

M|M

Infrastructure and Servicing Report

18 Carter Street & 41-45 Hobson Street,
Stratford

Prepared by: [REDACTED]

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Executive Summary

Millar Merrigan has been engaged by NBA Group Pty Ltd to investigate servicing provisions required to support residential development. The following report investigates the existing conditions of the site and the current services within the vicinity of the site that could support a residential development.

The area of the site is approximately 5.993 hectares and located within Wellington Shire Council. The land is currently zoned general residential (GRZ) and subject to a development plan overlay and designated as bush fire prone area.

The findings are detailed in the body of the report, with a summary as follows:

- Sewer – An existing sewer main exists along Hobson and Davidson Street. There is no sewer along the Carter Street frontage.
- Water – An existing water main currently runs along the Carter Street frontage and the opposite side of Hobson Street.
- Electricity – Ausnet assets that exist within the area include low and high voltage underground cables. High voltage overhead cables are also located along Carter and Hobson Street.
- Gas – There are no existing gas assets in the area.
- Telecommunications – Telstra/NBN, underground conduits currently exist along Carter and Hobson Street.
- Drainage – There are existing swales along Carter Street and underground drains along Hobson and Davidson Street. There is no underground drainage system fronting the site, however there is on the opposite side of Hobson Street.

Through review of the surrounding regulatory provisions, servicing, and infrastructure, it is concluded that the subject site can be developed in an economic and efficient manner.

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Version	Date	Description	Prepared By	Approved By
1	24/05/2024	30635 Infrastructure and Servicing Report	██████	██████

1.0 Background & Context

The subject land is located within Stratford, west of the Princes Highway. Stratford forms part of Wellington Shire Council, located roughly 200km east of Melbourne. The site is bounded by Carter Street to the north and Hobson Street to the south and has a gentle slope, generally heading south. This area is currently made of 2 titles, one being a vacant site with some scattered trees at 18 Carter Street. The second title at 41-57 Hobson Street contains a residential dwelling (surrounded by trees) with the additional land being used as paddock space. The subject site has a total area of approximately 5.993 ha. The closest water bodies are the Avon River to the south and Deep Creek to the East.



Figure 1 - Subject Site Area, Nearmap

2.0 Site Zoning & Provisions

The following outlines the current zoning and relevant state and local regulations.

Zoning

The site is zoned General Residential (GRZ), schedule 1.

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

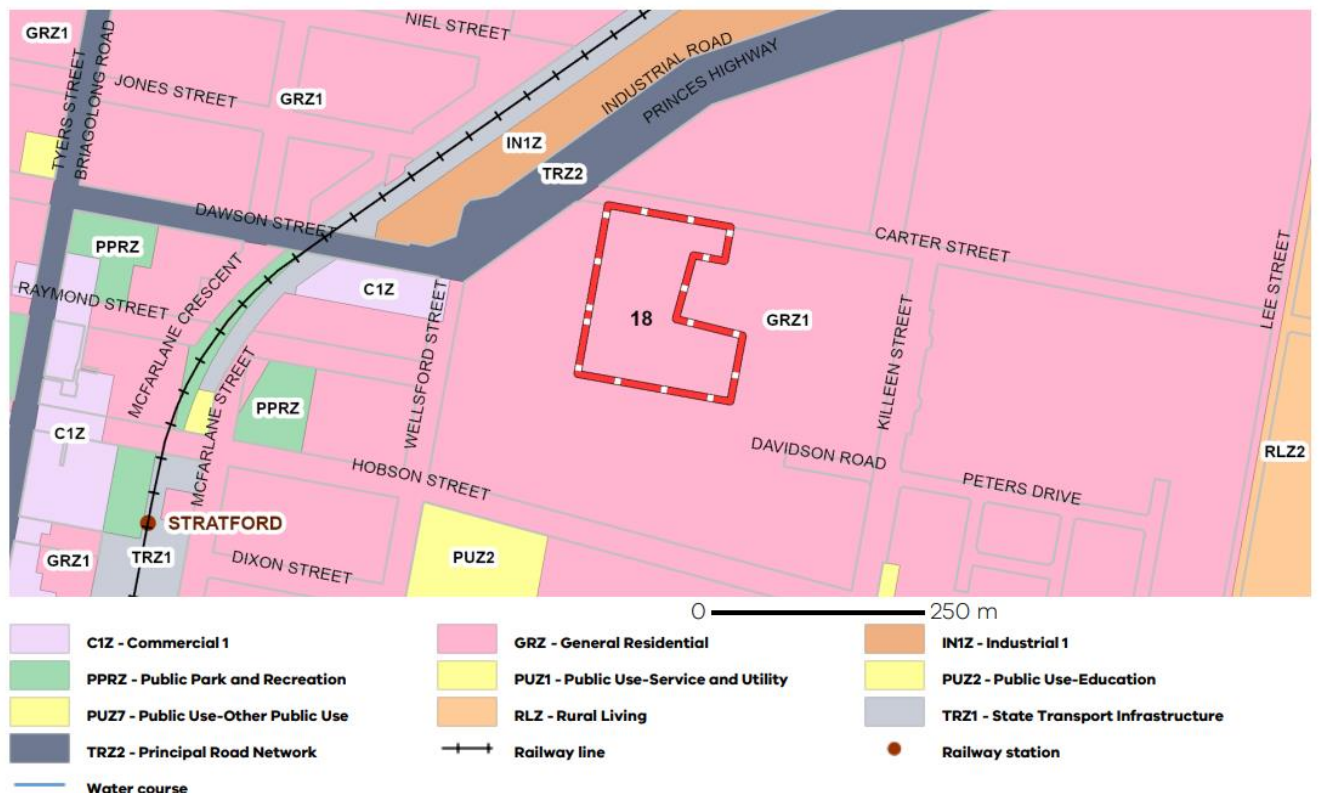


Figure 2 - Vicplan Planning Zone Map

18 Carter St & 41-57 Hobson St, Stratford

The site is also covered by a development overlay (Eastern Stratford Development Plan) and located within a bushfire prone area.

