



Bennett Road Precinct, Gisborne Development Plan

**Servicing and Utilities Infrastructure
September 2021**

Version 4

Contents

INTRODUCTION	2
DRAINAGE – MACEDON RANGES SHIRE COUNCIL / MELBOURNE WATER	3
ROADS – MACEDON RANGES SHIRE COUNCIL	3
WATER – WESTERN WATER	4
SEWER – WESTERN WATER	4
TELECOMMUNICATIONS – TELSTRA / NBN	4
ELECTRICITY – POWERCOR / JEMENA	5
GAS – AUSNET	5
LANDSCAPING / CREEK RESERVE	5
CONCLUSION	6
ATTACHMENTS	6

Introduction

This report is to provide details in relation to servicing of a future development under the Macedon Ranges Planning Scheme Development Plan Overlay Schedule 18 (DPO18). The information provided assumes development of approximately 50 allotments within the precinct.

This report is to assist the following parcels of land to be subdivided in accordance with the attached proposed layout plan.

- 88 Bennett Road (Lot 1, PS343448), Gisborne
- 128 Bennett Road (Lot 1, PS343449), Gisborne
- 168 Bennett Road (Lot 2, PS627007), Gisborne
- 15 McGregor Road (Lot 1, TP886104), Gisborne
- 94 McGregor Road (Lot 1, LP134525), Gisborne
- 134 McGregor Road (Lot 1, PS633404), Gisborne

The combined properties have an approximate area of 132 hectares all within the Rural Living Zone (RLZ2).

All land parcels have existing permanent structures (dwellings and sheds), with the exception of 15 McGregor Road (Lot 1, TP886104), which remains unoccupied.

There is no infrastructure provision external to the Development Plan area and all infrastructure required will be contributed by each landholder as necessary as it is developed. Headworks charges as necessary to connect existing service locations to each lot will be borne by the individual developer in agreement with the particular servicing authority.

There shall be no appointment of charges between development sites. Each developer will be solely responsible for the provision of all required infrastructure to service each proposed subdivision. This includes provision of landscaping, paths and roads within and fronting each development parcel and any necessary extension of roads and other servicing infrastructure such as water, electricity or telecommunications required to service the subdivision.

There is no staging plan for commencement of development. Each parcel shall be developed depending upon required infrastructure of items being met as conditions of a subdivision approval.

Drainage – Macedon Ranges Shire Council / Melbourne Water

Both McGregor Road and Bennett Road are rural type sealed roads with table drains on both sides. No other formalised drainage infrastructure is available in the surrounding area. A natural watercourse flows in a north-east direction through 88 Bennett Road, 94 McGregor Road and 134 McGregor Road.

Being large lots under the DPO18 (minimum 2Ha), any development will have negligible affect in relation to increased runoff. Typically, any structure (dwelling/shed) shall be connected to stormwater tanks for onsite use, which may be connected to toilets and will generally provide for some stormwater detention.

Discussions with Melbourne Water confirm that due to the large allotments any runoff will generally be overland flow to swale drains within the roads which are likely to satisfy the requirements for Water Sensitive Design (WSUD).

Roads – Macedon Ranges Shire Council

The site is bordered by McGregor Road (to the north), Bennett Road (to the west) and Coney Court (to the east). Both McGregor Road and Bennett Road are sealed rural type roads with seal width of approximately 6m with table drains either side. Coney Court terminates at the site's north-east corner with a seal width of approximately 4m. Access to existing lots is via culverts within the table drains. None of the surrounding roads include kerb and channel or footpaths and none is justified for this rural residential subdivision.

The additional proposed roads are to be constructed in accordance with Council's Engineering Requirements for Infrastructure Construction. Typically, that includes 20m road reserves with 6.6m wide seal width (2 coat sprayed) and 1.0m wide unsealed shoulders (see attached cross section).

TrafficGroup has completed a Traffic Management and Impact Plan which further outlines that a roundabout is not required at the McGregor Road / Panorama Drive intersection. Alternatively a T-intersection will be provided further along McGregor Road to maintain traffic paths towards the township via Panorama Drive in line with the ODP requirements. The proposed intersections to external roads (4No. T-intersections), internal roads (3No. T-intersections) and the court bowl will be provided in accordance with the relevant standards and are sufficient for the projected traffic volumes.

All roadworks necessary to service a parcel of land including cycle and access paths will be undertaken at the cost of that developer at the time. At the time of development of 134 McGregor Road the individual developer shall provide a culvert crossing of the Djirri Djirri Creek at Brooking Road.

Water – Western Water

There is an existing 150mm PVC water main coming off the Calder Freeway and running along McGregor Road. This main reduces to a 100mm PVC water main at Panorama Drive which continues along the northern side of McGregor Road and into Coney Court.

The proposed allotments will be serviced via the existing 150mm and 100mm PVC water mains. Mains extensions and upgrades will be carried out as required to service all proposed allotments.

Adam Heaton (Western Water Land Development Coordinator) advised in June 2018 that this area is supplied from the South Gisborne Storage Tank. This tank currently has a capacity of 1 Megalitre and is scheduled to be increased to 2.6 Megalitre in the future as demand warrants.

Currently the system has sufficient capacity and pressure to provide adequate supply to this proposed development.

An extension to service a parcel will be undertaken at the cost of the developer in a works agreement with Western Water.

Sewer – Western Water

There is no existing gravity sewer available to service this proposed development. All lots will be serviced by individual on site treatment systems.

Telecommunications – Telstra / NBN

Existing Telstra services are located along McGregor Road, Coney Court and at the intersection of Bennett Road and the unmade Brooking Road.

The site will be serviced via connections off the existing infrastructure with upgrades and extensions carried out as required to service all proposed allotments. NBN is currently unavailable in the area and is expected to be available via fixed wireless between April-June 2020. We expect development will occur after that time.

Each developer will enter into an agreement for servicing infrastructure to be delivered.

Electricity – Powercor / Jemena

The separation boundary between two power Authorities (Powercor and Jemena) occurs within the proposed development. Powercor services 95% of the subdivision with Jemena servicing the balance of the site to the south.

There are existing overhead power supplies within the McGregor and Bennett Road reserves. Existing dwellings are serviced via overhead power connections from poles within the road reserves. Some of these supplies will be modified as part of the future development.

Upgrades to the network will be required to satisfy new demand and will be in accordance with the relevant Authority requirements.

Each developer will be required to enter into an agreement for infrastructure to be connected and delivered.

Gas – AusNet

There is no existing gas network in the area.

Residents may install bottled gas at their discretion.

