

Infrastructure and Servicing Report

32 Burma Road,
Tocumwal

Client

MHE Development Tocumwal

Issued

23/09/2024



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Client: MHE Development Tocumwal

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Landscape Architecture
Project Management

Revision Table

REV	DESCRIPTION	DATE	AUTHORISED
A	Initial Issue	23/09/2024	Shane Young

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1 OVERVIEW

1.1 Introduction

Beveridge Williams has prepared a preliminary report concerning the provision of the necessary infrastructure required to support the proposal for residential village at 32 Burma Road, Tocumwal.

The report has been prepared to support planning application and should be read in conjunction with all application documents.

1.2 Site Location

32 Burma Road is formally identified as Lot 3, D.P 732110.

The site is immediately east of the Tocumwal Township. It is bound by Hutson's Road to the north, Burma Road to the east, existing development to the west and golf course to the south.

The site is approximately 21.9ha in area. The area has a slight slope of approximately 1% too the south.

The site currently contains grassland with a more densely vegetated tree reserve located to the south of the site.



Figure 1: Aerial Image – Source: Nearmap
(Not to scale)

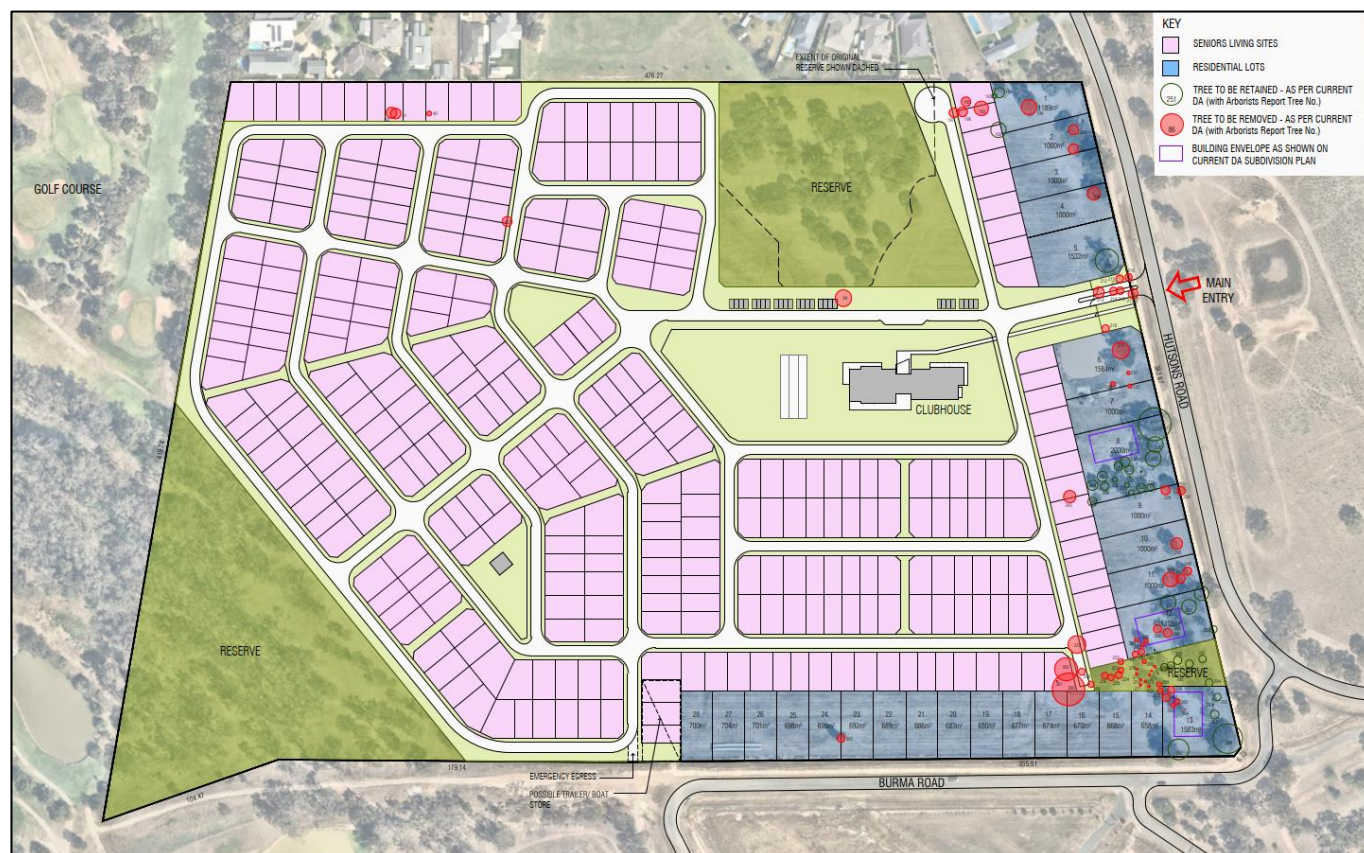
1.3 Assumptions and Limitations

This project has been scoped and undertaken as a desktop study to provide preliminary advice on the servicing works required for the vicinity of this property. There are limitations to the level of detail provided given the nature of this review. Desktop studies are reliant upon information made available from service authorities; with assumptions of the accuracy and completeness of the information provided. Further assessment and confirmation of details provided will be necessary during the planning and design stages

1.4 Development Proposal

It is proposed to subdivide the site into approximately 324 Senior Living Site and 28 Residential Lots.

An indicative concept plan has been prepared for the site as per the below.



**Figure 2: ISSP Concept Layout Extract
(Not to scale)**

2 SERVICES

2.1 Investigation

Our investigation into the availability of services is generally based on DBYD information relating to existing services in the area along with requirements to service development in the area as per the proposed Indicative Masterplan.

Our servicing advice is based on our knowledge of the region and likely requirements of authorities.

2.2 Roads and Transport

