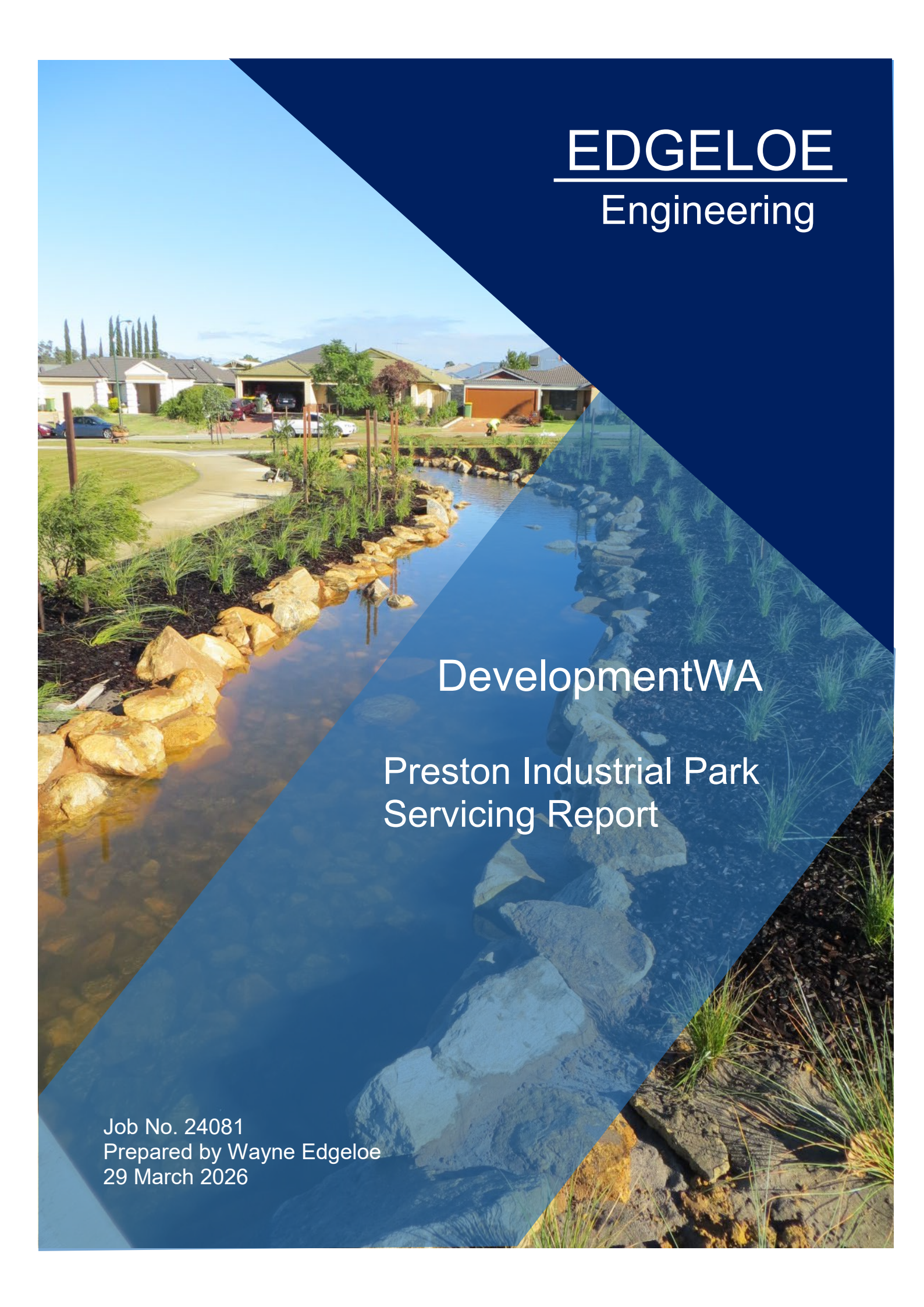




EDGELOE Engineering

DevelopmentWA

Preston Industrial Park Servicing Report

Job No. 24081
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29 March 2026

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Document Status

Rev No.	Author	Issued for	Signature	Date
1	W Edgeloe	Review		15/11/24
2	W Edgeloe	Lot 2009 added		20/06/2025
3	W Edgeloe	Report updated		29/03/2026

1 INTRODUCTION

Edgeloe Engineering Pty Ltd have been commissioned by Development WA to investigate and report on the servicing infrastructure availability and constraints for the DevelopmentWA properties and also Lot 2009 within the Preston Industrial Park (Northern Precinct) Structure Plan area.

DevelopmentWA controls Lots 200, 44 and 2010, and Lot 2009 is in private ownership as shown in Figure 1.

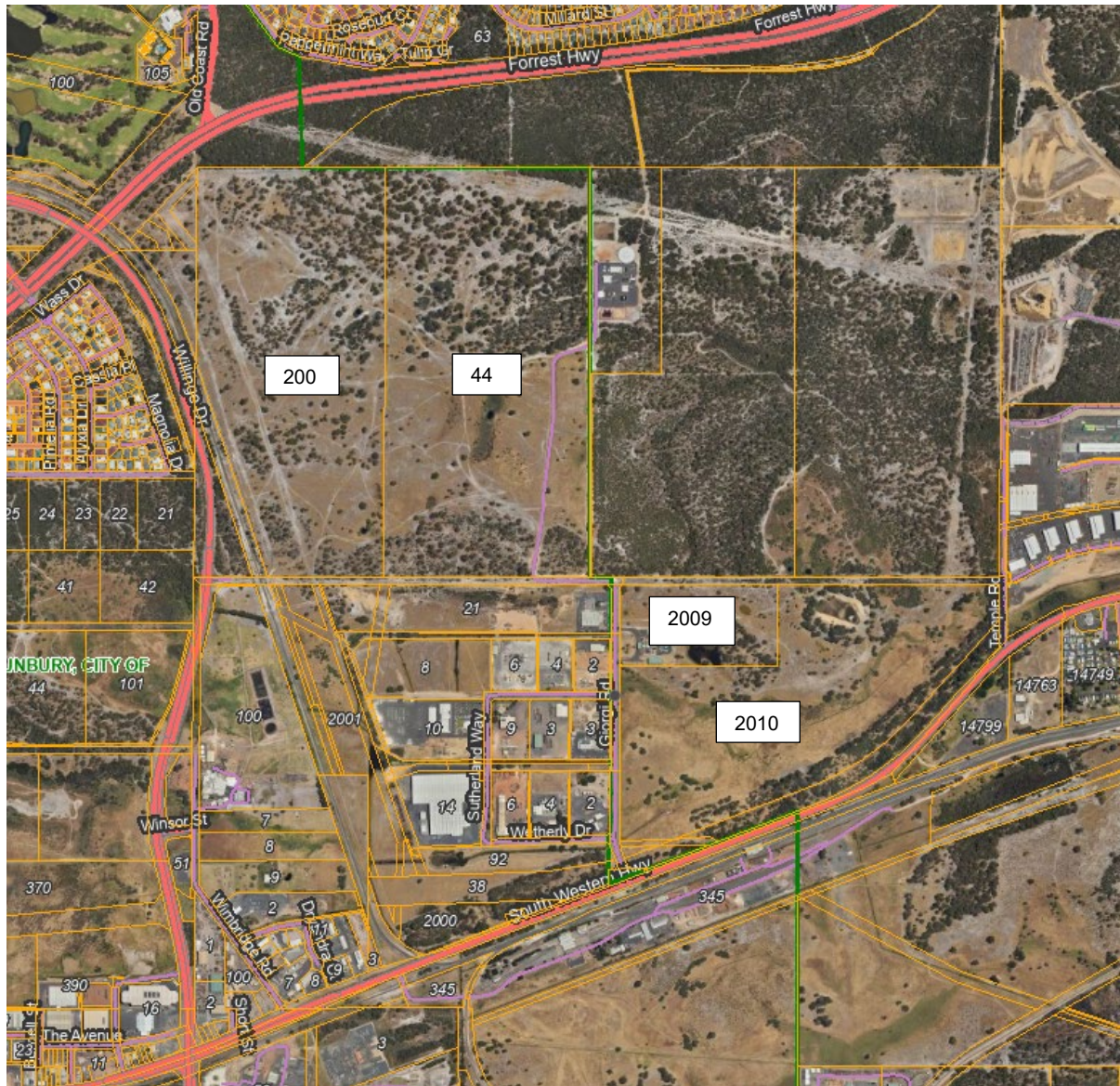


Figure 1 Locality Plan

Lots 200 and 44 are within the City of Bunbury and Lots 2009 and 2010 are in the Shire of Dardanup.