Landscaping / Creek Reserve

Any landscaping to Bennett Road is to be undertaken by the developer of the land that fronts the road. Landscaping and improvement of the Djirri Djirri Creek reserve generally within a 60m wide creek alignment and wider where specified as indicated in the subdivision concept plan is to be undertaken at the cost of the affected landowner as detailed below. It is yet to be determined if the cost associated with the works will be considered as contribution towards public open space and to what extent. Overall, public open space contributions will apply of up to 5% of the land value, through monetary contribution or works in kind, to be administered by Macedon Ranges Shire Council. Landowners that do not abut the reserve will provide cash contributions or works in kind, as may be specified by Macedon Ranges Shire Council. This will be specified in the subdivision permit for each site.

Treatment within the Djirri Djirri Creek waterway is to be undertaken at the cost of the affected landowner, which will include;

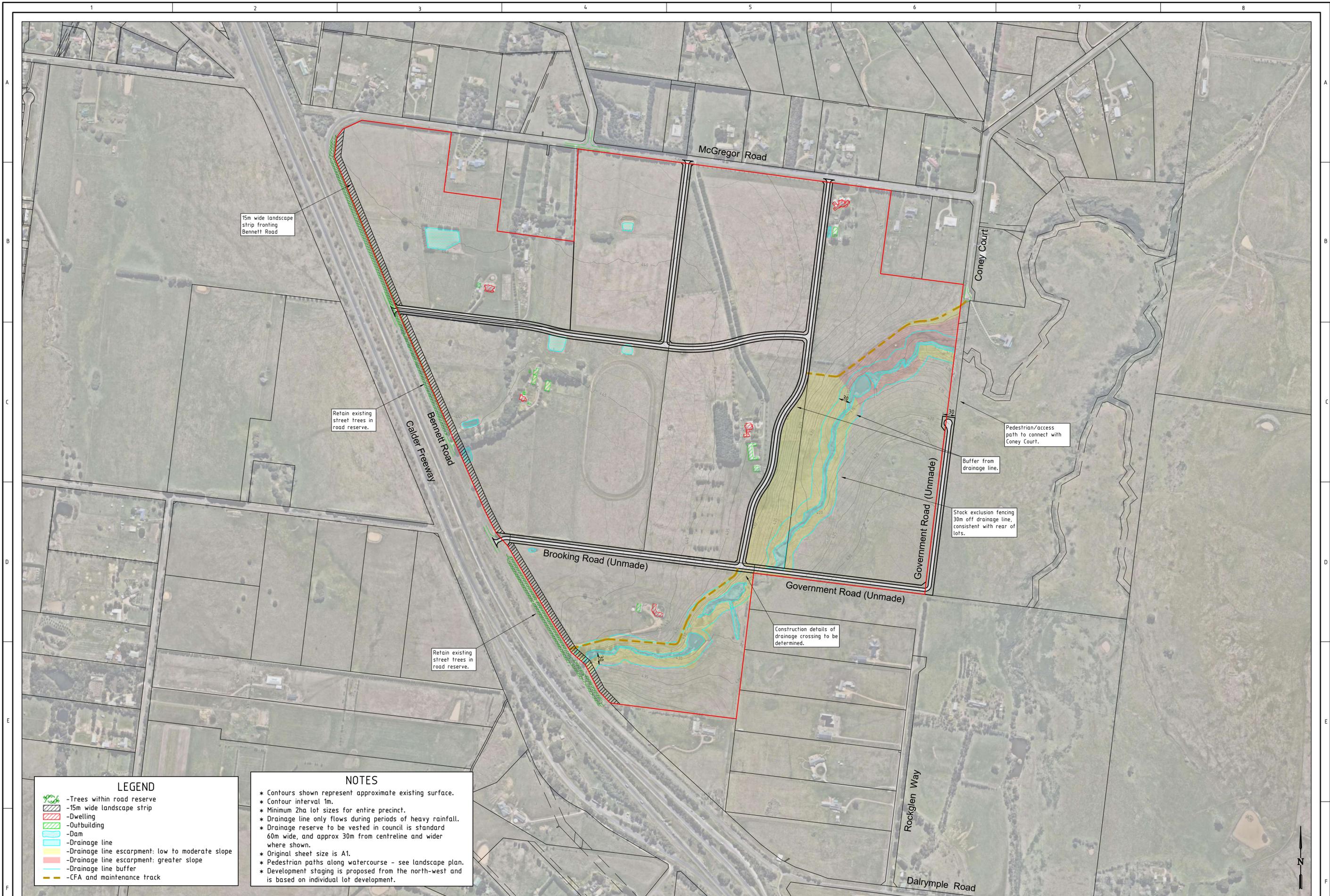
- Dam removal and creek reinstatement as required
- Weed removal
- Council maintenance / CFA track as required
- Preparation of a landscape plan, planting of vegetation in accordance with the plan and means of retaining significant vegetation.
- Fencing as required.

Conclusion

All essential services and utilities are available nearby to fully cater for future subdivisions of approximately 50 lots.

Attachments

- Proposed Development Plan
- Table 6 Rural Road Characteristics – Infrastructure Design Manual.
- Western Water Sewer and Water Asset Plans
- Telstra and NBN Asset Plans
- Powercor and Jemena Asset Plans



LEGEND

- Trees within road reserve
- 15m wide landscape strip
- Dwelling
- Outbuilding
- Dam
- Drainage line
- Drainage line escarpment: low to moderate slope
- Drainage line escarpment: greater slope
- Drainage line buffer
- CFA and maintenance track

NOTES

- * Contours shown represent approximate existing surface.
- * Contour interval 1m.
- * Minimum 2ha lot sizes for entire precinct.
- * Drainage line only flows during periods of heavy rainfall.
- * Drainage reserve to be vested in council is standard 60m wide, and approx 30m from centreline and wider where shown.
- * Original sheet size is A1.
- * Pedestrian paths along watercourse - see landscape plan.
- * Development staging is proposed from the north-west and is based on individual lot development.