The site is fronted by Hutson's Road to the north and Burma Road to the east. Both of which are council owned and operated. These roads are all currently in a rural configuration.

Access to the site is provided by a single connection to Hutons Road.

A traffic impact assessment has been undertaken and provided separately demonstrating the increase in traffic generated from the proposed development will not exceed the capacity of the surrounding road network and no upgrades are required.

2.3 Telecommunications (Fibre Optic)

NBN currently only provide wireless services to the area, however, the new estate immediately west has fixed line service.

Upon development, application will be made to NBN to determine if fixed line will be extended for the development. It is anticipated this will likely be approved and NBN be extended from the adjacent development. If rejected, wireless service or Telstra copper service will be provided as an alternative. Telstra copper service is available in the area.

NBN may require pit and pipe conduits be installed with the development, so the site is ready for optic fibre installation in the future.

2.4 Stormwater Drainage

Berrigan Shire Council is the responsible authority for stormwater drainage in the area.

The site currently discharges to an existing waterway passing through the southeast corner of the site which will also be the legal point of discharge for the development.

Flood modelling will be undertaken to assess the extent and depth of flooding through the site in existing conditions. The site will be designed and shaped to protect any proposed development while not impacting the existing flooding conditions.

Stormwater will be treated to best practise prior to discharge.

Further details of the proposed stormwater management can be found in separate stormwater management strategy prepared by Watertech.

2.5 Sewer

Berrigan Shire Council are the responsible authority for sewer services in the area.

Sewer servicing the area is within the adjacent estate to the west. The trunk sewer for the area runs north from the estate by gravity.

The subject site grades at 1% to the south and cannot grade to this outfall by gravity. As such, a new pump station will need to be constructed at the low point of the site with a rising main back to the outfall location.

Detailed assessment of the capacity of this outfall will be required in subsequent design phases. The discharge from the pump station will need to be an acceptable flow rate for the receiving sewer, with appropriate storage based on this rate.