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)

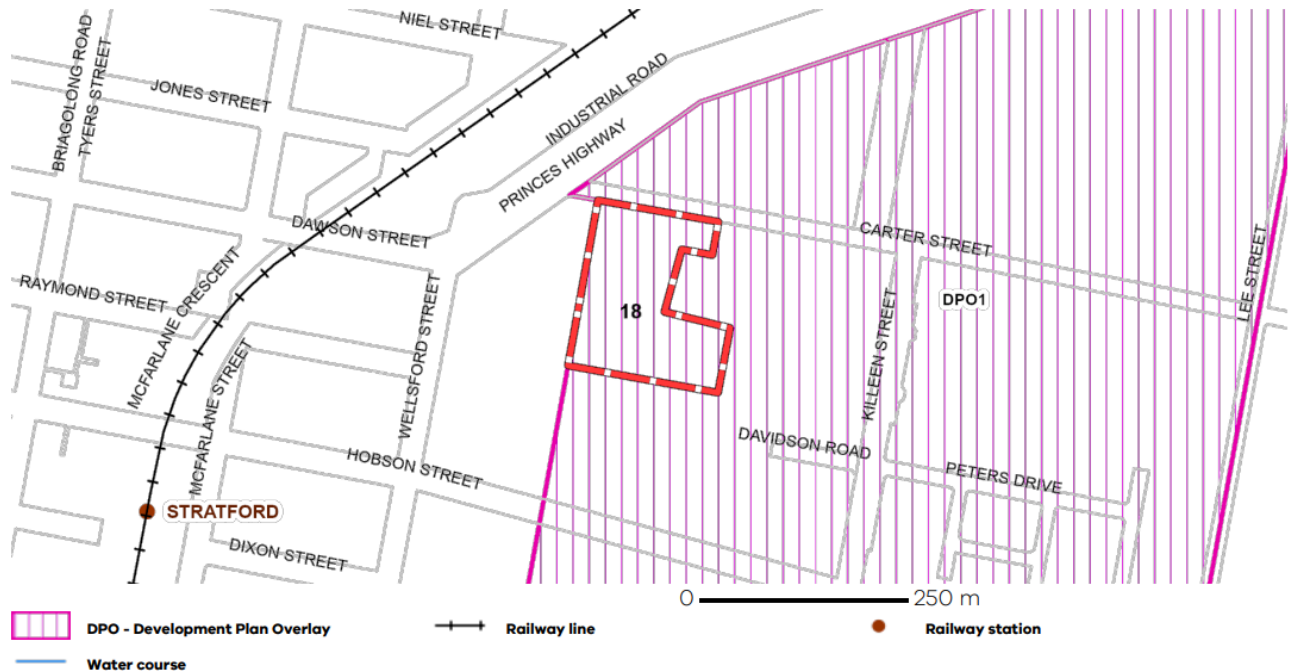


Figure 3 - Development Plan Overlay

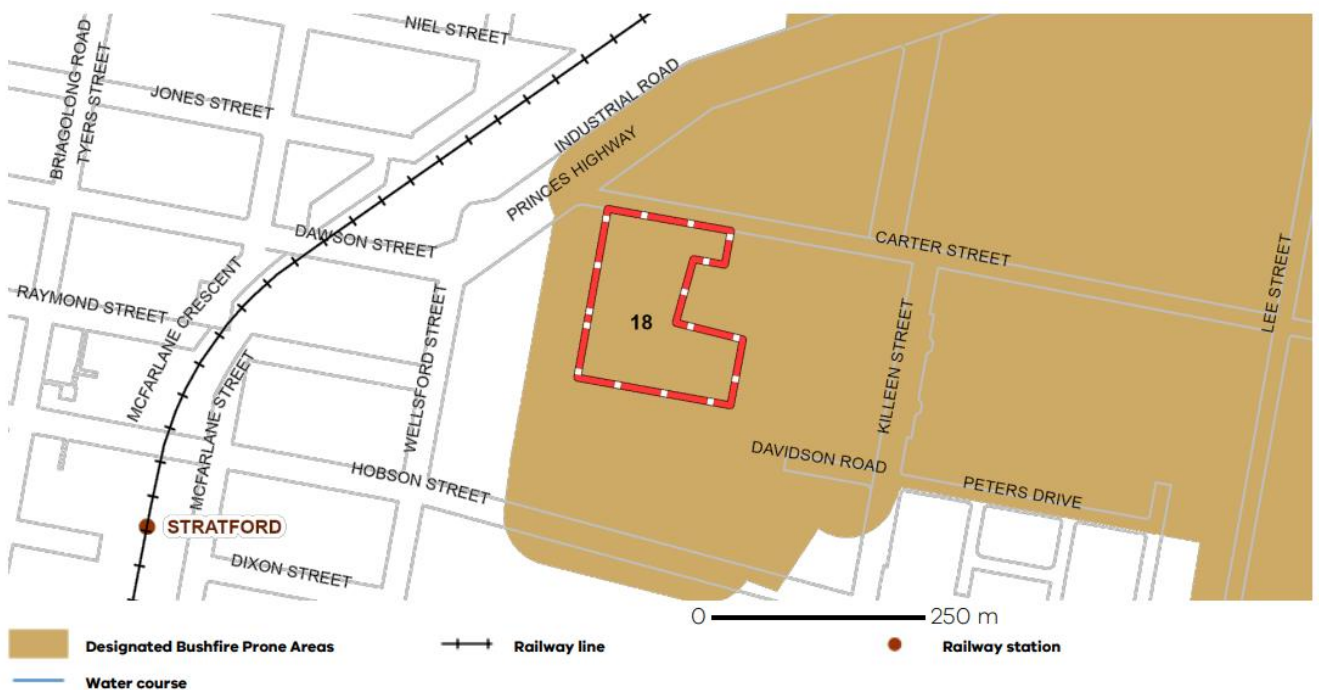


Figure 4 - Bushfire Prone Overlay

18 Carter St & 41-57 Hobson St, Stratford

Proposal

The proposal for 18 Carter Street and 41-57 Hobson Street includes a residential development of both sites. The proposed subdivision consists of numerous access streets connecting via the future extension of Davidson Road to the east, Carter Street to the north and Hobson Street to the south. Note that existing dwelling on site is intended to be demolished and replaced with new lots.



