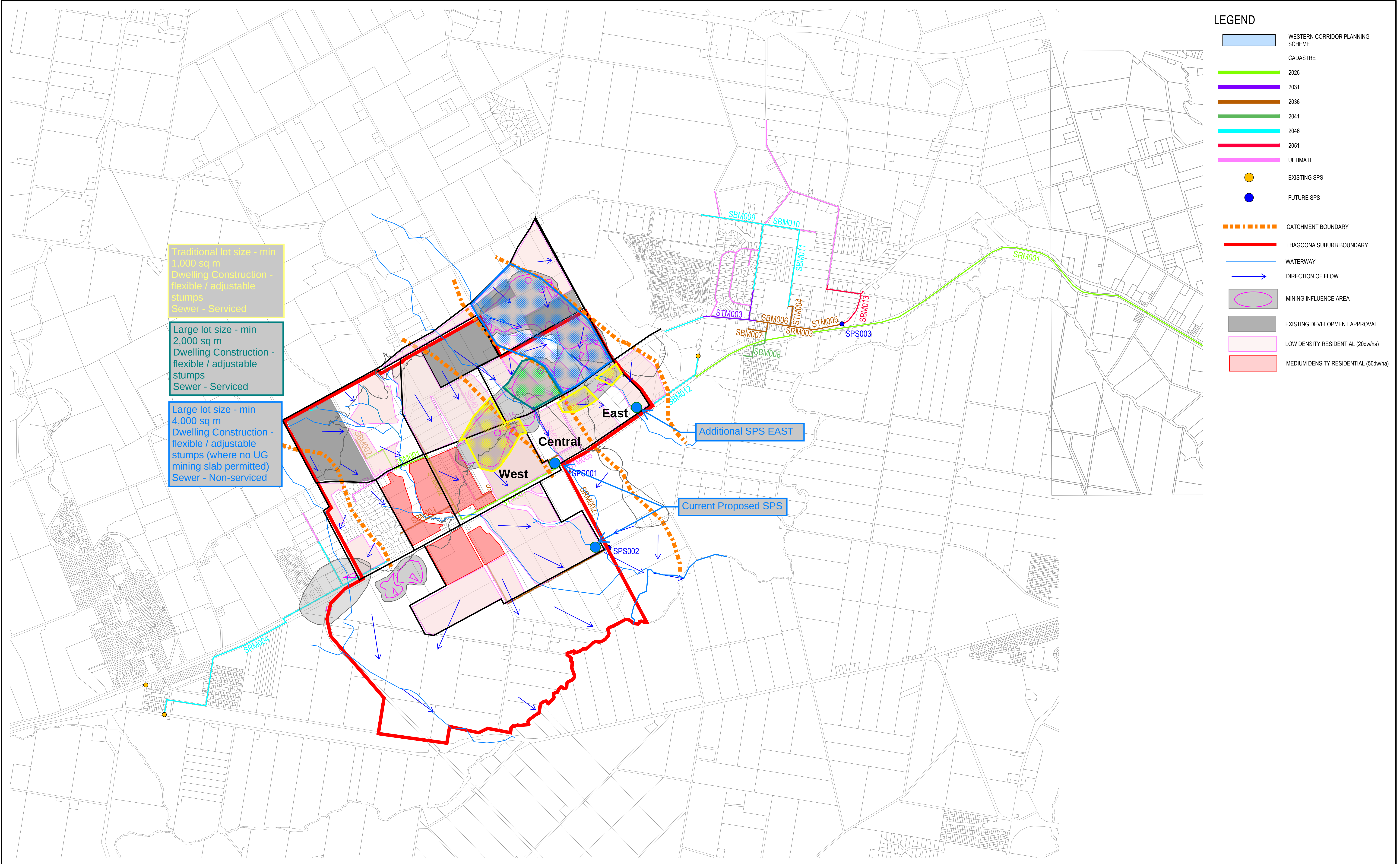
Engineering measures and controls will likely be practical to mitigate risk / consequences for infrastructure for those areas subject to confirmed existing pillar extraction.