Bennett Road Precinct: Development Plan - Roads

Ver	Revision Description	Date	Checked	Checked
23	Minor Amendments	22/09/2021	Drafted	P. Bove
22	Addressed Council Feedback	25/06/2021	J. Sims	Sep 2021
21	Minor Amendments	29/07/2020		
20	Addressed Council Feedback	21/07/2020		
19	Amended Notations	21/02/2020	Approved	
18	Amended Notations and Layout	13/12/2019		
17	Amended Drainage Line Details	25/10/2019		

Notes/Legend

TERRACO
 Civil Engineers
 Project Managers
 Development Consultants

Terraco P/L
 ABN 12 681 695 776
 9 Jewell Court
 East Bendigo, VIC 3550
 Ph: 03 5442 5399
 Fax: 03 5442 5566
 E: info@terraco.com.au
 Web: www.terraco.com.au

Scale (m) 1:4000 0 40 80

All lengths are in metres
 and all levels are to Australian Height Datum
 (Original Sheet Size is A1)

Drawing file: 17085_03_Development_V23.dwg

Macedon Ranges Shire Council - Gisborne

Bennett Road Precinct

Council Ref.	Water Auth. Ref.	Our Ref.	Version	Sheet
-	-	17085	23	4 of 4

Printed: 2021-09-29 12:14:46

Street Type	Carriageway Width	Parking	Edge Treatment	Drainage	Footpath/Cycle Provision	Surface Treatment
Low Density Residential						
Up to 8 lots	6.0m (20m reserve)	Not required	1.5m Shoulder	Table drains/WSUD	Generally not required	Prime and two coat seal, Final coat in 12 months
Over 8 lots	6.6m with 1.0m shoulder (20m reserve)	Not required	1.5m Shoulder	Table drains/WSUD	Generally not required	Prime and two coat seal, Final coat in 12 months
Rural Type (including Farming, Rural Conservation, Rural Living and Rural Activity Zones)						
Up to 8 lots	6.0m (20m reserve)	Not required	1.5m Shoulder	Table drains/WSUD	Generally not required	Prime and two coat seal, Final coat in 12 months
Over 8 lots	6.6m with 1.0m shoulder (20m reserve)	Not required	1.5m Shoulder	Table drains/WSUD	Generally not required	Prime and two coat seal, Final coat in 12 months

If development is off, or an extension to, an existing road then new road construction must match the existing road if greater than requirement called for in above table.

Street Type	Carriageway Width	Parking	Edge Treatment	Drainage	Footpath/Cycle Provision	Surface Treatment
Industrial (All Zones)						
Industrial Roads	8.5m (20m reserve)	No parking on carriageway or road reserve	Barrier kerb	Underground/WSUD treatment as agreed by Council	Shared path 2.5m wide One side only	Asphalt
Business (All Zones)						
Roads (20m reserve)	8.5m (20m reserve)	Allowed on road or reserve by agreement	Barrier kerb or semi mountable	Underground/WSUD treatment as agreed by Council	Both sides 2m wide	Asphalt

(Street types are defined in terms of length and speed, refer to Planning Scheme for definitions).

* In some cases an edge strip may be acceptable to Council.