Figure 5 - Proposed Subdivision Plan

There is no current staging plan for the proposed development, however it is assumed that there will be a staging plan implemented.

3.0 Servicing & Infrastructure

The site is adjacent to an existing residential development to the south and has immediate access to services which allows for simple and logical extension of infrastructure to continue the residential growth.

Sewer

The responsible authority for sewer is Gippsland Water. The existing sewerage system does not extend to the frontage of 18 Carter Street. As seen in Figure 6 below which shows the sewer main (orange linework), terminating at Princes Hwy.

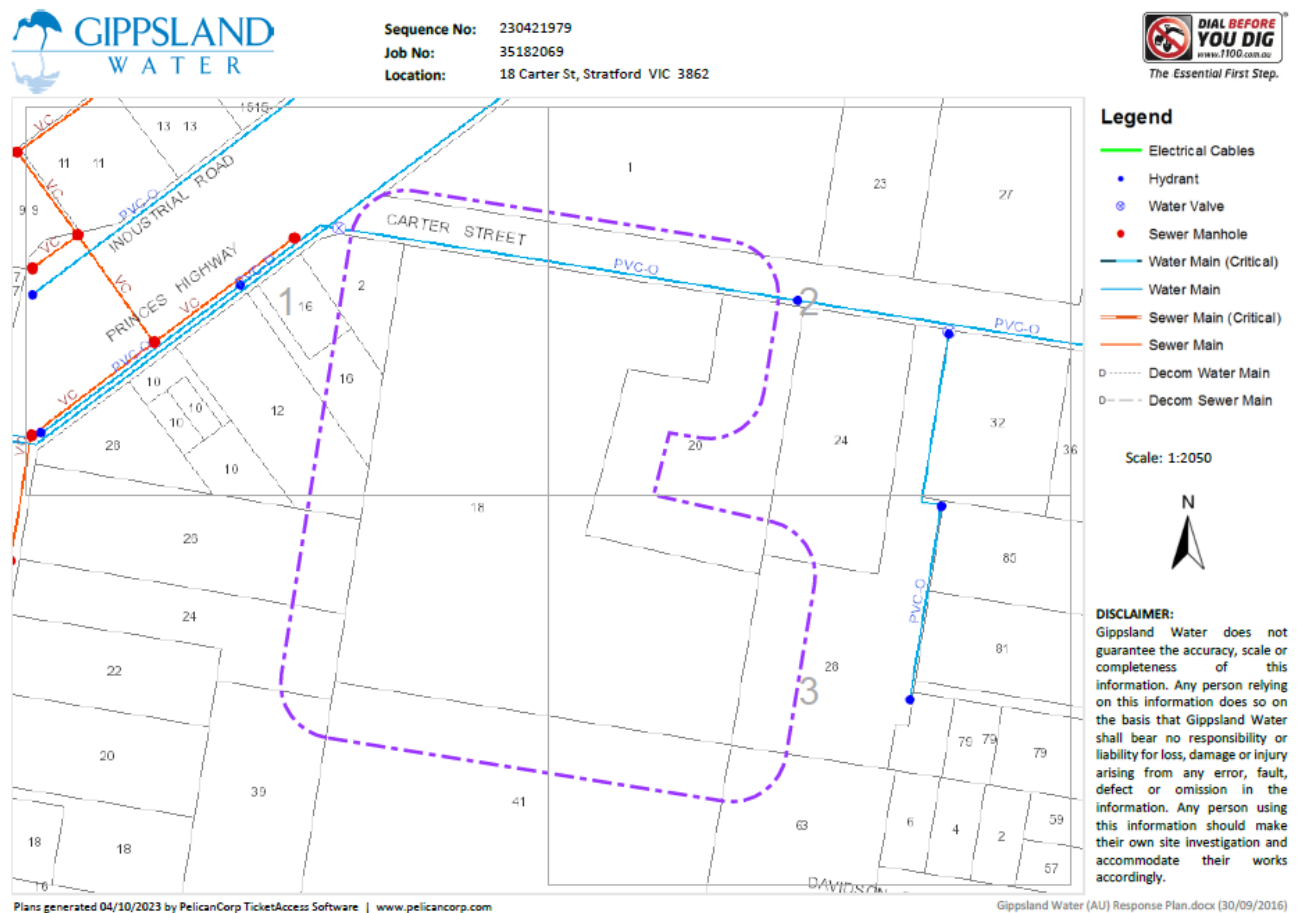


Figure 6 - Gippsland Water Asset Map, 18 Carter Street

18 Carter St & 41-57 Hobson St, Stratford

There is a sewer main located on the north side of Hobson Street, which is anticipated as the connection point for the southern end of the development. However, confirmation will be determined during detailed design. There is also a main which currently terminates at the end of Davidson Road. This sewer main can also be considered as a connection point if the Hobson Street sewer does not have sufficient depth or capacity. However, this can be confirmed at detailed design stage with Gippsland Water and existing asset levels. Note that this would require an extension through the property at no. 59-65 Hobson Street and requires their permission.

