

Appendix 7 – Servicing Report



AXIOM
CONSULTING
ENGINEERS

SERVICING STRATEGY

RESIDENTIAL SUBDIVISION
4719 Midland Highway,
Daylesford

Prepared For
Smith Development Partnership Pty Ltd

Document Reference
984-02



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Issue	Author	Date	Checked	Date	Authorised	Date
A	J Paterson	4/05/22	M Parker	4/05/22	C Coughlan	4/05/22
B	J Paterson	5/05/22	M Parker	5/05/22	C Coughlan	5/05/22

This investigation and report have been authorised by Mr. Chris Coughlan, the Director of Axiom Consulting Engineers Pty Ltd.



Chris Coughlan BEng (Civil), MIEAust

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1 INTRODUCTION

This report investigates the provision of services to the subject subdivision site at 4719 Midland Highway, Daylesford. The site is proposed to be subdivided into 7 low-density residential allotments and a superlot, which will become a medium density development. Infrastructure is to be provided for the provision of roads, stormwater drainage, sewerage, water, electricity, telecommunications, and gas.

For Stormwater Drainage information, refer to the accompanying Stormwater Strategy document Ref: 984-01.

2 ROADS

Responsible Authority: Hepburn Shire Council, Vicroads

The current proposed road reserves can be seen in Appendix A.

Roads shall be constructed in accordance with the Infrastructure Design Manual (a standardised document adopted by most councils in Regional Victoria), and as required by the Stormwater Strategy to convey overland flows.

An accessway can be constructed through the site from Raglan Street to Midland Highway to allow vehicular access to the internal side of lots and the superlot.

3 STORMWATER DRAINAGE

Responsible Authority: Hepburn Shire Council

Refer to Stormwater Strategy document.

4 SEWER RETICULATION

Responsible Authority: Central Highlands Water

As seen in appendix B, existing pressure sewerage is available on Midland Highway and Raglan Street with a pump station on Midland Highway that takes gravity sewer through the site from upstream catchments. Internal sewerage can be designed as 150mmØ gravity sewer and connect into the existing gravity network within the site.

5 WATER RETICULATION

Responsible Authority: Central Highlands Water

As shown in Appendix B, DN100 water main is available along Midland Highway and on the opposite side of the road in Raglan Street. Table 3.2 of WSA03-2011-3.1 provides that a single direction feed can only service up to 40 lots. If the combined number of lot connections on the existing main including the superlot exceeds this number, then water will need to be reticulated from Midland Highway through to Raglan Street via a new 100mmØ water main.

6 ELECTRICITY

Responsible Authority: Powercor

Overhead electrical is available on both the Raglan Street and Midland Highway accesses. Underground electrical supply can be routed from the poles into the site via underground electrical cables located in the proposed road reserve. Layout of the poles can be seen in appendix C.

7 TELECOMMUNICATIONS

Responsible Authority: Telstra, Optus

Optus is available on the north side of the existing roads and Telstra is available on the south. As NBN is available and shares networking with Telstra, NBN will be used for telecommunications on site.

8 NBN

Responsible Authority: NBN

A plan showing the location of NBN is shown in appendix D. It shows a connection is available on the south side of Raglan Street and Midland Highway. As a new development, connection to NBN infrastructure will be required as a planning permit condition and can be connected across the existing road to the site and routed through the road reserve.

