

# Property Servicing Report

## Proposed Residential Development

**FMG REF:** S42623- 263744  
**ISSUE DATE:** 24 May 2019  
**SITE ADDRESS** 52 Golf Road, OAKLEIGH SOUTH, VIC 3167  
**CLIENT:** VIMG Australia Pty Ltd

**Engineering  
your success.**

ADELAIDE  
MELBOURNE  
SYDNEY

FOR INSURANCE COSTING PURPOSES ONLY – NOT FOR CONSTRUCTION

Site:  
Ref:

52 Golf Road, OAKLEIGH SOUTH, VIC 3167  
S42623 / 263744

**© Koukourou Pty Ltd trading as FMG Engineering**

The work carried out in the preparation of this document has been performed in accordance with the requirements of FMG Engineering's Quality Management System which is certified by a third party accredited auditor to comply with the requirements of ISO9001.

This document is and shall remain the property of FMG Engineering. The document is specific to the Client and site detailed in the document. Use of the document must be in accordance with the Terms of Engagement for the commission and any unauthorised use of this document in any form whatsoever is prohibited. No part of this document including the whole of same shall be used for any other purpose nor by any third party without the prior written consent of FMG Engineering.

FMG Engineering reserves the right to append, amend and / or modify the contents of this document upon receipt of additional information.

Document Status

Rev	Author	Reviewer	Issue Date
0	Guy Harris Civil Engineer	Stephen Dunstone Vic Manager Buildings & Infrastructure	28 Nov. 18
1	Guy Harris Civil Engineer	Dipendra Sharma Civil Manager	7 Dec. 18
2	Guy Harris Civil Engineer	Dipendra Sharma Civil Manager	19 Dec. 18
3	Akhil Shrestha Civil Engineer	Stephen Dunstone Vic Manager Buildings & Infrastructure	24 May. 19

# Table of contents

1.0	Introduction.....	4
<b>1.1.</b>	<b>Project Reference Documents.....</b>	<b>5</b>
2.0	Development Proposal.....	5
3.0	Engineering.....	6
<b>3.1.</b>	<b>Site Topography.....</b>	<b>6</b>
<b>3.2.</b>	<b>Roads.....</b>	<b>6</b>
<b>3.3.</b>	<b>Sewer.....</b>	<b>7</b>
<b>3.4.</b>	<b>Water.....</b>	<b>8</b>
<b>3.5.</b>	<b>Drainage.....</b>	<b>9</b>
<b>3.6.</b>	<b>Comms.....</b>	<b>10</b>
<b>3.7.</b>	<b>Gas.....</b>	<b>11</b>
<b>3.8.</b>	<b>Electricity.....</b>	<b>12</b>

# 1.0 Introduction

FMG has been requested by VIMG to prepare a property servicing report for the proposed residential development at 52 Golf Road, Oakleigh South VIC 3167

This report has been structured to present an understanding of the delivery requirements for the development as identified in the location below.



This report will identify major utility infrastructure required to service the proposed development, and, is of a preliminary nature and has been prepared to identify key infrastructure required to be incorporated into the development or to be extended from existing utility assets.

This report outlines the infrastructure constraints and proposed mitigation measures, and, will demonstrate to the planning team that the proposed design considerations can meet VIMG and other authority guidelines taking into attention the following items:

- Stormwater
- Water, Sewer & Gas, and
- Power & Communications

This report represents the infrastructure design requirements needed for development purposes. Should design considerations or alteration to proposed master planning conditions occur, it is recommended a new report/study be undertaken to reflect the changes.

Site:  
Ref:

52 Golf Road, OAKLEIGH SOUTH, VIC 3167  
S42623 / 263744

### 1.1. Project Reference Documents

The information contained in this report has been based on:

- Monash City Council
  - Road infrastructure
  - Stormwater
  - Open Space
- South East Water
  - Sewer
  - Potable Water
- United Energy
  - Electricity
- Multinet Gas
  - Gas
- NBN Co

## 2.0 Development Proposal




The site at 52 Golf Road, Oakleigh South is to be developed for a residential development. The total number of dwellings is expected to be 89 with a combination of 2, 3 and 4 bedroom townhouses. Development on the site will need to have regard and be compatible with council. The proposed development is identified below.