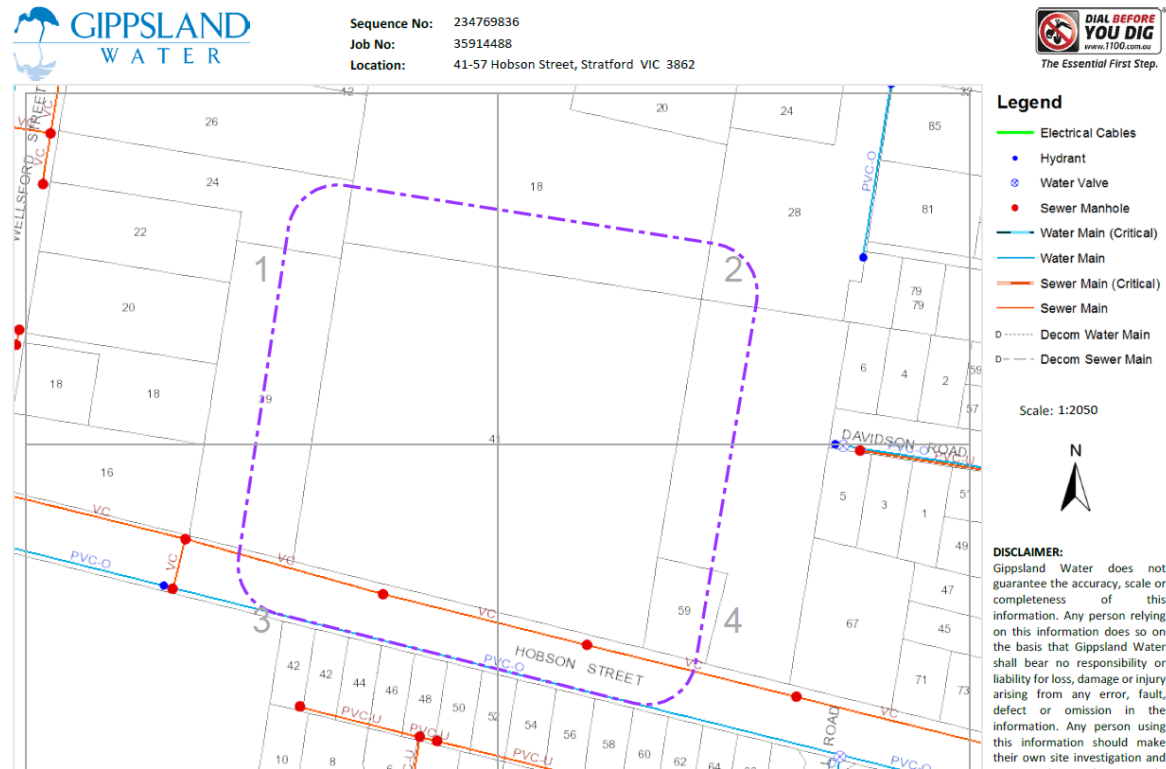


Figure 7 - Gippsland Water Asset Map, 41-57 Hobson Street

Water

The responsible authority for water is Gippsland Water. According to plans obtained from East Gippsland Water (refer to figure 8), the site currently has frontage to a water main located along the south side of Carter Street. Sizing of this main is indicated as a 100mm diameter PVC (1981).

A 100mm diameter water main (1989) also exists along opposite side of Hobson Street. However, being along the opposite side of 41-57 Hobson Street would therefore require boring under road reserve for connection. This will all be confirmed during detailed design.

A recently constructed water main (size to be confirmed during detailed design), currently terminates at the end of Davidson Street. There is no need for the development to connect to this water main as the development can connect to the water mains on Carter and Hobson Street. Provision will be made within the development at detailed design stage to allow the extension of this water main once no. 59-65 Hobson Street is developed.