9 GAS

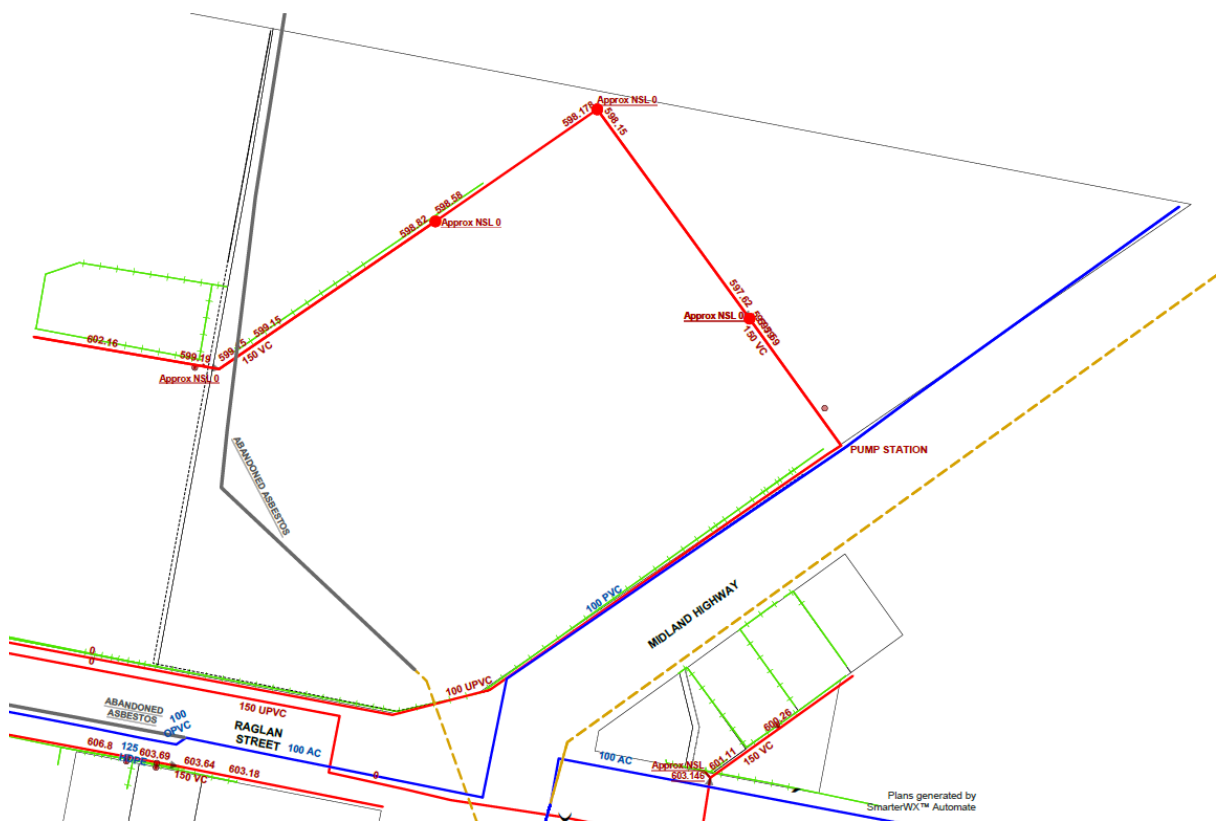
Responsible Authority: Ausnet

A plan showing the location of existing gas in proximity to the site is shown in appendix E. Gas is available on the north side of Raglan Street and south side of Midland Highway. As it is a larger main and closer to the site, connection can be made from Raglan Street.