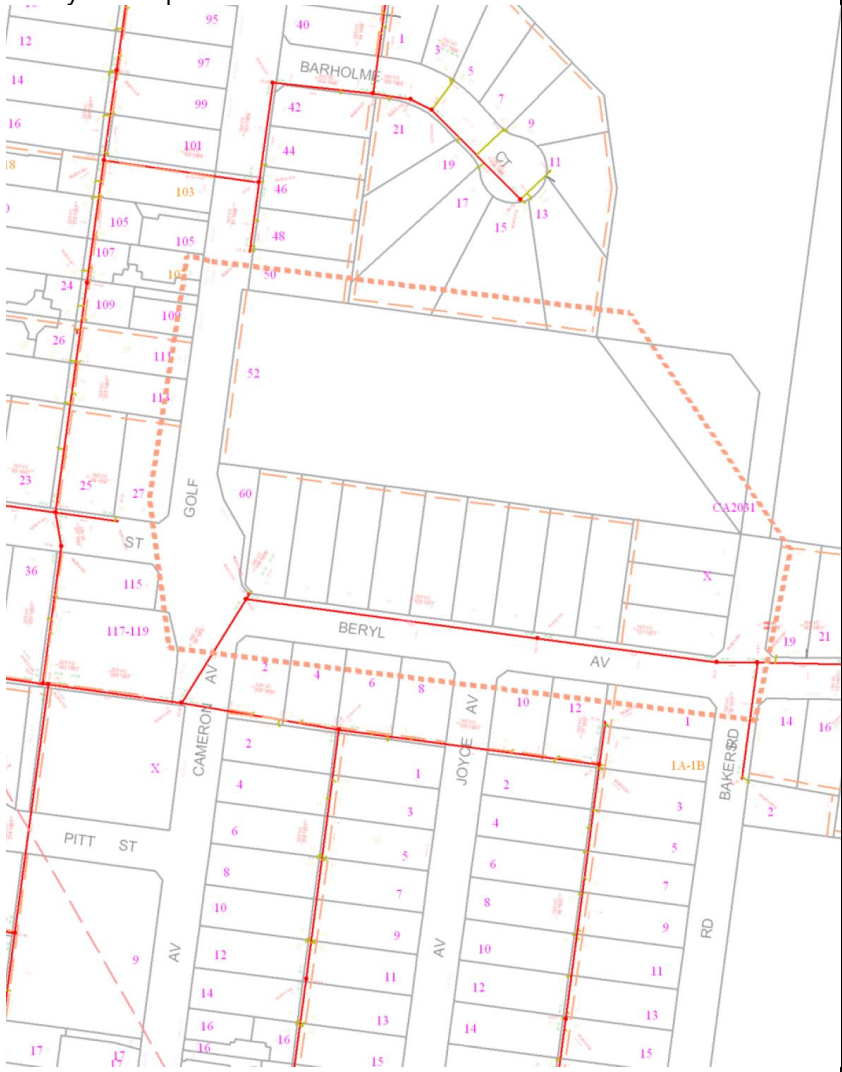




### 3.0 Engineering


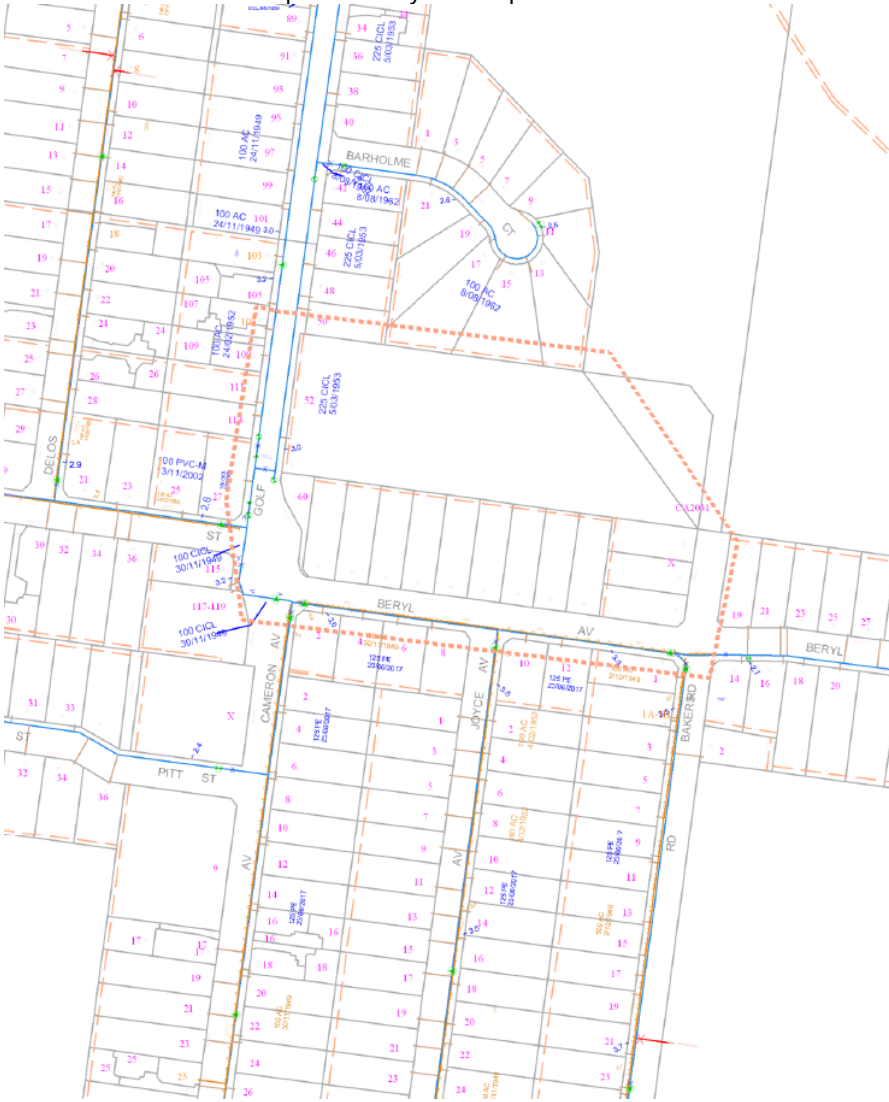
FMG has completed a desktop assessment of the servicing availability of the subject site and found that there is not expected to be any major constraints on servicing a proposed townhouse development. This is due to the current use of the site, the flat topography and the access to main road frontage. The subject site is therefore considered a prime development site from an Infrastructure supply point of view.

Asset	Authority	Availability
<p><b>3.1. Site Topography</b></p>		<p>The site has approximately 1.5m of fall from north-east to south-east which equates to a fall of approximately 1 in 140. This fall would support the development and would not likely result in the need for retaining walls and smart engineering solutions.</p> <p>Such a slope would not impact the lot layout for the development but as the fall is relatively constant, we believe the slope would not be detrimental to the feasibility of the development if factored for as part of the urban design</p> 