There is existing Industrial development on the west of Giorgi Road with dry industry uses and a former renewable fuels development was previously operating on Lot 2009 on the east side of Giorgi Road.

2 PREVIOUS WORKS

Extensive previous works and investigations have occurred on the Precinct and most recently included the proposed release of a single lot as a subdivision from Lot 2010 to create a Western Power Depot site as shown in Figure 2.

This 6.5 ha site was to be serviced with water, power, Telstra and fronted and existing road.

Sewer was not to be provided and on-site effluent disposal was proposed for the development.

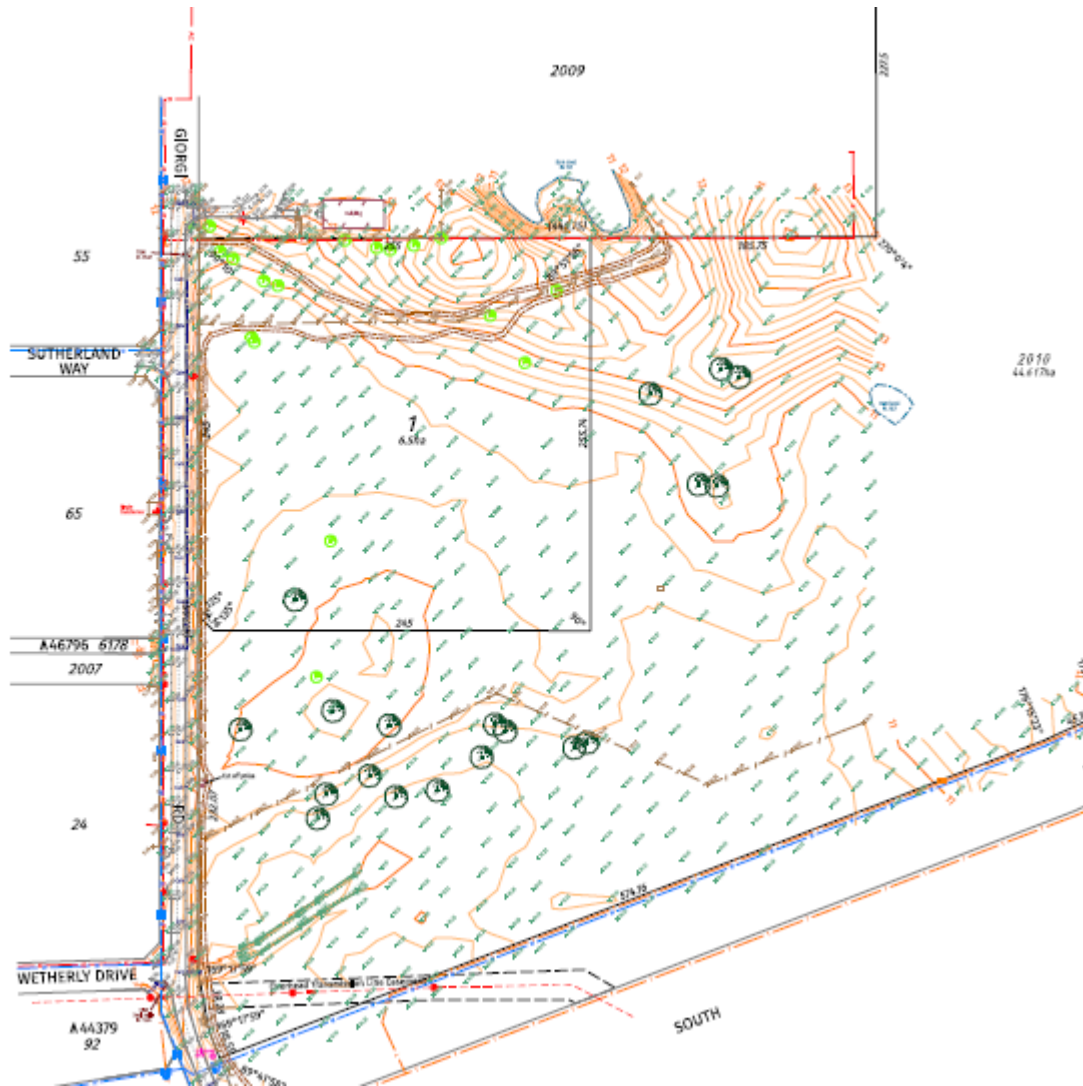


Figure 2 Previous proposed Western Power site

3 ROADWORKS

Lots 2009 and 2010 are currently serviced by direct frontage to Giorgi Road on their western boundaries. There is an unconstructed section of Temple Road along the northern boundaries of Lots 2009 and 2010.

In previous discussions with Main Roads an intersection was proposed off South West Highway into Lot 2010 and this is reflected in the Proposed Structure Plan as shown in Figure 3.

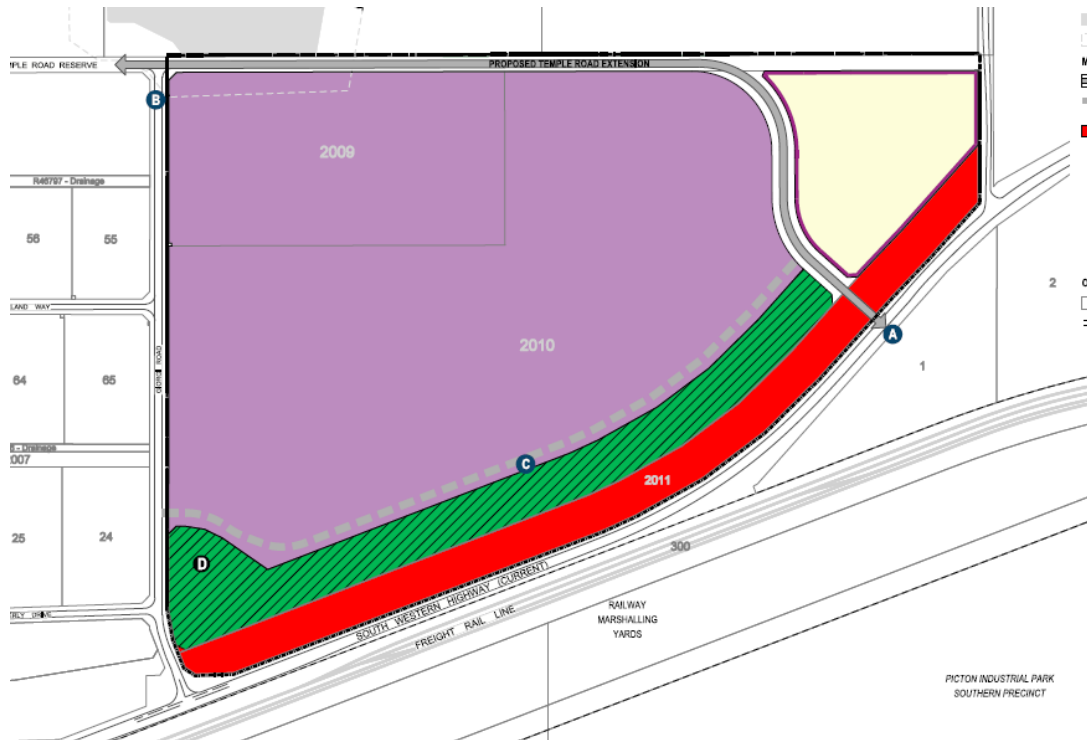


Figure 3 Proposed access from South West Highway

Lots 200 and 400 do not currently have access to a constructed road but do have the Temple Road Reserve along their southern boundary.