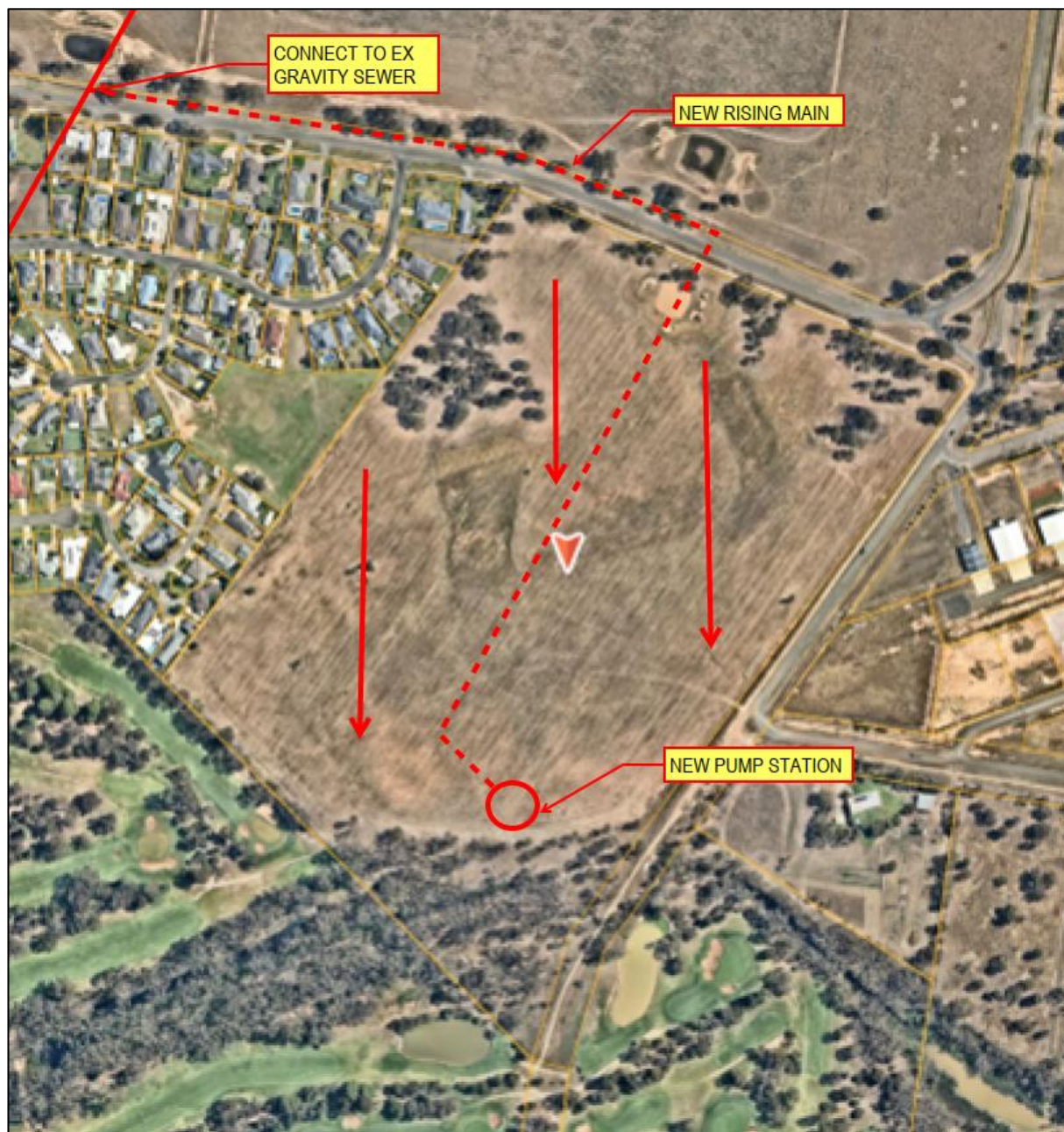


Figure 3: Sewerage Sketch
(Not to scale)

2.6 Electricity

Essential Energy are the responsible authority for electrical services in the area.

There is existing underground HV supply to the east in Liberator Place. It is assumed this can be extended to service the site.

In subsequent design phases an electrical consultant will be engaged to assess electrical demand and design extension.