Western Water : Sewer Asset Plan



Date:
11/06/2019

Sequence No:
84303253

Job No:
16441205

Location:
Bennett Road & McGregor Rd
Gisborne
VIC, 3437

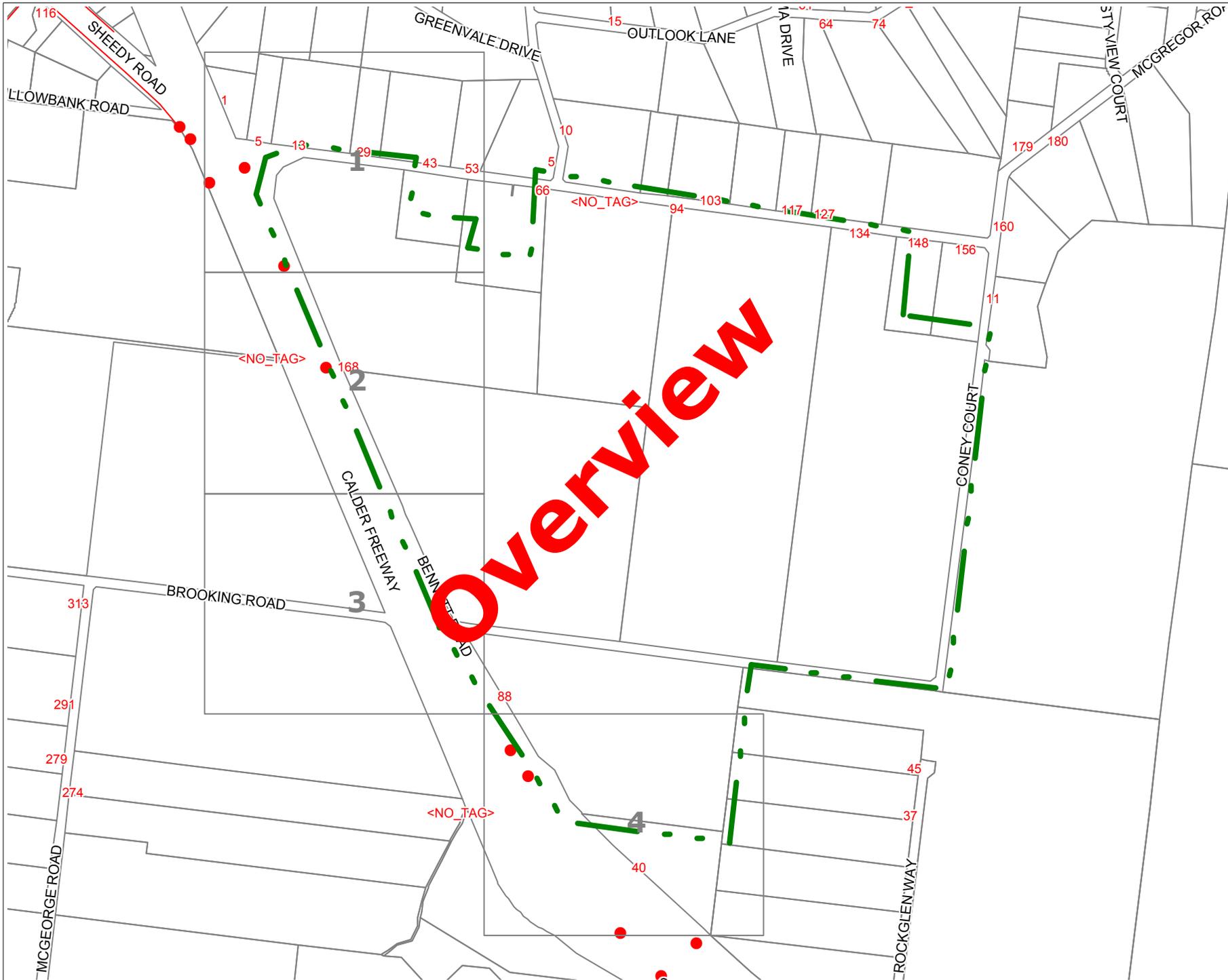
LEGEND

- SEWER
- ABANDONED MAIN

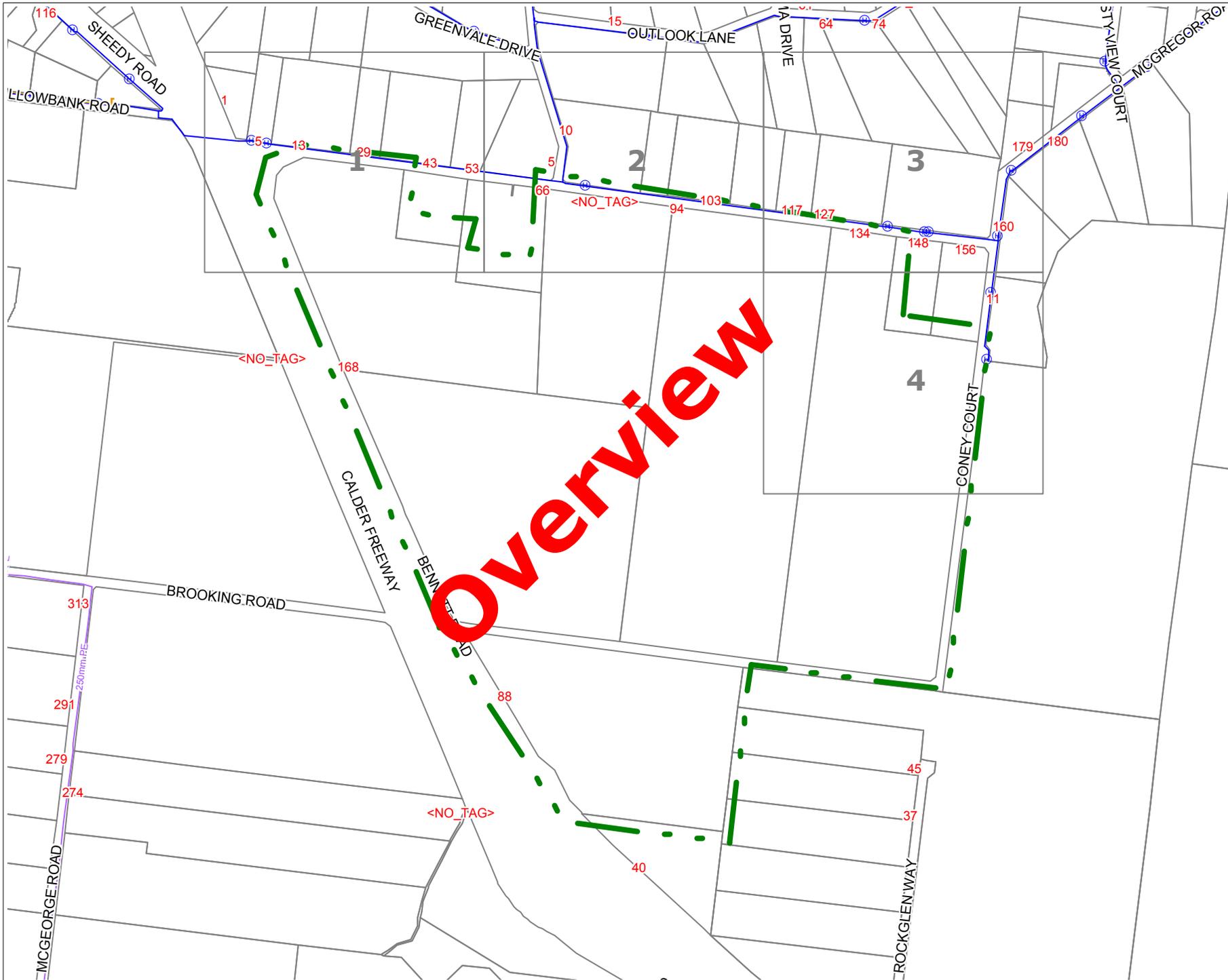
Disclaimer:

Western Water does not guarantee or make any representation or warranty as to the accuracy of this plan or associated details. It is provided in good faith as the best information available at the time. Western Water therefore accepts no liability for any loss or injury suffered by any party as a result of any inaccuracy in this plan.

Note:
Assets labelled "AC" may contain asbestos material and therefore any works near these assets must be undertaken in accordance with OHS (Asbestos) Regulations 2007.



Western Water : Water Asset Plan



Date:
11/06/2019

Sequence No:
84303253

Job No:
16441205

Location:
Bennett Road & McGregor Rd
Gisborne
VIC, 3437

LEGEND

- POTABLE WATER
- RECYCLED WATER
- ABANDONED MAIN

Disclaimer:

Western Water does not guarantee or make any representation or warranty as to the accuracy of this plan or associated details. It is provided in good faith as the best information available at the time. Western Water therefore accepts no liability for any loss or injury suffered by any party as a result of any inaccuracy in this plan.

Note:
Assets labelled "AC" may contain asbestos material and therefore any works near these assets must be undertaken in accordance with OHS (Asbestos) Regulations 2007.

Due to the placement of potable and recycled pipes in the same trench, it may be difficult to distinguish the two asset types where they have been superimposed on the plans.

Western Water : Water Asset Plan



Date:
11/06/2019

Sequence No:
84303253

Job No:
16441205

Location:
Bennett Road & McGregor Rd
Gisborne
VIC, 3437

LEGEND

- POTABLE WATER
- RECYCLED WATER
- ABANDONED MAIN

Disclaimer:

Western Water does not guarantee or make any representation or warranty as to the accuracy of this plan or associated details. It is provided in good faith as the best information available at the time. Western Water therefore accepts no liability for any loss or injury suffered by any party as a result of any inaccuracy in this plan.

Note:
Assets labelled "AC" may contain asbestos material and therefore any works near these assets must be undertaken in accordance with OHS (Asbestos) Regulations 2007.

Due to the placement of potable and recycled pipes in the same trench, it may be difficult to distinguish the two asset types where they have been superimposed on the plans.



Western Water : Water Asset Plan



Date:
11/06/2019

Sequence No:
84303253

Job No:
16441205

Location:
Bennett Road & McGregor R/c
Gisborne
VIC, 3437

LEGEND

- POTABLE WATER
- RECYCLED WATER
- ABANDONED MAIN

Disclaimer:

Western Water does not guarantee or make any representation or warranty as to the accuracy of this plan or associated details. It is provided in good faith as the best information available at the time. Western Water therefore accepts no liability for any loss or injury suffered by any party as a result of any inaccuracy in this plan.

