

BPD Ref: 7213
23rd January 2023

Alex While
ID Land
L12, 484 St Kilda Road
Melbourne Vic 3004
awhile@idland.com.au

Dear Alex,

RE: 89 ROSS WATT ROAD, GISBORNE
INFRASTRUCTURE SERVICING REPORT

Please find attached a report to detail the associated constraints and opportunities associated with the development of the above parcel.

Yours faithfully

For Breese Pitt Dixon Pty Ltd.



Darren Barker



Breese Pitt Dixon

Civil Engineers, Land Surveyors,
Town Planners & Urban Designers

Breese Pitt Dixon Pty. Ltd.
A.B.N. 34 005 950 103

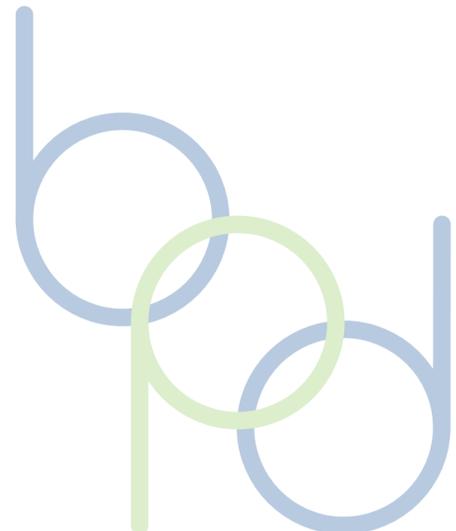
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INFRASTRUCTURE SERVICING REPORT

89 ROSS WATT ROAD, GISBORNE

Introduction

Breese Pitt Dixon Pty Ltd was established in 1982 by Ken Breese, Evan Pitt and Brian Dixon to provide civil engineering, land surveying and estate planning consulting services to the development industry. Since inception, Breese Pitt Dixon (BPD) has gained a reputation for providing consultancy services of the highest quality. This report has been prepared based on recent local experience and where applicable through discussions with the relevant authorities or consultants working on adjacent projects.

Site Location

The site is located on the South side of Ross Watt Road between Swinburne Avenue to the East, and Jackson Creek and Rosslyne Reservoir to the South and West. The site is located North-west of the Gisborne township. A single dwelling surrounded by some vegetation is located on the Ross Watt Road frontage together with scattered vegetation and 2 small dams over the balance of the property. The site falls sharply towards Jackson Creek on the Southern interface of the site, the balance has only gentle slope generally to the East.



Fig 1: Site Location (see red outline)



Roads & Access

The site is fronted by Ross Watt Road which is currently a rural road of approximately 6.8m sealed width, the section of this road West of Swinburne Ave does not provide any direct lot frontage other than large farm lots and has a speed limit of 100km/hr. The Eastern part of the site has an interface with Swinburne Ave which currently has K&C on the Eastern side only and a width of approximately 6.4m, this road services large allotments with direct frontage.

The capacity of these existing roads and any associated upgrades will be discussed further by One Mile Grid as part of the Traffic Impact Assessment (TIA) & detailed in the External Infrastructure Plan (Appendix B).



Fig 2a: Site Frontage (looking West)



Fig 2b: Site Frontage (looking South)



It is anticipated that the main site access will be from Ross Watt Road with secondary access to Swinburne Avenue, bus capable roads are expected to link these connections to ensure reasonable public transport availability to the entire site. Any further traffic calming, or intersection upgrades will be discussed under separate cover.

Drainage

A stormwater management strategy (SWMS) has been prepared by Alluvium as the guiding document to deliver drainage assets within this site.

The site is split into 3 separate catchments 1) a small portion of the site in the Northern corner is included in the New Gisborne DSS (#6985) however this logically will be included in the Eastern outfall catchment to avoid costly outfalls through sensitive areas and under the existing Calder Freeway. Under existing conditions runoff from this small catchment does not actually outfall to the Racecourse Marshlands Reserve (ie the Gisborne Conservation Area) as the flow path is contained by Ross Watt Road and as a result all flows continue to outfall in a south-easterly direction.

