

# Infrastructure and Servicing Report

(Lot 1 & 2 TP533434)  
Maffra – Briagolong Road, Maffra

Client

Issued  
19/03/2026



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Beveridge Williams

Client:  
 Issued: 19/03/2026  
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 Prepared by:  
 Checked by:  
 Project Manager:  
 Project Number: 2102640

Surveying  
 Asset Recording  
**Civil Engineering**  
 Infrastructure Engineering  
 Traffic & Transport Engineering  
 Environmental Consulting  
 Water Resource Engineering  
 Strata Certification (NSW)  
 Town Planning  
 Urban Design  
 Landscape Architecture  
 Project Management

## Revision Table

REV	DESCRIPTION	DATE	AUTHORISED
5.0	Update intersection delivery comments, provision of tanks in lieu of reticulated watermains and Staging of works to enable Phase 1 & 2: DP & Planning Permit for 22 lots, and Phase 3: Schedule change and Planning permit for further 42 lots	19/03/2026	
4.0	Updated section 2.3 Stormwater Drainage	28/01/2025	
3.0	Updates to include staging plan	19/11/2024	
2.0	Updated proposed plan	18/06/2024	
1.0	Initial issue	14/12/2022	

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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 the development of 64 rural living lots at (Lot 1 & 2 TP533434) Maffra – Briagolong Road, Maffra.

This report addresses the phased development of land located on Briagolong Road, Maffra, which will proceed in stages. The land is identified within the Maffra Structure Plan as appropriate for increased density rural living development, subject to further investigation and preparation of technical reports.

The Site is currently zoned to facilitate subdivision into 23 rural living zoned lots with a nominated schedule of 2.0 hectares and is proposed to be developed through a coordinated three-phase (staged) planning process:

- Phase 1: Preparation and approval of a Development Plan to establish the overall subdivision and servicing framework to address the requirements of the Development Plan Overlay Schedule 1.
- Phase 2: A planning permit application for the creation of 22 lots generally 6,000 m<sup>2</sup> in size, together with a balance lot, addressing the current requirements of the Rural Living Zone (Schedule 2).
- Phase 3: An amendment to the Wellington Planning Scheme to change the Zone Schedule and issue of a planning permit application to facilitate the subdivision of the balance land into 64 additional lots, also generally 6,000 m<sup>2</sup> in size. The phase also proposes to delete the Development Plan Overlay applying to the land.

This report addresses all three phases (stages) of the development and considers both interim and ultimate development outcomes for the subject land.

Lot 1 & 2 TP533434 at Maffra-Briagolong Road Maffra are currently located in the Rural Living Zone (Schedule 2). This zone provides for subdivision of land into lots with an average area of 2 hectares. The site has land in the Farming Zone (FZ) to the north, Rural Living Zone (Schedule 2) to the west, Road Zone Category 1 to the east, Public Use (PUZ5 – Maffra Cemetery) along the western third of the south boundary, Rural Living Zone (Schedule 2) along the central third of the south boundary and (PUZ6 – Local Government purposes) along the balance of the south boundary.

Please refer to Planning Property Report included in Appendix A for further information.

The information below reflects discussions with the various servicing authorities and agencies involved in land development within the area. The final form of the development, the servicing requirements and service agreements are subject to referrals to the relevant authority, under the planning process, permit issue and formal servicing offers that will be processed at subdivision stage.

## 1.2 Site Location

The site comprises two (2) parcels of land with an approximate total area of 46.735 hectares (ha). The site is approximately 1km north of the Maffra town centre. It is bound by Three Chain Road to the west, FZ to the north, Maffra-Briagolong Road to the east, and a cemetery and PU zone to the south .

The area is undulating with a high point located on the northern boundary of the site; the site falls to the north-east, south-east and to the south-west.

The site is currently used for agricultural purposes; there are no existing dwellings, sheds, or tracks; there are some scattered trees and two waterholes onsite.

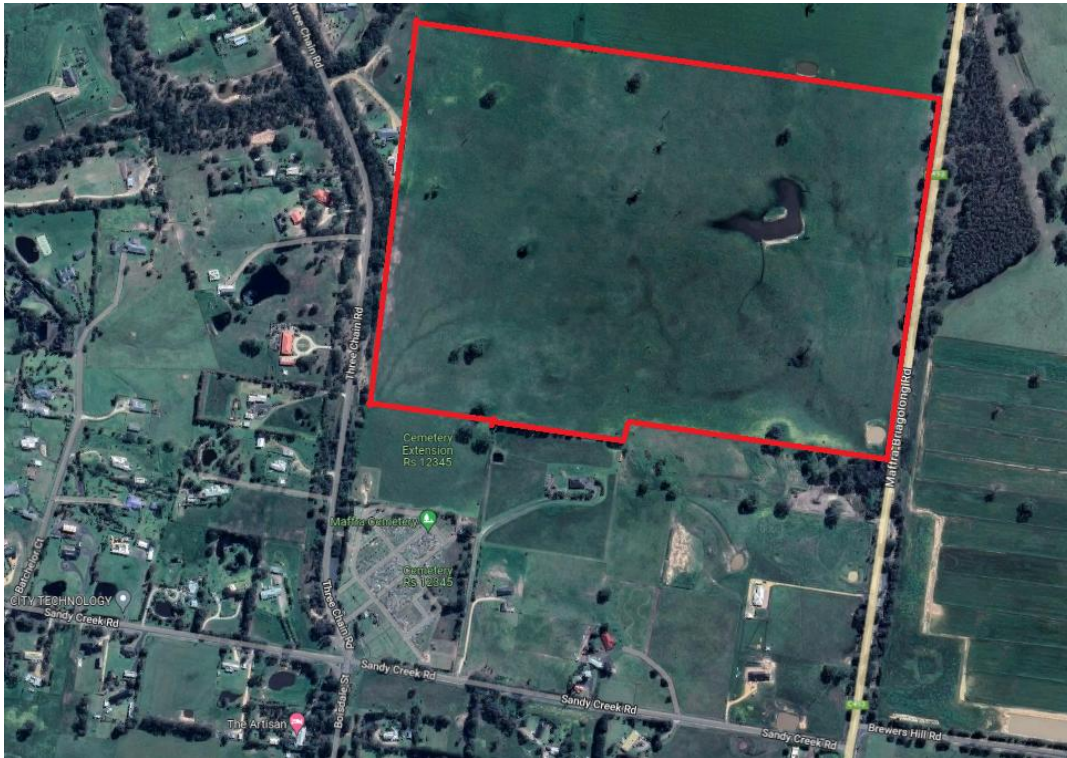


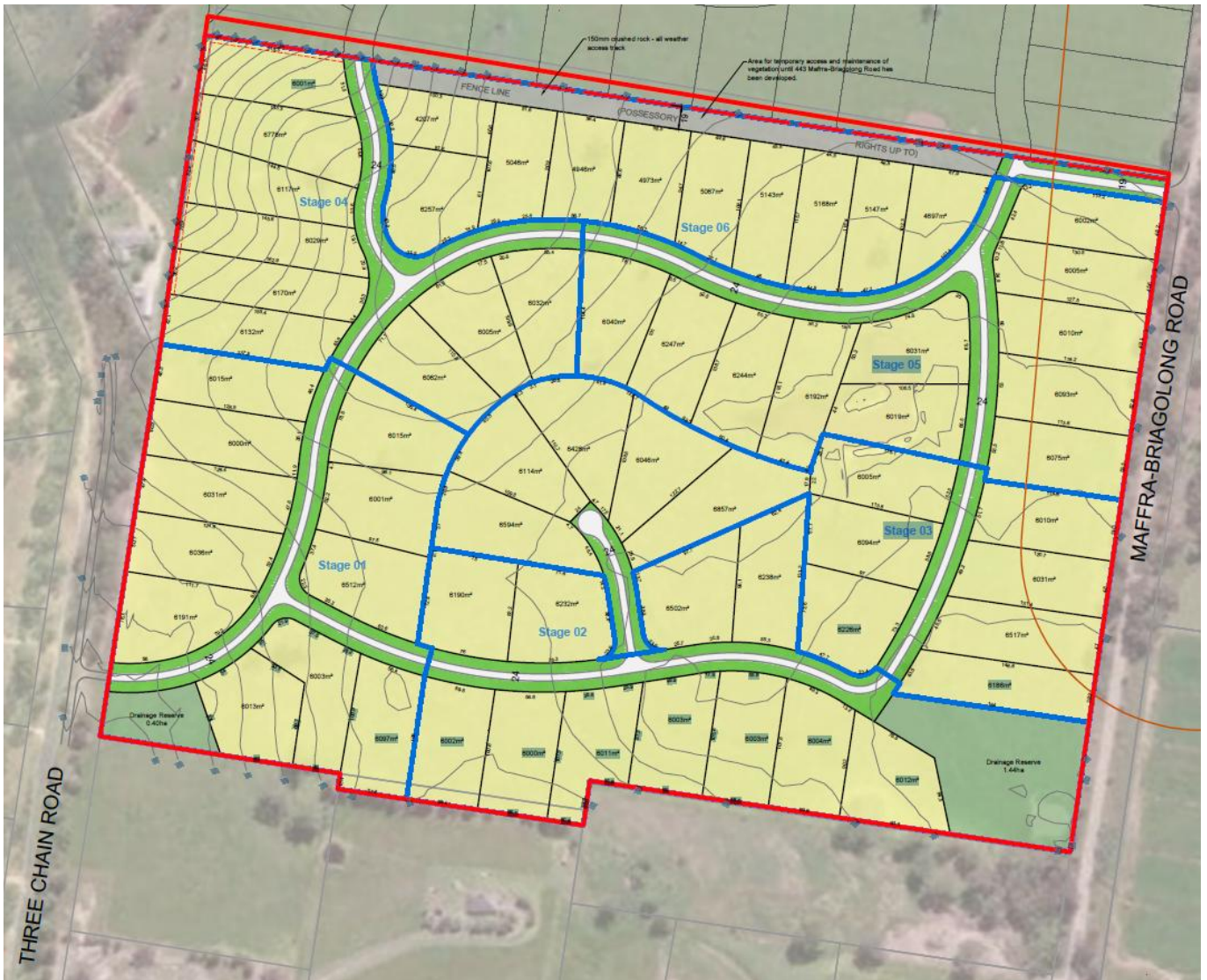
Figure 1 – Google Map aerial image of site (Not to scale)

### 1.3 Development Proposal

Based on the proposed layout the site has a net developable area of approximately 44.892ha.

The site is currently zoned Rural Living with a minimum lot size of 2ha (or 20,000 sq.m). After consultation and submission to Council as part of the Maffra Structure Plan, the site (and site to the north) have been deemed potentially appropriate for a change to the Rural Living Zone Schedule that would allow a more dense development, i.e. a minimum lot size of 0.6ha (or 6,000m<sup>2</sup>), than is possible under the current Schedule.

An indicative concept plan has been prepared for the site for 0.6ha lots and is shown in Figure 2 below with full plans in Appendix B.



**Figure 2 – Plan of Proposed Subdivisions v18**

Phase 2 will include the creation of 22 lots as part of Stages 1 and 2, as shown at Figure 2; while Phase 3 will include the remaining 42 lots as part of Stages 3-6.