Note:
Assets labelled "AC" may contain asbestos material and therefore any works near these assets must be undertaken in accordance with OHS (Asbestos) Regulations 2007.

Due to the placement of potable and recycled pipes in the same trench, it may be difficult to distinguish the two asset types where they have been superimposed on the plans.



Western Water : Water Asset Plan



Date:

11/06/2019

Sequence No:

84303253

Job No:

16441205

Location:

Bennett Road & McGregor Rd
Gisborne
VIC, 3437

LEGEND

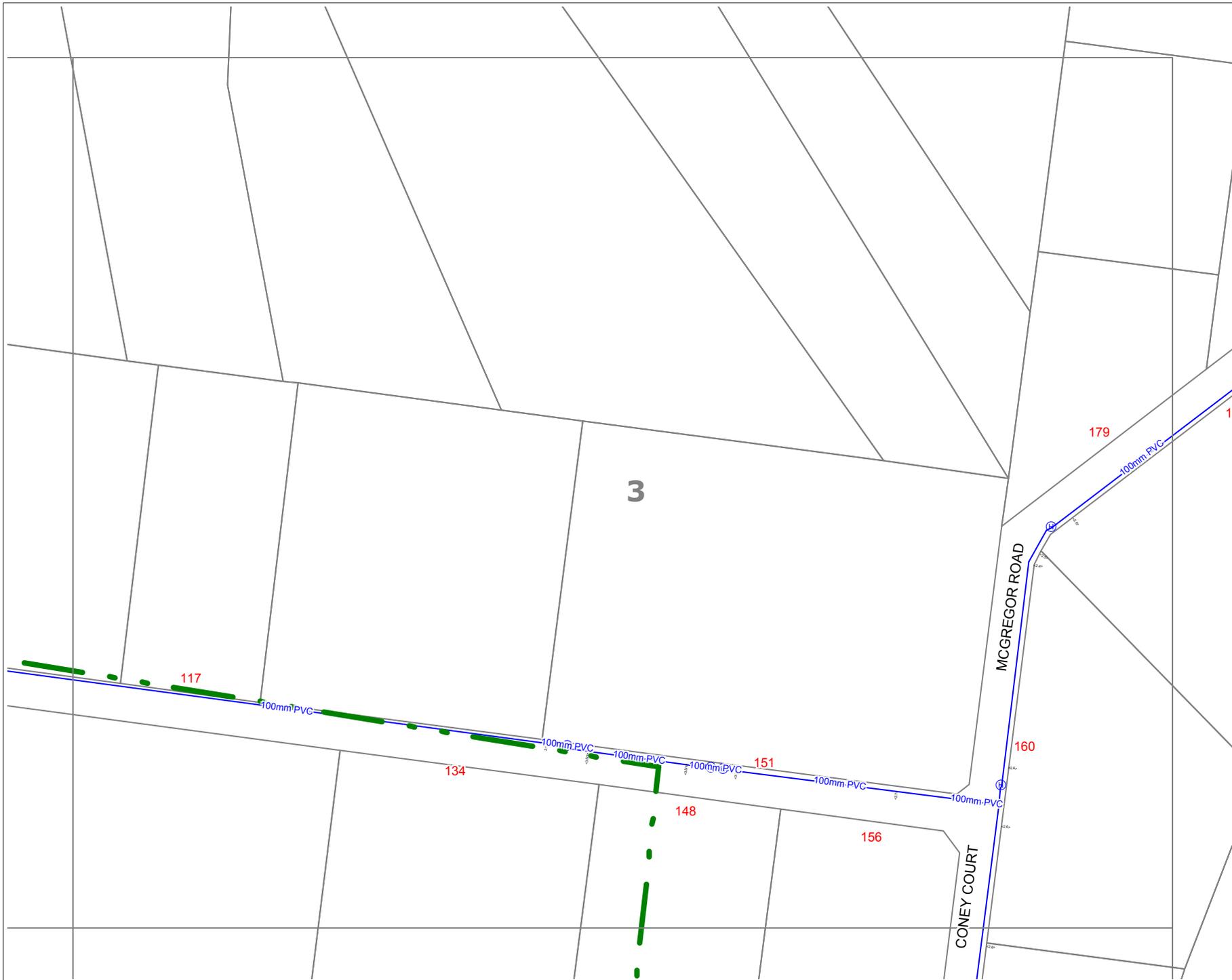
-  POTABLE WATER
-  RECYCLED WATER
-  ABANDONED MAIN

Disclaimer:

Western Water does not guarantee or make any representation or warranty as to the accuracy of this plan or associated details. It is provided in good faith as the best information available at the time. Western Water therefore accepts no liability for any loss or injury suffered by any party as a result of any inaccuracy in this plan.

Note:
Assets labelled "AC" may contain asbestos material and therefore any works near these assets must be undertaken in accordance with OHS (Asbestos) Regulations 2007.

Due to the placement of potable and recycled pipes in the same trench, it may be difficult to distinguish the two asset types where they have been superimposed on the plans.



Western Water : Water Asset Plan



Date:
11/06/2019

Sequence No:
84303253

Job No:
16441205

Location:
Bennett Road & McGregor R/c
Gisborne
VIC, 3437



LEGEND

- POTABLE WATER
- RECYCLED WATER
- - - ABANDONED MAIN

Disclaimer:

Western Water does not guarantee or make any representation or warranty as to the accuracy of this plan or associated details. It is provided in good faith as the best information available at the time. Western Water therefore accepts no liability for any loss or injury suffered by any party as a result of any inaccuracy in this plan.

Note:
Assets labelled "AC" may contain asbestos material and therefore any works near these assets must be undertaken in accordance with OHS (Asbestos) Regulations 2007.

Due to the placement of potable and recycled pipes in the same trench, it may be difficult to distinguish the two asset types where they have been superimposed on the plans.





128 BENNETT RD GISBORNE VIC 3437
Australia

Planned to be available from
Apr-Jun 2020*

Note: Some premises may require more work before they are ready to connect.

 [Register for email alerts](#)

Planned technology
nbn™ Fixed Wireless (FW)*

 [More address information](#)



 **Service available**



 **Other fibre provider**



 **Build commenced**

Disclaimer

*This date and technology is based on **nbn's** current deployment plans and is subject to change. Network rollout information is accurate as at 10/7/2019 and is updated weekly. Rollout areas and boundaries are subject to change as construction planning is finalised.

Services provided over the **nbn™** broadband access network will be replacing phone and internet services provided over most of the existing landline networks, including copper and the majority of HFC networks within the fixed line footprint. Services provided over existing fibre networks (including in-building, health and education networks) and some special and business services may not be affected. To find out if your services will be affected, please contact your current phone or internet provider. For more information, visit www.nbnco.com.au/switchoff or call 1800 687 626.