This reserve has overhead powerlines and sewer pressuremain in it and would need upgrading to service these lots or an alternate access provided.

The road is also on a ridge line and not well suited for access with additional environmental constraints.

A crossing off the Willinge Drive has been constructed for Temple Road as shown in Figure 4 but no rail crossing has been built to access the lots.



Figure 4 Temple Road intersection with Willinge Drive

Earlier studies had indicated possible link roads through the lots with a major interchange at Australind Bypass Road.

4 DRAINAGE

Extensive previous drainage investigations have occurred across the site.

The area is part of the Roelands Drainage District and is only serviced by a low-level system of drains that would need upgrading to service industrial development and development flows also compensated so as not to cause increases in the downstream drainage.

The rural drainage network is shown in Figure 5.

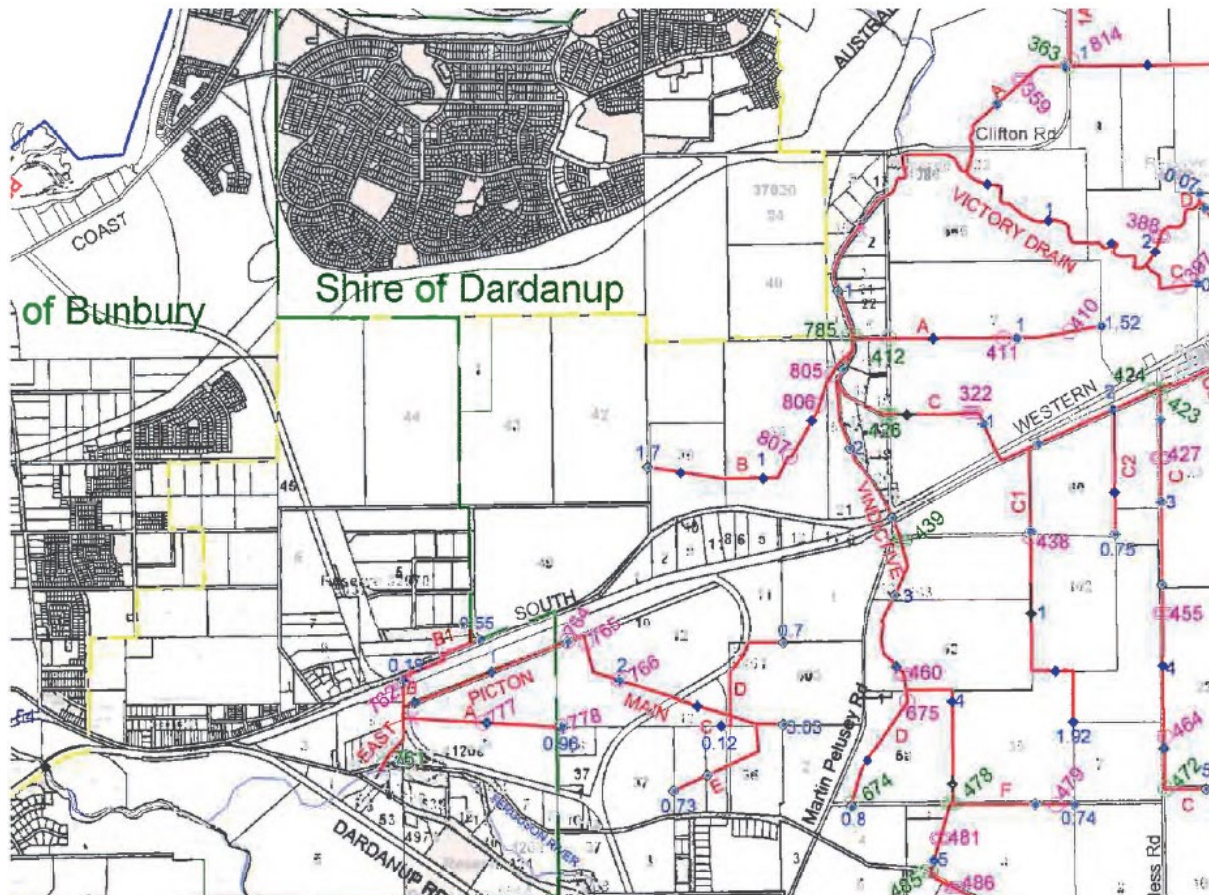


Figure 5 Rural Drainage networks

The existing ground levels are shown in Figure 6 with associated drainage catchments.

Drainage catchments are also defined in Figure 7.