Yours sincerely,



Gary Ellis – RPEQ
Technical Director - Urban Development & Regeneration

Enclosures: Thagoona Sewer Catchment Sketch



LEGEND

WESTERN CORRIDOR PLANNING SCHEME

CADASTRE

2026

2031

2036

2041

2046

2051

ULTIMATE

EXISTING SPS

FUTURE SPS

CATCHMENT BOUNDARY

THAGOONA SUBURB BOUNDARY

WATERWAY

DIRECTION OF FLOW

MINING INFLUENCE AREA

EXISTING DEVELOPMENT APPROVAL

LOW DENSITY RESIDENTIAL (20dw/ha)

MEDIUM DENSITY RESIDENTIAL (50dw/ha)

01	FOR INFORMATION				16.10.25
Issue	Description	DR	CH	VE	Date

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Architect

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Client

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IPSWICH WEST HOUSING PLAN

Title

THAGOONA SEWER CATCHMENT SKETCH

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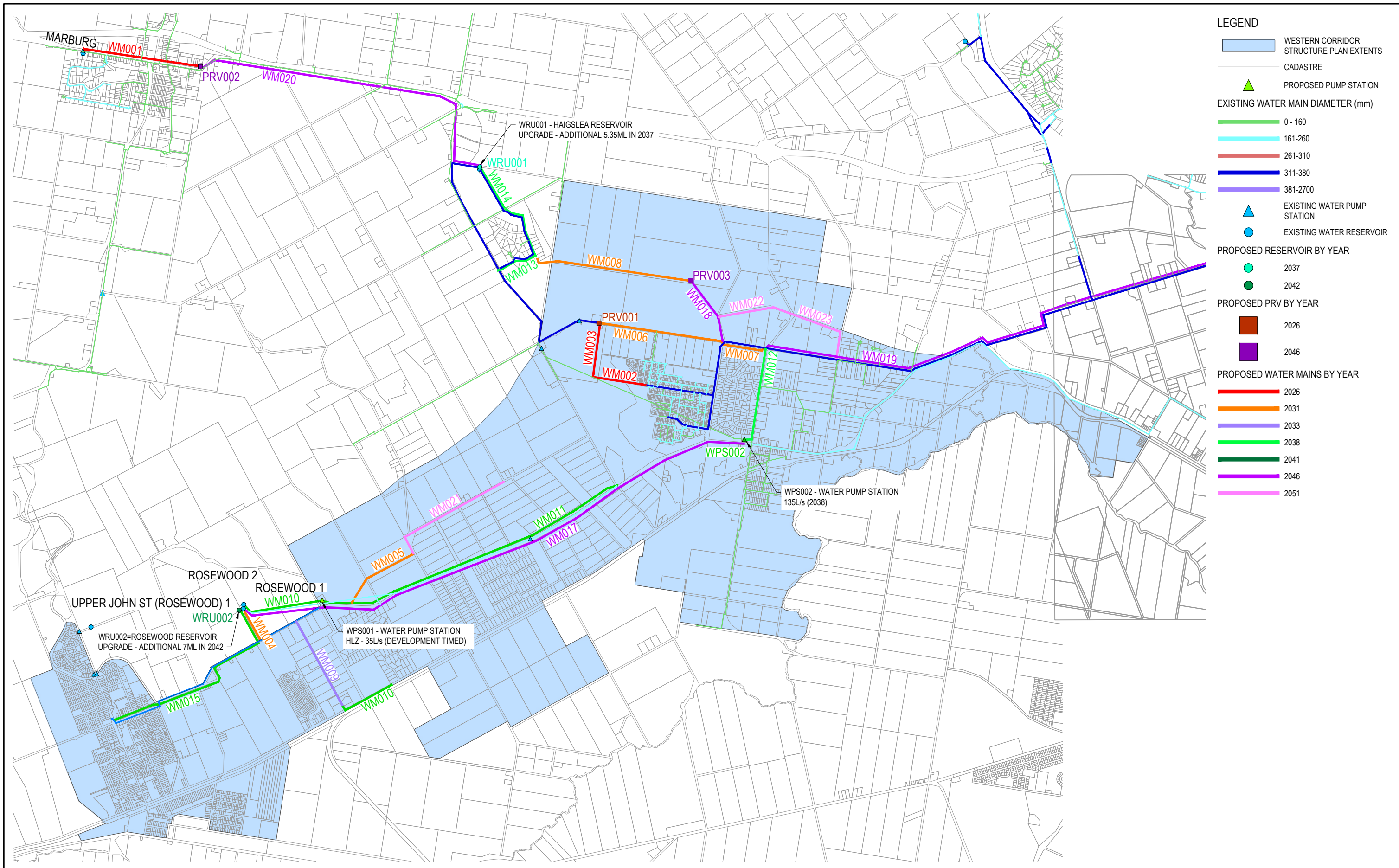
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01