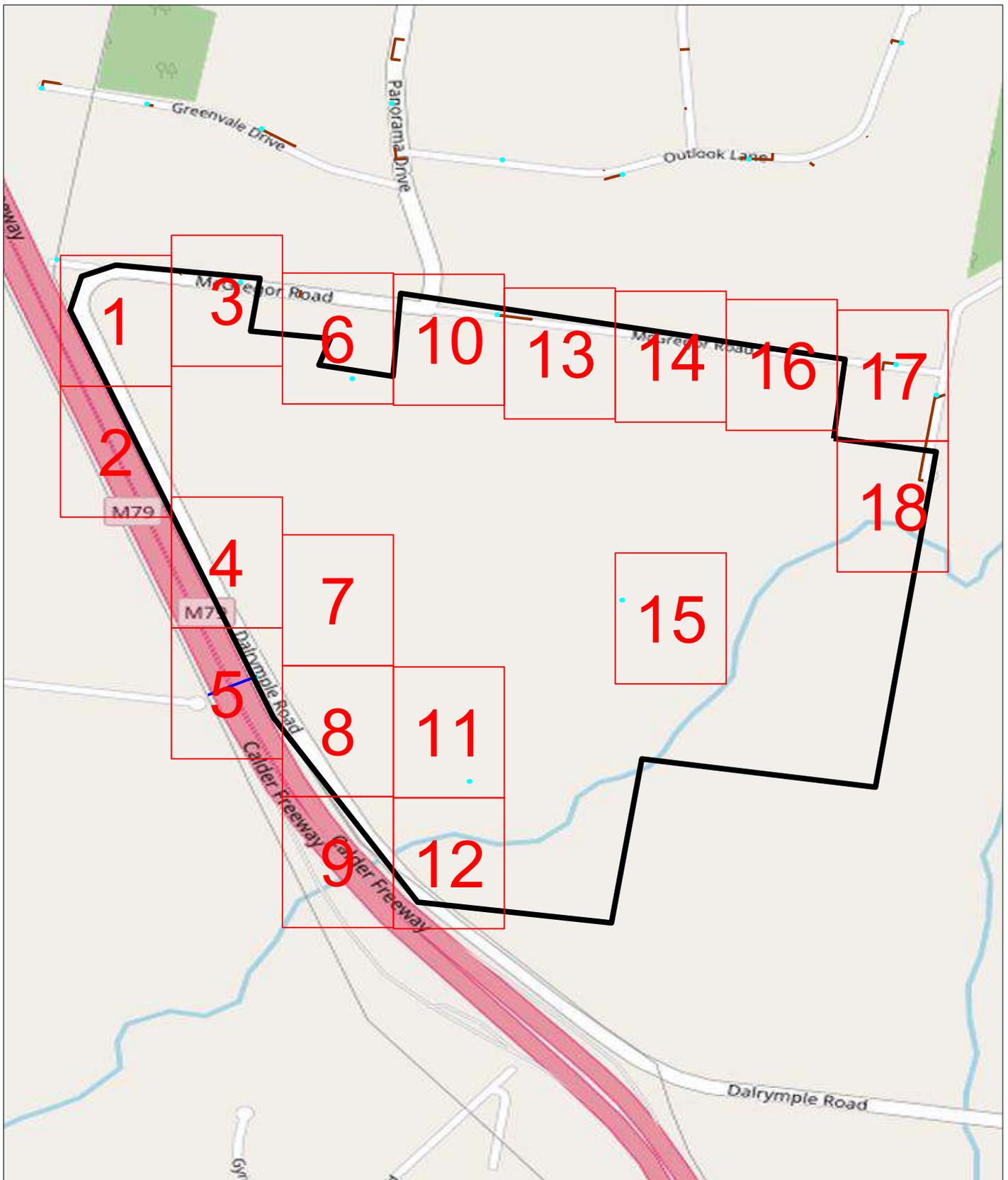


Locality Map

Sequence No: 84303250

Bennett Road & McGregor Road Gisborne

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable

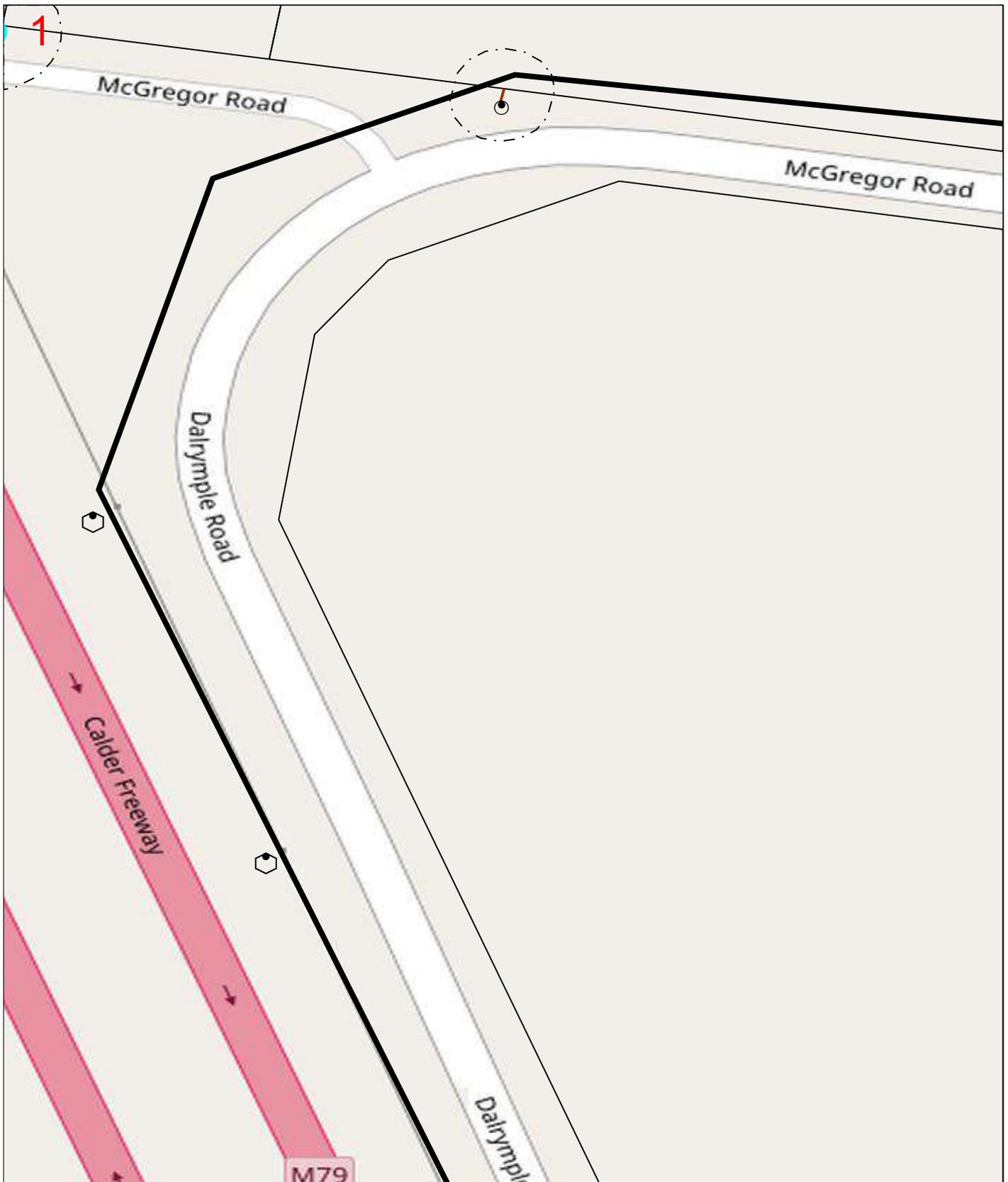
This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.1km



