

HOPETOUN PARK NORTH SERVICING REVIEW

Prepared by Millar Merrigan on behalf of:
Bacchus Marsh Property Group P/L (BMPG)

Reference 21702 Version 4

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Document Status

Version	Date	Description	Prepared By	
1	15 May 2018	Servicing Review	Michael Jordon	
2	13 Sept. 2021	Servicing Report	David Frazzetto	
3	20 Sept 2021	Amended servicing Report	Chris Constantine	
4	28 Sept 2021	NBN Servicing update	Chris Constantine	

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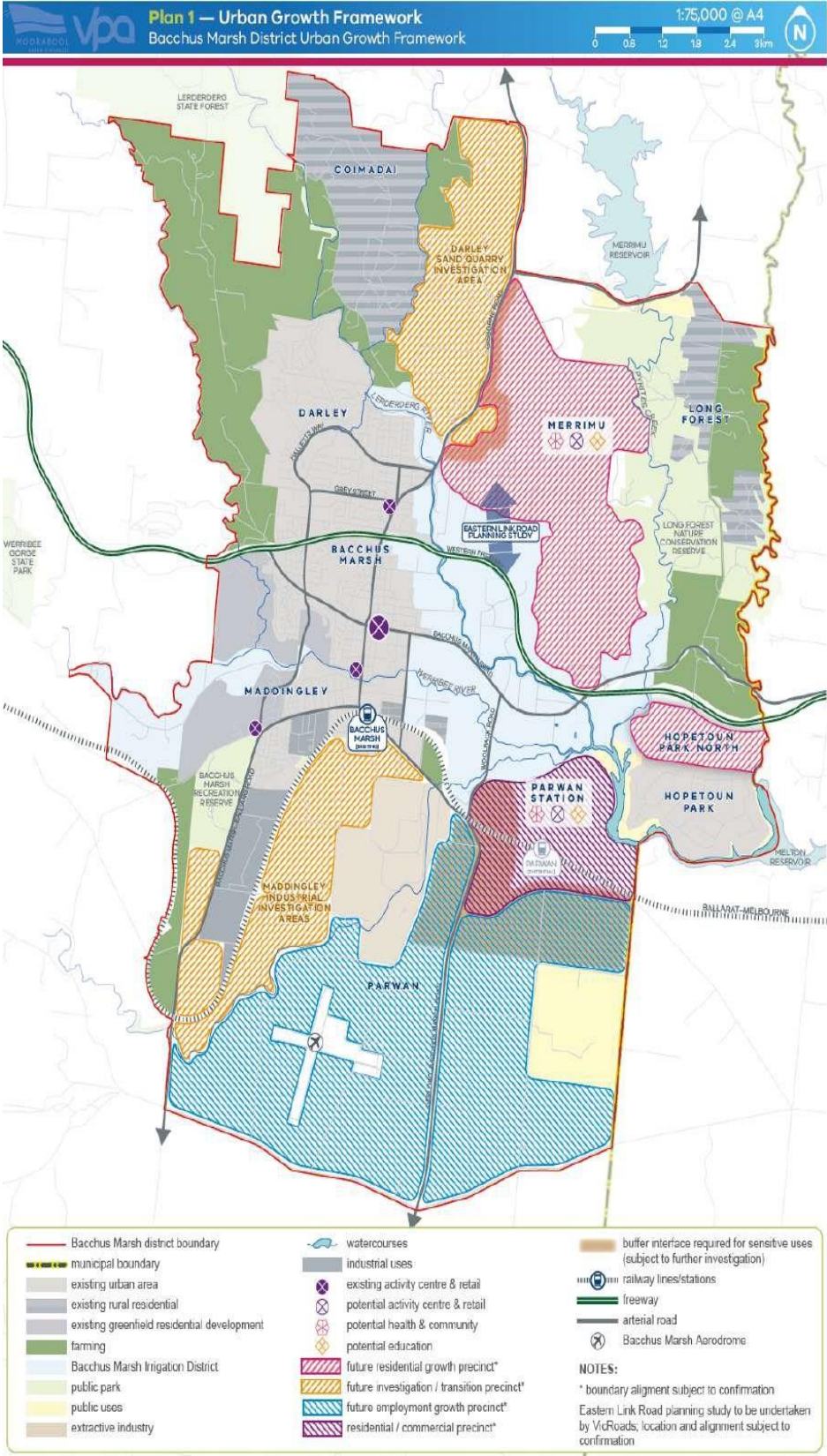
INTRODUCTION

Millar Merrigan has been engaged by Bacchus Marsh Property Group P/L (BMPG) to undertake an independent assessment of the current and future servicing proposals for the Hopetoun Park North Growth Area included in the Bacchus Marsh Urban Growth Framework 2018. BMPG as the proponent are seeking to lodge a Planning Scheme Amendment request to rezone the growth area to facilitate residential development. BMPG own 58ha on the western side of Hopetoun Park Road equating to almost half of the growth area as identified in Figure 2.