Date Plotted: 15 Oct 2025 - 08:31pm

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ARCADIS PROPOSED NETWORK INFRASTRUCTURE SKETCH PLANS



01 FOR INFORMATION		31.03.26			
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Project

IPSWICH WESTERN CORRIDOR HOUSING PLAN

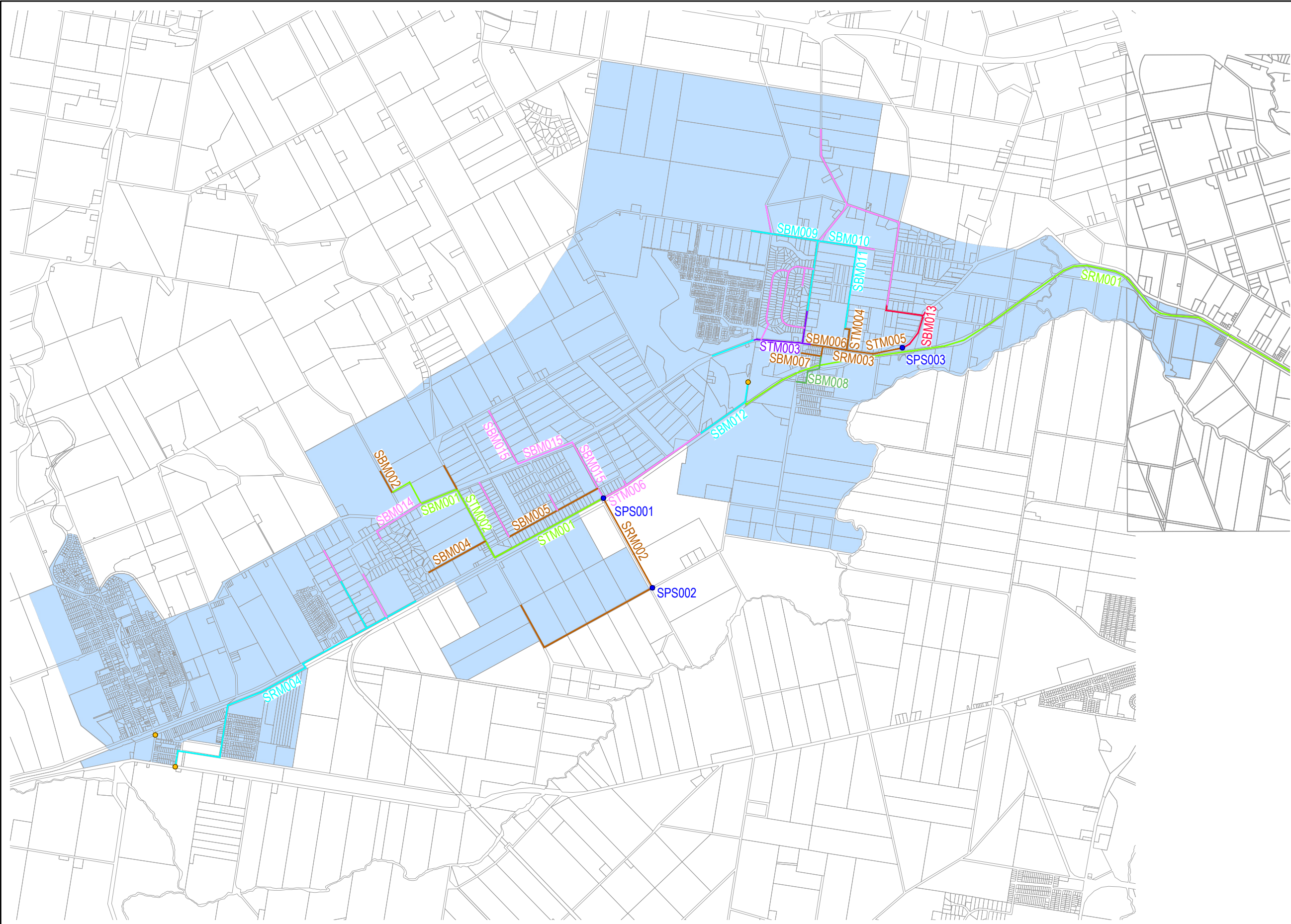
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PROPOSED WATER SUPPLY NETWORK INFRASTRUCTURE