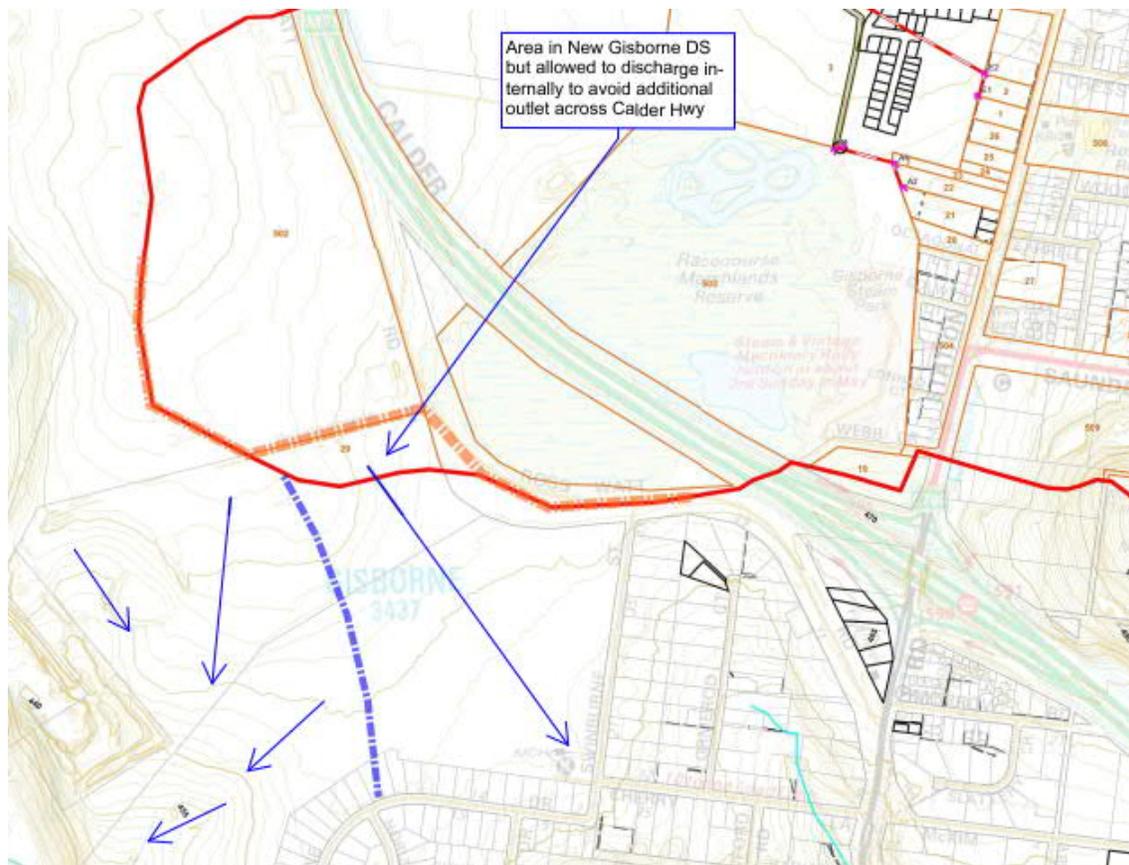
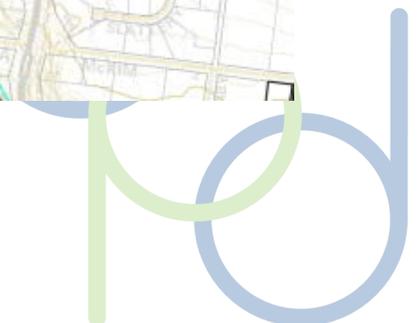


Fig 4: Extract from Drainage Scheme



2) The Eastern outfall along Cherry Lane will include a sediment basin, wetland with a retarding function and outfall upgrade prior to discharge. 3) The Southern outfall along Jacksons Creek will include a sediment basin, wetland and outfall upgrade prior to discharge. The above will ensure that best practice targets are met, these assets are expected to be incorporated into the development plan and will become features of the developed site.

Sewer

Greater Western Water are the responsible authority for sewer reticulation services associated with this site.

The site is split into 2 separate outfalls, the North-eastern part of the site falls towards Swinburne Avenue and will connect to the existing 375dia sewer main at the intersection of Cherry Lane & Ormerod Ct.

The Southern outfall towards Jacksons Creek is expected to be serviced via a localised Sewer PS that will pump into the gravity outfall delivered above, the pump station will include storage in accordance with the water authority standards to provide protection against spills in the case of power or pump failure.

