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10-9-2021

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## **SITE SERVICING REPORT**

### **PARKVIEW ESTATE**

### **40 BUTLERS ROAD, KILMORE, VICTORIA**

### **PROPOSED 119 LOT SUBDIVISION - STAGES 1-4**

This report has been prepared to provide preliminary investigation into the provision of infrastructure & servicing for a 119 Lot residential subdivision including a community & retail hub located at 40 Butlers Road, Kilmore to be carried out over 4 Stages as per the Development Plan prepared for this site to address the requirements of 'Schedule 5 – Development Plan Overlay' (DOP5).

It is proposed that Stage 1 will be constructed in 2022, Stages 2 & 3 in 2023 and Stage 4 in 2024. Refer to Appendix 1 – 'Overall Services Development Plan' for staging proposal.

This development is situated within Precinct 2- West growth area of Kilmore south of the Kilmore-Lancefield Road. This development will provide residential Lot sizes in the order of 300sqm to 650sqm with the inclusion of a 1 Ha area to cater for retail & preschool facilities. 5Ha has also been set aside for a community active space area to be developed by Mitchell Shire Council.

It has been identified in the Kilmore structure plan that in general Kilmore is well serviced within the existing developed areas in terms of utilities & infrastructure however growth areas are being carried out in a more ad hoc site specific basis rather than considering overall future development precinct requirements. This development which is situated in the north eastern portion of the west growth precinct fronts existing major reticulated services & utilities along the Kilmore-Lancefield Road frontage.

These utilities include high & low voltage power supply (overhead & underground), major & minor underground (NBN / Telstra) telecommunications infrastructure, gas & water reticulation mains & access to gravity sewer main to the north of the Kilmore-Lancefield Road which currently services significant existing residential development. It is anticipated that these existing utilities can provide for the full servicing of this development through minor upgrading & extensions to the existing services infrastructure as described below. However further consultation with all relevant service authorities will need to occur to ensure any proposed extensions and upgrades not only cater for this development but also the future needs & growth of the West Growth Precinct.

## **1. RETICULATED WATER SUPPLY:**

This area is controlled by Goulburn Valley Water ( GVW ) Authority. The site is located on the south side of the Kilmore-Lancefield Road with access to the proposed development to be via the Kilmore-Lancefield Road and Butlers Road to the East.

An existing 225mm diameter reticulation water main exists along the Kilmore – Lancefield Road running along the south side of this road ( directly fronting this site ) for approximately 250m from Butlers Road intersection after which the water main crosses the Kilmore – Lancefield Road to the North side heading west along the remainder of the frontage of this development. Full water supply for this development can be provided from this existing 225 water main. It is anticipated that 150dia water main extensions will be required along the Butlers Road frontage as well as along the main access road reserve through the proposed development. This will provide 2 No. separate water supply points to the subdivision as per GVW requirements. Stages 1 & 2 will be serviced via a 150dia water main extension along the main internal access road with Stages 3 & 4 to be also supplied from this main along with an additional 150dia main extension proposed along the Butlers Road frontage. All internal Lots will be serviced via 100dia & 150dia water main extensions within the internal road reserves provided.

## **2. RETICULATED SEWER MAIN:**

This area is controlled by Goulburn Valley Water Authority ( GVW ). The site has generous fall to the north with a ridge line & a valley ( low point ) running north – south through the property. All existing sewer main infrastructure currently lies to the north of the Kilmore-Lancefield Road which GVW have indicated would be the point of discharge to service this development. It is proposed that this development can be fully controlled by gravity sewer main by connecting & extending into sewer main infrastructure currently being constructed at 110-120 Kilmore-Lancefield Road. Sewer main outfall works will involve the construction of approximately 250 lin.m of 150dia uPVC sewer main along the east side of a proposed Council drainage reserve within the development at 110-120 Kilmore-Lancefield Rd. Preliminary investigation & comment provided from GVW have indicated that connection into the existing gravity sewer main at this point is preferable with shorter distance to the downstream outfall sewers and relatively greater spare capacity than options considered further to the west.