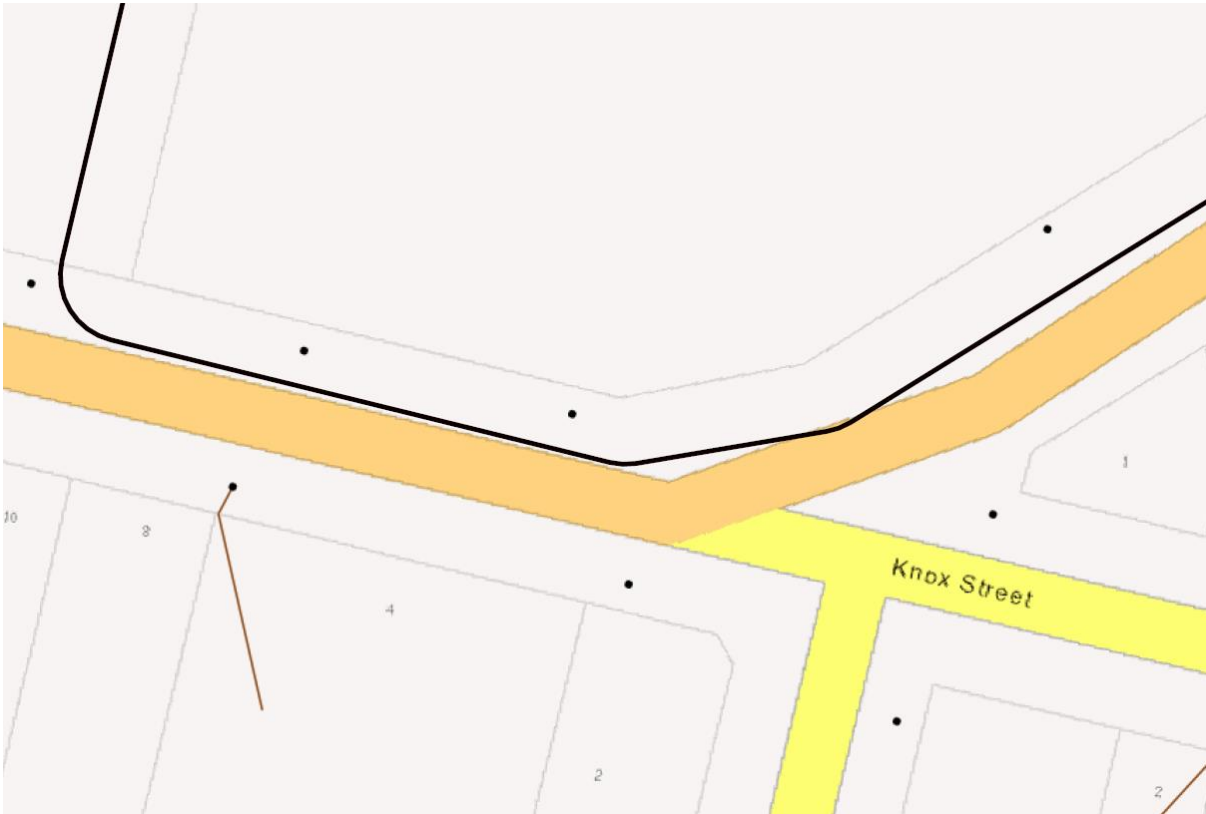
APPENDIX A – Proposed Development Plan



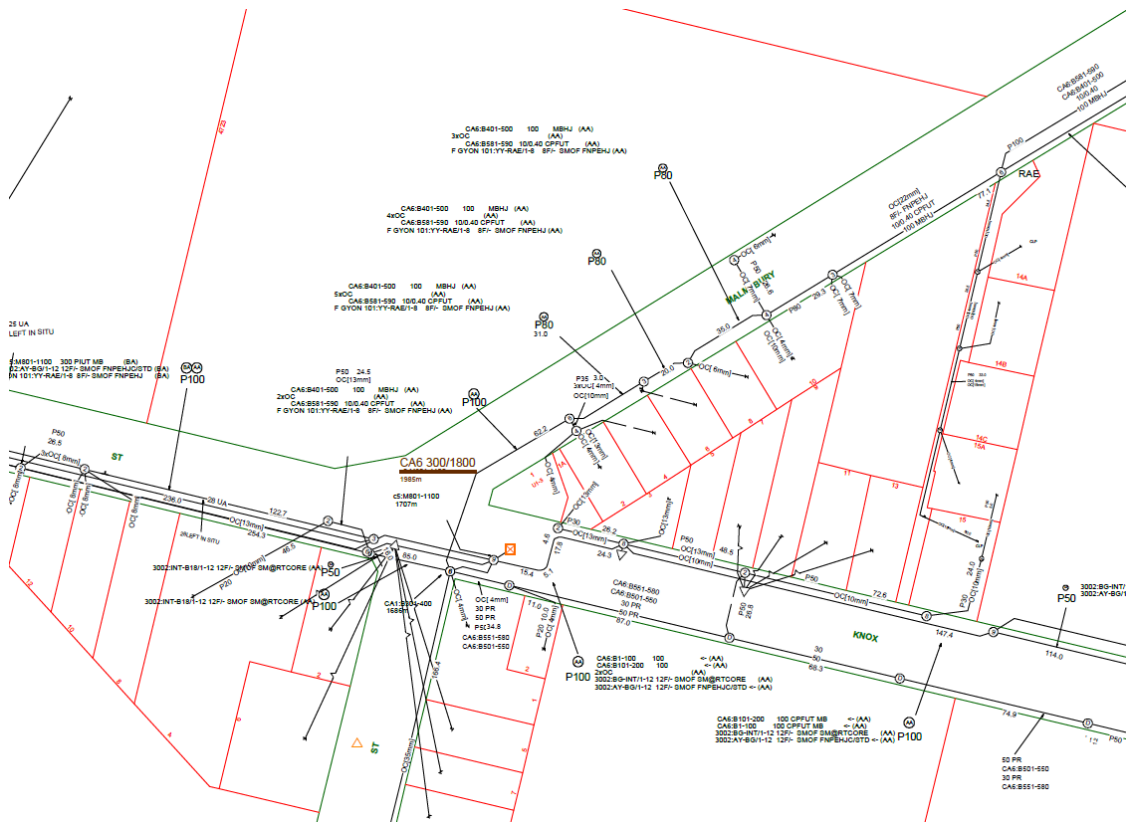
APPENDIX B – Existing Sewer & Water Layout



APPENDIX C – Electrical Pole Locations



APPENDIX D – NBN & Telstra Layout



APPENDIX E – Gas Layout