Imagery sourced from Open StreetMaps

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

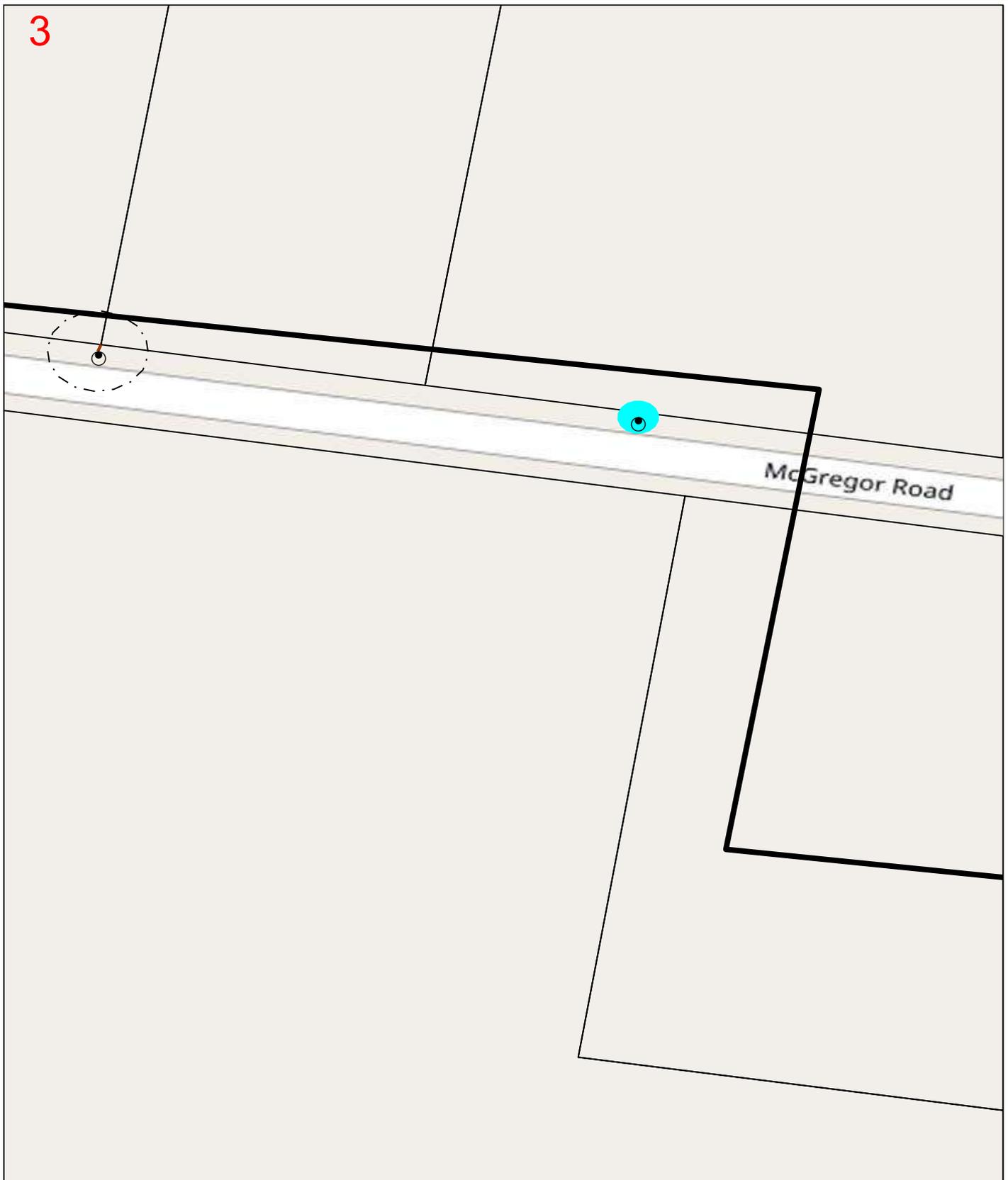
This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