#### 1.4 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.

## 2 SERVICES

### 2.1 Investigation

Our investigation into the availability of services is generally based on Before Your Dig (BYD) 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

Three Chain Road appears to be a 6.2m carriageway with 1.5m shoulders – this road is under the management of council. Maffra-Briagolong Road (arterial road) is a single approx. 6.2m carriageway with 2.5m shoulders – this road is under the management of VicRoads. These existing roads have sufficient capacity for the development of this site as RLZ, or LDRZ.

For development of this site as RLZ, it is proposed that the site is provided access via Three Chain Road, with an emergency access to Maffra-Briagolong Road.

The following works are proposed for north Maffra which will assist the increase of lots within the northern area of Maffra:

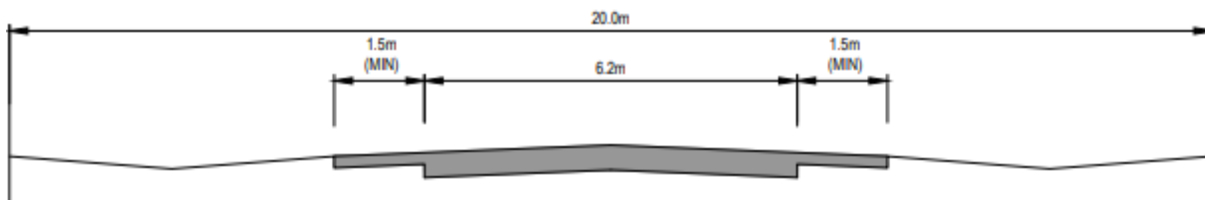
- RD01 - Sandy Creek Road upgrade (council to do, State funding) which will enable the redirecting of large freight movements to Powerscourt Street
- IN03 - Sandy Creek Road - Boisdale intersection upgrade (council to do, State funding)
- IN04 - Sandy Creek Road Powerscourt Street intersection upgrade (council to do, State funding)

A traffic impact assessment report has been prepared by One Mile Grid.

- Primary road access from Three Chain Road
- The meandering roads are to assist with traffic speed reduction
- Road reserve widened to 24m to enable trees
- Road reserve widened to enable mow-able swale drains
- No footpaths
- 6.2m seal road and shoulders
- To enable fire emergency access to Maffra-Briagolong Road, a road connection and BAR/BAL intersection is to be constructed at the north-east corner of the development

The proposed VicRoads BAR/BAL intersection will benefit developments at both Lot 1 & 2 TP533434 and 443 Maffra-Briagolong Road, Maffra. Council will facilitate a funding arrangement for design, supervision and construction of the intersection whereby each of the properties noted above will contribute their share to the intersection when developed, based on net developable area. It is anticipated that the owner of Lots 1 & 2 TP533434 will make a contribution to the intersection on a stage by stage basis. This will enable Council to deliver the ultimate intersection at the commencement of Stage 3.

In discussions with Council, it was noted that a speed reduction along Maffra Briagolong Road may be sought from DTP due to proposed development in the area. It is understood that DTP are supportive of this request.



**Figure 3 – IDM Manual Rural Living Access Road cross section as per SD615**

If development to the north is not completed before Stage 6 is delivered, a 150mm crushed rock all-weather track will be built along the northern edge of the site. This track will allow the CFA to access the northern fringe of the development front up until land to the north is developed. The track will be located within a 19m-wide strip that will be held in common property by the adjoining lot owners within Stage 6. Maintenance of vegetation within the common property in a low threat state will be the responsibility of the owner's corporation.

## 2.3 Stormwater Drainage

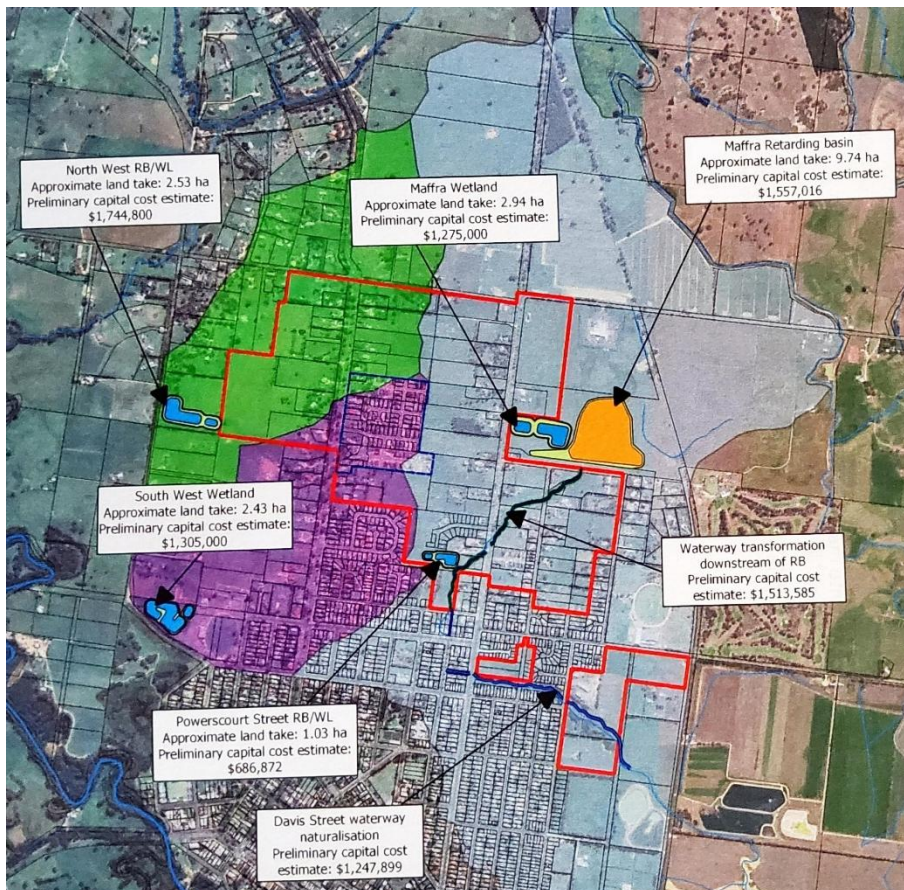
The 'Maffra Drainage and Integrated Water Management Strategy' excludes this site; Council has confirmed that this development shall determine a standalone drainage strategy. A drainage strategy has been prepared by Water Technology; this meets the requirements of stormwater quantity and quality to best practice.

The site has three catchment outfalls:

- Outfall to the south-west
- Outfall to the south-east
- Outfall to the north-west

The proposed strategy includes the following to meet best practice:-

- a drainage reserve in the south-west corner of the site with a 2,500cu.m retarding basin with the inclusion of swales for treatment
- a drainage reserve in the south-east corner of the site with a 10,000cu.m retarding basin with the inclusion of swales for treatment
- a 730cu.m retarding basin within a lot for the small north-west catchment with the inclusion of swales and onsite tanks for treatment
- roadside swales for conveyance



**Figure 3 – Proposed drainage infrastructure from the Maffra Drainage and Integrated Water Management Strategy (Alluvium, 2020)**

As part of Stages 1 and 2 (part of Phase 2), the drainage within the south-east and south-west reserves will be constructed; while construction of Stage 4 (part of Phase 3) will include the vegetated swale and outfall to the north west.

## 2.4 Sewer

Gippsland Water is the responsible authority for sewer servicing in the area.

For development of this site as RLZ (6000 sq.m), no reticulation sewer is required. Onsite wastewater treatment systems will be required on each lot. These will be constructed and maintained by future lot owners.

## 2.5 Water

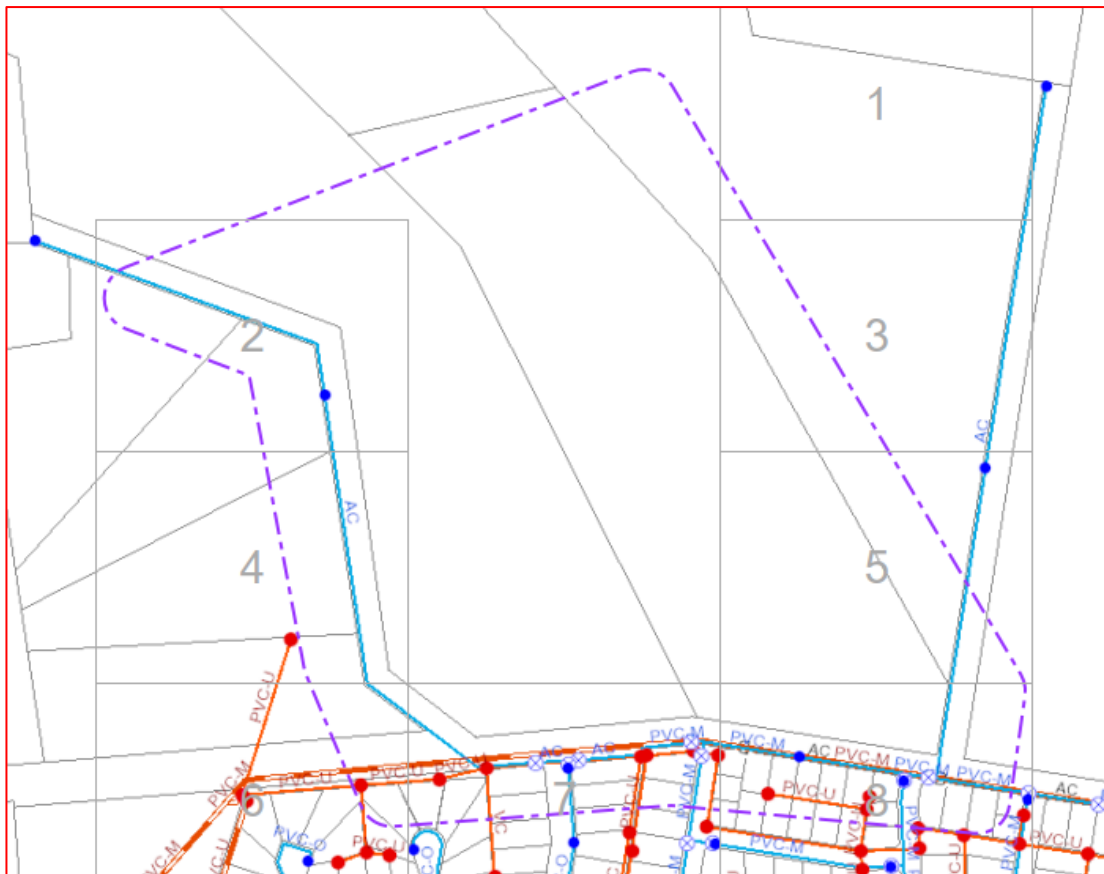
Gippsland Water is the responsible authority for water servicing in the area.

There is a 125mm distribution main within Maffra-Briagolong Road, a 100mm reticulation main located to the south-east of the proposed subdivision within Maffra-Briagolong Road, and 150mm reticulation main located to the south-west of the proposed subdivision within Three Chain Road.

No connection is permitted to the 125mm distribution main within Maffra-Briagolong Road. The main is essential to the supply of water to Boisdale. Any connections to service in the eastern portion of the subdivision would require the extension of the 100mm reticulation main located to the south-east of the proposed subdivision, or from services within the development.

Gippsland Water have also advised that no connection to the existing 150mm reticulation main in Three Chain Road, which is located just south-west of the proposed subdivision, is permitted. The current catchment/network is at capacity and cannot support any additional lots.