The current proposal which has been the basis of discussions with Council and servicing authorities is for a total development of approximately 850 lots across the whole growth area with an average lot size of approximately 900m² (minimum lot size of 800m² with larger 1,500m² minimum lot sizes along some sensitive interfaces)

This report seeks to assess the current servicing situation in the Hopetoun Park Area, and then to identify potential for the extension of services to the growth area of Hopetoun Park North.

Figure 1



TOPOGRAPHY

The Hopetoun Park North Growth Area is situated to the north of existing residential development at Hopetoun Park which consists of approximately 250 lots ranging in size from 4,000 sqm to 10,000sqm.

It is bounded on the north by the Western Freeway, and on the east and west by escarpments containing prescribed water courses.

The growth area lends itself to residential development as it is very flat graded in all directions.

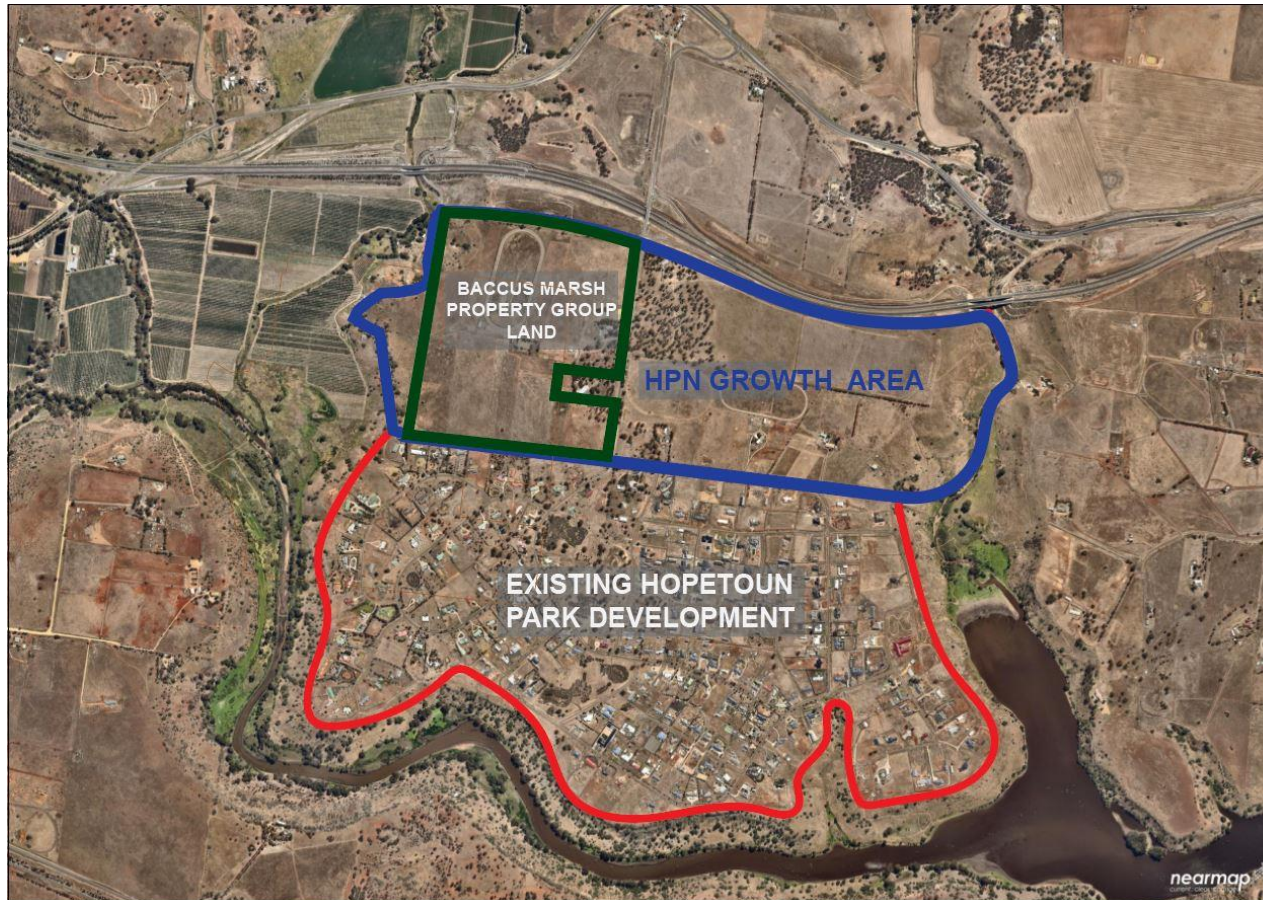
On the western boundary of the interest area the land slopes steeply down to Pyrites Creek, whilst on the east side there is a steep escarpment down to Djerriwarrh Creek.

