



SERVICES INVESTIGATION REPORT

**FOR
MIXED USE DEVELOPMENT**

MOONEE VALLEY RACE COURSE NORTH EAST PRECINCT

Moonee Ponds, VIC 3039

Project No: 18239

Final Issue D

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TABLE OF REVISIONS

REV	DATE	DESCRIPTION	ADDENUM	PAGE	REVISED ITEMS
A	12/12/2025	Preliminary Issue			
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C	19/12/2025	Final Issue			
D	23/02/2026	Final Issue			

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SECTION 1 INTRODUCTION

We present the following services investigation report pertaining to the Electrical, Communications, Fire and Hydraulic Services associated with the proposed North-East Precinct. The Development consists of 3 mixed use towers as follows: -

- Wilson East
- Track East
- Track Central

1.1 **BASIS OF REPORT**

- The intention of this report is to provide an understanding of the existing services infrastructure to the site relative to the requirements of the proposed development to inform the feasibility of the existing services infrastructure.
- Required infrastructure capacities for the proposed development have been based on information received from Hamton, Dial Before you dig information and relevant authority advice.
- The details presented within are subject to change based on formal responses from the applicable Authorities once the building size and form is resolved.
- The project is located at Wilson Street, Moonee Ponds. The site is situated on Moonee Valley Racecourse, North-East Precinct.

1.2 **SCHEDULE OF AUTHORITIES**

The following presents a schedule of all the Authorities applicable to this site:-

<u>Electrical</u>	Jemena
<u>Copper Telecommunications</u>	Telstra Corporation
<u>Fibre Optic Telecommunications</u>	NBN Co.
<u>Water/Sewer</u>	Greater Western Water (GWW)
<u>Gas</u>	Ausnet Services

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SECTION 2 ELECTRICAL SERVICES

2.1 EXISTING CONDITIONS

The Moonee Valley Racing Club is located within the region normally supplied via Jemena's 11 kV NS09 and NS12 feeders from 'NS Zone Substation'. NS is supplied via the 22 kV sub transmission loop between Brunswick Terminal Station (BTS) and NS.

NS comprises three 12/18 MVA 22/11-6.6 kV transformers. The substation N and N-1 ratings are 54 MVA and 36 MVA respectively.

Based on the information provided by the relevant electrical supply authority, Jemena, there is an existing 160kVA pole mounted substation (MOONEE VLY-RACECRS 3) within the North-East precinct supplied from Jemena's infrastructure with varying capacities. The existing infrastructure is supplied from the North Essendon Zone Substation.



Figure 1.1: Existing Jemena Infrastructures and feeds at MVRC

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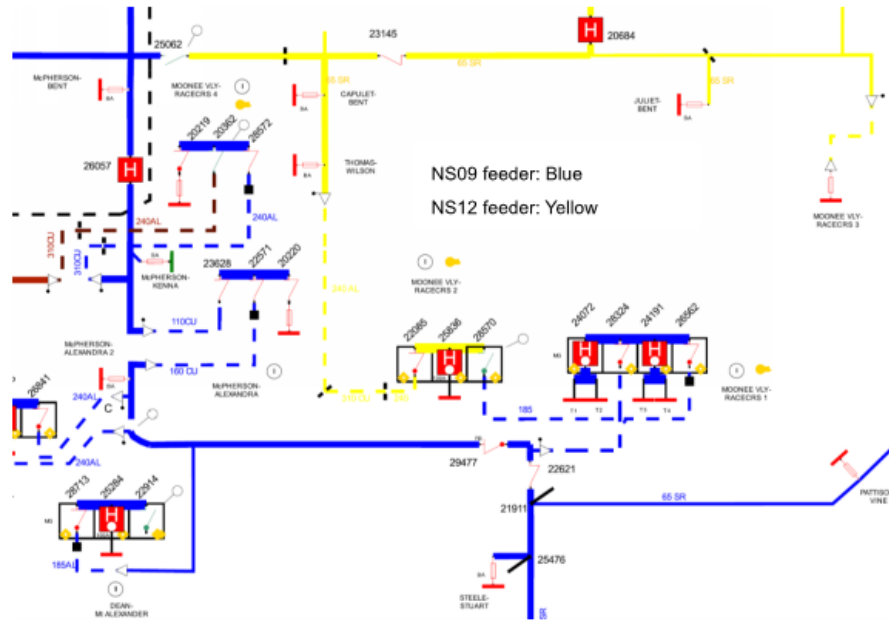


Figure 1.2: Jemena Network diagram for the MVRC area



Figure 1.3: Incoming HV Cabling to Moonee VLY-Race CRS 3 Substation

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2.1.1 Proposed Electrical Infrastructure



Figure 1.4: Proposed Electrical Infrastructure – North-East Precinct Stage 1

Wilson East

The Wilson East development will be supplied from an onsite substation whereby the high voltage cabling will be reticulated from Wilson Street.