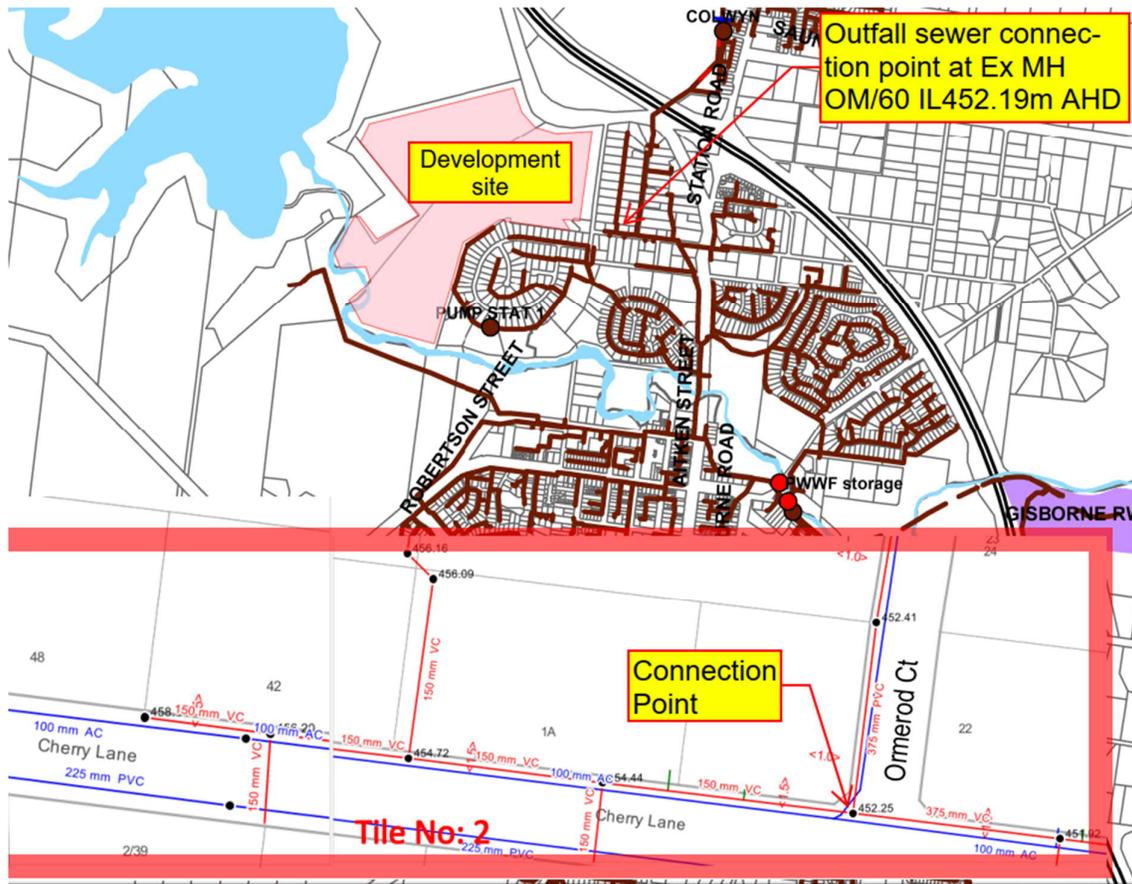


Fig 5: Water Authority Planning Maps Extract

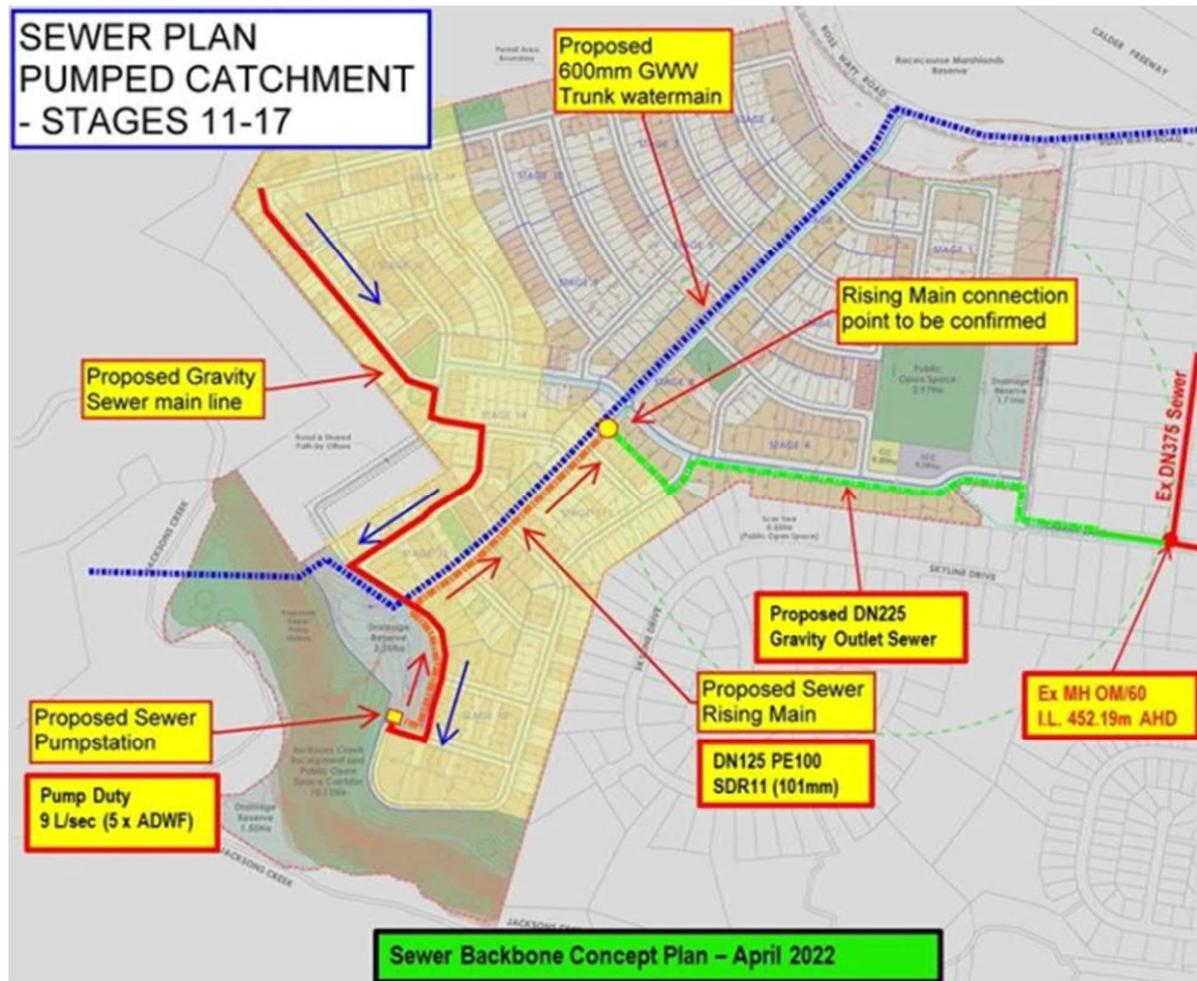


Fig 6: Sewer Backbone Concept Plan – April 2022 (Supplied by GWW)

Water

Greater Western Water are the responsible authority for water reticulation services associated with this site.

Current planning indicates that a 600mm dia watermain will need to extend through this site from Ross Watt Road to a water pumping station in the Jacksons Creek reserve. Initial discussions with GWW indicate that the expected timing of the delivery of this main is 2023 and that delivery can be coordinated with the staged delivery of this site. Note that this is a pumped / non-tapping main.

Refer to the Infrastructure Provision Plan (Appendix C) for the proposed alignment of the 600mm dia watermain.

Initial stages are expected to be serviced with 100mm dia extensions of existing mains in Swinburne Avenue, this supply is reinforced by both 100mm & 225mm dia mains in Cherry Lane, it is expected that the 225mm dia main may need to be extended into Swinburne Ave to meet demand requirements however this will be subject to detailed analysis by GWW as part of the application process.

Electrical

Powercor are the responsible authority for this area and will require a masterplan to be prepared detailing HV and LV lines throughout the site together with electrical kiosks spaced to service customers.

No significant external augmentations are expected to be required in order to facilitate the full development of the site given that there is large capacity infrastructure located within both Ross Watt Road and Swinburne Avenue.

Communications

Existing communications cables are available within the roads adjacent to this site. Full service of the proposed development may however trigger backhaul from the nearest suitable service which will be confirmed once a masterplan has been completed. No detailed discussions have been held at this stage regarding specifics with either NBN or an alternate provider.

Internally a pit and pipe design will need to be completed to ensure that all lots developed have access to an optic fibre cable at the front of their lot.