It is therefore proposed that minimum 20kL rainwater tanks be required on each lot to allow stormwater reuse; although, in the absence of reticulated town water, far larger water tanks are likely to be installed as part of future housing. Additional storage/tanks may also be required by the CFA with firefighting capabilities to provide protection for future residents.



**Figure 4 - Gippsland Water asset information – water is shown in blue (Not to scale)**

## 2.6 Electricity

AusNet Services is the responsible authority for electrical services in the area.

There are existing high voltage (HV) lines to the west of the site running along Three Chain Road.

For development of this site as RLZ, the design would compromise underground reticulation and would include the following:

- 100kVA Padmount substations
- Install low capacitance underground cable from an existing pole in Three chain Road. A section of this may need to be in a 1.5m easement through lots to service lots abutting Maffra-Briagolong Road as there is no HV in the vicinity.
- Install approximately LV underground cable to service the properties
- Public lighting would need to be reviewed and nominated to the council but it is assumed it would be P4 category with 4-6 luminaires on standard URD poles.

Further advice is to be sought from AusNet Service to confirm if a line upgrade south of the intersection with Sandy Creek Road will be required.

This site does not require a Rapid Earth Fault Current Limiter (REFCL) device.

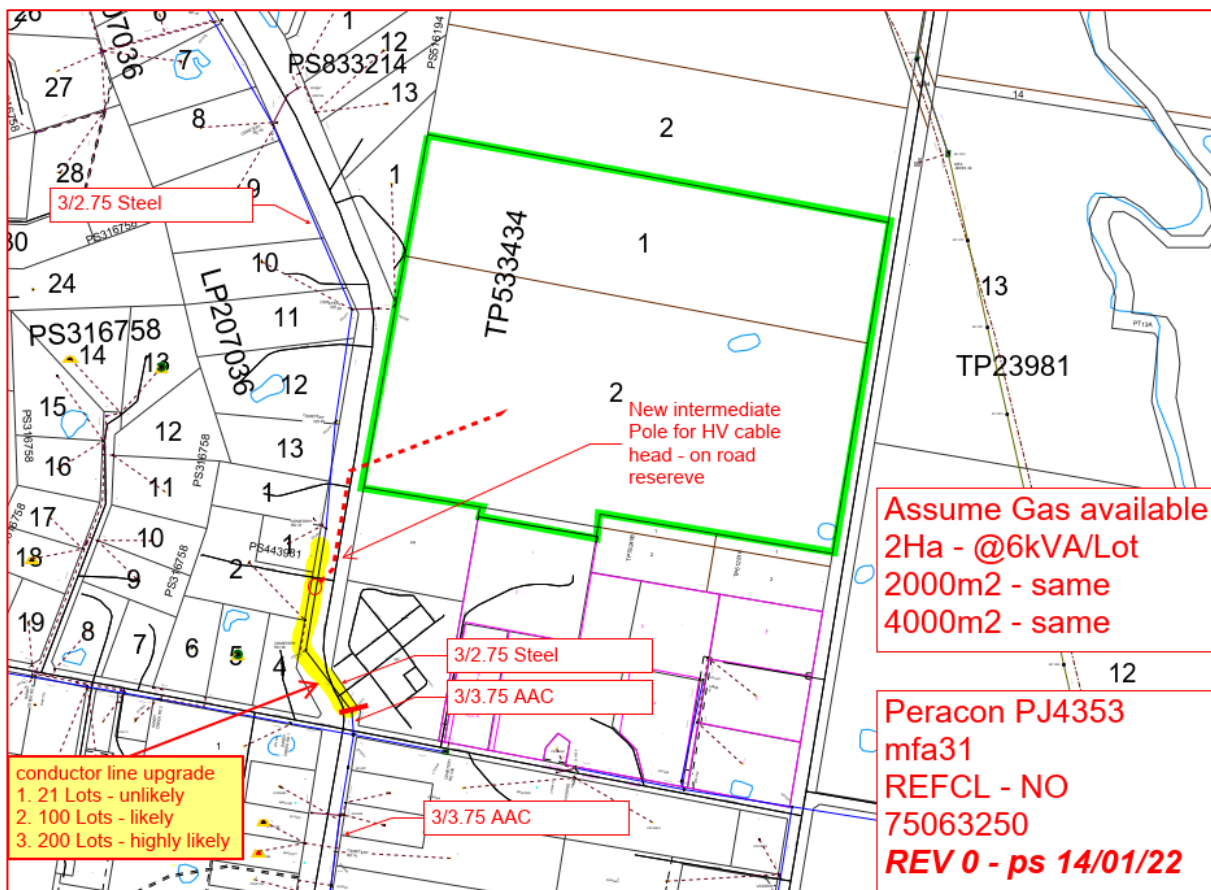


Figure 5 - AusNet Services asset information and proposed servicing advice from Peracon (Not to scale)

## 2.7 Telecommunications

The provision of telecommunications to the site is expected to be the responsibility of NBN and will be supplied to the subject site

Fixed service NBN currently existing at the intersection of Boisdale Street and Sandy Creek Road. The subject site currently shown as being within the fixed wireless service area.

For fixed service, any backhaul requirements will be determined by NBN when an application is made to service the site. The developer can then decide to proceed with fixed service, or wireless. Regardless of this decision, pit and pipe infrastructure will need to be provided.



**Figure 6 - NBN Rollout map  
(Not to scale)**

## 2.8 Gas

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

Gas is not currently within Three Chain Road abutting the site however is within Boisdale Street approximately 100m south of the Sandy Creek Road – Boisdale Street intersection. A 63mm extension along Sandy Creek Road was proposed in 2020 to support development in the area.

In line with the Victorian Government's Gas Substitution Roadmap (under Amendment VC250 of the Victorian Planning Provisions (VPP) gazetted on 01 January 2024), any new dwellings, apartments and residential subdivisions that require a planning permit under Clause 53.03 of the VPP will not be provided with reticulated gas.

No gas works will be required as part of the proposed development.

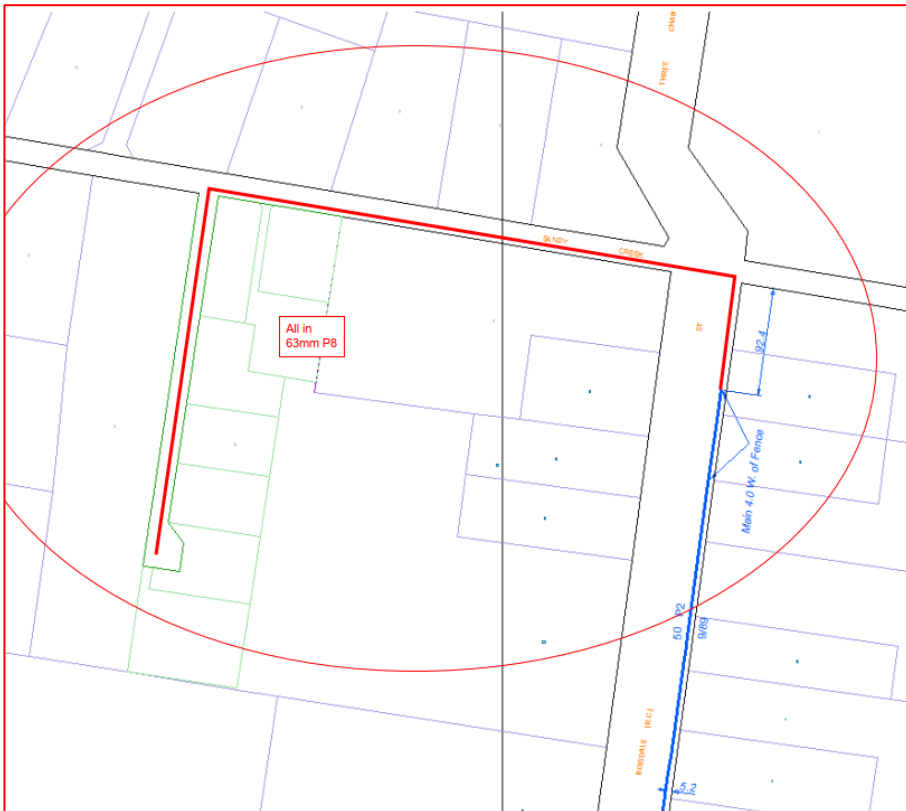


Figure 7 – Preliminary advice from APA for servicing a development within Sandy Creek Road (2020)  
(Not to scale)

### 3 STAGING

The development is proposed to be completed in six (6) stages. Refer to Figure 2 for staging plan.

As noted in prior section, Phase 2 will include the creation of 22 lots as part of Stages 1 and 2; while Phase 3 will include the remaining 42 lots as part of Stages 3-6.

#### 3.1 Stage 1

The first stage will include the road connection to Three Chain Road, and the construction of the south-west stormwater detention basin.

#### 3.2 Stage 2

Stage 2 will include the extension of internal roads, and delivery of the south-east stormwater detention basin. The creation of the reserve and handover of the basin will also be completed in Stage 2.

#### 3.3 Stage 3

Stage 3 will include the further extension of internal roads. As part of Phase 3, the developer shall commence making a contribution to the intersection on a stage by stage basis to enable Council to commence delivery of the ultimate intersection, from Stage 3.

#### 3.4 Stage 4

Stage 4 will include the extension of internal roads, and delivery of swale drains within lots as part of end of line treatment for the north-west catchment.

#### 3.5 Stage 6

Stage 6 will include the completion of internal roads, and delivery the connection to Maffra-Briagolong Road (unless Council facilitate construction sooner). The intersection works will include road widening to allow for a BAL and BAR treatment.

## 4 CONCLUSION

The subject site is well placed for the provision of utility services for the proposed development.

Based on preliminary investigations and discussion with the Relevant Authorities there are no impediments to servicing the subject land in general accordance with the standard land development conditions that apply to rural living land.