As part of the planning process, the size and location of the proposed substation has been considered with the architectural layout in accordance with Jemena's requirements.

Track East

The Track East development will be supplied from an onsite substation whereby the high voltage cabling will be reticulated from Wilson Street via the proposed private road.

As part of the planning process, the size and location of the proposed substation has been considered with the architectural layout in accordance with Jemena's requirements.

Track Central

The Track Central development will be supplied from a common onsite substation located within the Track East development whereby low voltage cabling will be reticulated from the Track East infrastructure to serve Track Central.

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2.2.2 Communications Network Requirements

The infrastructure design for reticulated Communications supply will be designed in accordance with NBN Co's conditions and standards, along with the Telecommunications Act.

The following items will be considered during the detailed design:

- Disconnection and removal of existing incoming infrastructure within the North-East Precinct and allowances for the proposed infrastructure in conjunction with the development and authority requirements for alignment and the servicing corridors.
- The telecommunications demand for development.
- Depth and location of proposed infrastructure in conjunction with other services infrastructure.
- Suitable network planning of authority infrastructure.
- Private Communications Infrastructure.

2.2.3 Proposed Communications Infrastructure

Wilson East

The intent is to provide a NBN Co. owned and maintained reticulated communications system and private communications network to cater for the proposed Wilson East Development.

NBN Co. has been upgrading the surround infrastructure which will cater for the North-East Precinct. There is an allowance for NBN infrastructure within Wilson St which is likely to cater for the Wilson East development.

Track East

The intent is to provide a NBN Co. owned and maintained reticulated communications system and private communications network to cater for the proposed Track East Development.

NBN Co. has been upgrading the surround infrastructure which will cater for the North-East Precinct. There is an allowance for NBN infrastructure within Wilson St which is likely to cater for the Track East development.

Track Central

The intent is to provide a NBN Co. owned and maintained reticulated communications system and private communications network to cater for the proposed Track Central Development.

There is an allowance for NBN infrastructure from the Track East development to cater for the Track Central Development.

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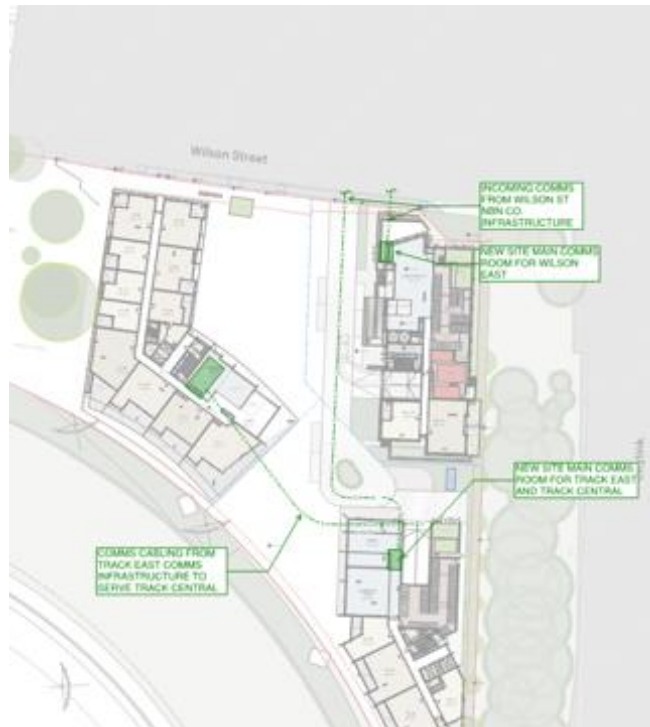


Figure 1.6: Proposed NBN Infrastructure- Western Precinct (Wilson St)