<p><b>3.2. Roads</b></p>		<p>Local road networks surrounding the site are owned and managed by City of Monash Council. It is assumed site access would be achieved from Golf Road.</p> <p>All internal roads to the development would be constructed to council standard with ownership through a Body Corporate arrangement.</p>


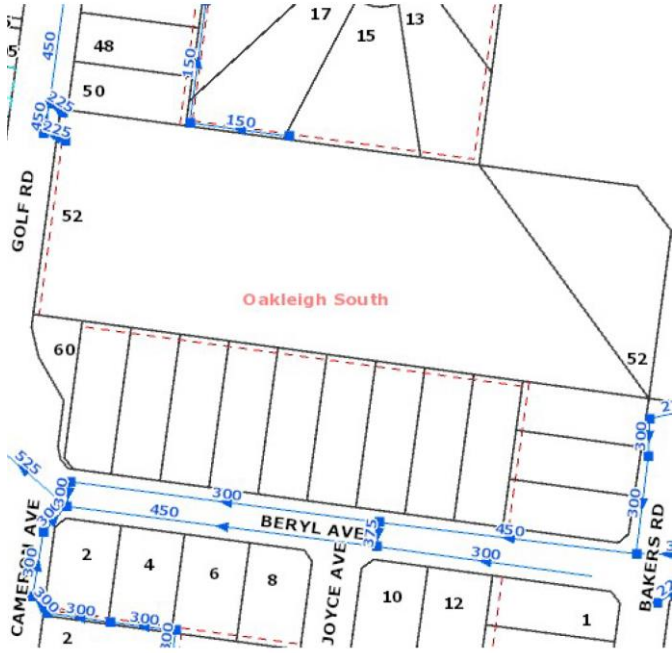
Asset	Authority	Availability
<p><b>3.3. Sewer</b></p>		<p>A 150mm diameter sewer exists in Beryl Avenue along the southern boundary of the site. The depth of this sewer should enable the development of the site to be controlled back to this point. The sewer drains run to the west towards Cameron Avenue.</p> <p>It is assumed Sewer outfall can be provided with minimum external construction works due to proximity of existing sewer main. The capacity of this existing sewer needs to be confirmed with SEW prior to any development works.</p> 