## APPENDIX A: PROPERTY PLANNING REPORTS

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 23 October 2022 04:28 PM

## PROPERTY DETAILS

Address: **MAFFRA-BRIAGOLONG ROAD MAFFRA 3860**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **WELLINGTON**

Council Property Number: **361360**

Planning Scheme: **Wellington**

Directory Reference: **Vicroads 82 H8**

[www.wellington.vic.gov.au](http://www.wellington.vic.gov.au)

[Planning Scheme - Wellington](#)

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Gippsland Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **GIPPSLAND EAST**

## OTHER

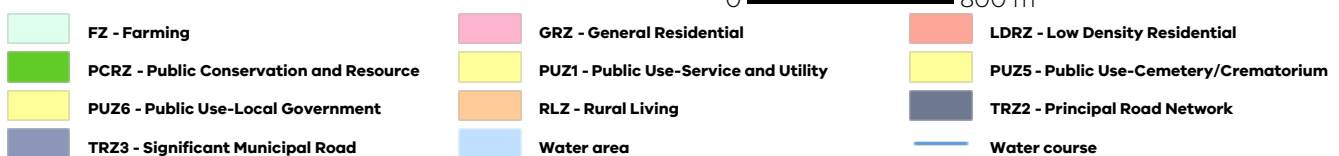
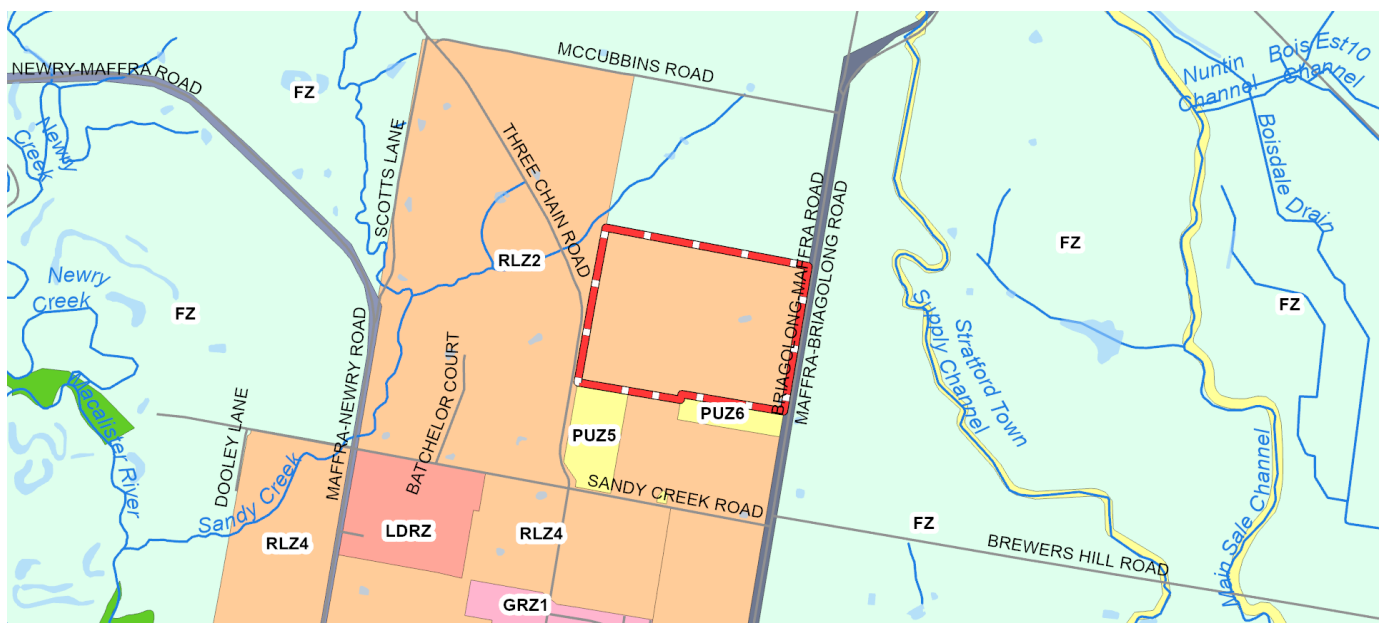
Registered Aboriginal Party: **Gunaikurnai Land and Waters  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[RURAL LIVING ZONE \(RLZ\)](#)

[RURAL LIVING ZONE - SCHEDULE 2 \(RLZ2\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

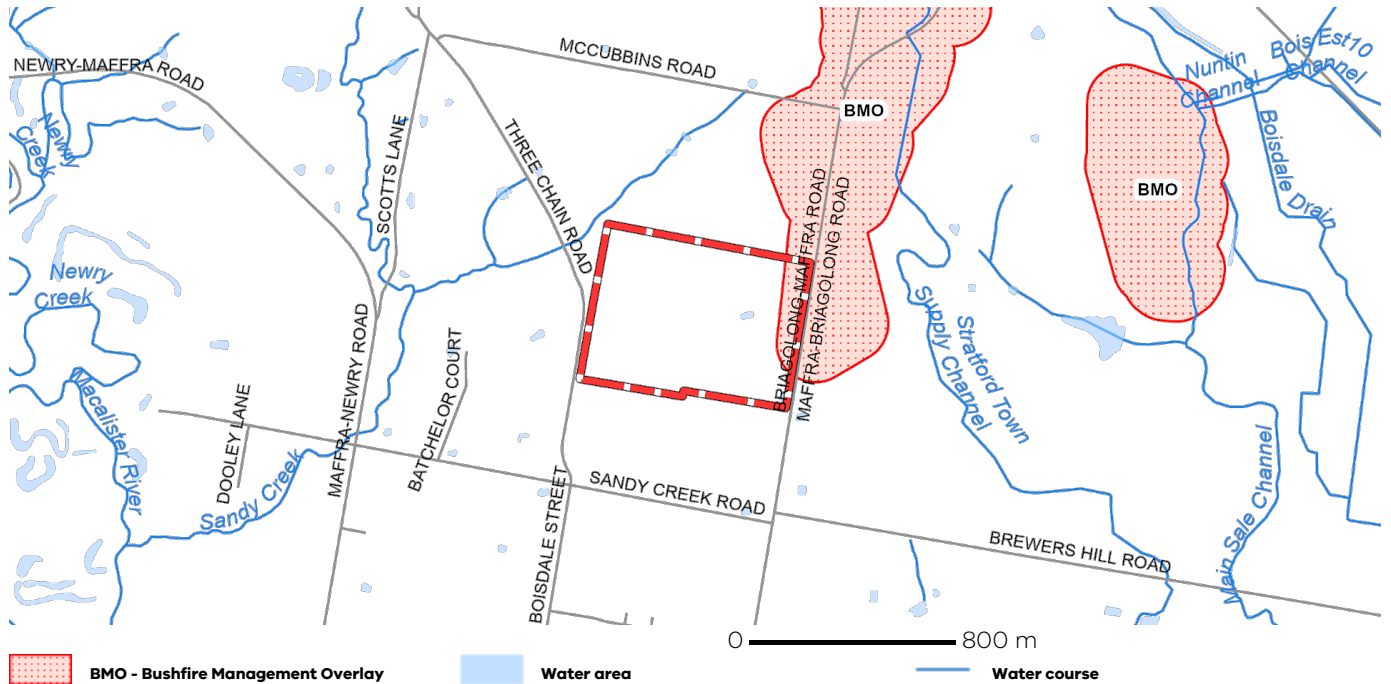
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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## Planning Overlays

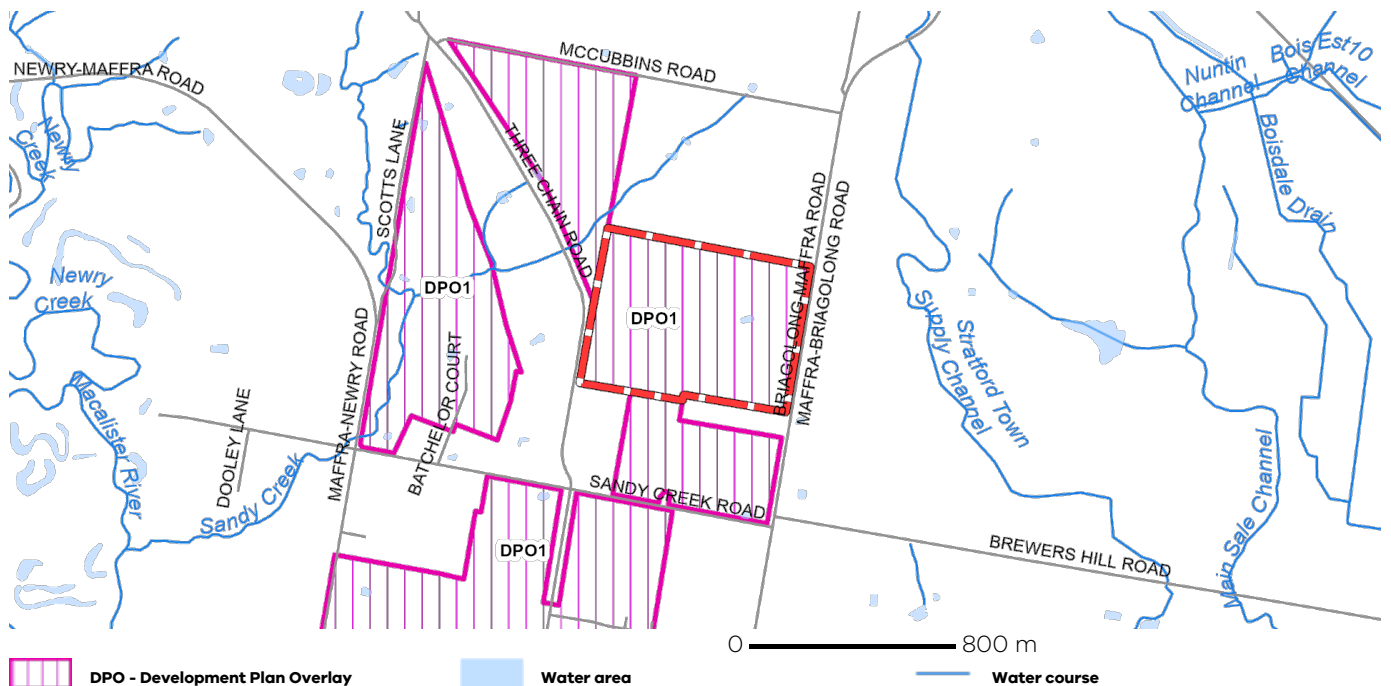
### BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

### DEVELOPMENT PLAN OVERLAY (DPO)

#### DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## Planning Overlays

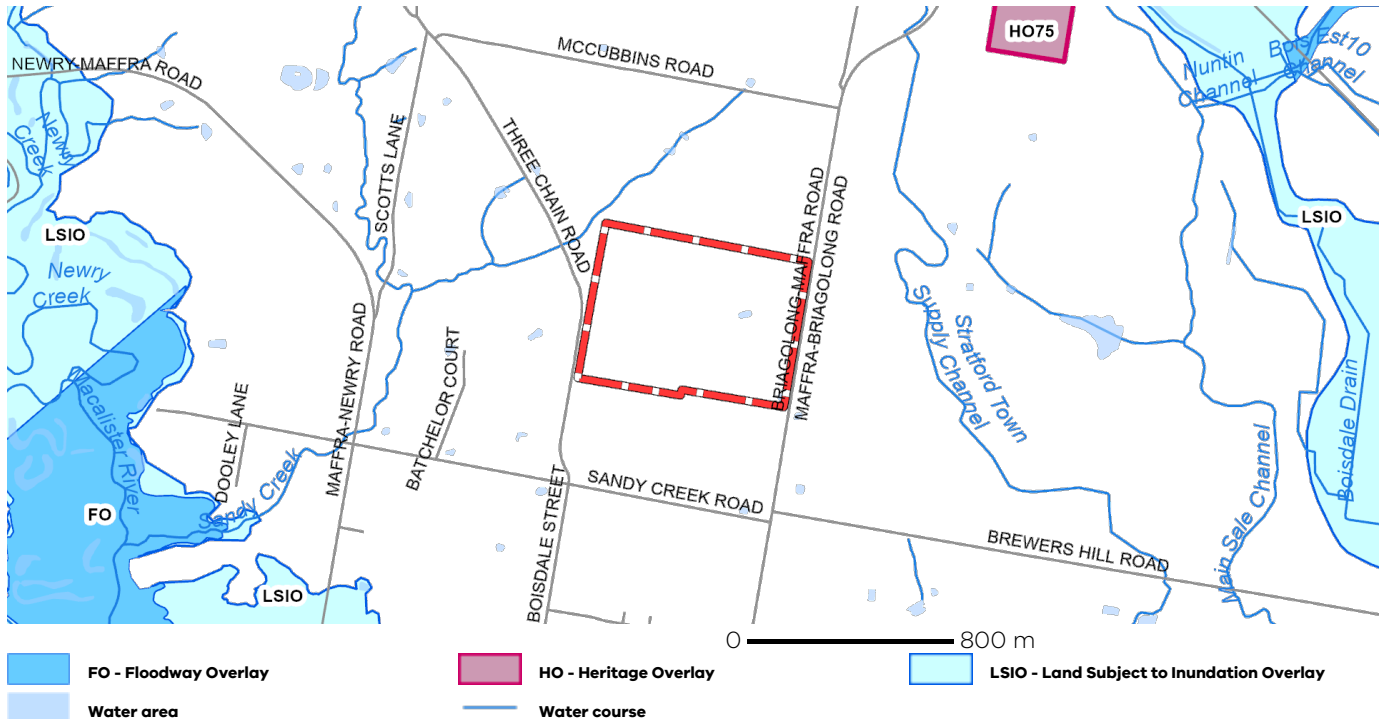
### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[FLOODWAY OVERLAY \(FO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## Further Planning Information