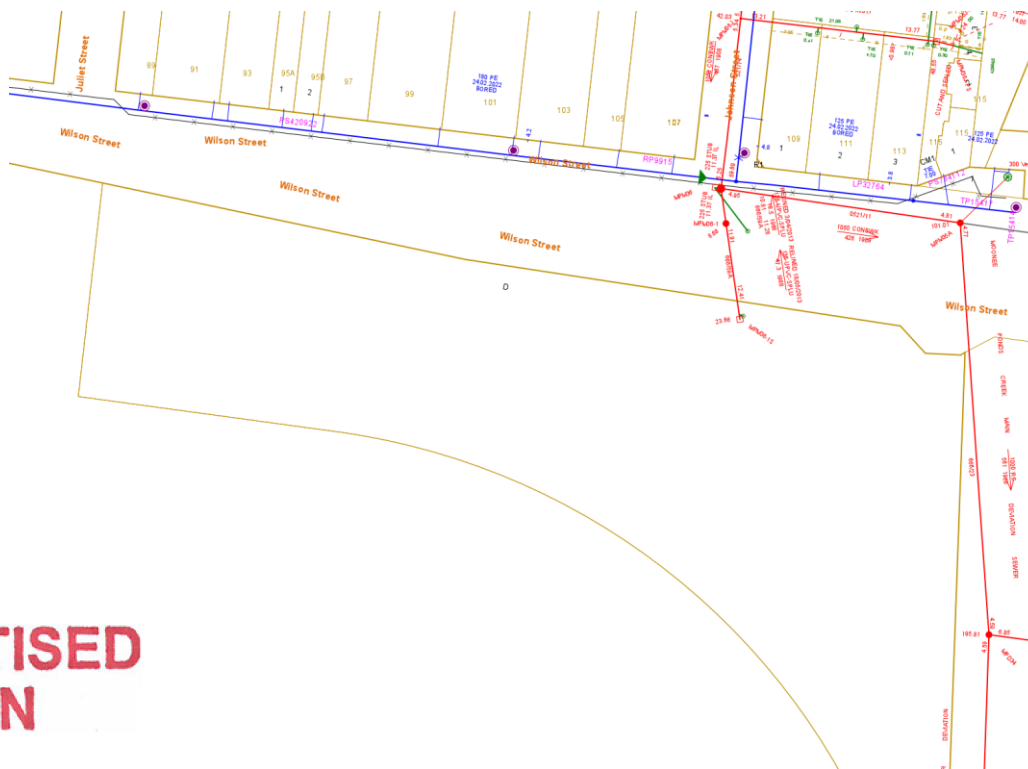
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SECTION 3 HYDRAULIC SERVICES

3.1 EXISTING CONDITIONS

3.1.1 Water and Sewer

Based on the Greater Western Water asset map database there are existing Ø100mm authority water mains running east-west along Wilson Street. There are several sewer networks in the vicinity of the site ranging from Ø136 to Ø225 along with a Ø1050 trunk main that runs east along Wilson St from the site.