Gas

Gas supply in this area is the responsibility of Ausnet and gas will be extended to each property in accordance with normal Victorian land development practice. The supply is expected to be extended from the existing development to the East. Any external augmentations will be discussed with Ausnet once a permit has been sought and considered regarding the benefit of this service.

Internally the developer would be required to provide a trench with bedding and backfill whilst the service provider will install the gas main in conjunction with the water supply works.

Conclusion

Development of this site is possible with service extensions typical for this type of project. Liaison with adjacent landholders to coordinate land access will be critical to ensure timely delivery of infrastructure.

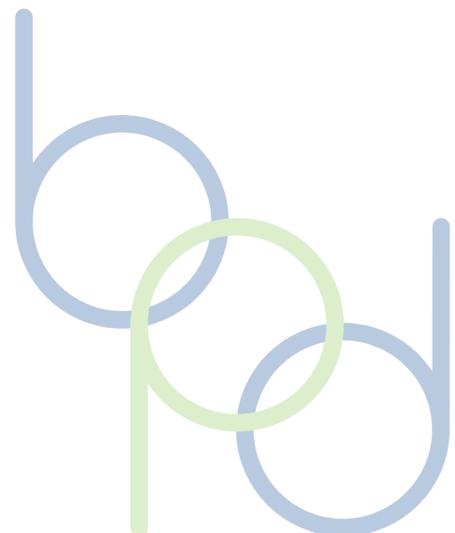


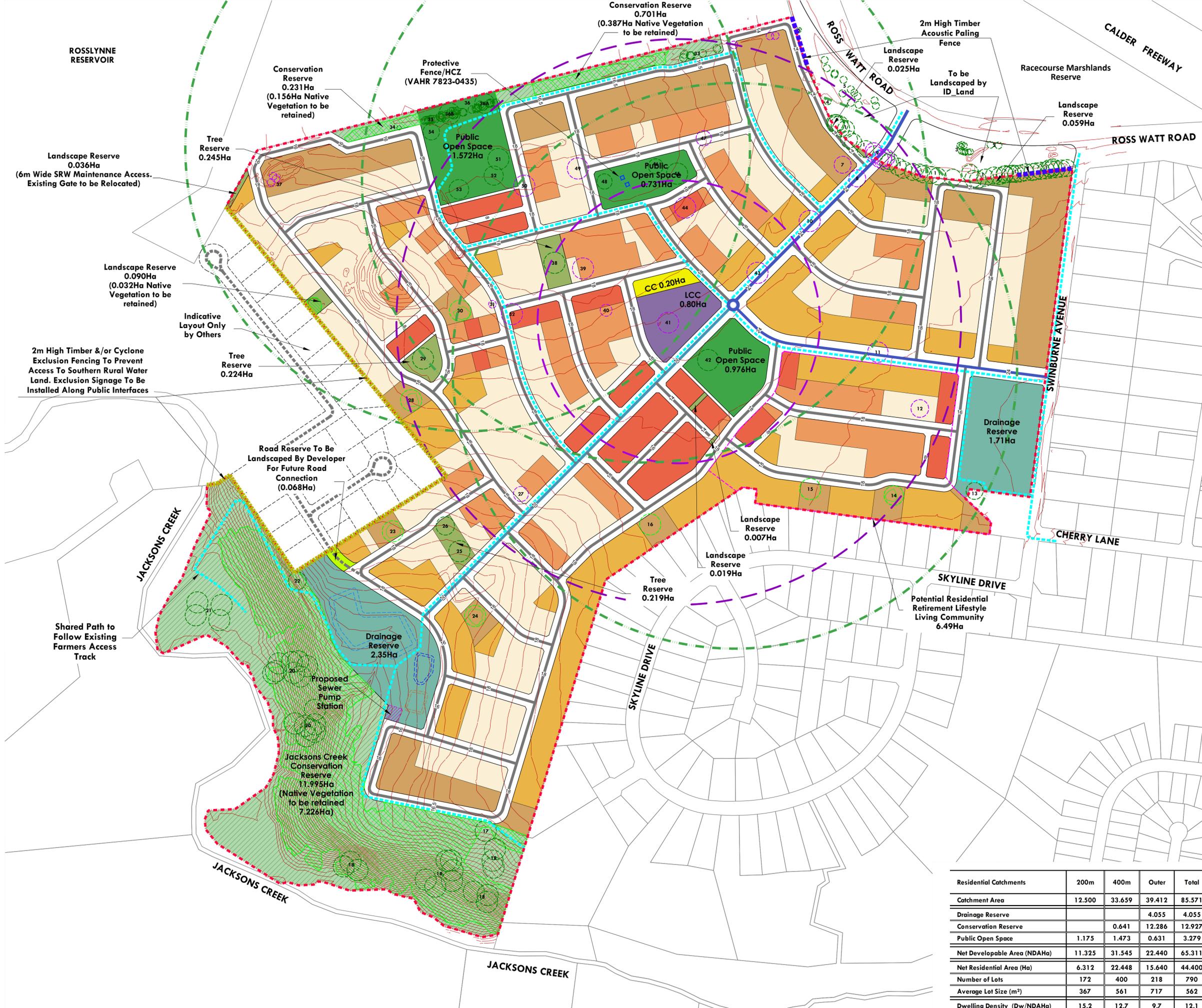
APPENDIX A – URBAN DESIGN DEVELOPMENT PLAN