GVW have identified that 230m of sewer main upsizing works from 225dia to 300dia will need to be carried out approximately 1200m downstream of the proposed connection point to provide for additional loadings. This point of discharge will provide sufficient depth to cater for full gravity sewer lot control for all Lots located within this development. It is proposed to construct the sewer main outfall works through the drainage reserve of the development at 110-120 Kilmore-Lancefield Road prior to the commencement of this development.

## **3. GAS:**

The Gas service authority for this area is the ‘APA Group’. Reticulated gas supply exists along the Kilmore – Lancefield Road with a 180 dia main distribution main running along the south side of this road ( directly fronting this development ) for approximately 250m from Butlers Road intersection after which the gas main crosses the Kilmore – Lancefield Road to the North side heading west in 63 dia. Extensions from this main will be available to service all Lots associated with this development.

Stages 1 & 2 will be serviced via a 63dia gas main extension along the main internal access road reserve with Stages 2 & 4 also serviced from this gas main extension. An additional gas main extension along the Butlers Road frontage may also be required.

#### **4. TELECOMMUNICATIONS:**

This development is within the NBN Co rollout area. NBN infrastructure currently exists along both the Kilmore-Lancefield Road and Butlers Road frontages. This infrastructure can be extended from & connected into to provide NBN availability to all stages and residential / commercial Lots associated with this development. Stages 1 & 2 will be serviced by the extension of NBN pit & pipe infrastructure along the main internal access road of this development with Stages 2 & 4 serviced via further extensions to this infrastructure within the internal road reserves provided. Additional NBN pit & pipe infrastructure may also be required along the Butlers Road frontage.

#### **5. ELECTRICITY:**

Ausnet Services are the electrical supply distribution authority servicing this area with existing infrastructure available to service this development from the Kilmore-Lancefield Road reserve. Underground and overhead electrical reticulation infrastructure will need to be extended & upgraded along both Kilmore-Lancefield Rd & Butlers Road frontages to provide electrical supply to all stages and Lots associated with this development. Sub stations will need to be incorporated as part of the Ausnet Services infrastructure network to provide electrical supply to service this development.

Stage 1 will need to be supplied via a pole mounted substation along the Kilmore-Lancefield Road if Ausnet network upgrade works have not been completed prior. Stage 1 internal supply will be via underground electrical reticulation along the main internal access road of this development with Stages 2 to 4 to be serviced with further extensions to this infrastructure via the internal road reserves provided. Additional underground electrical infrastructure will also be required along the Butlers Road frontage. It is estimated that 1No. kiosk substation will be required internally to service all Lots within this development.

#### **6. STORMWATER DRAINAGE:**

The site has good slope and drains via an existing watercourse that is approximately located centrally, running North – South through the site. Stormwater flows in a northerly direction and ultimately into the Kilmore Creek.