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Project Number	30250700
Issue	01

Drawing No. 30250700-AAP-DRG-SKE-0001



LEGEND

WESTERN CORRIDOR
STRUCTURE PLAN
EXTENTS

CADASTRE

2026

2031

2036

2041

2046

2051

ULTIMATE

EXISTING SPS

FUTURE SPS

01	FOR INFORMATION				31.03.26
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Architect	-

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Project	IPSWICH WESTERN CORRIDOR HOUSING PLAN
Title	PROPOSED WASTEWATER NETWORK INFRASTRUCTURE

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Project Number

30250700

Issue

01

Drawing No.

30250700-AAP-DRG-SKE-0002

SEWER				
DELIVERY PERIOD	ARCADIS REFERENCE	TYPE	DIAMETER (mm)	LENGTH (mm)
2026	SBM001	BRANCH	250	880
	STM001	TRUNK	450	1249
	STM002	TRUNK	315*	525*
	SPS001	SPS	4	10
	SRM001	RISING MAIN	273	7809
2031	STM003	TRUNK	450	747
2036	SBM002	BRANCH	250	276
	SBM003	BRANCH	250	291
	SBM004	BRANCH	250	673
	SBM005	BRANCH	250	1076
	SRM002	RISING MAIN	300	364
	SRM003	RISING MAIN	150	1099
	SPS002	SPS	3.5	6
	NOT INCLUDED ON PLANS (UNDER SPS)	BRANCH	225	131
	STM004	TRUNK	375	274
	STM005	TRUNK	400	612
	SRM004	RISING MAIN	200	868
	SBM006	BRANCH	225	63
	SBM007	BRANCH	225	516
	SPS003	SPS	-	-
2041	SBM008	GRAVITY BRANCH	225	605
2046	SRM005	RISING MAIN	250	3776
	SBM009	GRAVITY BRANCH	225	912
	SBM010	GRAVITY BRANCH	225	24
	SBM011	GRAVITY BRANCH	375	1295
	SBM012	GRAVITY BRANCH	225	896
2051	SBM013	GRAVITY BRANCH	225	126
ULTIMATE HORIZON	SBM015	BRANCH	250	540
		BRANCH	250	520
		BRANCH	250	671
	STM006	TRUNK	560	391

WATER			
DELIVERY PERIOD	ARCADIS REFERENCE	DIAMETER (mm)	LENGTH (mm)
2026 - 2031	WM001	250	1466
	WM002	250	613
	WM003	250	624
	PRV001	-	-
2031	WM004	300	366
	WM005	250	1084
2031 - 2038	WM006	300	1410
	WM007	250	488
2031 - 2046	WM008	375	1758
2033	WM009	300	1162
2037	WRU001	5.35ML	
2038	WM010	450	989
	WM011	300	3628
	WM012	375	1119
	WPS002	135 L/s	
	WM013	300	488
	WM014	450	1234
2041	WM015	300 & 375	2435
	WM016	200	612
2042	WRU002	7 ML	
2046	WM017	375	6117
	WM018	375	819
	WM019	375	3022+
	PRV002	-	-
	PRV003	-	-
	WM020	200	3981
2051	WM021	250	1307
	WM022	300	644
	WM023	300	1086

URBIS WESTERN CORRIDOR GROWTH AREA UNCONSTRAINED DEVELOPABLE AREA YIELD ESTIMATE PLAN (AUGUST 2025)

FOR DISCUSSION

LEGEND:

