

Our ref: 23205E

Date: 18th July 2019

Attention: Ms Adrienne Hearn
Senior Development Manager
Reshape Development
Suite 103 470 St. Kilda Rd
MELBOURNE VIC 3004

Dear Adrienne

re: **CAULFIELD VILLAGE PRECINCT 2 NORTH INFRASTRUCTURE**

Reeds Consulting Pty Ltd has been engaged by BPG Caulfield Village Pty Ltd as the civil infrastructure engineer for the Caulfield Village Precinct 2 North project, part of the overall development project known as Caulfield Village.

We understand that the initial development plan application provided 'whole of land' proposals, which were endorsed for progression. BPGCV requested that we review the Infrastructure Services Report to determine whether it properly reflected the proposal for the land to which this current application relates, and identify updates if required.

As part of this review we have undertaken an examination of the following documents and information:

- Cardno 'Infrastructure Services Report - Caulfield Village – Whole of Land' dated 12/11/15;
- Engineering design drawings prepared by others for existing and current civil and drainage works for areas completed or under development interfacing with the P2 North project;
- A current Melbourne One Call Service (MOCS) of existing authority services either within or abutting the site and subject area;
- Existing works offer information from South East Water and other servicing agencies providing details of their servicing requirements;
- WSP 'Whole of Land Plan: Drainage Management Plan' ref: 2995 Dwg C009 Rev P10;
- GTA Consultants 'Caulfield Village Whole of Land Material Integrated Transport Plan' dated 24/01/17

Our review has looked at the current proposed infrastructure requirements and preliminary strategies necessary for the servicing and development of the proposed P2 North project including - road infrastructure, drainage infrastructure, sewerage reticulation, water supply, electricity supply, gas supply and telecommunication services.

As far as the key 'Infrastructure Services Report – Caulfield Village – Whole of Land' from Cardno, we note the following changes apply resulting from the design and approval requirements that have occurred since the issue of the original report:

- a. Appendix A of the infrastructure report is a copy of appendix A of the development plan application. We understand that this appendix has been updated for the current application but confirm that the modifications are not material to this report. Please refer to appendix A of the development plan application for further information.

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- b. Appendix B plan has been modified to reflect recently completed drainage outfall upgrades. As works are complete, the modifications are not material to this report. Please refer to appendix D of the development plan application for further information.
- c. Appendix E plan has been updated to reflect proposed locations of sub-stations for the precinct. The original Cardno 'Electrical Reticulation Plan' Dwg: CG150215-CI-SK020 Rev B from the 'Whole of Land' infrastructure report has been superseded by the Reeds Consulting 'Electrical Reticulation Plan' ref: 23205E Dwg SK1 Ver A; this drawing is appended to this letter for information.

There are no other material changes to the contents of the infrastructure report or its appended information. Based on our review, we outline below a general overview of the key infrastructure works required for servicing the P2 North project area:

Road / Drainage infrastructure – The northern extension of Caulfield Boulevard and other roadworks in or adjacent to Normanby Road, Smith Street, Dandenong Road, Sir John Monash Drive. Drainage outfall has been constructed with the southern section of Caulfield Bvd and along the Normanby Road interface to enable the future connection of the P2 North development area;

Sewerage Reticulation – Sewer main reticulation extensions are required within Caulfield Bvd and Heywood Street;

Water Supply – A water main reticulation extension is required along Caulfield Bvd and other minor water supply improvement works are required in Normanby Road;

Electricity Supply – HV and LV electricity supply extensions are required along Caulfield Bvd together with a substation and other related external augmentation works;

Gas Supply – A gas main reticulation extension is required along Caulfield Bvd and other related external augmentation works in Station St and Normanby Rd;

Telecommunication Supply – A telecommunication reticulation extension is required along Caulfield Bvd and other related external augmentation works.

From our investigation review and assessment, we are able to conclude that the Cardno infrastructure services report for the whole of land is still current as far as the proposed general infrastructure strategy and requirements for the wider development including the P2 North area, noting the updates made to some of the Appendices since the issue of the original report, as outlined above.

Reeds will be making relevant applications and preparing detailed design drawings for proposed infrastructure works and services requirements for the P2 North development area in consultation with Council and all other relevant servicing authorities and agencies based on the whole of land report.

Should you have any queries regarding the above matter please do not hesitate to contact the undersigned.

Yours faithfully,
for REEDS CONSULTING PTY LTD



Sam Ravida
Joint Managing Director

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