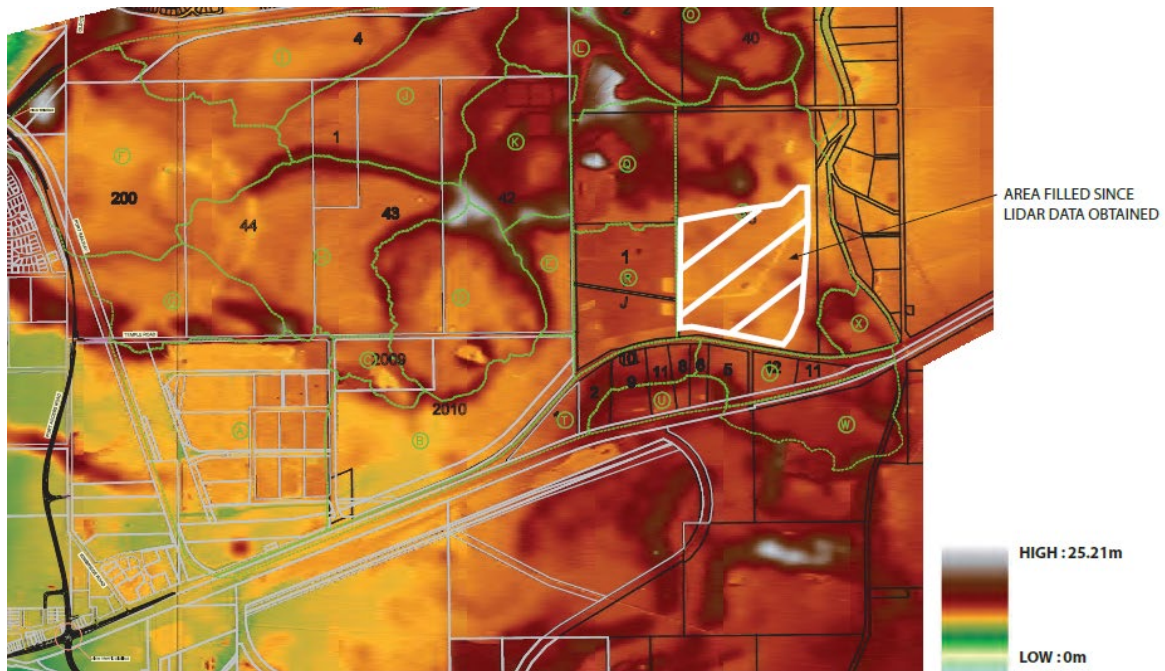


Figure 6 Landform and Drainage catchments

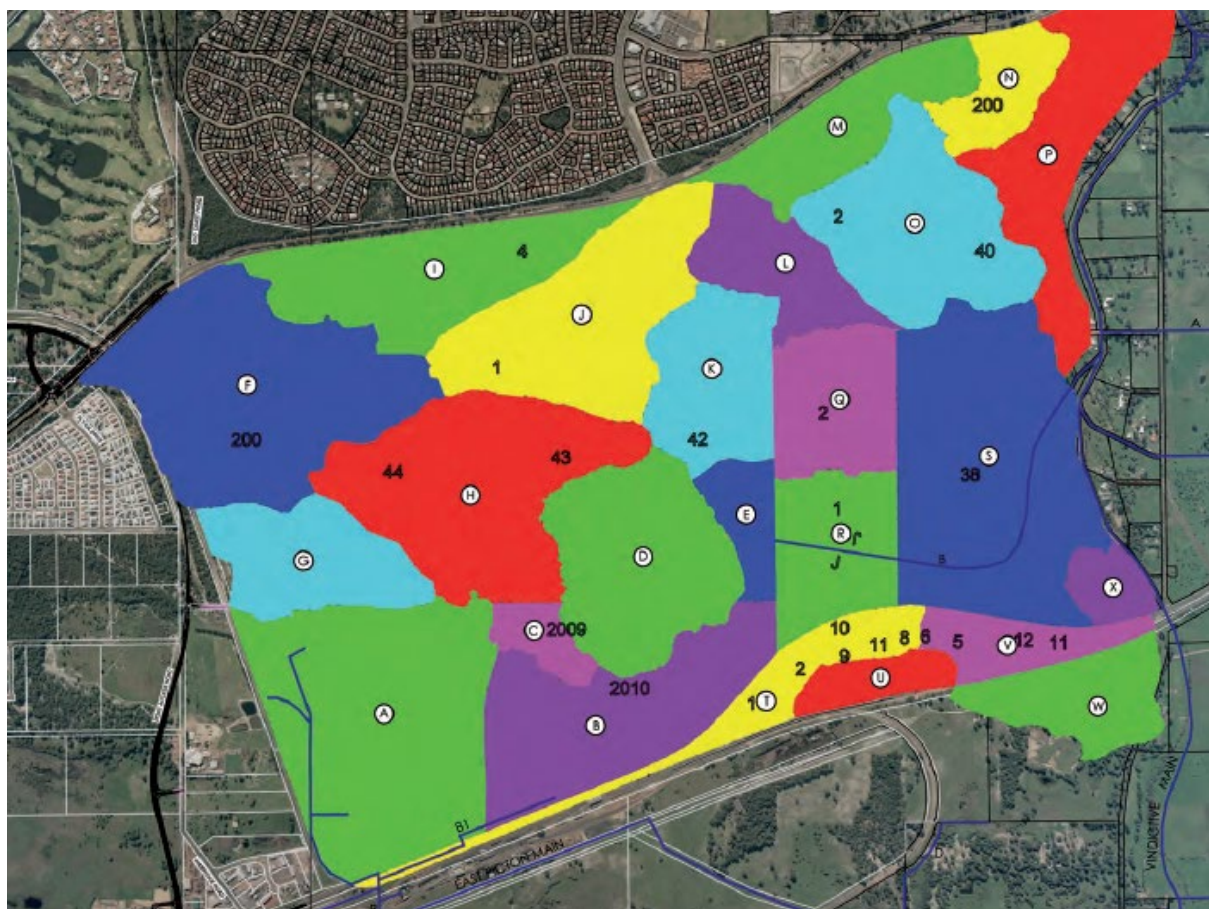


Figure 7 Catchment and Drainage Plan

Strategies have been previously developed for creation of lots in each precinct and drainage of those but they would need updating based on new lot layouts and sizes.

5 WATER SUPPLY

The Preston Industrial Park (Northern Precinct) is currently serviced by both the Water Corporation and Aqwest (Bunbury Water Board)

Each service body operates in a separate license area as shown in Figure 8 however if required the agencies could readily service areas across these boundaries and have their license areas extended.

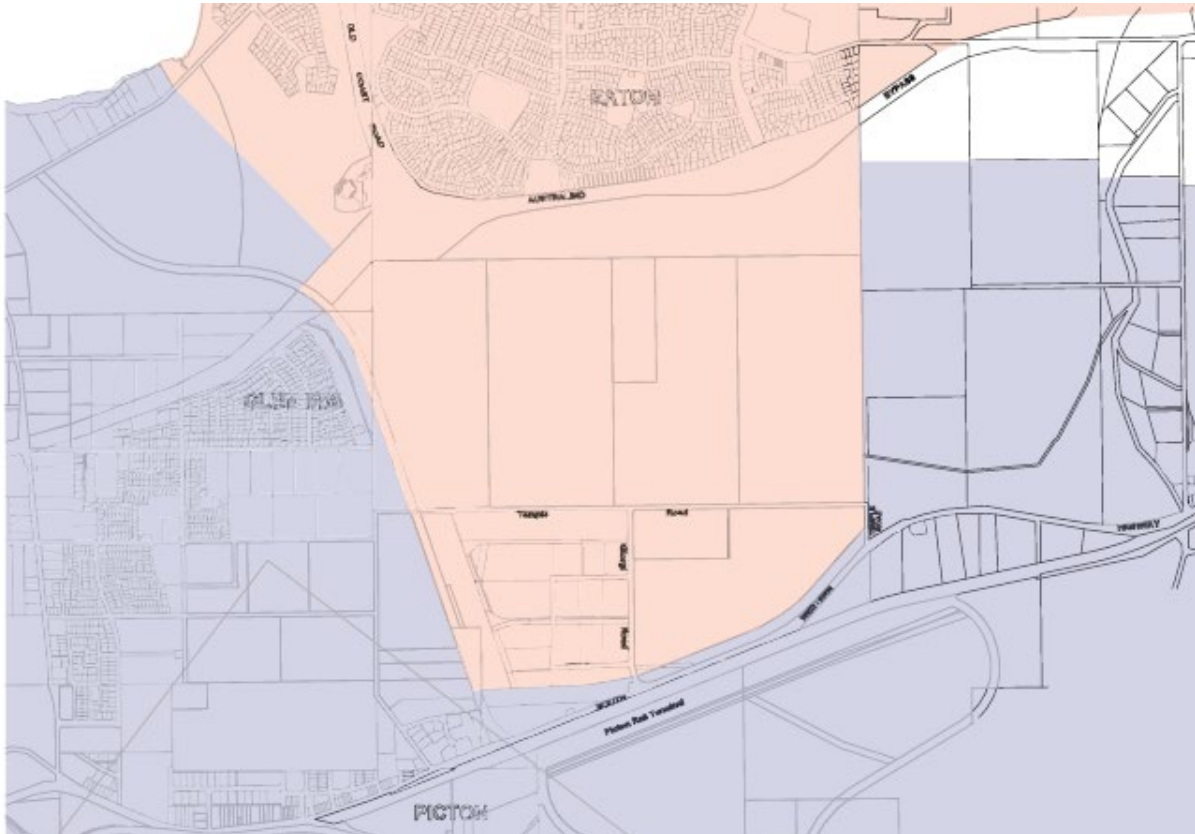


Figure 8 Water License Areas

Water Corporation currently service the Preston Enterprise Park (section west of Giorgi Road) using a 200-diameter main extended from Eaton and laid along the side boundary of Lot 44.