Planning scheme data last updated on 19 October 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

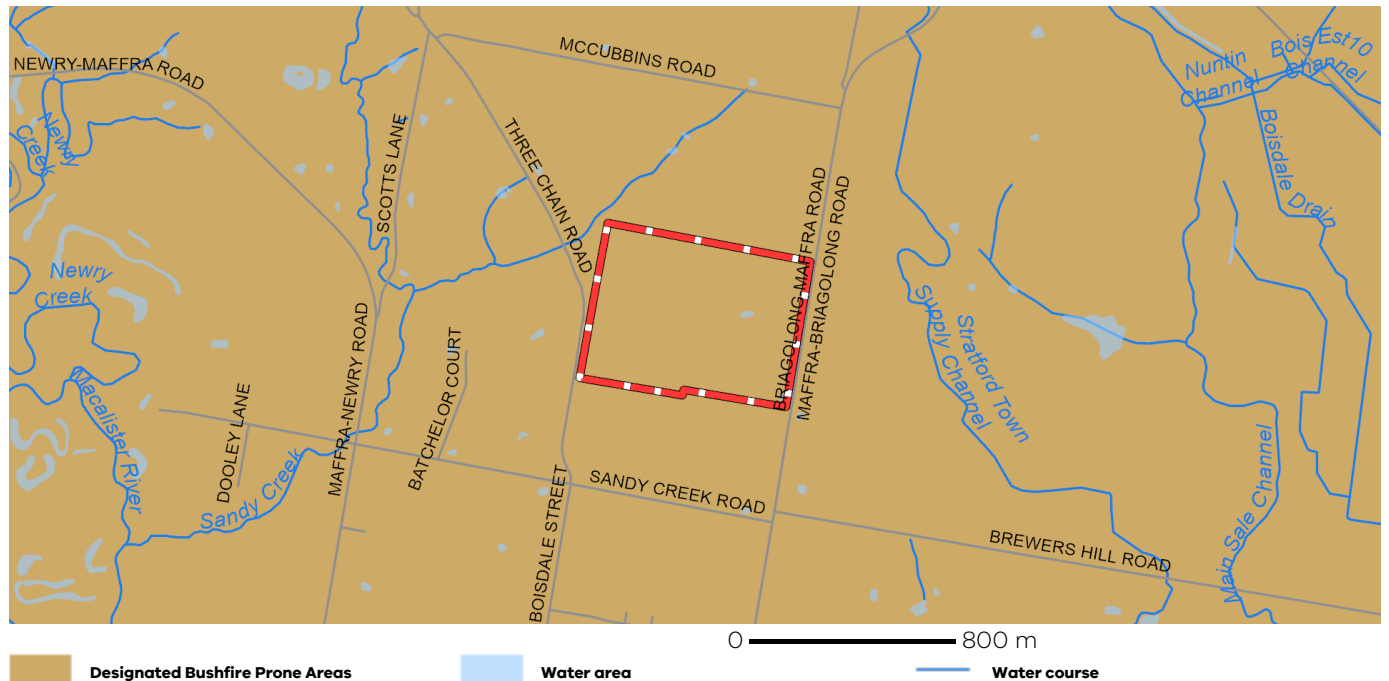
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

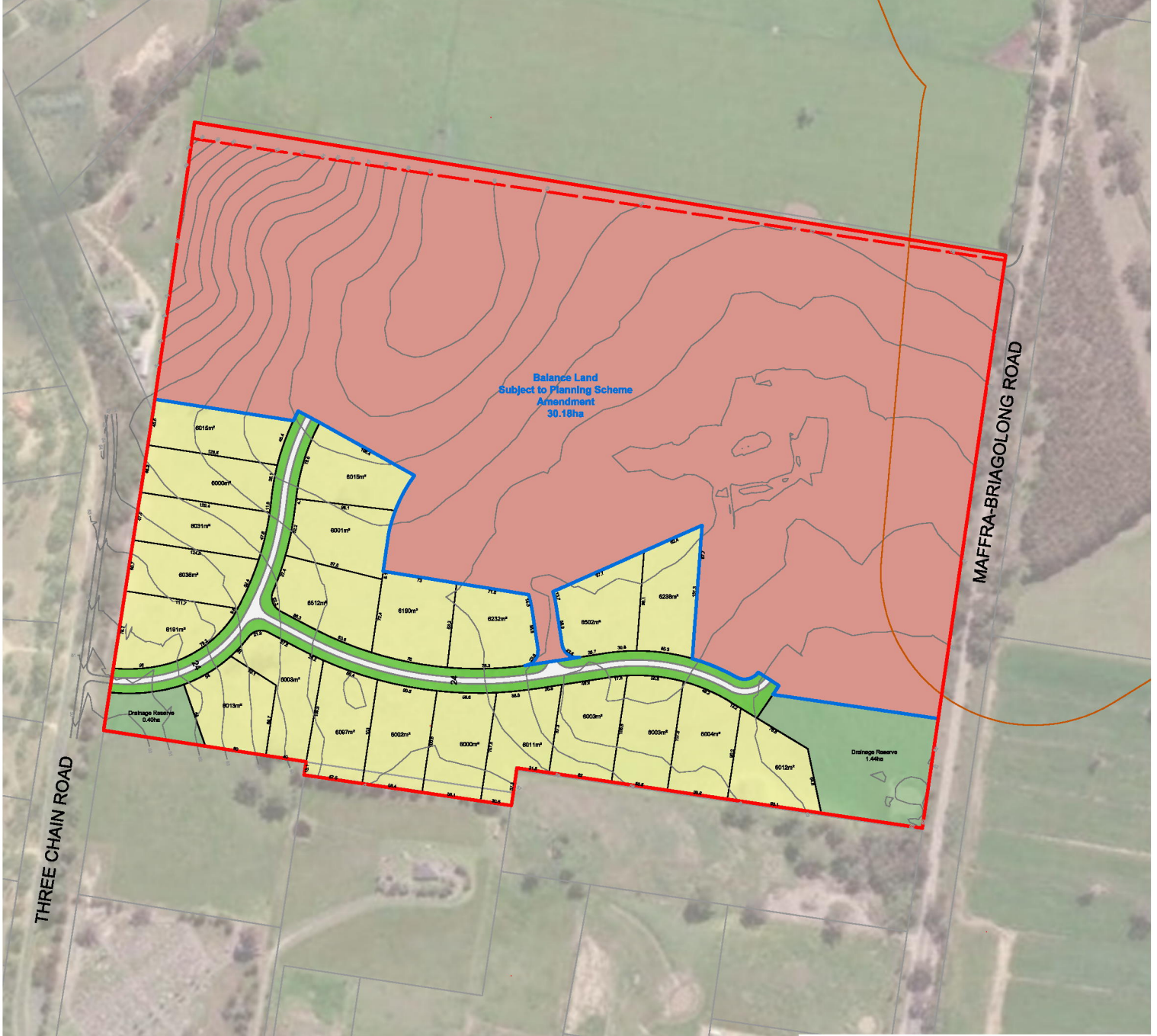
Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

## APPENDIX B: PROPOSED PLAN OF SUBDIVISION

LEGEND	
	Title boundary
	Site Boundary
	Drainage Easement
	Existing contours (1m interval)
	Residential Lots
	Naturestrip (Indicative)
	Road pavement (Indicative)
	Drainage reserve
	Bushfire Management Overlay
	Balance Land (subject to planning scheme amendment)



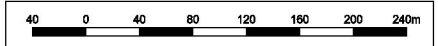
THREE CHAIN ROAD

MAFFRA-BRIAGOLONG ROAD

Balance Land  
Subject to Planning Scheme  
Amendment  
30.18ha

- Notes:
- This plan was prepared as a PROPOSAL only and should not be used for any other purpose.
  - This plan is subject to Council approval.
  - All dimensions and areas are subject to survey and final computations.
  - The layout and area required will be subject to engineering detail design and Council approval.
  - Existing drainage directions shown are approximate only and subject to a detailed storm water management investigation.
  - Existing dams located within construction areas will be filled during construction.
  - Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
  - Road pavement is indicative only and subject to detailed engineering design.
  - Existing drainage directions shown are approximate only and subject to a detailed storm water management investigation.
  - NO ALLOWANCE** has been made for Public Open Space within this development.
  - Arc dimensions shown are length of arc (not chord)
  - 25m building excursions to be applied to trees to be retained.

Land Budget Table	
Site (Approx.)	46.735 ha
* Residential Lots	13.411 ha
* Balance Land (Subject to Planning Scheme Amendment)	30.180 ha
* Local Roads	1.301 ha
Drainage Reserve	1.843 ha
Net Developable Area	44.892 ha
Lot Yield (Overall)	22 lots @ 1.5 lots per ha 6096m <sup>2</sup> average lot size
Total Number of Lots	22