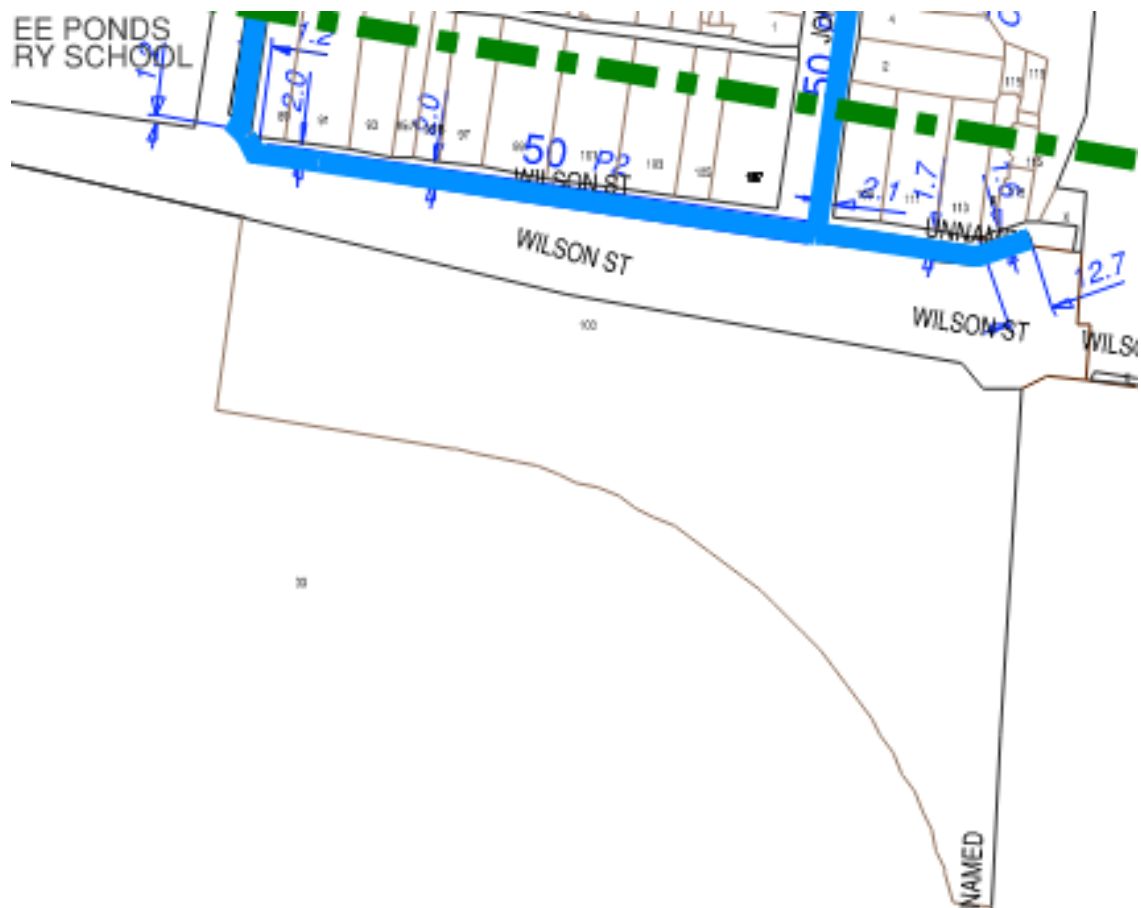


Figure 2.2 - Existing Authority Gas Main Layout

3.2 PROPOSED HYDRAULIC INFRASTRUCTURE

The overall hydraulic connection for North-East Precinct has been considered in concept only as the current infrastructure is not available within the development vicinity without major authority works. The proposed design of the authority upgrade works will be detailed and confirmed by the relevant accredited consultant however is anticipated to be connected to sewer and water services to be constructed within Wilson Street.

It is anticipated that the water main along Wilson Street will be upgraded to a Ø225 main up to the proposed development and will need to reconnect to provide an alternate supply reticulation main fronting all the proposed water supply tapping locations for the development. The sewer infrastructure will also require additional mains to be reticulated to each building/title frontage to enable a sewer connection for each building into the Wilson street main via gravity.

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Figure 2.2: Proposed Development Connection Plan– North-East Precinct

3.2.1 Wilson East

3.2.1.1 **Sewer Service**

As there is no existing sewer infrastructure in the area, new mains reticulation will be constructed by an accredited sewer contractor and designed by an accredited consultant. The site will be serviced by a property sewer branch connection into an authority maintenance structure. The final authority sewer reticulation is subject to change based on design development and authority requirements.

3.2.1.2 **Water Service**

Since no existing authority water infrastructure is available, new mains reticulation will be designed and constructed by an accredited contractor. The development will be supplied by tapplings along the Wilson Street frontage, incorporating dual fire and domestic water services with a divide valve.

Prior to design development, a pressure and flow assessment must be conducted to verify suitability for both domestic supply and firefighting needs. Water upgrade costs will be funded by the developer as part of an offer conditions with the water authority. Conditions of connection will be subject to the approval of new authority works by GWW.

3.2.2 Fire Service

The development will be supplied via an onsite hydrant system with a fully sprinkler protection solution in accordance with the relevant codes. The pressure and flow advice will determine if fire pumps are required.

It is also likely that the FRV involvement will be required for the development. Further advice will need to be obtained from the FRV, building surveyor and projects fire engineer during the design phase.

3.2.3 Track East

3.2.3.1 Sewer Service

As there is no existing sewer infrastructure in the area, new mains reticulation will be constructed by an accredited sewer contractor and designed by an accredited consultant. The site will be serviced by a property sewer branch connection into an authority maintenance structure. The final authority sewer reticulation is subject to change based on design development and authority requirements.

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It is also likely that the FRV involvement will be required for the development. Further advice will need to be obtained from the FRV, building surveyor and projects fire engineer during the design phase.

3.2.4 Track Central

3.2.4.1 Sewer Service

As there is no existing sewer infrastructure in the area, new mains reticulation will be constructed by an accredited sewer contractor and designed by an accredited consultant. The site will be serviced by a property sewer branch connection into an authority maintenance structure. The final authority sewer reticulation is subject to change based on design development and authority requirements.

3.2.4.2 Water Service

Since no existing authority water infrastructure is available, new mains reticulation will be designed and constructed by an accredited contractor. The development will be supplied by tapplings along the Wilson Street frontage, incorporating dual fire and domestic water services with a divide valve.

Prior to design development, a pressure and flow assessment must be conducted to verify suitability for both domestic supply and firefighting needs. Water upgrade costs will be funded by the developer as part of an offer conditions with the water authority. Conditions of connection will be subject to the approval of new authority works by GWW.

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3.2.4.3 Fire Service

The development will be supplied via an onsite hydrant system with a fully sprinkler protection solution in accordance with the relevant codes. The pressure and flow advice will determine if fire pumps are required.

It is also likely that the FRV involvement will be required for the development. Further advice will need to be obtained from the FRV, building surveyor and projects fire engineer during the design phase.

We trust the above is satisfactory. Please contact the undersigned should you require further information.

Yours faithfully,

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