Western Growth Corridor boundary

Western Corridor Bypass

Rail line

T

Train station

Consideration of Thagoona Haigslea Road as priority road

Zones and Precincts

Character residential

Low density residential - New suburban precinct

Low density residential - Established suburban precinct

Medium density residential

Limited development

Community facilities

P

Primary school

S

Secondary school

DC

District centre

LC

Local centre

Active frontage - High level activation

Active frontage - Low level activation

Recreation and open space

SP

City wide sports park¹

DP

District recreation park

Neighbourhood recreation park

Conservation

Environmental management

Environmental management - indicative boundary

Environmental management - corridor extension

Areas affected underground mining overlay

Special purpose

Industry investigation

OV8 Mining Influence Areas - Minimum Lot Size Sub-Overlay

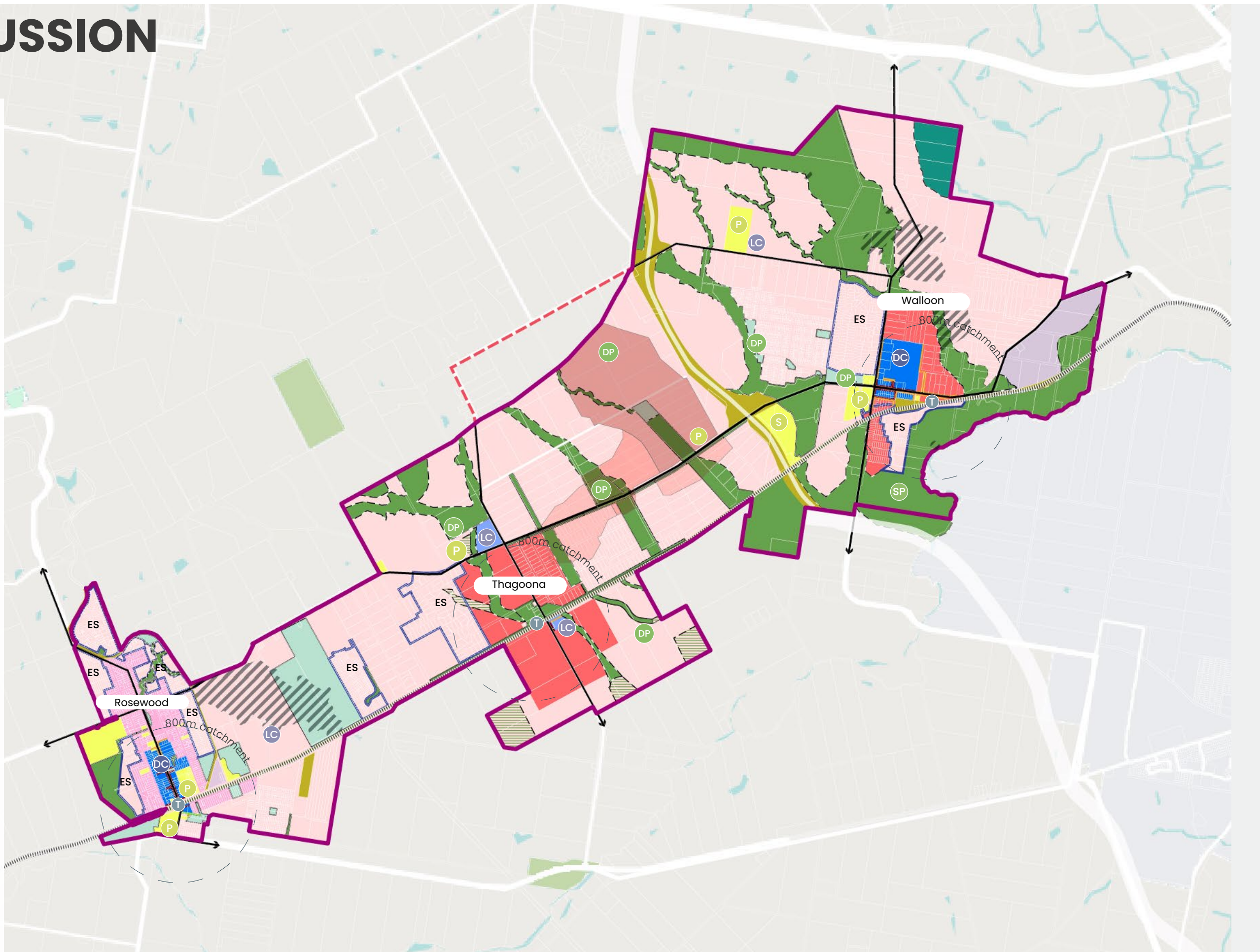
Min. Lot Size: >4,000m²

Min. Lot Size: 2,000m² - 3,999m²

Min. Lot Size: 1,000m² - 1,999m²

Notes:

¹Location of City wide sports park subject to further investigations.



FOR DISCUSSION