This main is connected to 150 dia mains within the existing industrial area.

The Water Corporation have also constructed a new bore and a water treatment plant on Lot 1 as shown in Figures 9 and 10.

Water Corporation have advised that assuming sufficient source water is available then developments in the area could be serviced off the existing 150 diameter mains in the precinct.

Water is supplied to the area via a 2.5km long 200mm diameter main coming from the Diadem Elevated Tank (45m top water level). The tank has capacity of 1,000m³. The capacity of the elevated tank and of the 200mm main to supply the development of the full Industrial precinct would require further assessment. Larger mains may be required as part of this assessment.

The minimum main size for industrial areas is 150 diameter largely due to fire demands. All mains less than 250 diameter would be at full cost to developers. Mains 300 dia and above are generally prefundable.

Aqwest are also a possible supplier for the area if required and if Water Corporation have issues supplying the precinct.

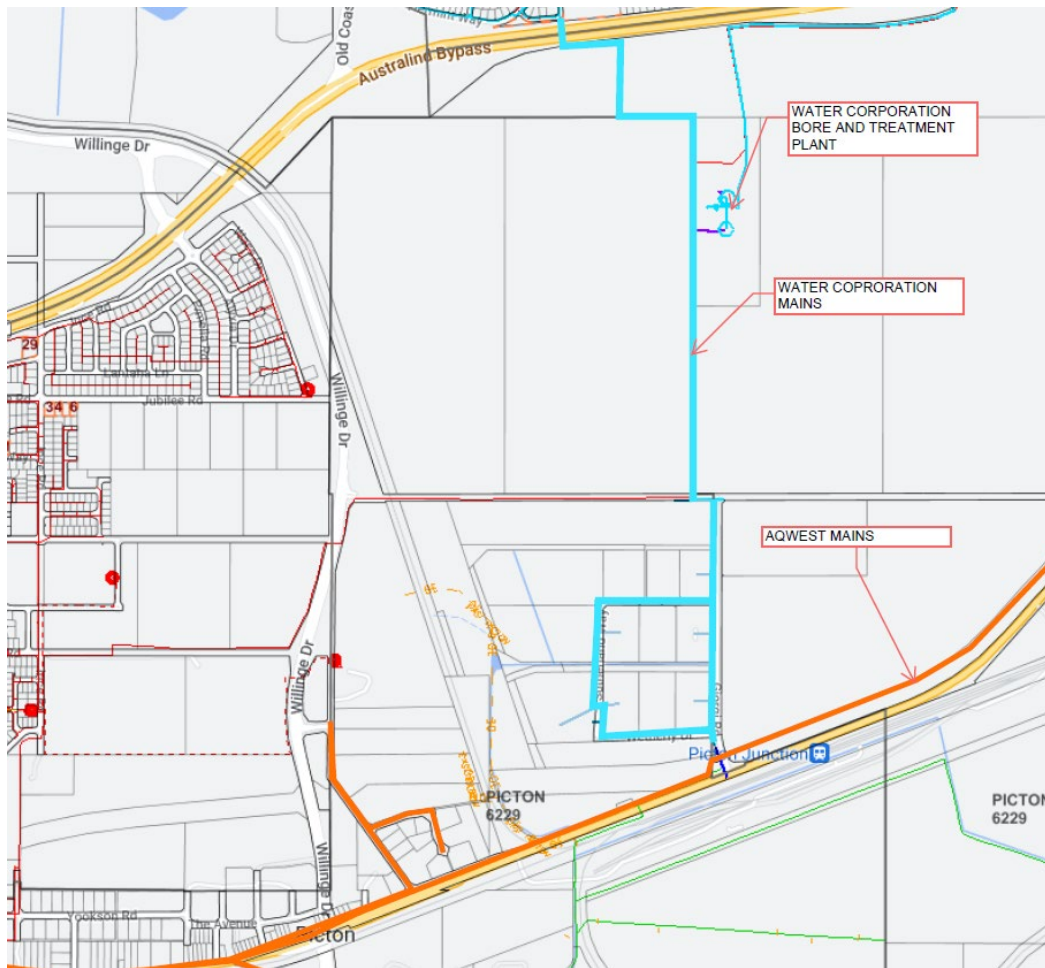


Figure 9 Water mains

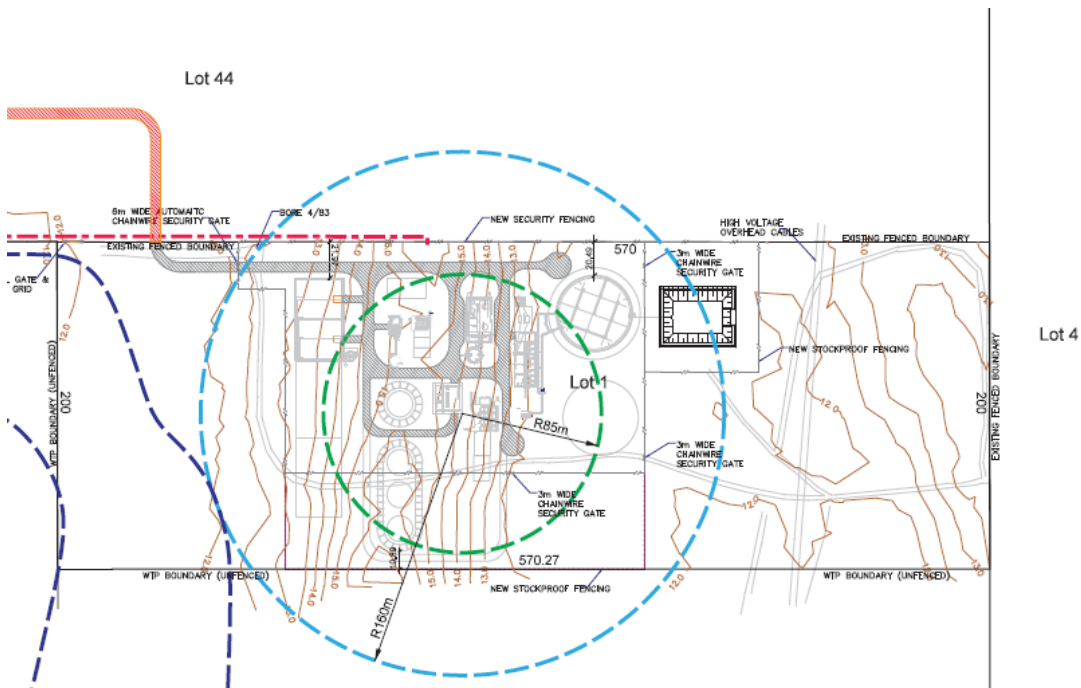


Figure 10 Picton Water Treatment Plant

6 SEWER

The existing Preston Enterprise Park is unsewered and only dry industries are permitted. Further expansion of this industrial area with small lots will however likely require all lots to be sewerred.

If larger lots (>1ha) are provided then it is possible onsite effluent disposal could be used and extension of sewer to the area not required.

At present the Water Corporation is the sole ERA licensed sewer provider for the area with its license area shown in Figure 11.