THE EXISTING HOPETOUN PARK

Hopetoun Park is accessed via Hopetoun Park Road from intersection with either the Western Freeway, or the Old Western Highway.

The Growth Area is also located on Hopetoun Park Road and its relationship with existing Hopetoun Park development is shown in Figure 2.

Figure 2



As mentioned, the original Hopetoun Park development was of larger lots in the range of 4,000 – 10,000 sqm, and these were fully serviced including reticulated sewer.

The development of Hopetoun Park North would logically be able to capitalise on the existing infrastructure provided for this development.

SERVICING

Drainage

Refer to the Hopetoun Park North Stormwater Management Strategy by Afflux Consulting (September 2020)

Sewer

Greater Western Water (GWW) are the responsible authority for this area.

The existing Hopetoun Park development to the south has full sewerage reticulation which is pumped via 2 pump stations to the main Bacchus Marsh Pumping Station in the Avenue of Honour.

A copy of the current infrastructure map is included as Figure 4.

BMPG have engaged heavily with Western Water, now Greater Western Water (GWW) which included providing \$50,000 for an independent report commissioned by GWW into the most effective method of sewerage the site.

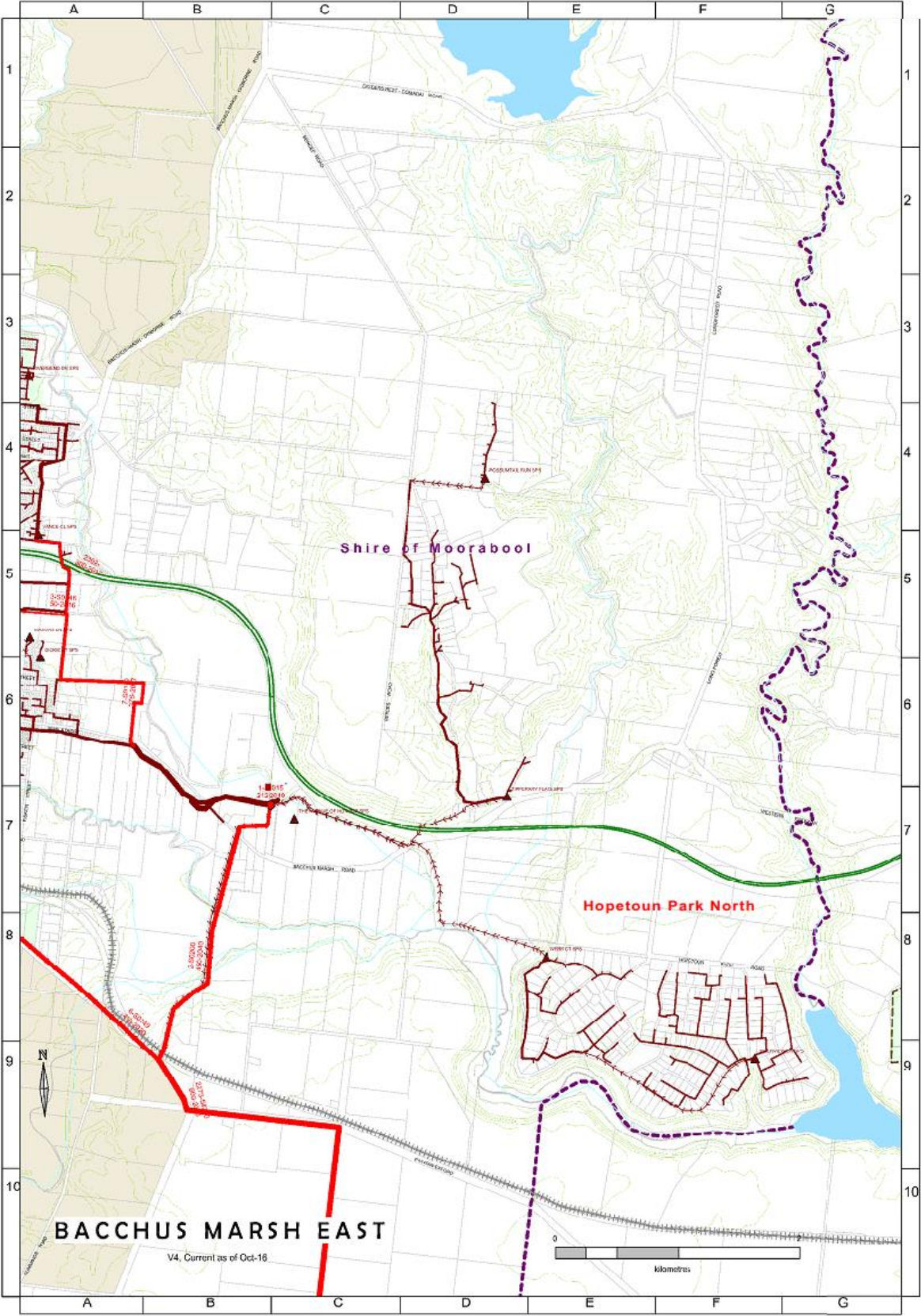
This report from CH2MBeca determined that the most cost efficient and effective means to service the area is with gravity sewers, this system will require a couple of internal pump stations.