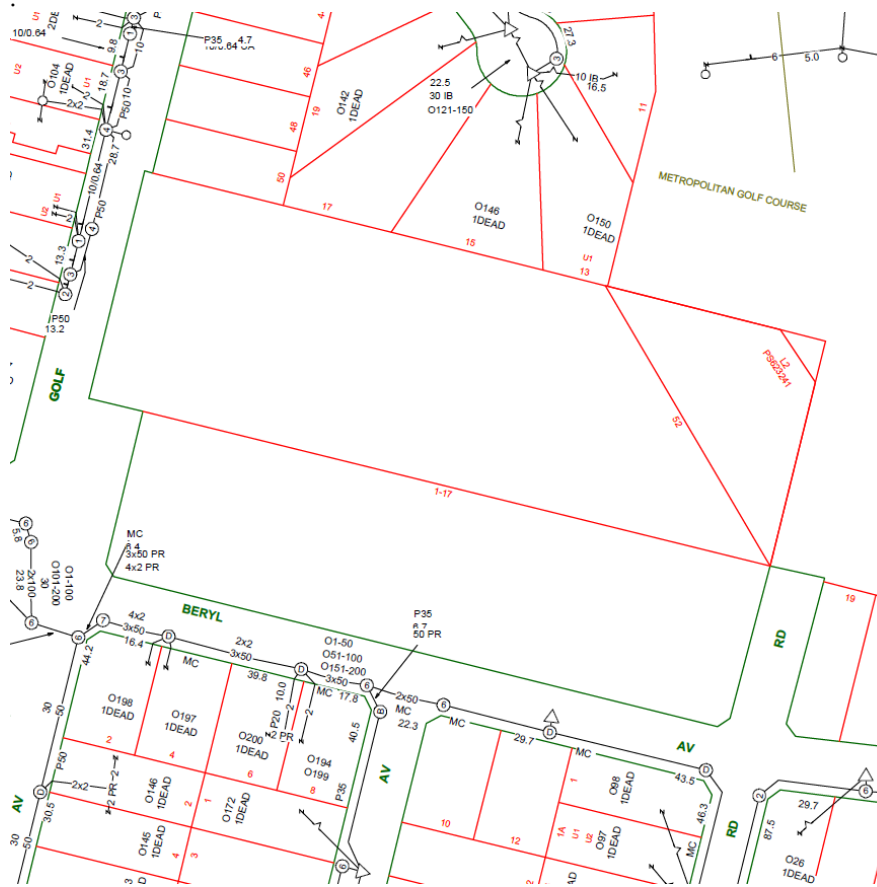
Site:  
Ref:


