

ATTACHMENT 5

SERVICING REPORT (MILLER MERRIGAN)



Development Servicing Memorandum

Kilmore South East Growth Precinct

Date: 20 September 2021

Version 2

Reference: 24055

Author: Dennis Graf

1 INTRODUCTION & CONTEXT

This servicing memorandum details the investigated availability of drainage and servicing, and the anticipated requirements to provide services to the proposed development area.

The land is situated south east of the existing Kilmore township as depicted in Figure 1.

The site was recently zoned to facilitate residential development in line with the strategic direction of the Kilmore Structure Plan.

The proposed development plan seeks to provide for approximately 1800 new residential allotments with associated social and community infrastructure as detailed within the Kilmore Structure Plan.

Development of this order require high level servicing planning and appropriate early consultation with servicing authorities to ensure the best outcome can be planned for.

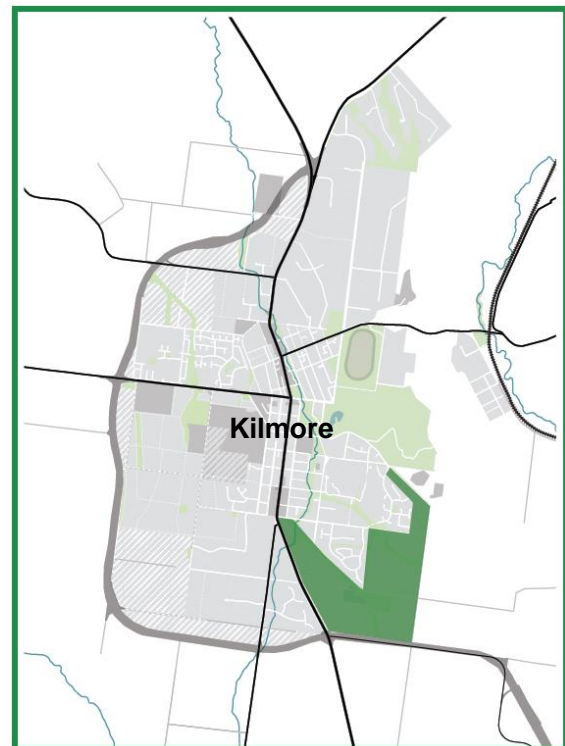


Figure 1 - Kilmore context plan

2 DRAINAGE & SERVICES

2.1 DRAINAGE STRATEGY

The responsible authority for local drainage is Mitchell Shire Council, the catchment management authority is the Goulburn Broken Catchment Management Authority (GBCMA).

The pre-application contacts within these organisations are:

- Cameron Baird from Mitchell Shire Council cameron.baird@itchellshire.vic.gov.au
- Joel Leister from GBCMA joell@gbcma.vic.gov.au

As part of the planning scheme amendment process, a Stormwater Management Strategy (SWMS) was prepared for and reviewed by the GBCMA. The SWMS reviewed the intent of the Kilmore Structure Plan, recent flood modelling commissioned by the CMA and Council and provided detailed management strategies to guide future development applications to ensure appropriate stormwater facilities are incorporated within the development plan area.

During the design, Millar Merrigan and Afflux Consulting collaborated with GBCMA to form the SWMS, the general outcome indicated below in Figure 2 - Drainage Concept (Afflux).

The control point for the system are the existing drainage and watercourses at the downstream side of the proposed storage assets nominated below as Graves St Storage and Tootle Street Est Storage.

Upstream waterways contributing to the development area have been addressed to ensure all surface runoff is appropriately considered and incorporated into the Development Plan area in an efficient manner that provides the great community use and benefit.