18 Carter St & 41-57 Hobson St, Stratford

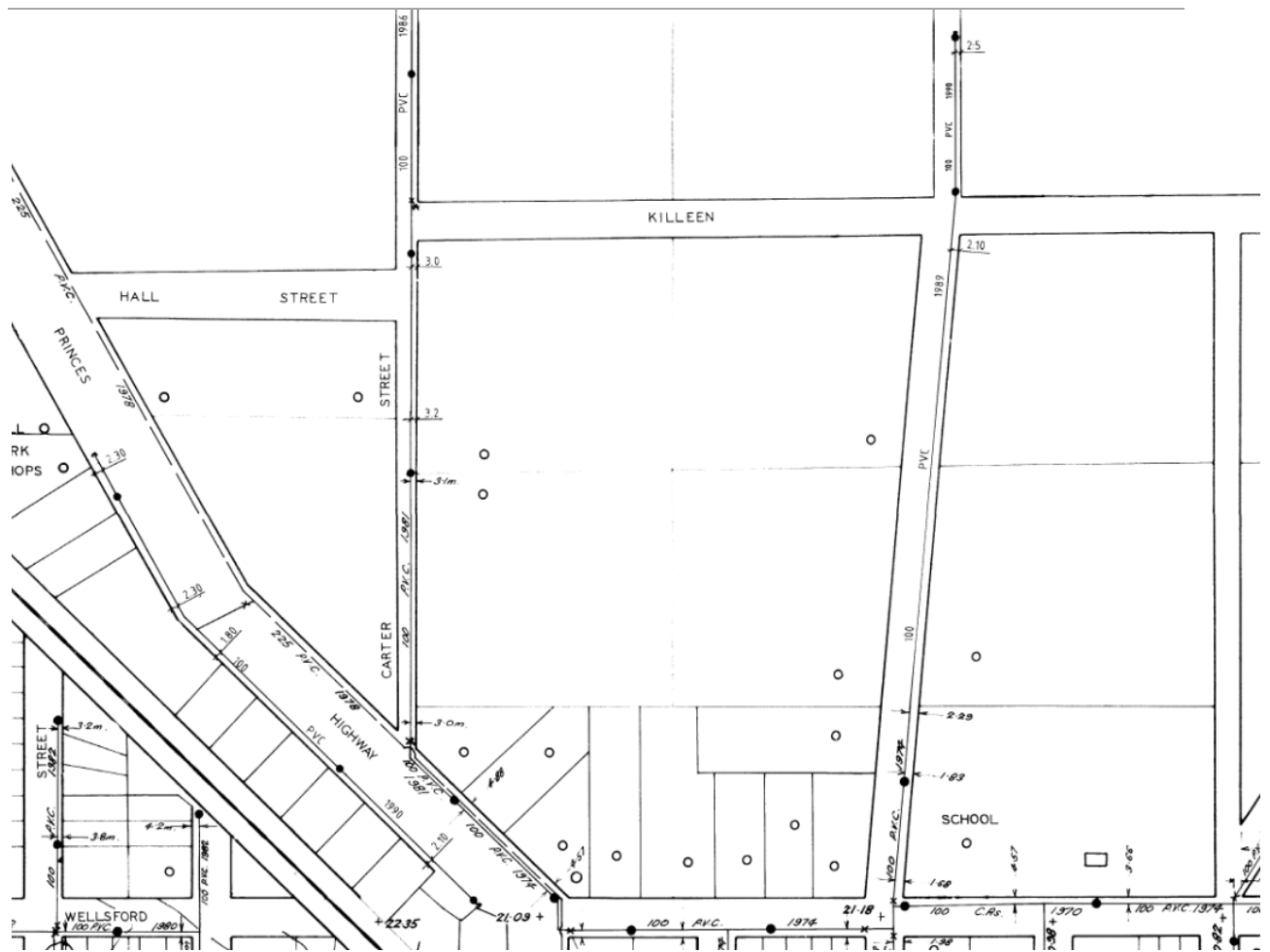


Figure 8 - Water Reticulation Overall Town Layout Plan

18 Carter St & 41-57 Hobson St, Stratford

Electricity

The relevant electricity supplier for the area is SP-AusNet. Assets within the current vicinity of the site include low voltage underground cables, low and high voltage overhead lines. Closest to 18 Carter Street are low voltage underground cables and numerous pits. Capacity of this system is unknown, but anticipated connection to the proposed development is not currently a concern.

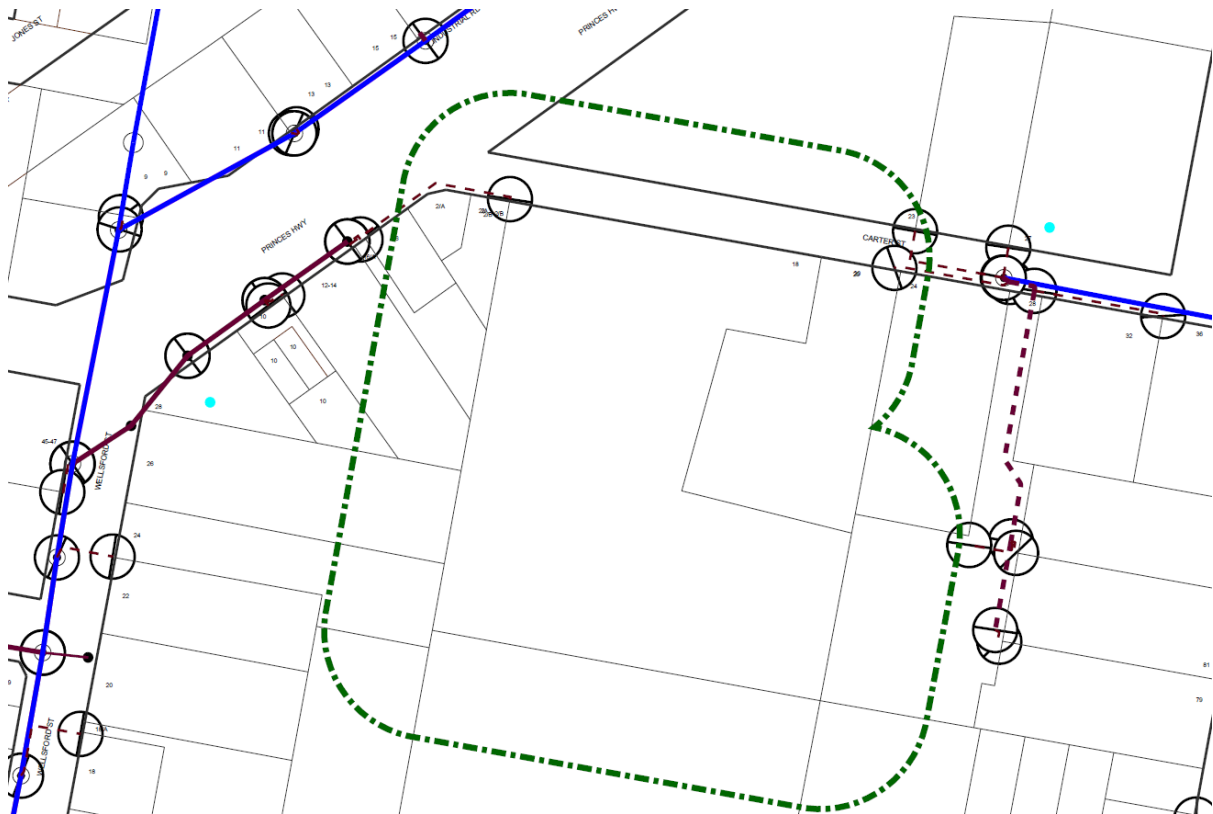


Figure 9 - Ausnet Asset Map

Existing Ausnet assets exist along the frontage of 41-57 Hobson Street. A high voltage overhead line exists along the north side of Hobson Street, it is assumed that this system has capacity to service the proposed development through an underground electrical network. Underground electrical lines also exist along the south side of Hobson Street. The recent development within Davidson Road contains a system of underground low voltage electrical cables. It is assumed that a similar layout can be implemented within the proposed development, however this is all subject to change at detailed design stage.