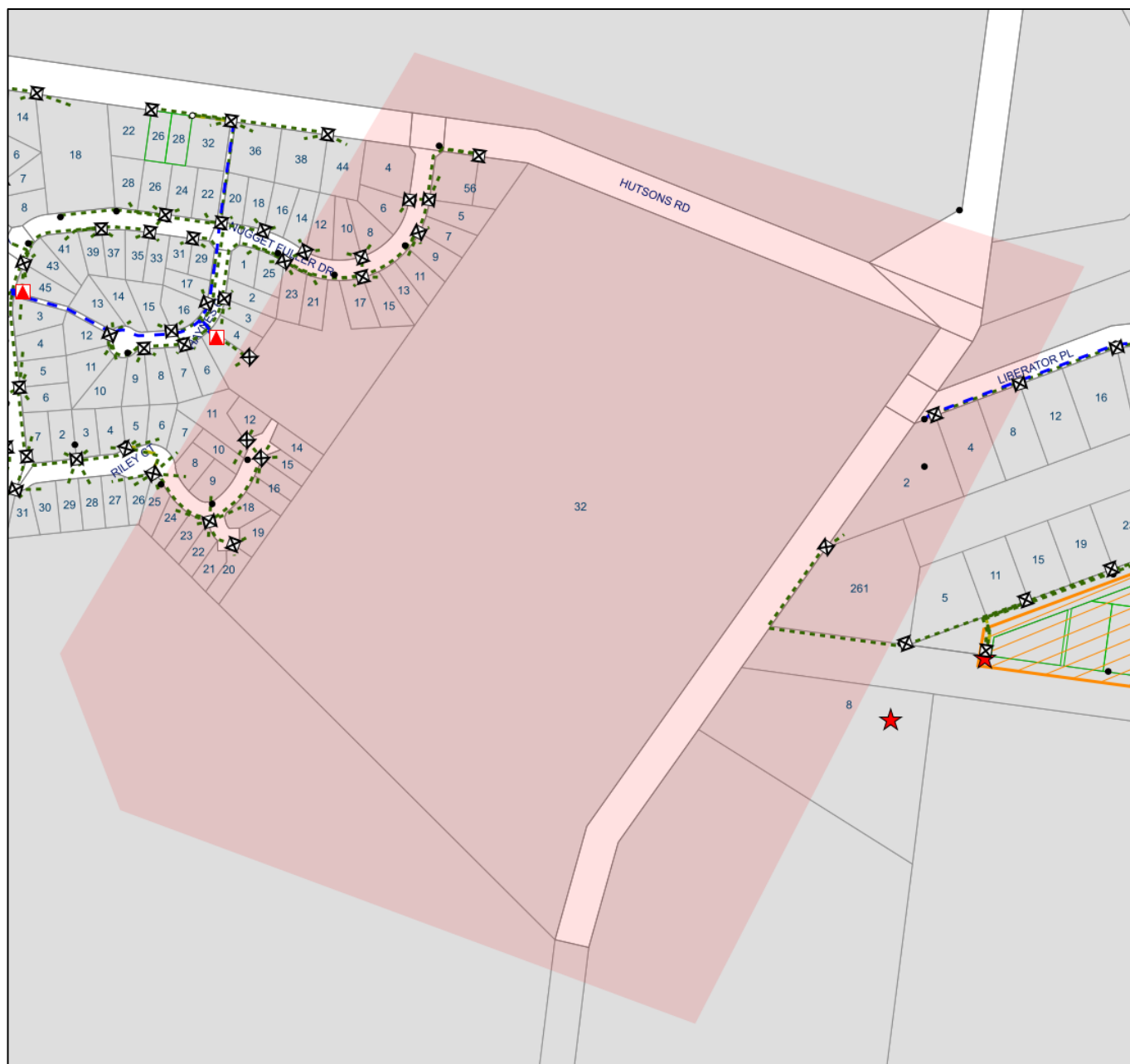


Figure 4: Electrical BYDA
(Not to scale)

2.7 Water

Berrigan Shire Council are the responsible authority for water services in the area.

There is a water main and a filtered main running along the Northern and Eastern side of the proposed development. It is anticipated these mains will be connected to service the site.

In subsequent design phases an hydraulics consultant will be engaged to assess water demand and design extension.