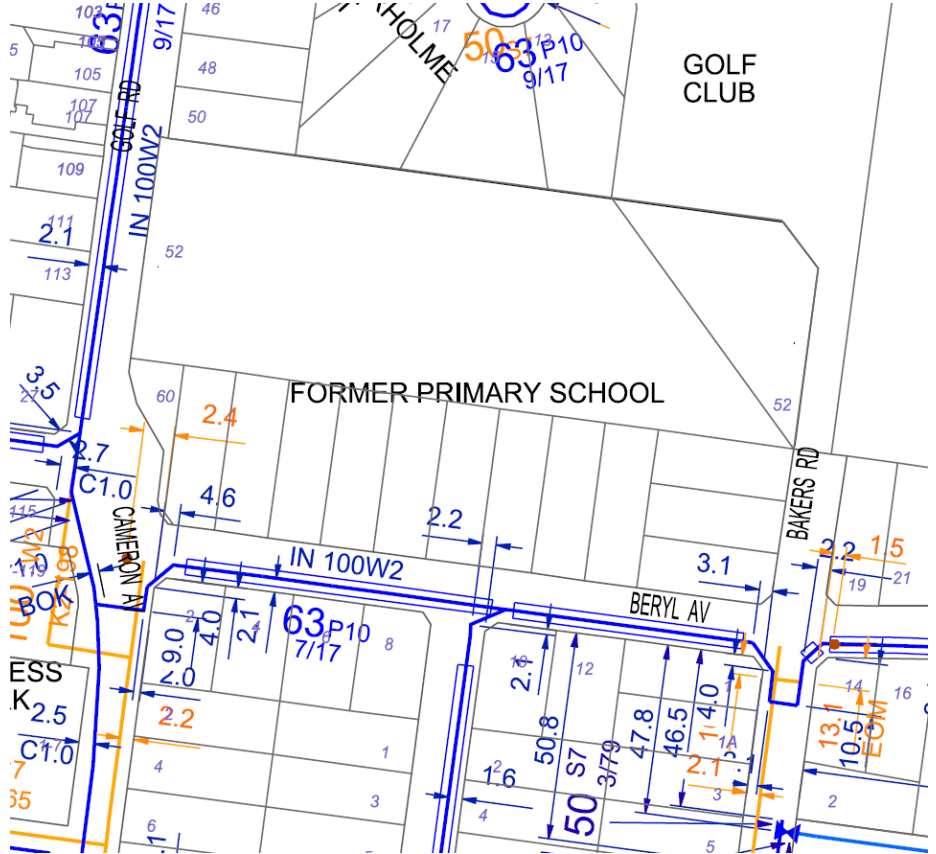
52 Golf Road, OAKLEIGH SOUTH, VIC 3167  
S42623 / 263744


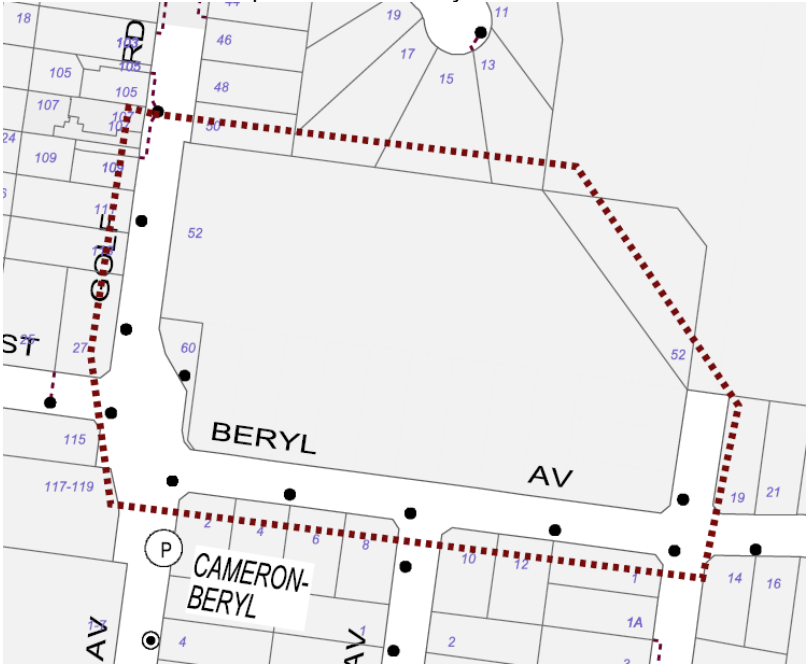
Asset	Authority	Availability
<b>3.4. Water</b>		<p>A 225mm diameter reticulation main is in Golf Road. It is assumed a property branch comes off this main which previously serviced the site.</p> <p>It is assumed this water main will have enough capacity to service the development of the site. The capacity of this existing water main needs to be confirmed with SEW prior to any development works.</p> 