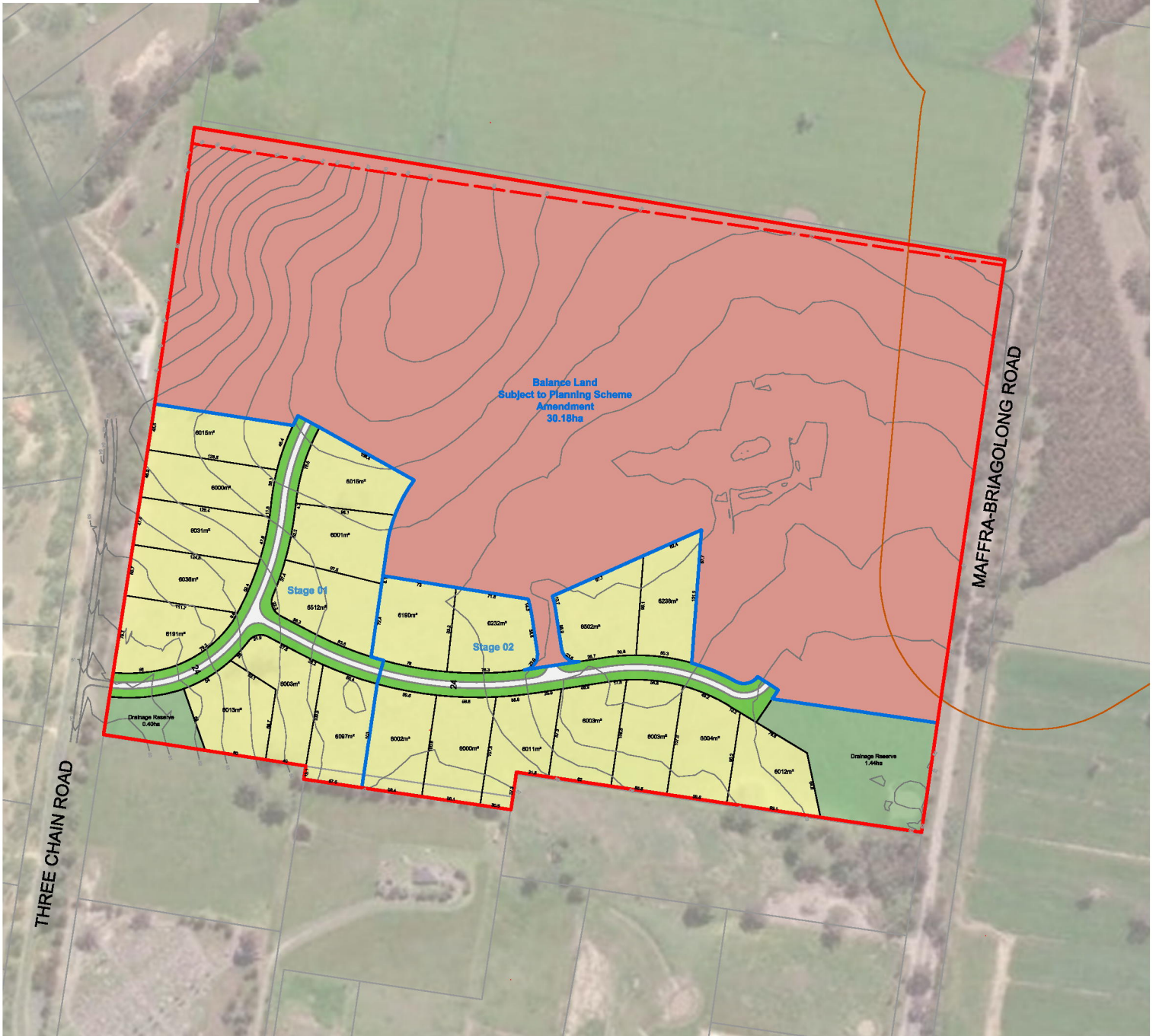
Master Plan - Phase 1 (Development Plan)  
Maffra-Briagolong Road, Maffra

Version	Date	Description	Drafted	Approved
14	12.08.2020	Amended as per comments		
15	25.11.2020	Amended stage boundary		
16	27.11.2020	Amended stage boundary		
17	04.03.2021	Amended to Internal/Council comments		
18	11.03.2021	Amended to Client/Internal/Council comments		

Date: 11.03.2021  
Version No: 18  
Job No: 2102640  
Scale (A1): 1:2000  
(A3): 1:4000



LEGEND	
	Title boundary
	Site Boundary
	Drainage Easement
	Existing contours (1m interval)
	Residential Lots
	Naturestrip (Indicative)
	Road pavement (Indicative)
	Drainage reserve
	Bushfire Management Overlay
	Balance Land (subject to planning scheme amendment)



THREE CHAIN ROAD

MAFFRA-BRIAGOLONG ROAD

Balance Land  
Subject to Planning Scheme  
Amendment  
30.18ha

Stage 01

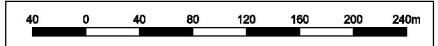
Stage 02

Drainage Reserve  
0.40ha

Drainage Reserve  
1.44ha

- Notes:
- This plan was prepared as a PROPOSAL only and should not be used for any other purpose.
  - This plan is subject to Council approval.
  - All dimensions and areas are subject to survey and final computations.
  - The layout and area required will be subject to engineering detail design and Council approval.
  - Existing drainage directions shown are approximate only and subject to a detailed storm water management investigation.
  - Existing dams located within construction areas will be filled during construction.
  - Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
  - Road pavement is indicative only and subject to detailed engineering design.
  - NO ALLOWANCE has been made for Public Open Space within this development.
  - Arc dimensions shown are length of arc (not chord)
  - 25m building excursions to be applied to trees to be retained.

Land Budget Table	
Site (Approx.)	46.735 ha
* Residential Lots	13.411 ha
* Balance Land (Subject to Planning Scheme Amendment)	30.180 ha
* Local Roads	1.301 ha
Drainage Reserve	1.843 ha
Net Developable Area	44.892 ha
Lot Yield (Overall)	22 lots @ 1.5 lots per ha 6096m <sup>2</sup> average lot size
Total Number of Lots	22



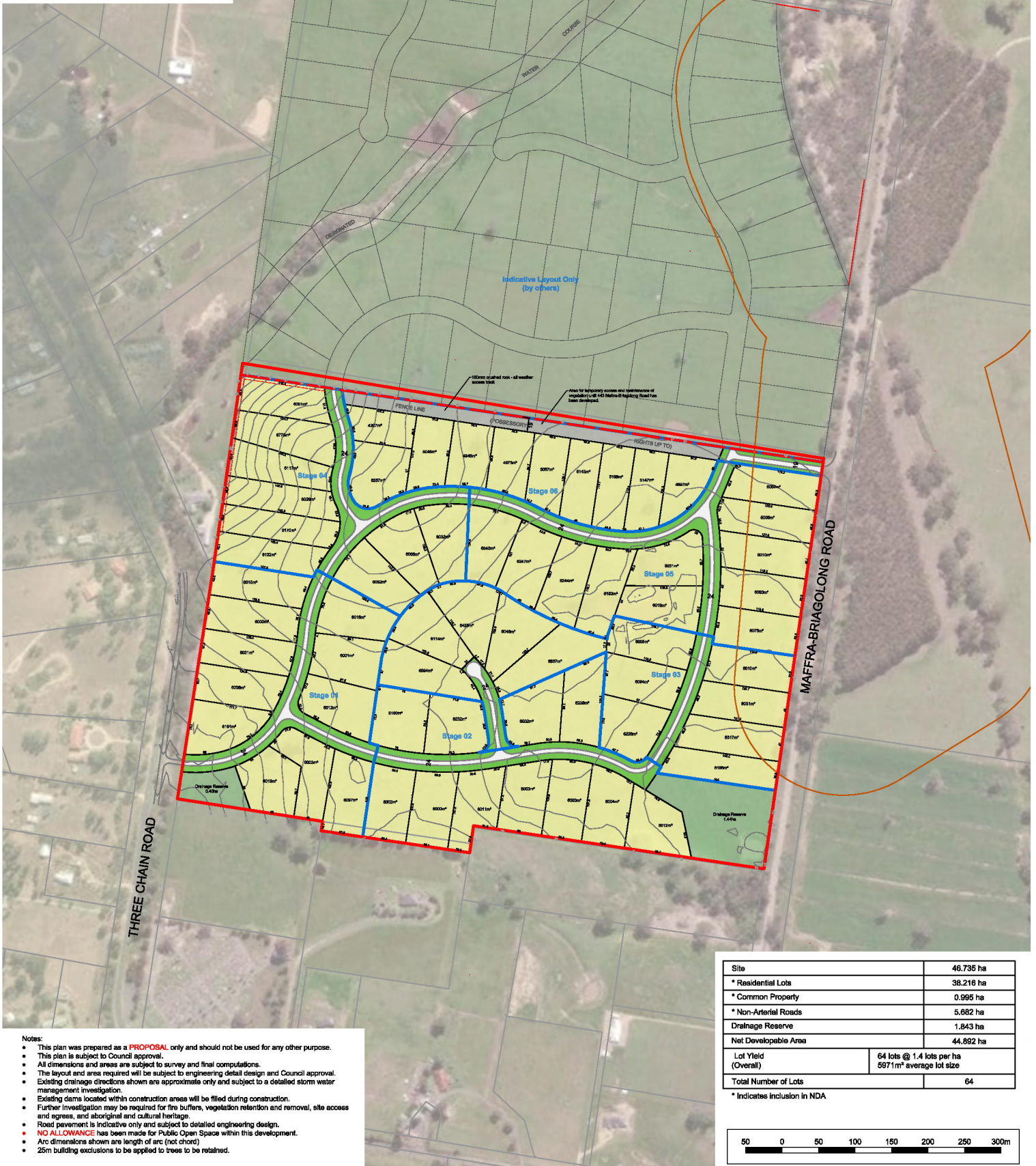
Master Plan - Phase 2 (Planning Permit Application for Stage 1 & 2)  
Maffra-Briagolong Road, Maffra

Version	Date	Description	Drafted	Approved
14	12.09.2020	Amended as per comments		
15	25.11.2020	Amended stage boundary		
16	27.11.2020	Amended stage boundary		
17	04.03.2021	Amended to Internal/Council comments		
18	11.03.2021	Amended to Client/Internal/Council comments		

Date: 11.03.2021  
Version No: 18  
Job No: 2102640  
Scale (A1): 1:2000  
(A3): 1:4000



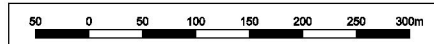
LEGEND	
	Title boundary
	Site Boundary
	Drainage Easement
	Existing contours (1m interval)
	Residential Lots
	Naturestrip (indicative)
	Road pavement (indicative)
	Drainage reserve
	Bushfire Management Overlay
	Common Property



- Notes:
- This plan was prepared as a **PROPOSAL** only and should not be used for any other purpose.
  - This plan is subject to Council approval.
  - All dimensions and areas are subject to survey and final computations.
  - The layout and area required will be subject to engineering detail design and Council approval.
  - Existing drainage directions shown are approximate only and subject to a detailed storm water management investigation.
  - Existing dams located within construction areas will be filled during construction.
  - Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
  - Road pavement is indicative only and subject to detailed engineering design.
  - NO ALLOWANCE** has been made for Public Open Space within this development.
  - Arc dimensions shown are length of arc (not chord)
  - 25m building excursions to be applied to trees to be retained.

Site	46.735 ha
* Residential Lots	38.216 ha
* Common Property	0.995 ha
* Non-Arterial Roads	5.882 ha
Drainage Reserve	1.843 ha
Net Developable Area	44.882 ha
Lot Yield (Overall)	64 lots @ 1.4 lots per ha 5971m <sup>2</sup> average lot size
Total Number of Lots	64

\* Indicates inclusion in NDA



Version	Date	Description	Drafted	Approved
14	12.08.2020	Amended as per comments		
15	25.11.2020	Amended stage boundary		
16	27.11.2020	Amended stage boundary		
17	04.03.2021	Amended to Internal/Council comments		
18	11.03.2021	Amended to Client/Internal/Council comments		



## APPENDIX C: PRELIMINARY SERVICING ADVICE FROM RA'S & OTHER CONSULTANTS

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**From:**  
**Sent:** Friday, 14 January 2022 10:39 AM  
**To:**  
**Subject:** RE: Maffra North P/L Three Chain Road - Peracon comments  
**Attachments:** SDMe wide REV 0 saved.pdf; VK8-0301205-001.PDF

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I have marked up some notes on the attached. [SDMe wide REV 0 saved.pdf](#)

- I am assuming Gas will be available
- Coens sketch is OK, and same principle can be utilized for options up to 200 lots. Basically adding Kiosk substations. Note - Reserve size will be 4.5m x 4.6.

Gut feel there will not be a Line upgrade south of the intersection with Sandy Creek Road required. The risk is small. However if you need to find out, we can submit a request to Ausnet, based on the 100 & 200 Lots. Turnaround time for such requests have been shocking in recent times. I would call Coen to ask that favor upfront.

Please return any questions promptly this morning. My afternoon will be elsewhere.