18 Carter St & 41-57 Hobson St, Stratford

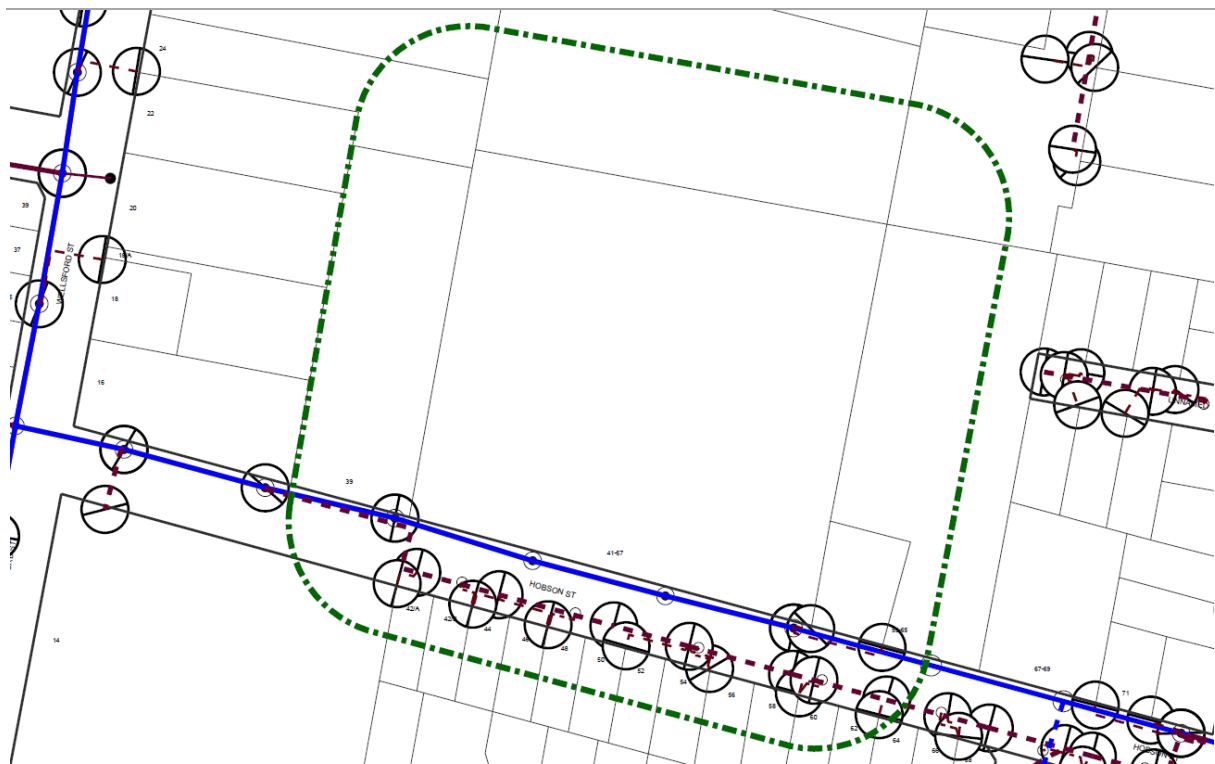


Figure 10 - Ausnet Asset map, 41-57 Hobson Street

Gas

There is no evidence of existing gas assets within the area. As of 1st January 2024, new gas connections for new residential subdivisions requiring planning permits are being phased out. However, there is potential for lots to be serviced via interchangeable gas bottles if required.

18 Carter St & 41-57 Hobson St, Stratford

Telecommunications (VICTAS)

Telstra/NBN has existing services in proximity to 18 Carter Street.