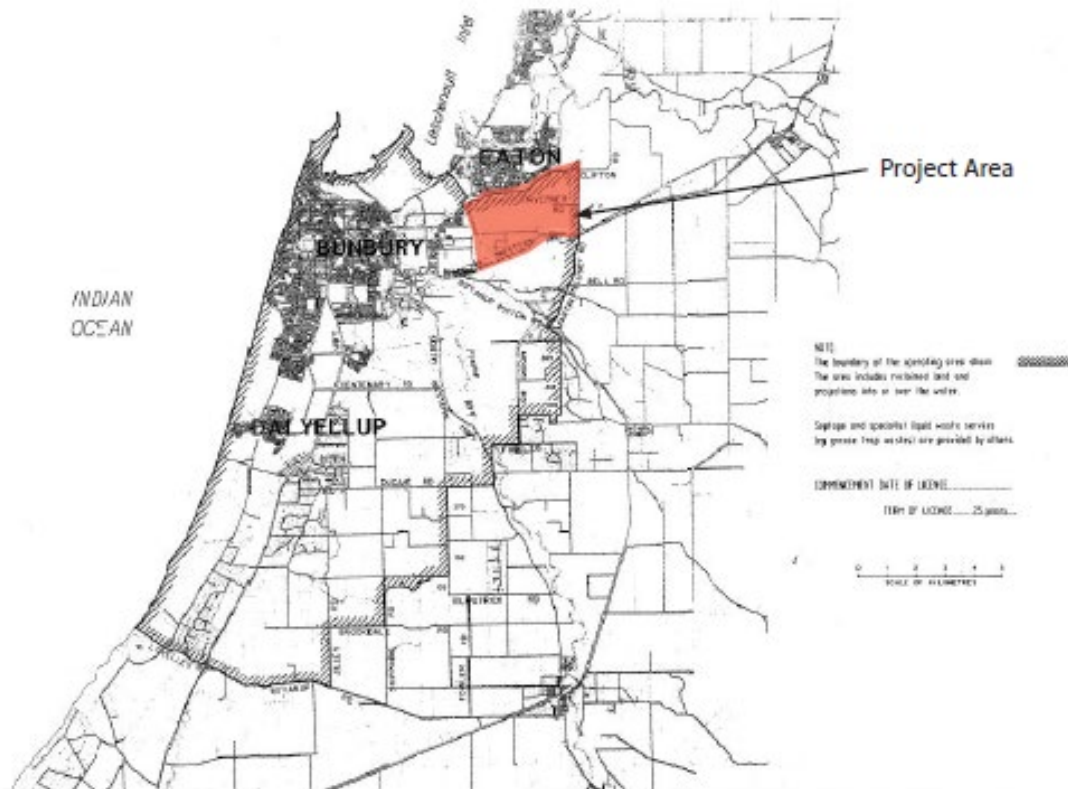


Figure 11 Water Corporation Sewer License Area

The Water Corporation sewer planning and existing sewer infrastructure is shown in Figure 12.

This indicates the industrial area is planned to be serviced by three future sewer pumpstations.

The nearest sewer system capable of taking the flows from the Industrial Estate is Pumpstation 1, a Type 40 Pumpstation in Ince Road Glen Iris.

This is an interim pumpstation however and has current restrictions on its capacity and requires an increase in the size of pressuremain leaving this pumpstation. The pressuremain is currently only 100 diameter and requires a 250 diameter pressuremain.

Funding of this upgrade will depend on the timing and rate of development in the industrial estate and development of the balance of Glen Iris and other surrounding areas.

This pumpstation is also planned to be replaced in the future by another larger pumpstation with a design flow rate of approximately 226 l/s.

Water Corporation have confirmed there are no plans to upgrade this pumpstation in the near future and it would currently not be able to cater for any flows from the Industrial Area if it were to be sewerred.

It would be recommended that large lots be considered instead of sewerred this area.

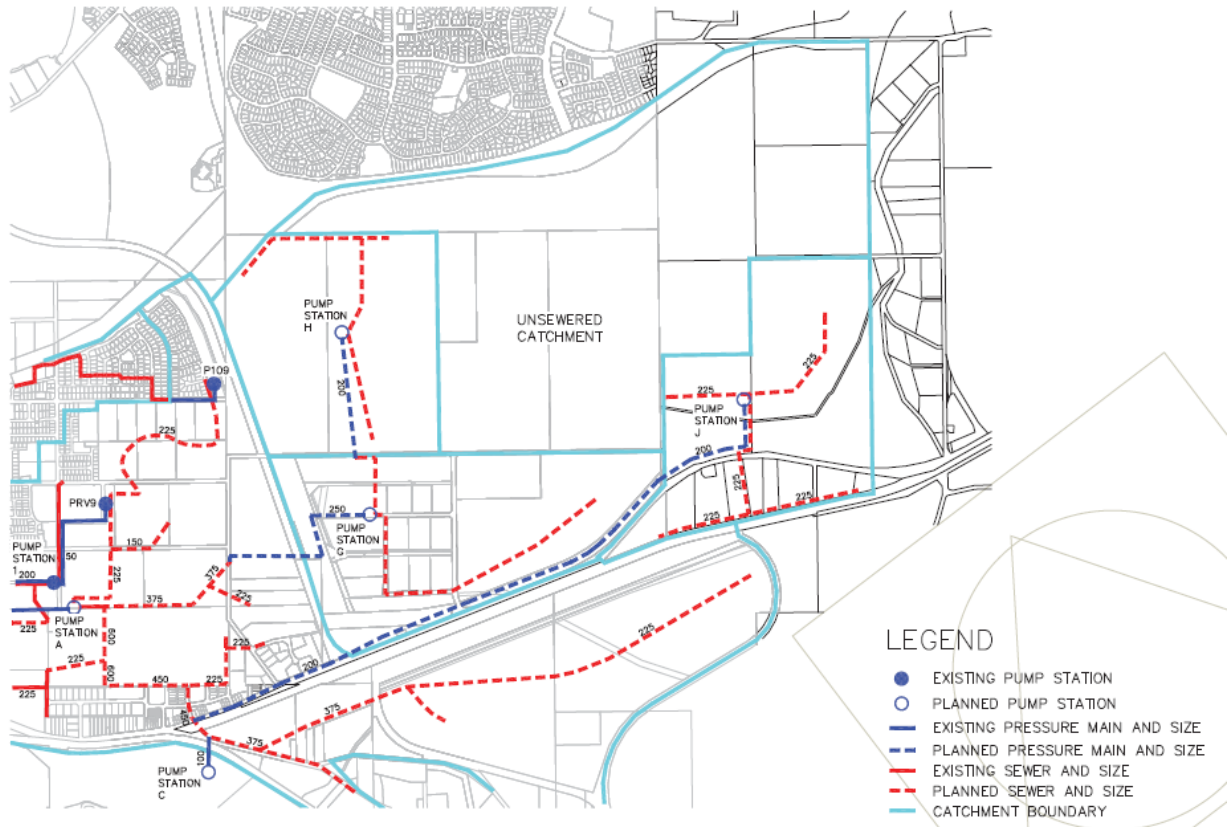


Figure 12 Current Water Corporation Sewer Planning

7 POWER SUPPLY

Existing Western Power Infrastructure for the sites are shown in Figure 13.