Regards,



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*This message and any files transmitted with it may contain proprietary, confidential and/or legally privileged information that is intended for exclusive use of the addressee(s). Unauthorised use, reproduction or disclosure is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and destroy all copies of this email and any attachments, thank you.*

---

**From:** | >  
**Sent:** Thursday, 13 January 2022 7:24 PM  
**To:** |  
**Subject:** FW: Maffra North P/L Three Chain Road

Hi

As discussed this morning, can you please provide advice regarding electricity servicing for this site by COB tomorrow?

Submission to WSC is due on Monday.

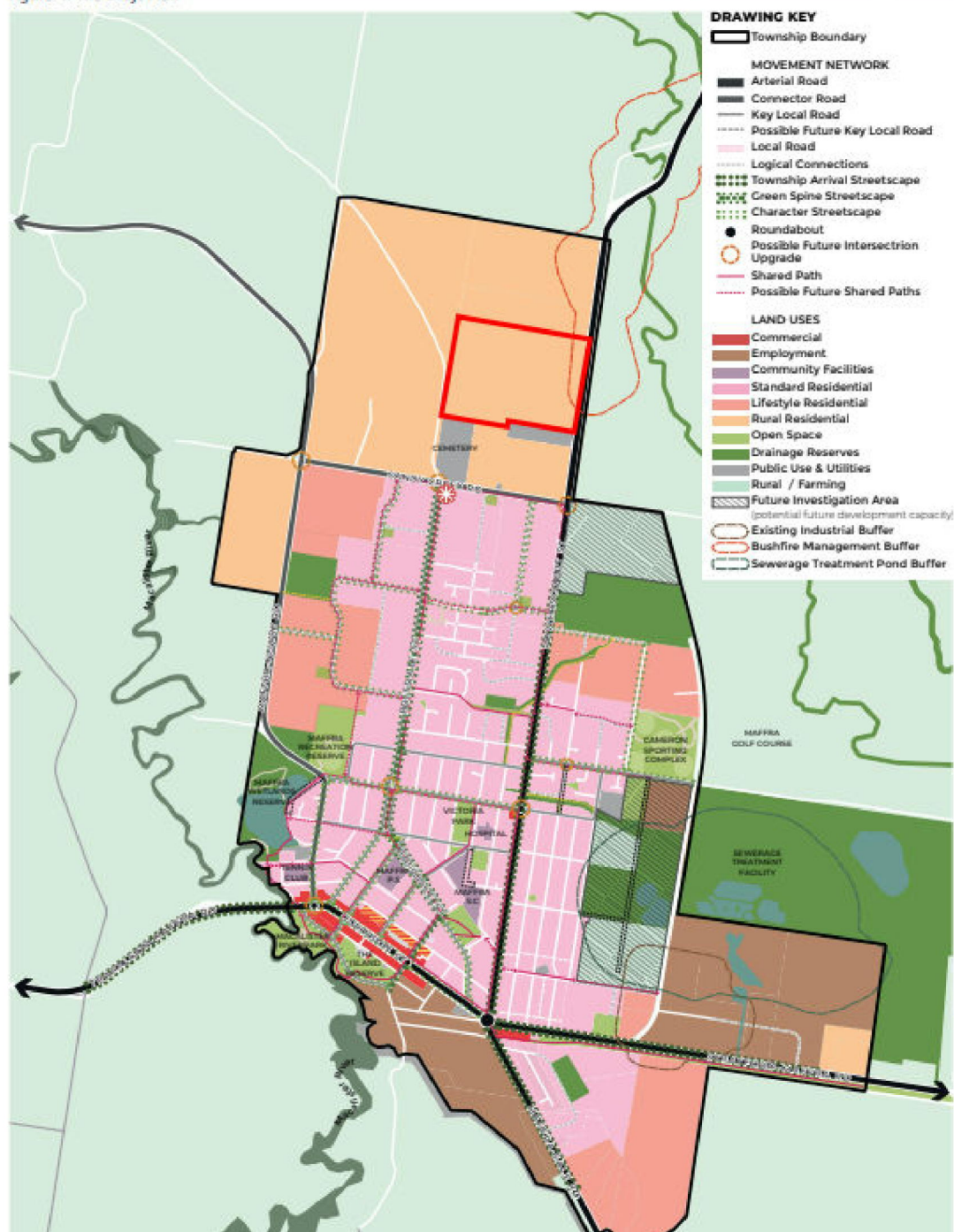
PPS for 21 lots is attached – currently rural res with 2ha lots

Please provide advice on the following options:

- Current zoning option for 21 lots
- Lifestyle residential to achieve approximately 200 lots at 2000 m<sup>2</sup>
- 100 lots at 4000 sq.m

Previous advice from AusNet for 21 lots is attached

Figure 4. The Draft Plan



Beveridge Williams  
 Suite 8, Level 1, 81-89 Hotham Street  
 Traralgon  
 VIC.

---

**From:**  
**Sent:** Monday, 5 September 2022 3:07 PM  
**To:**  
**Cc:**  
**Subject:** RE: [#2102640] Three Chain Road, Maffra - Updated Servicing Advice [SEC=OFFICIAL]

Hi [redacted], Gippsland Water haven't considered servicing this Rural Living zoned land and there is no intention to upgrade any infrastructure to accommodate this land. Another Water tower would be required. Our position is we would rather this land is not serviced at all with reticulated water supply, however would allow a maximum of 21 lots as per previous advice.

Regards

---

55 Hazelwood Road Traralgon VIC 3844 |



**Gippsland  
Water**



We acknowledge the Traditional Owners of the Gippsland Water area, the Gunaikurnai people and the Bunurong people, and recognise their strong cultural connection to the land and waterways. We pay our respect to their Elders, past and present.

---

**From:**  
**Sent:** Wednesday, 31 August 2022 5:38 PM  
**To:** [redacted]  
**Cc:** [redacted]  
**Subject:** RE: [#2102640] Three Chain Road, Maffra - Updated Servicing Advice [SEC=OFFICIAL]

**This Message Is From an External Sender**

This message came from outside your organization.

Hi [redacted]

As per below, you have advised that the water system is nearing capacity and that GW would consent to 21 lots only.

The Maffra Structure Plan has been recently approved by council which forms the pathway for further development across Maffra; this development will place further pressures on the existing network.

Does GW already have allowances for further development within Maffra as per the Structure Plan, or will upgrades be required to deal with the increased demand? If so, could additional improvements be made to support the proposed 70 lots at Three Chain Road, Maffra.

Thanks Happy to discuss further.



Proudly certified in Victoria for Quality ISO 9001, Safety AS/NZS 4801 and Environment ISO 14001



*Beveridge Williams acknowledges the Traditional Custodians of the land it works on and pays respect to their Elders, past and present.*

**From:**  
**Sent:** Thursday, 9 June 2022 3:48 PM  
**To:**  
**Cc:**

**Subject:** RE: [#2102640] Three Chain Road, Maffra - Updated Servicing Advice [SEC=OFFICIAL]

Hi we wouldn't support the servicing of all 70 lots. Our system is nearing capacity. We would consent to 21 lots given we have provided this advice before however we would prefer not to service this development at all.

Regards

55 Hazelwood Road Traralgon VIC 3844 |



We acknowledge the Traditional Owners of the Gippsland Water area, the Gunaikurnai people and the Bunurong people, and recognise their strong cultural connection to the land and waterways. We pay our respect to their Elders, past and present.

**From:**  
**Sent:** Wednesday, 1 June 2022 5:41 PM

**To:**  
**Cc:**

**Subject:** RE: [#2102640] Three Chain Road, Maffra - Updated Servicing Advice

**This Message Is From an External Sender**

This message came from outside your organization.

Hi,

We obtained preliminary servicing advice for a proposed development in Maffra in early 2020 for 21 lots.

After the adoption of the Maffra Structure Plan, we are now looking at 70 proposed lots.

- A plan is yet to be prepared
- The lots will be approx 0.6ha each
- It is proposed to have only 1 access for the development via Three Chain Road
- No reticulation sewer is proposed
- There is an existing 150 PVC watermain in Three Chain Road approx 80m south of the site.

Can you please advise that the existing network can accommodate these lots, and GW's expectations for water servicing?

Please let me know if you require any further information. Thankyou.



Proudly certified in Victoria for Quality ISO 9001, Safety AS/NZS 4801 and Environment ISO 14001



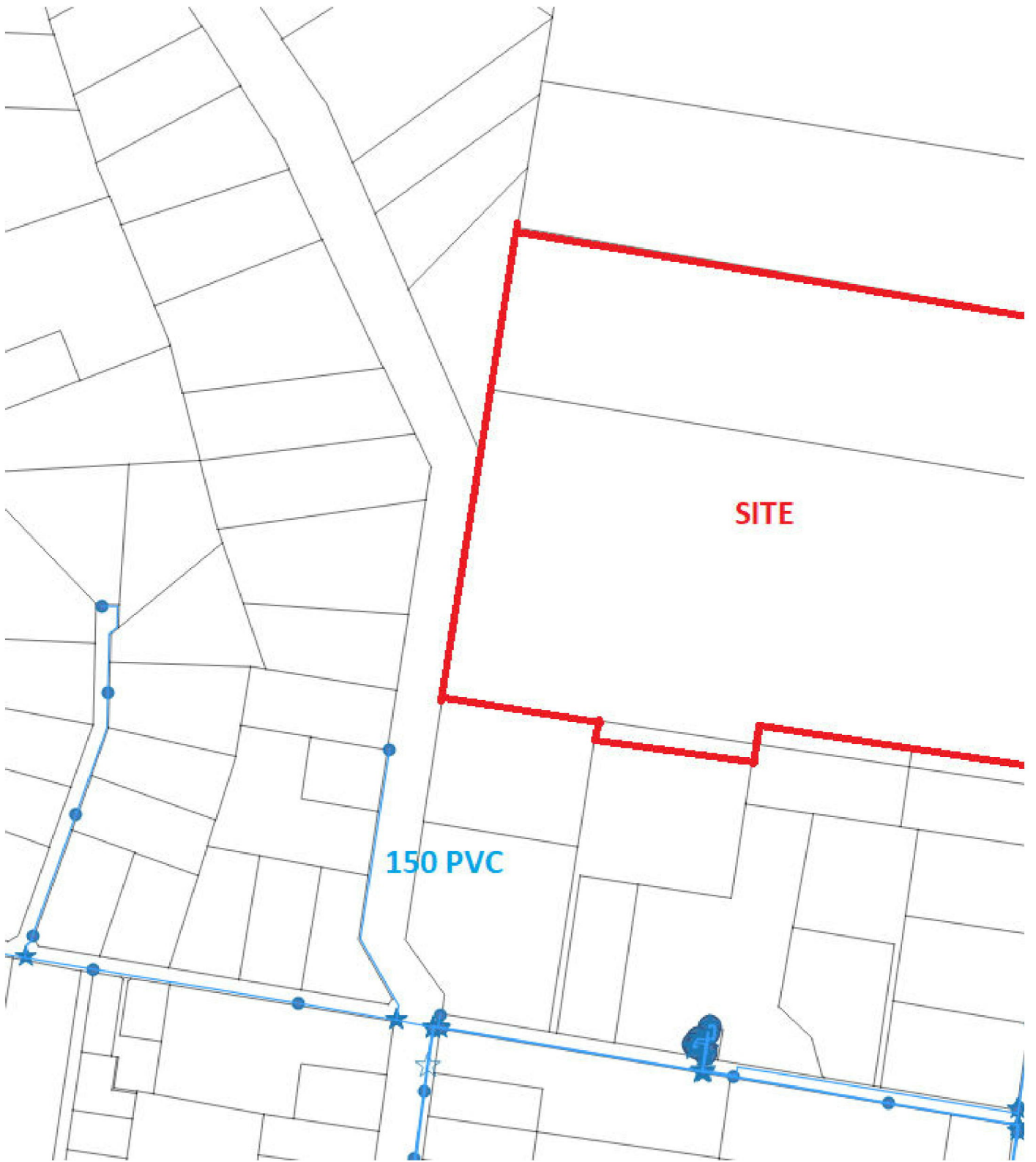
*Beveridge Williams acknowledges the Traditional Custodians of the land it works on and pays respect to their Elders, past and present.*