Plan Reference: 7213_UD_DP02_V16

Prepared by: Breese Pitt Dixon Pty Ltd

Date: 21/12/2022





LEGEND & LAND BUDGET

Total Site Area	85.571Ha
Drainage Reserve	4.055Ha
Conservation Reserve	12.927Ha
Public Open Space	3.279Ha
Net Developable Area	65.310Ha
Total Net Residential Area	44.400Ha
Total Number of Lots	790 Lots
Average Lot Size	562m ²
Dwelling Density (Dw/NDAHa)	12.1
Childcare Centre	0.204Ha
Local Convenience Centre	0.800Ha
Landscape / Tree Reserve	0.924Ha
Landscaped Road Reserve	0.068Ha
Road Network Area	18.916Ha

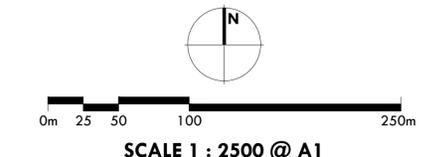
- Trees to be retained (Tree ID)
- Trees to be retained in lot (Tree ID)
- Trees to be removed (Tree ID)
- Native Vegetation to be retained
- Potential Residential Retirement Lifestyle Living Community
- 2m High Timber Acoustic Paling Fence
- Exclusion Fencing SRW Land
- 400m Walkable Catchment
- Residential Catchment (LCC Centroid)
- Shared Path Network
- Connector Road_Bus Route (24m)
- Local Access Street_Level 2 (18-20m)
- Local Access Street_Level 1 (14-18m)
- Contours (1m Intervals)

LOT SIZE & DENSITY		
Townhouse (Less than 300m ²)	178	22.5%
Medium Density (300-499m ²)	175	22.2%
Conventional Density (500-799m ²)	288	36.5%
Conventional Density (800-1499m ²)	99	12.5%
Low Density (1500+m ²)	50	6.3%
Total	790	100.0%

REVISIONS			
16	21/12/2022	LAYOUT AMENDED & RESIDENTIAL CATCHMENTS ADDED	JC
15.1	25/11/2022	CONSERVATION RESERVE AMENDED	JC
15	23/11/2022	LAYOUT AMENDED	JC
14	24/10/2022	LAYOUT AMENDED	JC
8	24/05/2022	PLAN UPDATED	MA
7	06/04/2022	LAYOUT AMENDED	JC
6	05/04/2022	LAYOUT AMENDED	JC
VER	DATE	COMMENTS	CKD

NOTES

- THIS PLAN IS FOR PRELIMINARY USE ONLY
- ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL BY THE RESPONSIBLE AUTHORITY.
- PROPOSED LOT BOUNDARIES AND AREAS SHOWN ARE SUBJECT TO FINAL SITE SURVEY.
- THIS PLAN IS PRODUCED FOR YIELD AND COSTING PURPOSES ONLY AND MAY CHANGE AS A RESULT OF FURTHER CONSULTATION WITH THE RESPONSIBLE AUTHORITIES.