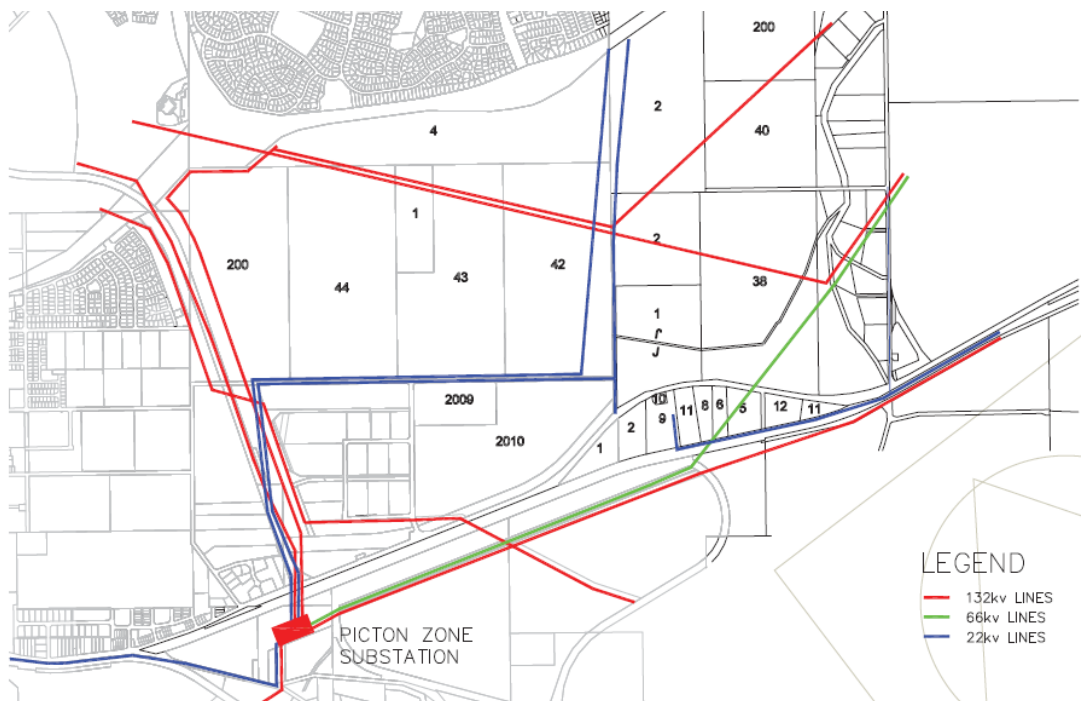


Figure 13 Western Power Facilities

There is a range of overhead high voltage lines crossing and adjacent the site consisting of 132kV, 66kV and 22kV lines as shown in Figure 13.

There are currently three 132kv transmission lines that cross the site. They are located:

- In the east from the middle of the Lot 38 eastern boundary and traversing the site to the north west corner of Lot 200.
- From the north east corner of the site, running south west to the boundary of Lots 2 and 42 and then north west adjacent the other 132 kV line to the north west corner of Lot 200.
- From the south west corner of Lot 2010, along Wetherley Drive Road and then north along the Glen Iris Service Corridor. This power line previously traversed the site but was diverted some years ago around the Picton Enterprise Park so it followed road reserves and the Glen Iris Service Corridor.

There are two additional 132kV lines that run in the Glen Iris Service Corridor along the western end of the site. These lines carry power from the Collie power stations to the Picton Zone substation and the Bunbury Port substation.

These 132 kV lines require an easement of between 18 metres and 36 metres depending on the form of construction. They are constructed in single pole, dual pole and triple pole configurations with respective easement requirements of 18 metres, 36 metres and 36 metres respectively. 132kV lines are shown in Figure 14.



Figure 14 132 kV lines

Construction of roads can generally occur to approximately 5 metres of the poles. Relocation of these power lines is expensive. Parking and hard stand areas can also be built under the lines where they are in easements in lots.

Services are not constructed directly off these lines as they are transmission lines. There is also a single 66 kV distribution line crossing the south east corner of Lot 38.

The existing Preston Enterprise Park is serviced with an overhead 22kV network. At the time this was installed overhead to assist in reducing costs to the development but now all 22kV lines will need to be installed underground.

The network of 22 kV lines across the site is shown in Figure 16. As development of the site occurs these will likely need to be installed underground in conjunction with development of the land although if they are in existing road reserves and can be maintained on a 2.7 metre alignment then they may be permitted to remain overhead.

Any new 22kV power lines would be installed underground on standard alignments within road reserves and without the need for special or additional easements.



Figure 15 22 kV line along Temple Road Reserve

The Bunbury and Picton power schemes are currently heavily loaded and so any significant extra demand could require extra works.

Western Power have advised they can supply a 1MVA load from the existing overhead network but larger loads will likely require new feeders back to the Picton Substation or possible upgrades at the Substation.

The Western Power Capacity Mapping Tool shows 20 to 25 MVA Capacity currently remaining in this area as shown in Figure 16. Western Power have advised the Picton Substation has 28.89 MVA Capacity available in 2025 and 25.24 by 2034.

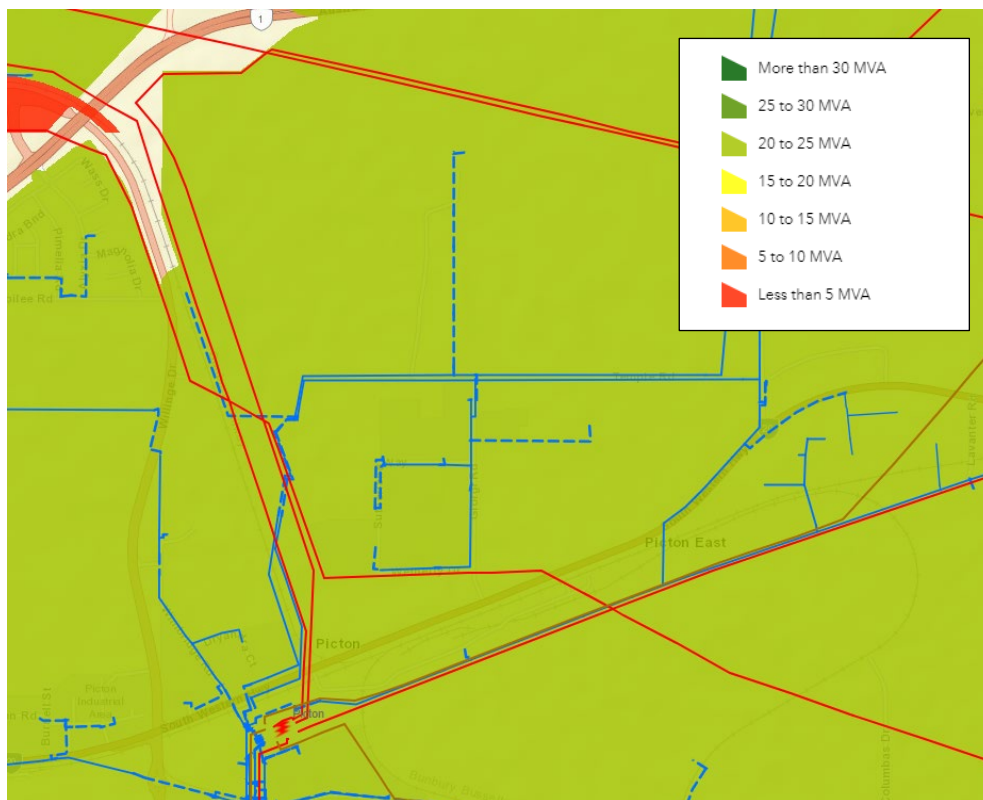


Figure 16 Western Power Capacity in System

8 NBN

NBN services are available nearby to the estate but any major development is likely to require off site extensions to provide the required services.

The nbn rollout map also indicates portion of this area is to be serviced by Fixed Wireless services and so extensions of pit and pipe may not be required.