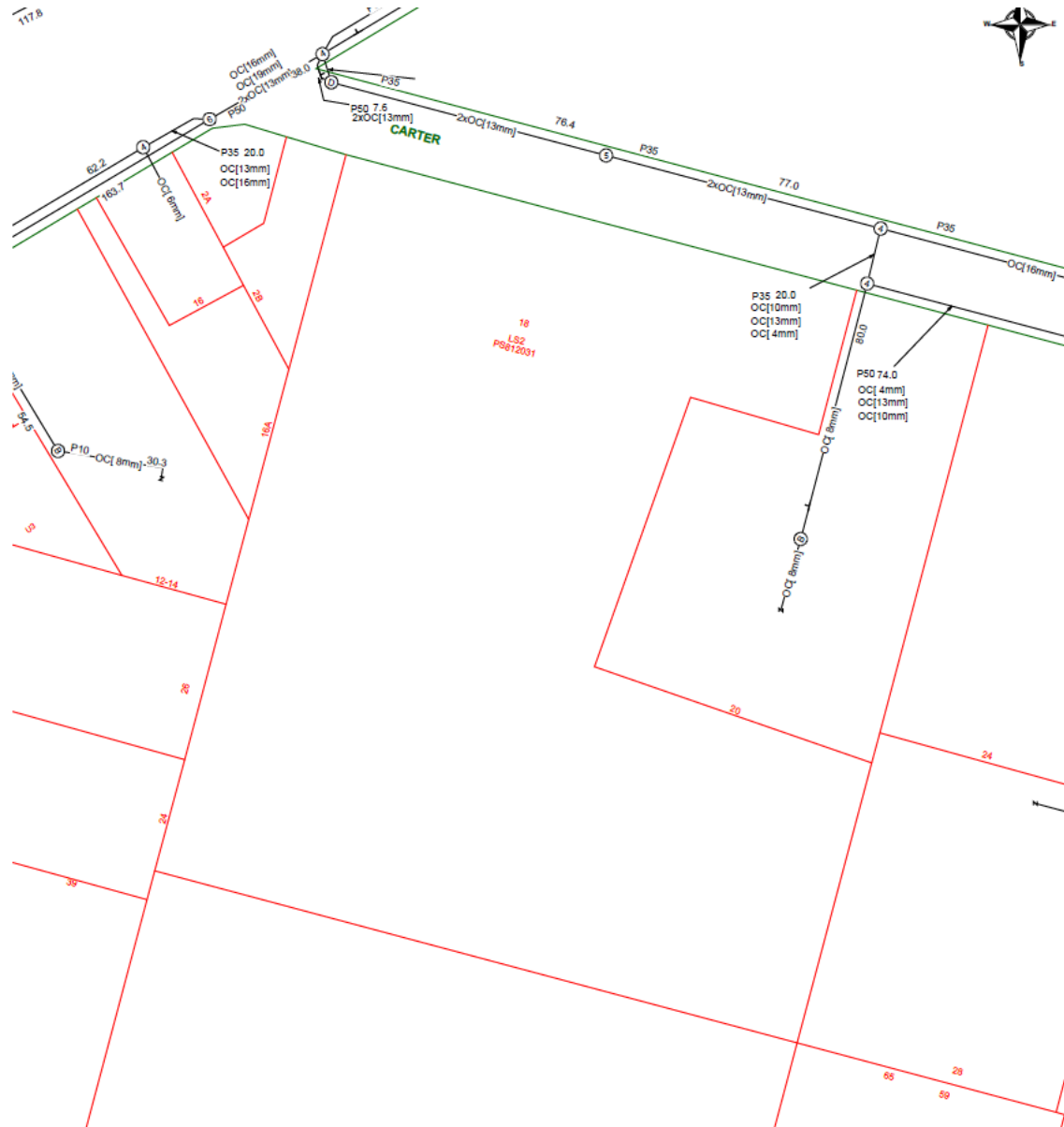


Figure 11 - Telstra VICTAS Asset Map

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Existing NBN assets within the vicinity of 41-57 Hobson Street are displayed below.

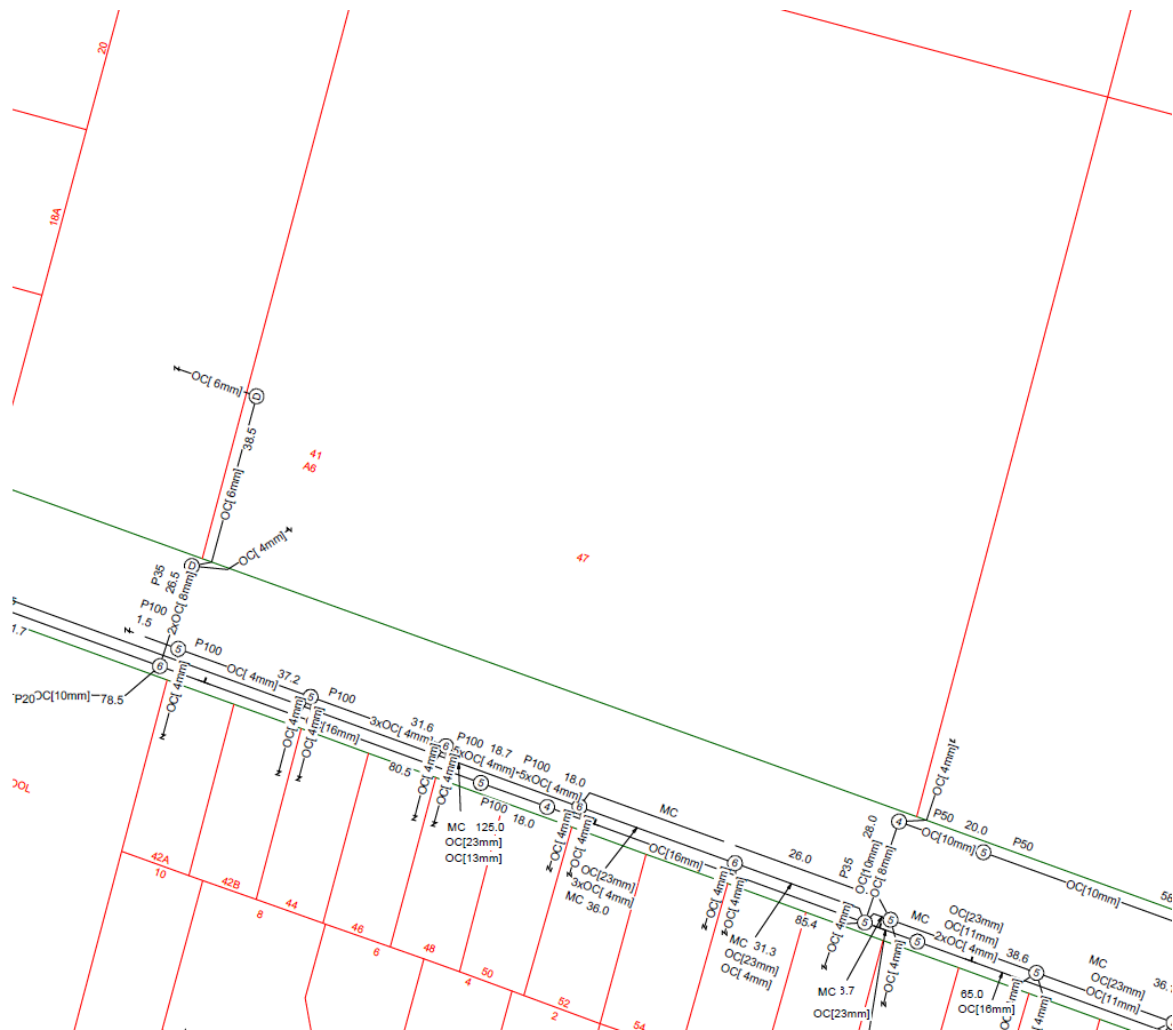


Figure 12 - NBN Asset Map, 41-57 Hobson Street

Current NBN and Telstra asset maps do not currently display up to date information on existing infrastructure within Davidson Street.

Stormwater Management Strategy

Wellington Shire Council have provided the following figure from the East Stratford Drainage Investigation undertaken by Water Technology solutions for the Council in 2020. It displays the catchment flow path for surrounding/including the subject site/s. This illustrates the overland flow path which runs through the subject site. Proposed road reserves have been placed to accord with the general road reserve layout shown in the figure. It is worth noting that Davidson Street has already been partly constructed further east of the site.