**89 ROSS WATT ROAD
GISBORNE
DEVELOPMENT PLAN**

Project No. 7213
Drawing Ref. 7213_UD_DP02_V16

BREESE PITT DIXON
CIVIL ENGINEERS
LAND SURVEYORS
TOWN PLANNERS
URBAN DESIGNERS
LANDSCAPE ARCHITECTS

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Residential Catchments	200m	400m	Outer	Total
Catchment Area	12.500	33.659	39.412	85.571
Drainage Reserve			4.055	4.055
Conservation Reserve		0.641	12.286	12.927
Public Open Space	1.175	1.473	0.631	3.279
Net Developable Area (NDAHa)	11.325	31.545	22.440	65.311
Net Residential Area (Ha)	6.312	22.448	15.640	44.400
Number of Lots	172	400	218	790
Average Lot Size (m²)	367	561	717	562
Dwelling Density (Dw/NDAHa)	15.2	12.7	9.7	12.1

APPENDIX B – URBAN DESIGN EXTERNAL INFRASTRUCTURE PLAN

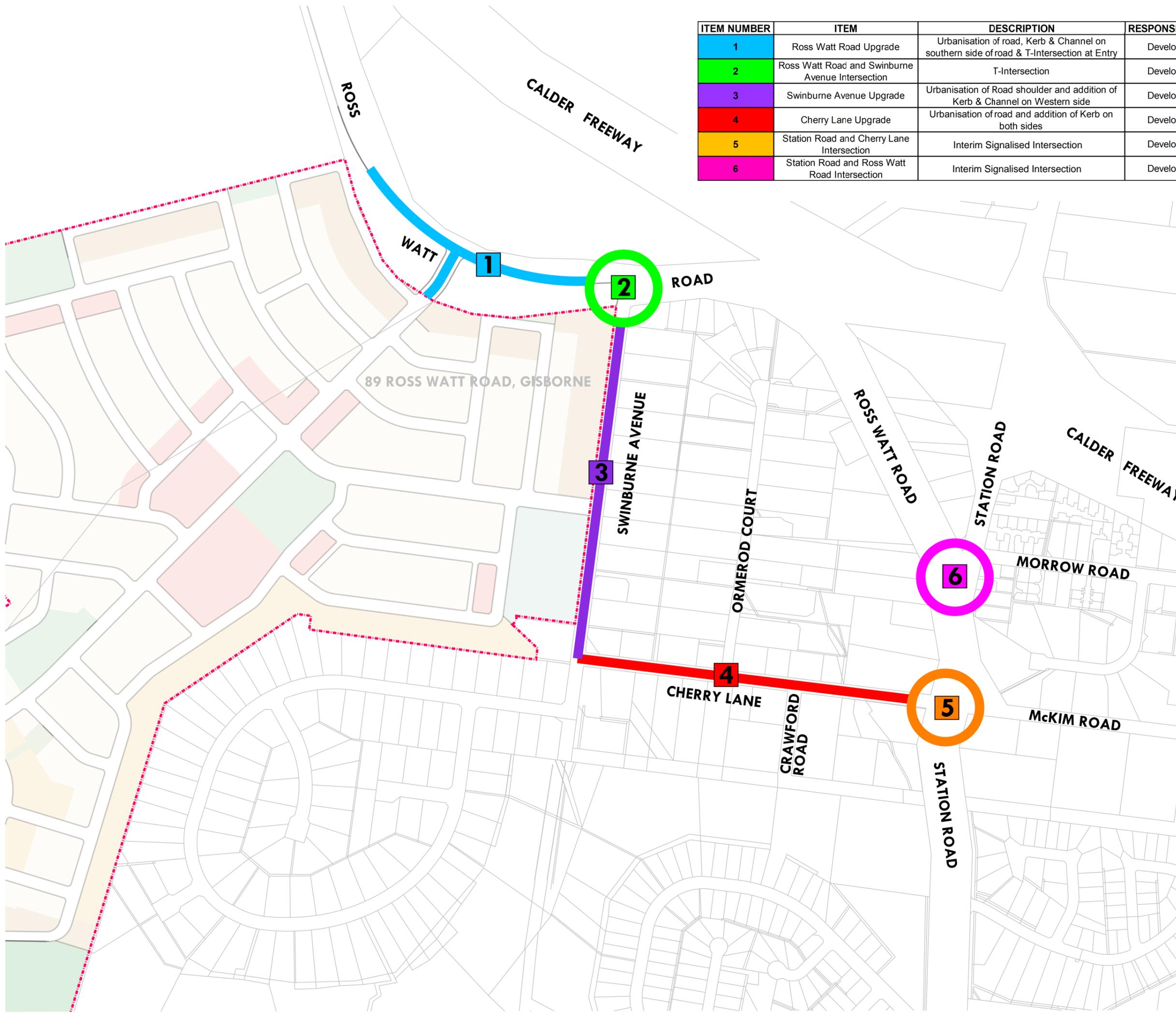
Plan Reference: 7213_UD_PIP01_V3

Prepared by: Breese Pitt Dixon Pty Ltd

Date: 23/01/2023



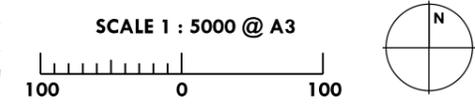
ITEM NUMBER	ITEM	DESCRIPTION	RESPONSIBILITY	PAYMENT	TIMING
1	Ross Watt Road Upgrade	Urbanisation of road, Kerb & Channel on southern side of road & T-Intersection at Entry	Developer	100%	To be built with abutting Stage
2	Ross Watt Road and Swinburne Avenue Intersection	T-Intersection	Developer	100%	To be built with abutting Stage
3	Swinburne Avenue Upgrade	Urbanisation of Road shoulder and addition of Kerb & Channel on Western side	Developer	100%	To be built with abutting Stage
4	Cherry Lane Upgrade	Urbanisation of road and addition of Kerb on both sides	Developer	100%	To be built prior to the 322nd Lot
5	Station Road and Cherry Lane Intersection	Interim Signalised Intersection	Developer	100%	To be built prior to the 40th Lot
6	Station Road and Ross Watt Road Intersection	Interim Signalised Intersection	Developer	100%	To be built prior to the 280th Lot