**From:**  
**Sent:** Wednesday, 12 February 2020 10:10 AM  
**To:**  
**Subject:** FW:: 1802017 Three Chain Road, Maffra - Preliminary Servicing Advice

I provide the following information:

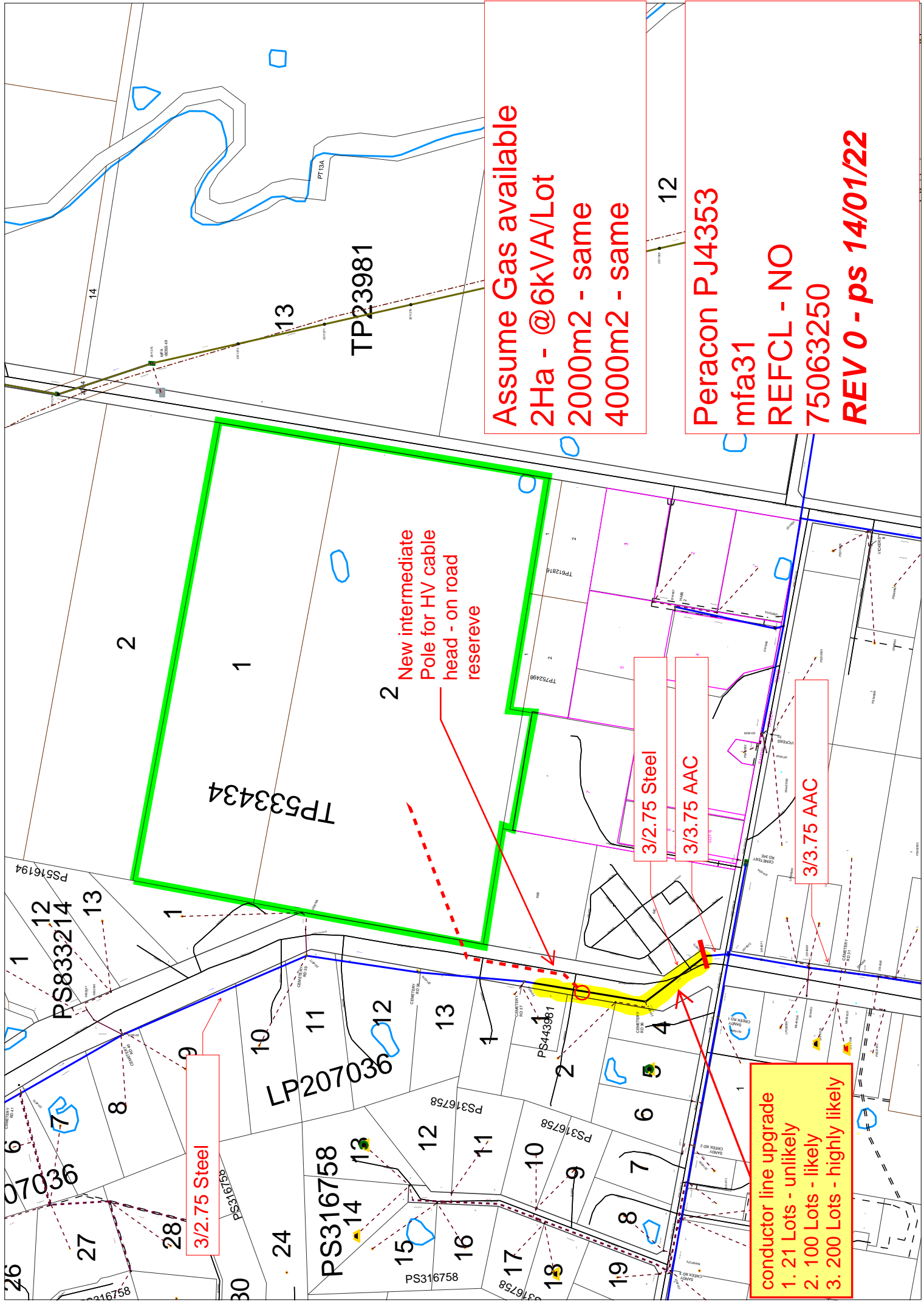
No connection permitted to the 125mm distribution main. The main is essential to the supply of water to Boisdale. Recommendation is to service the 6 lots in the eastern portion of the subdivision through an extension of the 100mm reticulation main located to the south-east of the proposed subdivision. The





Regards,





**3/2.75 Steel**

**3/2.75 Steel**

**3/3.75 AAC**

**3/3.75 AAC**

**3/3.75 AAC**

**conductor line upgrade**

1. 21 Lots - unlikely
2. 100 Lots - likely
3. 200 Lots - highly likely

**New intermediate Pole for HV cable head - on road reserve**

**Assume Gas available**

**2Ha - @6kVA/Lot**

**2000m2 - same**

**4000m2 - same**

**Peracon PJ4353**

**mfa31**

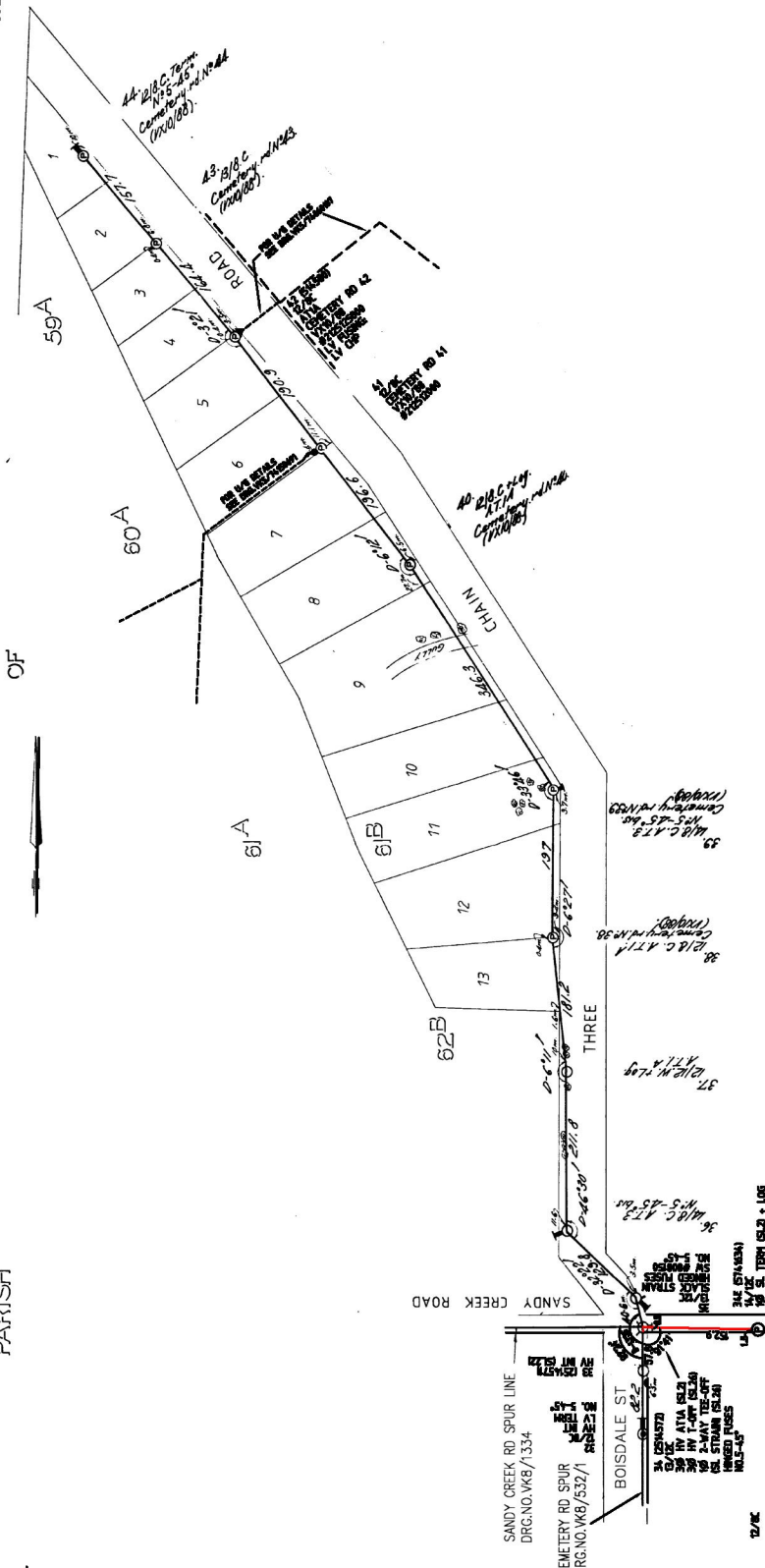
**REFCL - NO**

**75063250**

**REV 0 - ps 14/01/22**

MAFFRA

PARISH



NOTE: AT SUBSTATIONS AND SWITCH POLES EARTH WIRES ARE BURIED WITHIN A RADIUS OF 8.1 METRES FROM THESE POLES

LEGEND	DESCRIPTION
(Symbol)	SUBTRANSMISSION POLE
(Symbol)	TRANSMISSION POLE
(Symbol)	CONCRETE CARRYING P.V.
(Symbol)	WOOD CARRYING P.V.
(Symbol)	REPLACEMENT P.V.
(Symbol)	FUTURE P.V.
(Symbol)	POLE TO BE REMOVED
(Symbol)	PUBLIC LIGHT
(Symbol)	EASEMENT NO.
(Symbol)	POLE NUMBER AS SHOWN ON EXISTING PLAN
(Symbol)	ANCHOR TYPE 4
(Symbol)	DEFLECTION
(Symbol)	PERMANENT MARK
(Symbol)	AERIAL EARTH
(Symbol)	CABLE HEAD POLE
(Symbol)	WARNING NOTICE

CONDUCTOR SCHEDULE	CONDUCTOR	M.E.S.	INITIAL STRANDING	FINAL STRANDING	ROUTE LENGTH
22 kV	3-7/15.75 AAC				100.5
22 kV	3-7/12.75 AAC				175.7
22 kV	2-7/3.00 AAC				152.9
FOR CONSTRUCTION DETAILS SEE DRG.					



Project Manager	Project Manager P#	Value/Volume	Project No.
	5400		
VK8/1321			Rev E

**OVERHEAD ROUTE PLAN**  
**CEMETERY RD SPUR LINE**  
**22kV**  
**MAFFRA**

NO.	DESCRIPTION
1	LV LAY EXTENDED ON CABLE FROM POLE 43
2	22kV POLE SHG. ADDED.

REFERENCES