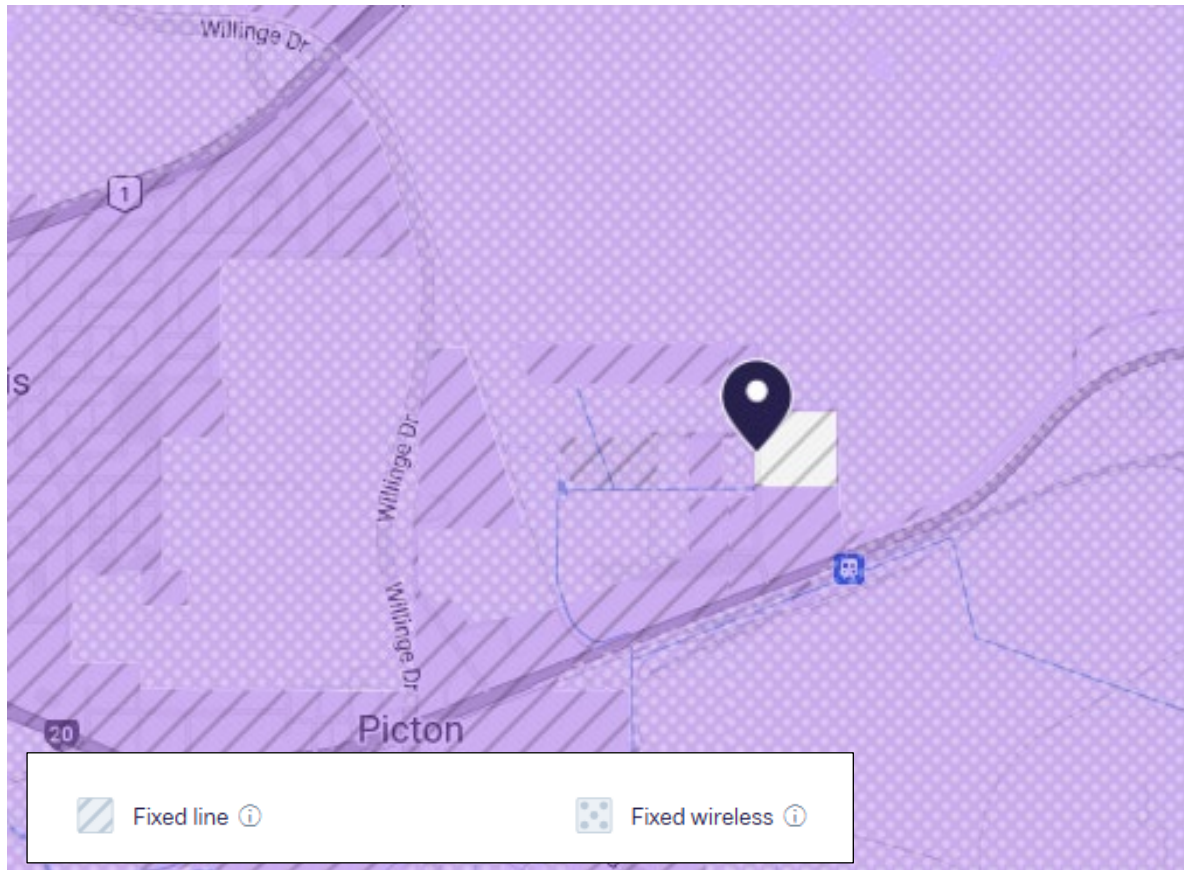


Figure 17 **nbn service rollout map**

9 GAS

Gas is not available in this estate.

Existing Alinta gas services in this area are shown in Figure 18.

At present there is a medium pressure gas system serving Glen Iris residential area to the west and the Eaton residential area to the North. These medium pressure systems however do not have capacity to service an Industrial area.

To the East of the site a High-Pressure gas main runs along Hynes Road. This main is expected to have sufficient capacity to service the site if required but would need a pressure reducing set and the extension of gas infrastructure to the site.

Gas is not essential to the industrial estate and other nearby industrial estates do not have a gas connection.

If gas was required for a major user in the estate such as a brick works then network capacity reinforcement may also be required.

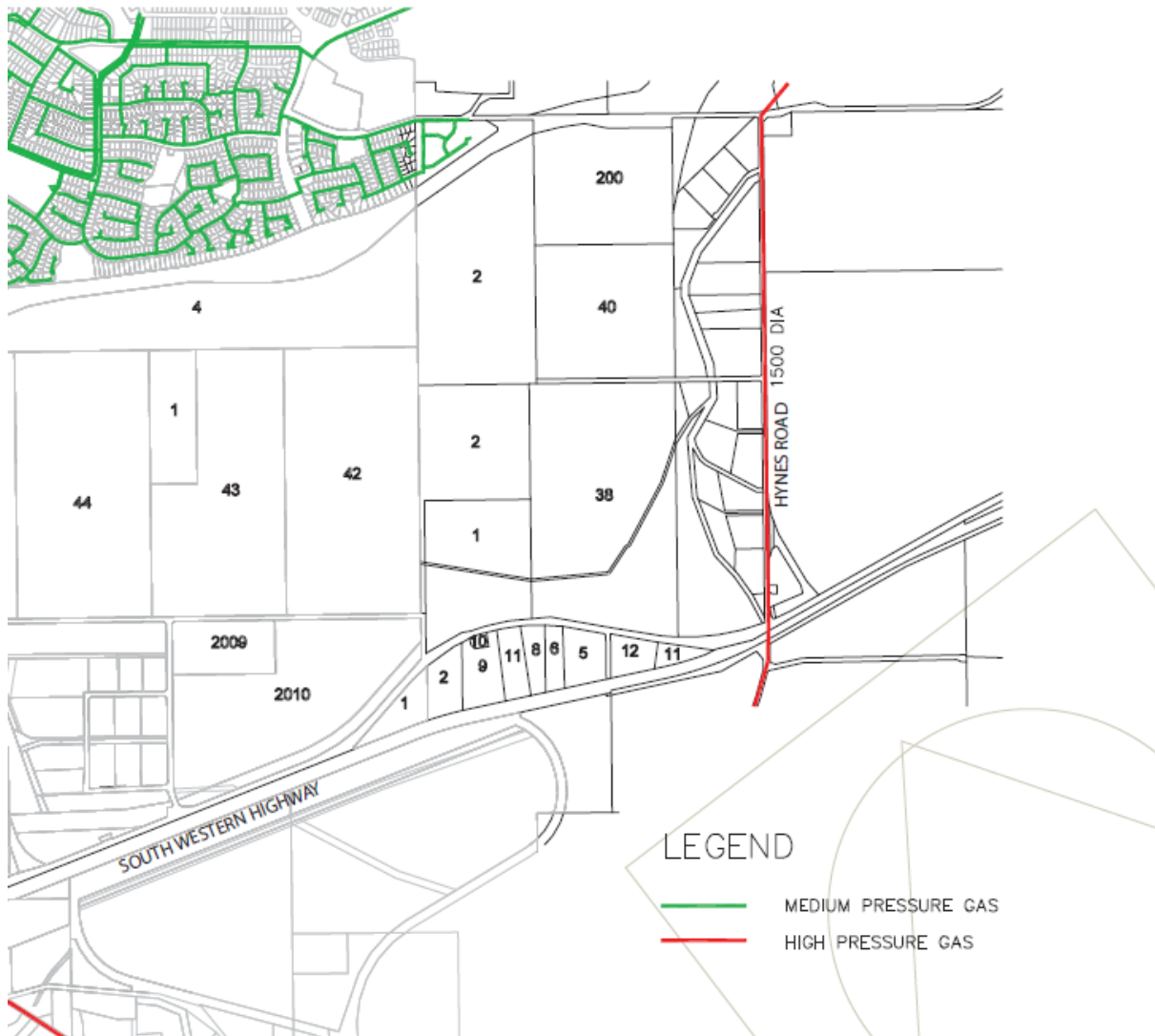


Figure 18 Existing Gas