The detail analysis of the existing outfall system capacity has resulted in a multistage plan of augmentation to the existing system that will be required as development progresses, the actual detail of these works are dependant somewhat on the development staging and location of the initial stages.

In the early stages a number of lots can be catered for into the existing system with minor works required such as pump upgrades and storage capacity increases.

The final details of the design and staging of the upgrade works will be determined when the final plan layout and staging is determined however, GWW is satisfied that the growth area can be adequately serviced with sewer.

Figure 4 Location of existing sewers (source Western water)



Water

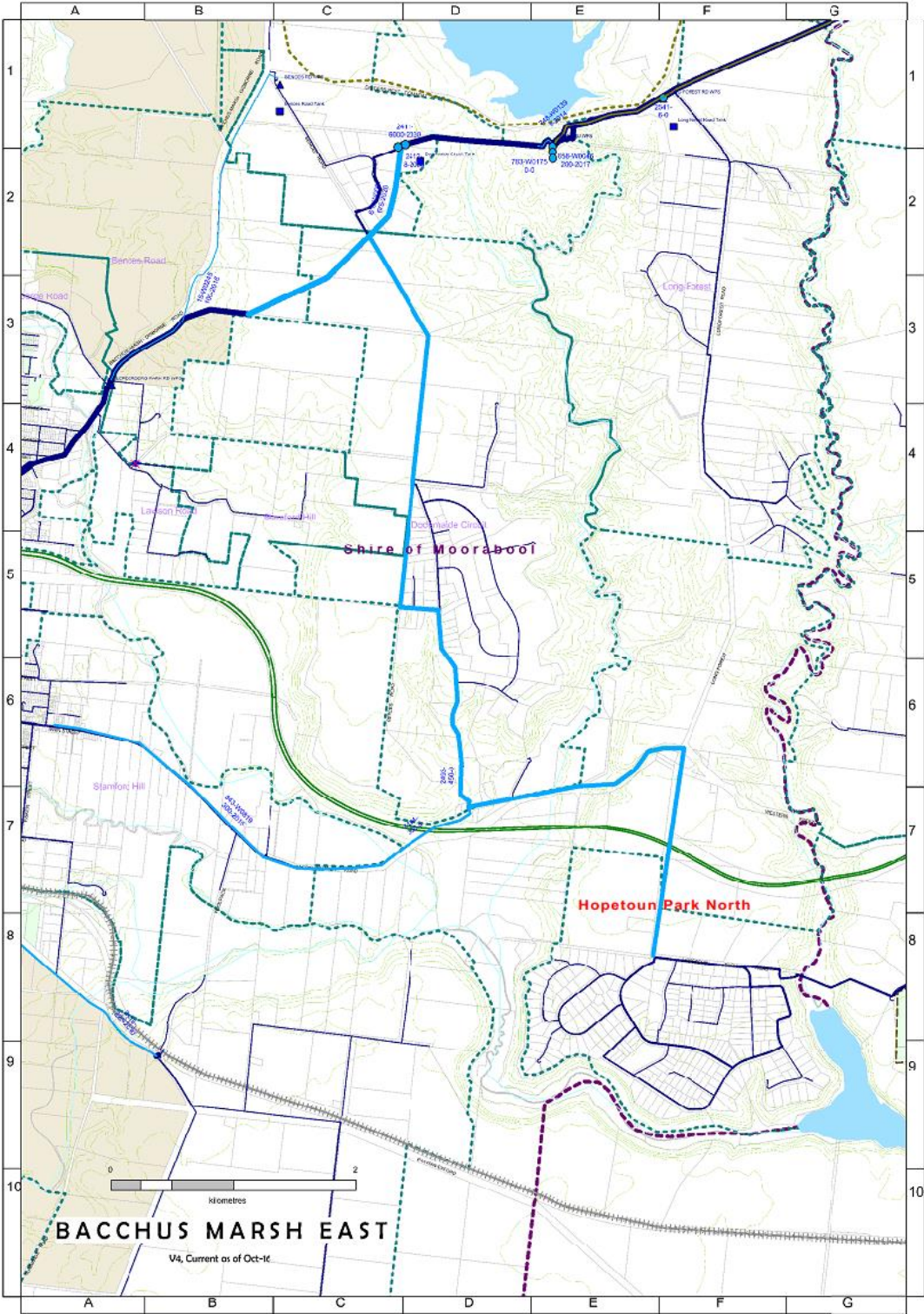
Greater Western Water is again the responsible authority. The water supply for Hopetoun Park and Bacchus Marsh currently comes from the Merrimu Reservoir with minimal demand from the Melbourne Water system.