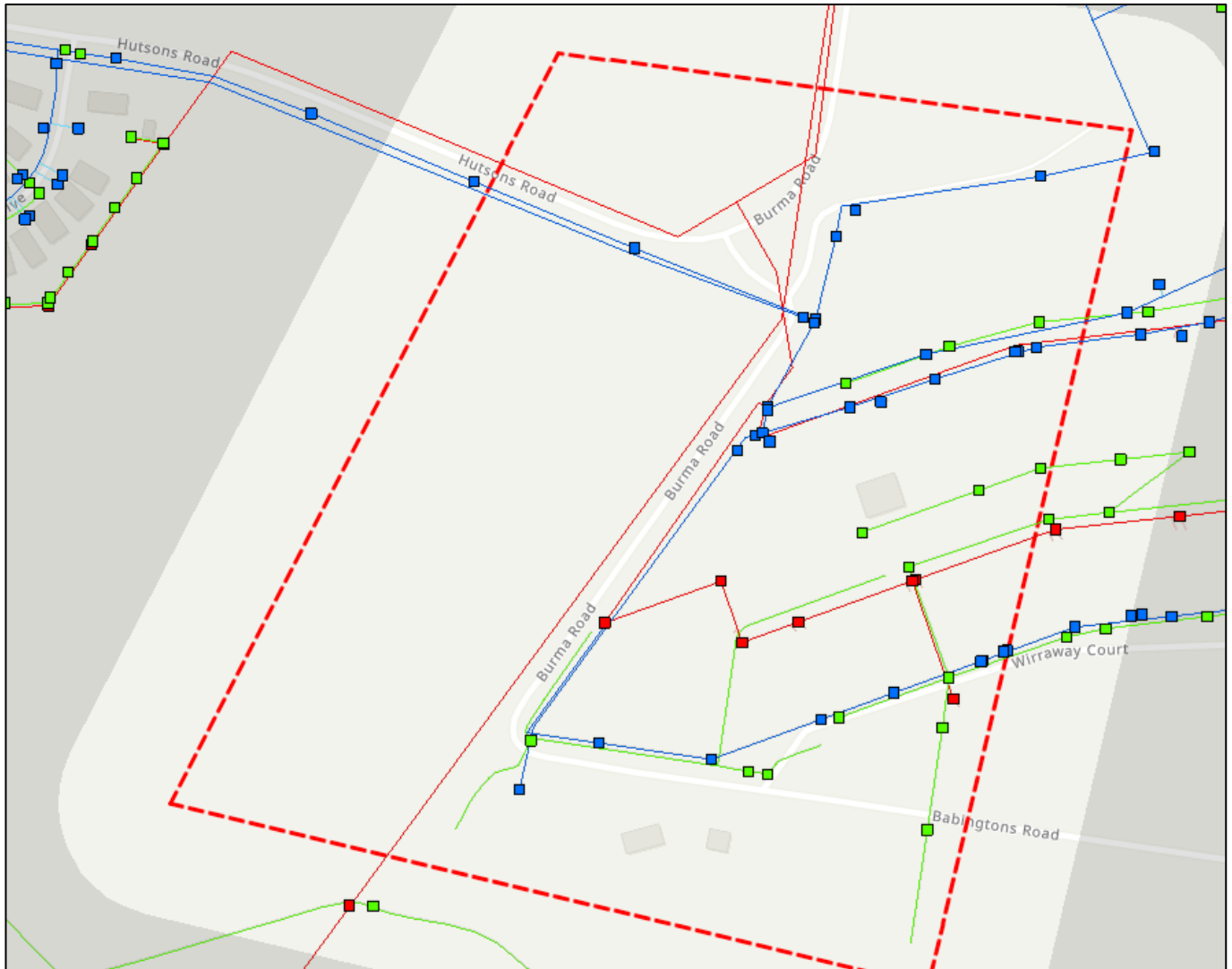


Figure 5: Water BYDA
(Not to scale)

2.8 Gas

APA is the responsible authority for gas services in the area.

There is existing high-pressure gas available in Hutson's Road.

If it is desired to supply gas to the site, it is anticipated this could be utilised.

In subsequent phases an application will be made to APA to assess availability of capacity.

3 CONCLUSION

The report has demonstrated that the site can be serviced under standard servicing arrangements.



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