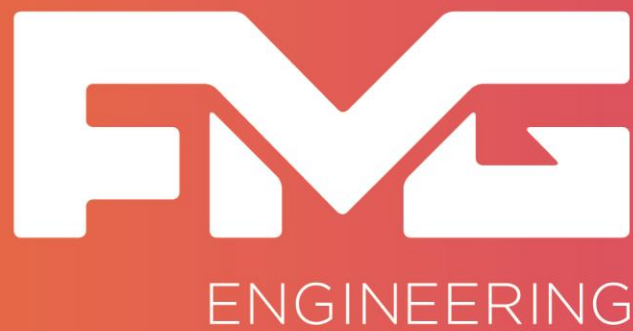


Asset	Authority	Availability
<p><b>3.5. Drainage</b></p>		<p>Local drainage networks surrounding the subject site are managed by City of Monash. Main drainage infrastructure is managed by Melbourne Water.</p> <p>Council pit and pipe drainage infrastructure exists surrounding the site. The following exists:</p> <ul style="list-style-type: none"> <li>• A 150mm diameter drain in an easement on the northern boundary which drains to Barholme Court</li> <li>• 2 x 225mm diameter pipes located in the north-west corner of the lot which discharges to a 450mm diameter pipe in Golf Rd and drains north</li> <li>• A combination of 300mm diameter, 375mm diameter and 450mm diameter pipes along Beryl Avenue which drains west to a 525mm diameter at the intersection of Cameron and Beryl Avenue.</li> <li>• This drainage will be able to cater for this development to some extent. It assumed that detention will be required as impervious areas will increase. Assessment of the existing drainage design would be required. City of Monash typically require detention on 1 in 10-year ARI event post development flows back to existing 1 in 5-year ARI event pre-development flows</li> <li>• It is assumed connection will be to the 225mm diameter drain in the north/west corner of the site</li> <li>• Overland Flow for events greater than 1 in 10 year ARI would need to be contained to development roadways and conveyed through the site.</li> <li>• It is assumed that council would impose stormwater treatment requirements on the development, which requires the inclusion of Water Sensitive Urban Design (WSUD) measures such as rain gardens, rainwater tanks or swales. This requirement would be assessed at time of permit.</li> </ul> 

Asset	Authority	Availability
<p><b>3.6. Comm s</b></p>		<p>It is assumed Telecommunications connection can be provided with some external construction works required as all Telstra pits are located on the opposite side of the road to the development.</p> <p>Telecommunications assets exist surrounding the subject site along the western and southern boundary. It appears no telecommunications feed into the site. No reticulation of telecommunicators currently exist throughout the site</p> 

Asset	Authority	Availability
<p><b>3.7. Gas</b></p>		<p>Gas assets are managed by Multinet Gas and exist on the opposite side of the road on the southern and western boundary within Golf Road and Beryl Avenue. Some external construction works will be required to connect to the existing gas assets.</p> <p>It is assumed gas capacity is available within the existing network, but this will need to be confirmed.</p> 

Asset	Authority	Availability
<p><b>3.8. Electricity</b></p>		<p>Overhead LV electricity infrastructure exists along Golf Road and Beryl Avenue. An overhead HV exists on Cameron Avenue near the intersection of Beryl and Cameron Avenue. These assets are managed by United Energy</p> <p>The existing electrical supply will not have the capacity to service the proposed development. The existing LV pole at the intersection of Cameron and Beryl Avenue will need to be upgraded to a HV pole. A new pole on Golf Road for overhead supply from the new upgraded HV will be underground into a new kiosk.</p> <p>There will be a requirement for new infrastructure including main switchboards and distribution metering cabinets to service the density of the development proposed.</p> <p>Electrical availability will be confirmed when asset information is received from the responsible authority.</p> 

The logo for F&M G Engineering features the letters 'F&M G' in a bold, white, stylized font. The 'F' and 'M' are connected at the top, and the 'G' is positioned to the right. Below this, the word 'ENGINEERING' is written in a clean, white, sans-serif font. The background is a gradient of orange and pink, with diagonal stripes in the corners.

# F&M G ENGINEERING

## **ADELAIDE**

67 Greenhill Road  
Wayville SA 5034  
Ph: 08 8363 6600

## **MELBOURNE**

2 Domville Ave  
Hawthorn VIC 3122  
Ph: 03 9815 7600

## **SYDNEY**

Suite 28, 38 Ricketty St  
Mascot NSW 2020  
Ph: 1300 975 878

**ABN: 58 083 071 185**