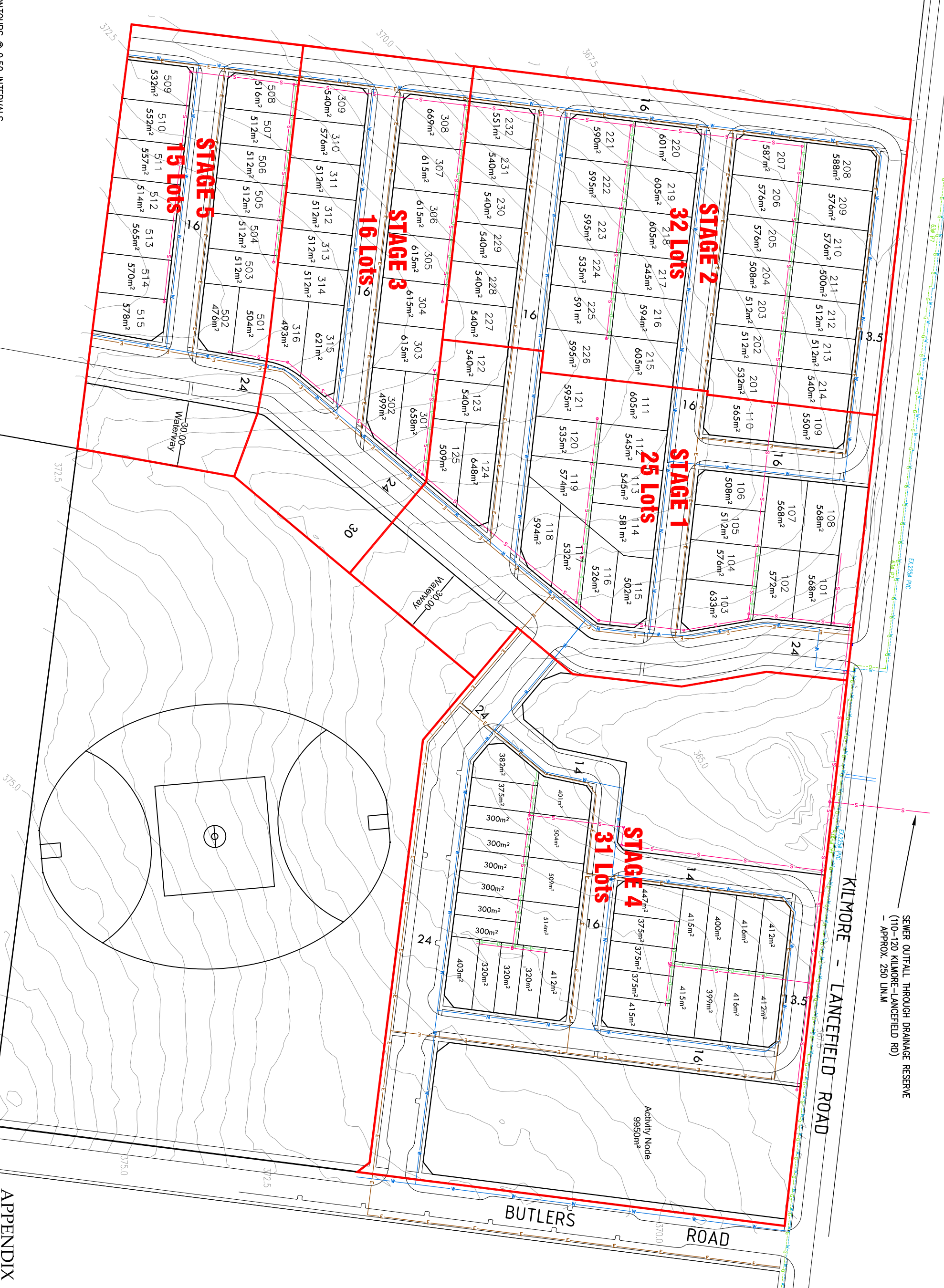
The proposed subdivision can be adequately drained by an underground drainage system via appropriate treatment and retention systems prior to discharge into this system. A stormwater management strategy has been prepared for this site & will be instigated as part of the drainage works and in accordance with Council and Catchment Authority requirements.

Refer to stormwater drainage strategy prepared by Afflux Consulting.

Yours Sincerely,



CHRIS BROWN B.E.  
Chris Brown & Associates Pty Ltd.



SEWER OUTFALL THROUGH DRAINAGE RESERVE  
(110-120 KILMORE-LANCEFIELD RD)  
- APPROX. 250 UN.M

NATURAL SURFACE CONTOURS @ 0.50 INTERVALS

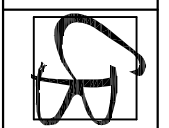
VER.	REVISIONS	DATE
A	SERVICES LAYOUT PLAN	10/9/21

**LEGEND & SYMBOLS**

PROPOSED TELSTRAM	EXIST. TELSTRAM
PROPOSED POWER	EXIST. POWER
PROPOSED WATER MAIN	EXIST. WATER MAIN
PROPOSED GAS MAIN	EXIST. GAS MAIN
PROPOSED STORM MAIN	EXIST. STORM MAIN
PROPOSED DRAINAGE	EXIST. DRAIN / PIT

PARKVIEW ESTATE - 118 LOT SUBDIVISION  
OVERALL SERVICES DEVELOPMENT PLAN

ALLEQUIP P/L  
40 BUTLERS ROAD  
KILMORE



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DESIGN:	S.G.	DWG NO.:	19680
DRAWN:	S.G.	CHECKED:	C.B.
SCALE:	A3: 1:1600	DATE:	SEP 2021

APPENDIX 1.