A copy of the current and proposed water infrastructure is included as Figure 5.

There is currently a DN225 pipe to the existing Hopetoun Park Development from Melton which provides supply to the existing 280 lots.

For the Hopetoun Park North Growth Area, GWW have recently advised that this pipe has capacity for approximately 1100 lots, which gives capacity for the vast majority of the proposed 850 extra lots. Whether any additional augmentation is required will come down to the ultimate actual yield of the growth area (rather than a theoretical estimate) as well as any water saving measures implemented by the future developments (eg mandating 10,000 litre water tanks) however, GWW has advised of various augmentation options available should they be required.

Figure 5 Water Infrastructure for Bacchus Marsh East (Western Water)



Electricity

PowerCor are the responsible authority and they maintain a major substation in Bacchus Marsh.

The main supply comes from a 66KV sub-transmission line from Melbourne.

A significant High Voltage network exists that extends to Hopetoun Park, and our enquiries to PowerCor indicate that this will be sufficient to supply the proposed growth area.

NBN

Bacchus Marsh was one of the first areas to be covered by the NBN rollout which provides a generally high standard of service to the area including Hopetoun Park.

Currently Hopetoun Park is covered by a fixed wireless NBN connection as is much of the surrounding area.

Advice from NBN indicates that for this development an extension of the optic fibre network would be provided with the developer funding the backhaul and installation costs, this will provide a fibre to the home NBN service to these new properties.

Natural Gas

Bacchus Marsh is supplied via a 200mm high pressure gas transmission main that runs from Melbourne to Ballarat. The reticulated supply from the main extends to the existing Hopetoun Park.

Information from AusNet advises that supply will be readily available to the proposed growth area.




Servicing Summary

The VPA publication titled Bacchus Marsh Urban Growth Framework Background Report – August 2017 summarises the servicing to the various precincts in table 13 which is reproduced below as per Figure 6.

Figure 6

Table 13 - Service Infrastructure (source: Moorabool Shire Council)

	Bacchus Marsh	Hopetoun Park	Parwan	Merrimu	Long Forest
Sewer	SNE	SNE	SNE	LNE	NN
Water	SNE	SNE	LNE	LNE	LNE
Natural Gas (with city gate access)	SNE	SNE	NN	NN	NN
Telephone/ Internet	SNE	SNE	SNE	SNE	SNE
Electricity	SNE	SNE	SNE	SNE	SNE

Significant Network established (SNE) 
 Limited Network established (LNE) 
 No Network (NN) 

From this table it can be seen that out of the 3 proposed growth areas, Hopetoun Park North is the only one which is contiguous with an existing residential community. It therefore has significant network of existing services adjacent to it.

SUMMARY

Our investigations conclude that the growth area of Hopetoun Park North can be adequately serviced to facilitate residential development as proposed by BMPG.

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