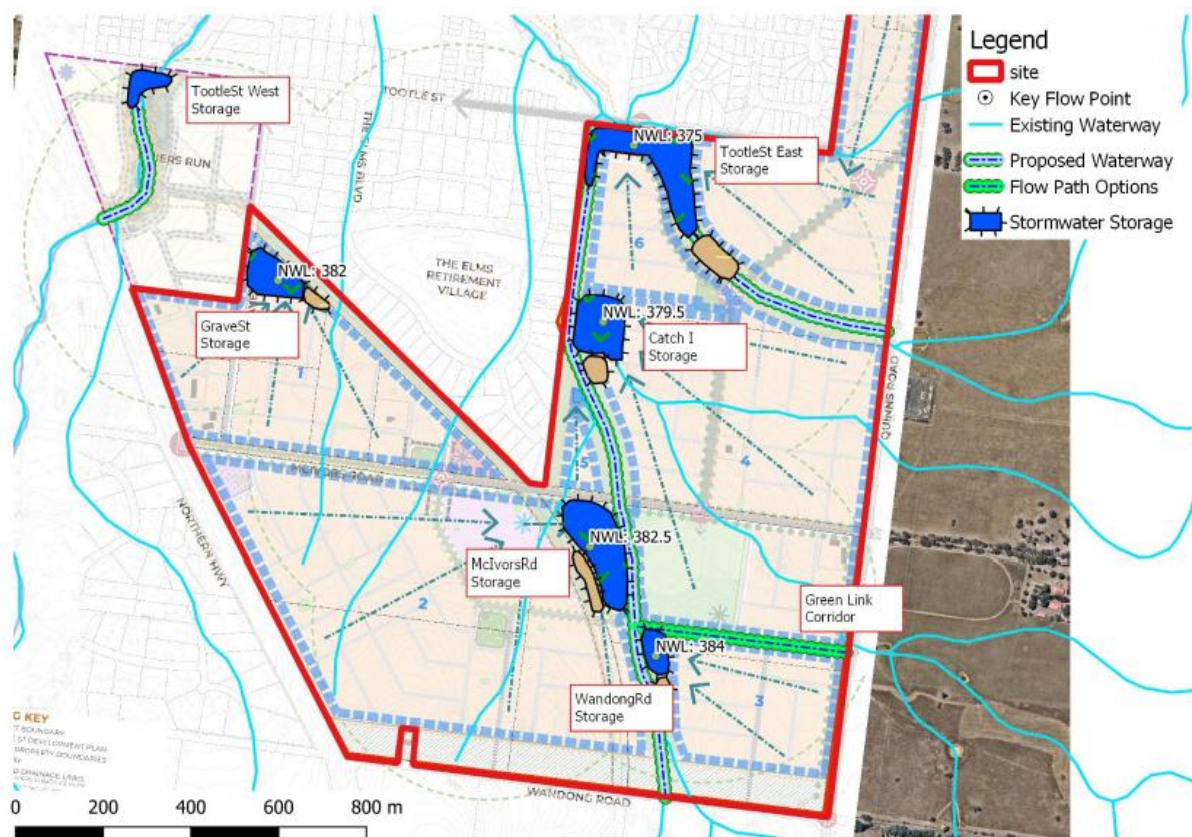


Figure 2 - Drainage Concept (Afflux)

The SWMS is the backbone of future individual Stormwater Management Plans for each development, functional and detailed design of drainage infrastructure.

2.2 SEWER & WATER

The responsible authority for sewerage and water services is Goulburn Valley Water (GVW). The network growth to service this precinct is guided by Goulburn Valley Water strategic planning department and modelling.

Recent network modelling of the sewerage network revealed that additional capacity was required to reduce the current risk of environmental spill. With respect to the growth precinct, the existing network does not have capacity for new connections, therefore a higher order solution would be required to accommodate the future development and futureproof the existing network.

Millar Merrigan investigated numerous sewer servicing strategies in conjunction with GVW and their sewer modelling contractor, including sewer pump stations, and rising mains but after cost benefit analysis and future growth, a trunk gravity sewer extension was decided as the preferred way forwards for the township.

Millar Merrigan are working through the design component of the sewer which includes interaction with multiple stakeholders, including Council, Taungurung Clans.