REVISIONS				
VER	DATE	COMMENTS		CKD
3	23/01/23	ITEM TABLE AMENDED		JC
2	21/06/22	ITEM TABLE ADDED		DS
1	20/06/22	ORIGINAL DRAWING		DS

LEGEND
 SITE BOUNDARY
 VICMAP PROPERTY MAPBASE

NOTES
 THE BOUNDARIES AND CONTOURS SHOWN HEREON HAVE BEEN DERIVED FROM THE DIGITAL CADASTRAL MAPBASE AND ARE INDICATIVE ONLY.



89 ROSS WATT ROAD GISBORNE

EXTERNAL INFRASTRUCTURE PLAN

Project No. 7213
 Drawing Ref. 7213-UD-PIP01-V3

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APPENDIX C – URBAN DESIGN INFRASTRUCTURE PROVISION PLAN

Plan Reference: 7213_UD_DP04_IP_V16

Prepared by: Breese Pitt Dixon Pty Ltd

Date: 18/01/2023



ROSSLYNNE RESERVOIR

ROSS WATT ROAD

CALDER FREEWAY

Racecourse Marshlands Reserve

ROAD, SHARED PATH & FUTURE GENERAL RESIDENTIAL BY OTHERS.

JACKSONS CREEK

JACKSONS CREEK

JACKSONS CREEK

SEWER PUMP STATION

SKYLINE DRIVE

SKYLINE DRIVE

CHERRY LANE

SWINBURNE AVENUE

LEGEND

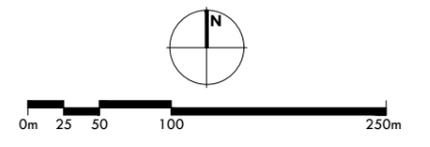
Subject Site	
Waterway/Drainage Reserve	
600mm Water (By Others)	
225 mm Sewer	
150mm Rising Main Sewer	

REVISIONS

VER	DATE	COMMENTS	CKD
16	18/01/2023	PLAN UPDATED	JC
8.2-1	05/07/2022	PLAN UPDATED	EZ
8.2	29/06/2022	AMENDED SEWER	EZ
4	16/11/2021	DRAINAGE RESERVE	MA
3	29/10/2021	WATER ALIGNMENT	DS
2	28/10/2021	PLAN UPDATED	MA
1	25/10/2021	ORIGINAL DRAWING	MA

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- SUBDIVISION LAYOUT IS BASED ON SLP04 VERSION 2



SCALE 1 : 5000 @ A3

89 ROSS WATT ROAD GISBORNE

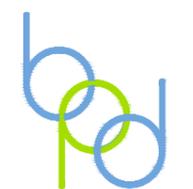
INFRASTRUCTURE PROVISION PLAN

Project No. 7213
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 INFRASTRUCTURE PROVISION PLAN

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