Please refer to Afflux's Stormwater management Report that covers the major drainage, flooding and water quality associated with the development.

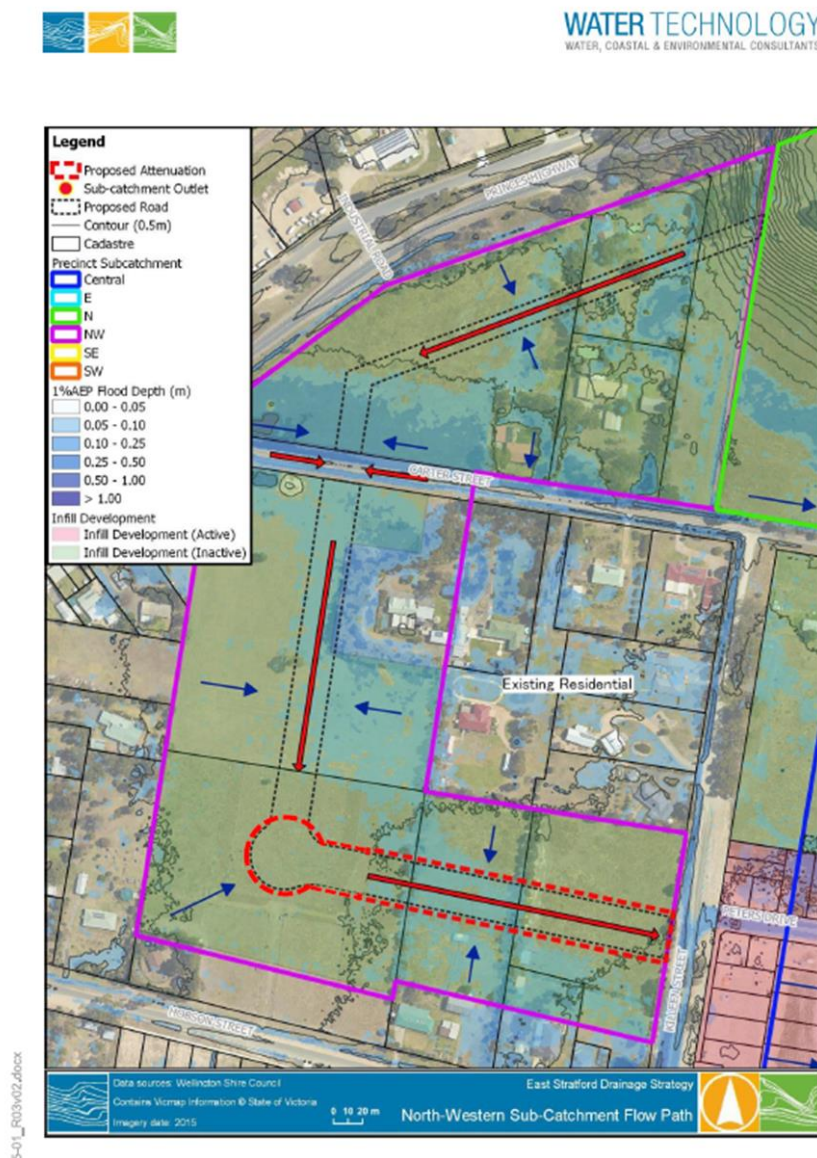


Figure 13 - North-Western Sub-Catchment Flow Path

18 Carter St & 41-57 Hobson St, Stratford

Existing Drainage Assets

The subject site has access to multiple drainage assets which could be considered during design stage for connection of the proposed development. There are two existing swales along Carter Street. The one on the south side is more formalized than the swale on the north side. Both these swales extend west towards Princes Hwy and east towards Killen Street. The fall of these swales will be determined during detailed design stage.



Figure 14 - Carter Street swales looking west, Google Street View

Stormwater drainage surrounding 41-57 Hobson Street is shown in green in the figures below. Connection from the development could be via the existing 375mm diameter drain on the south side of Hobson Street or the existing 375mm diameter drain further east of the development on the north side of Hobson Street. There is also an existing swale on the north side of Hobson Street that the existing dwelling on site is connected to.

There is also a 600 diameter drain that terminates at the end of Davidson Street that could be utilized as a connection point. Note that this would require an extension through the property at no 59-65 Hobson Street and require their permission.

The exact connection point for the development can be confirmed at detailed design stage taking into consideration the findings from the Afflux report and the capacity and levels of the existing drainage assets.

18 Carter St & 41-57 Hobson St, Stratford



Figure 15 - Hobson Street drainage asset GIS imagery



Figure 16 - Davidson Road drainage asset GIS imagery

4.0 Conclusion

It can be determined that 18 Carter Street and 41-57 Hobson Street, Stratford is appropriately positioned for residential development. The site is zoned General Residential (GRZ), surrounding areas to the east and south have been developed recently.

Relevant services and infrastructure within the area include:

- There is a sewer main running parallel to Hobson Street, which is anticipated as the connection point for the southern end of the development (although this subject to change). There is also a main which terminates at the end of Davidson Road.
- The site currently has frontage to a water main of running parallel with Carter Street. A water main also exists parallel to Hobson Street on the opposite side of the road.
- The relevant electricity supplier for the area is SP-AusNet. Assets within the current vicinity of the site include low voltage underground cables, low and high voltage overhead lines.
- There are no existing gas assets in the vicinity and no new gas connections are now permitted for new residential subdivisions. Provision by gas bottles may be an option.
- Existing Telstra/NBN assets exist along Hobson Street and Carter Street. Plans of recent development extended from Davidson Street was not obtainable.
- Refer to Afflux's stormwater management report that covers the major drainage, flooding, and water quality within the development.
- There are existing swales along Carter Street and existing underground drainage pipes in Hobson Street and Davidson Street that are viable connection points. The connection to the Davidson Street drainage would require an extension through no 59-65 Hobson Street.

Based on this investigation, it can be determined that the proposed site has adequate servicing and infrastructure within the vicinity for residential development.