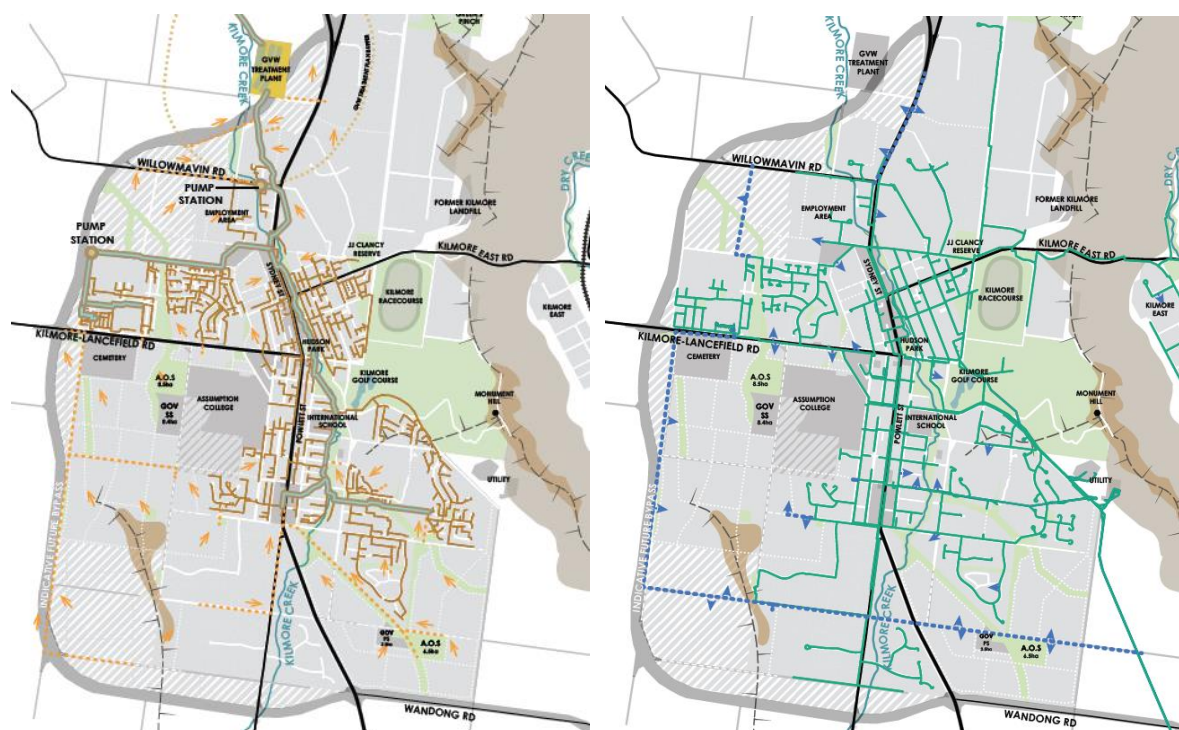


Figure 3 – Sewer & Water Concept Plans from the KSP (Aug 2016)

Water reticulation will be extended to provide the development the required level of water service, with connection points to generally follow the concept plans within the Kilmore Structure Plan as depicted below.

It is understood through preliminary advice and feasibility investigations from GVW that the existing water reticulation network has capacity to service the future proposed development region.

2.3 ELECTRICAL

The responsible authority for electrical services is Ausnet Services. There are multiple existing overhead electricity lines running throughout the sites and along the existing road reserves which, in conjunction with an electrical design consultant, will be appropriately managed to facilitate the development.

There is a major Ausnet substation site located east of Quinn Road about halfway up the precinct from Wandong Road. It is understood the development can be serviced from the 22kV high voltage lines along McIvors Road and from existing infrastructure within Graves Street and Tootle Street.

2.4 TELECOMMUNICATIONS

The responsible authority for telecommunications is NBN Co.

The region is within the NBN C roll out plan, and existing NBN telecommunications infrastructure is located within Graves Street and Tootle Street which will be extended within the site to service the development.

2.5 NATURAL GAS

The responsible authority for telecommunications is APA Group, and while natural gas is not an essential service in terms of development, there is gas infrastructure available nearby that could be extended within and throughout the development area.

3 CONCLUSION

The south east growth precinct appears to have the opportunity to provide all relevant drainage and services infrastructure in line with the existing strategic framework. Given the size of the precinct, collaborative consultation with service authorities will continue to ensure the best outcomes are planned for.

For information on the contents of this memorandum, please contact the undersigned.



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