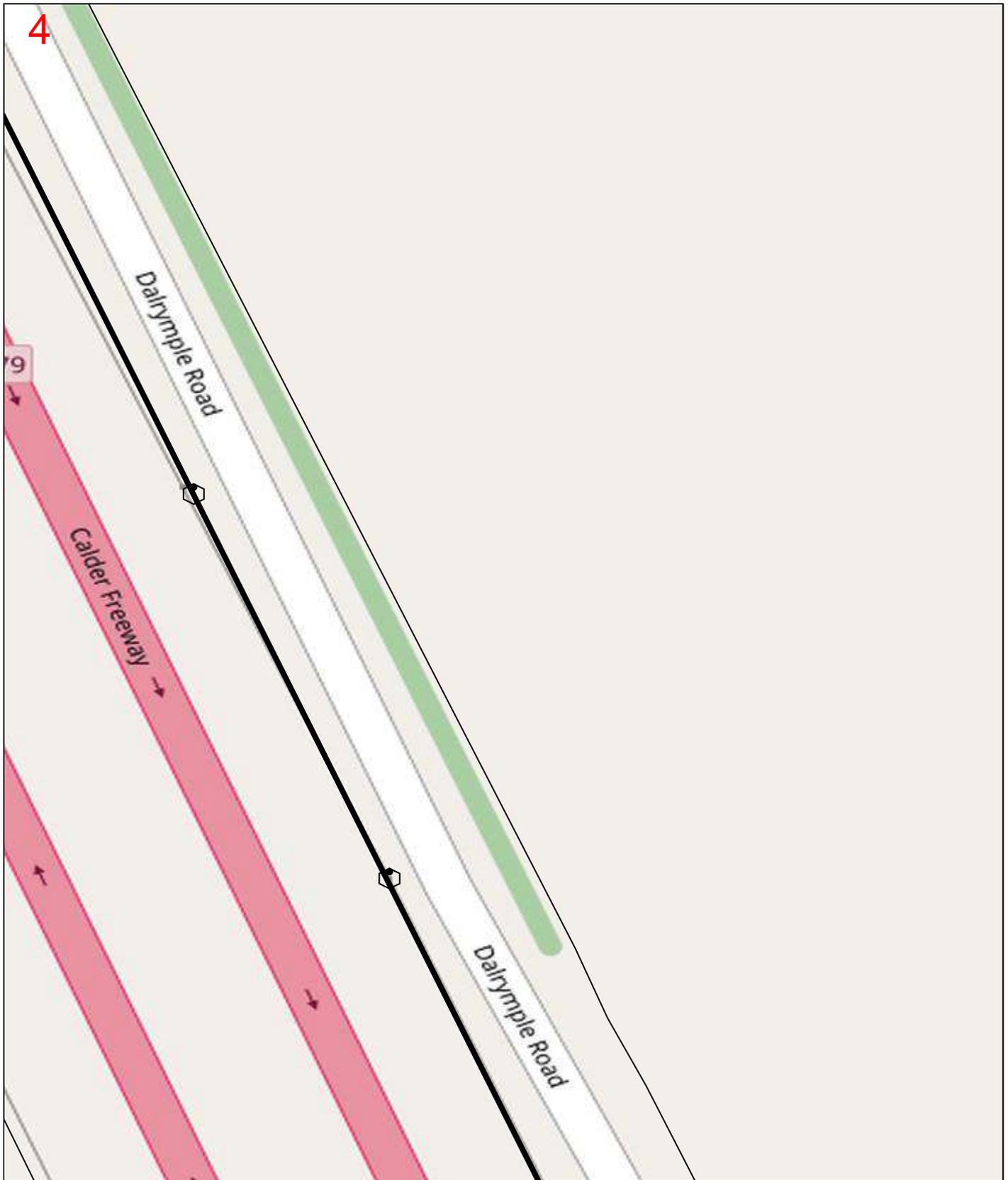
This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

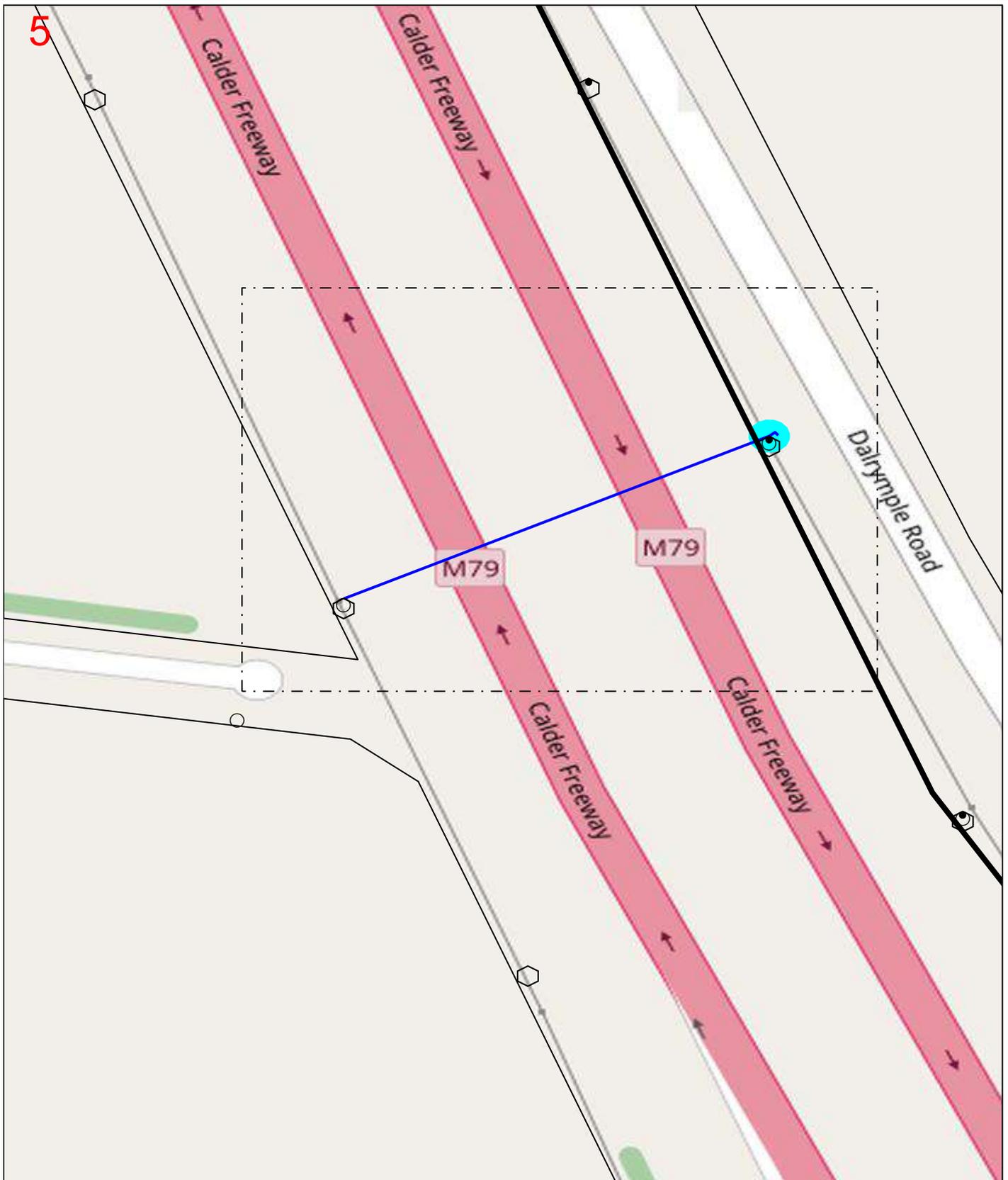
This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps



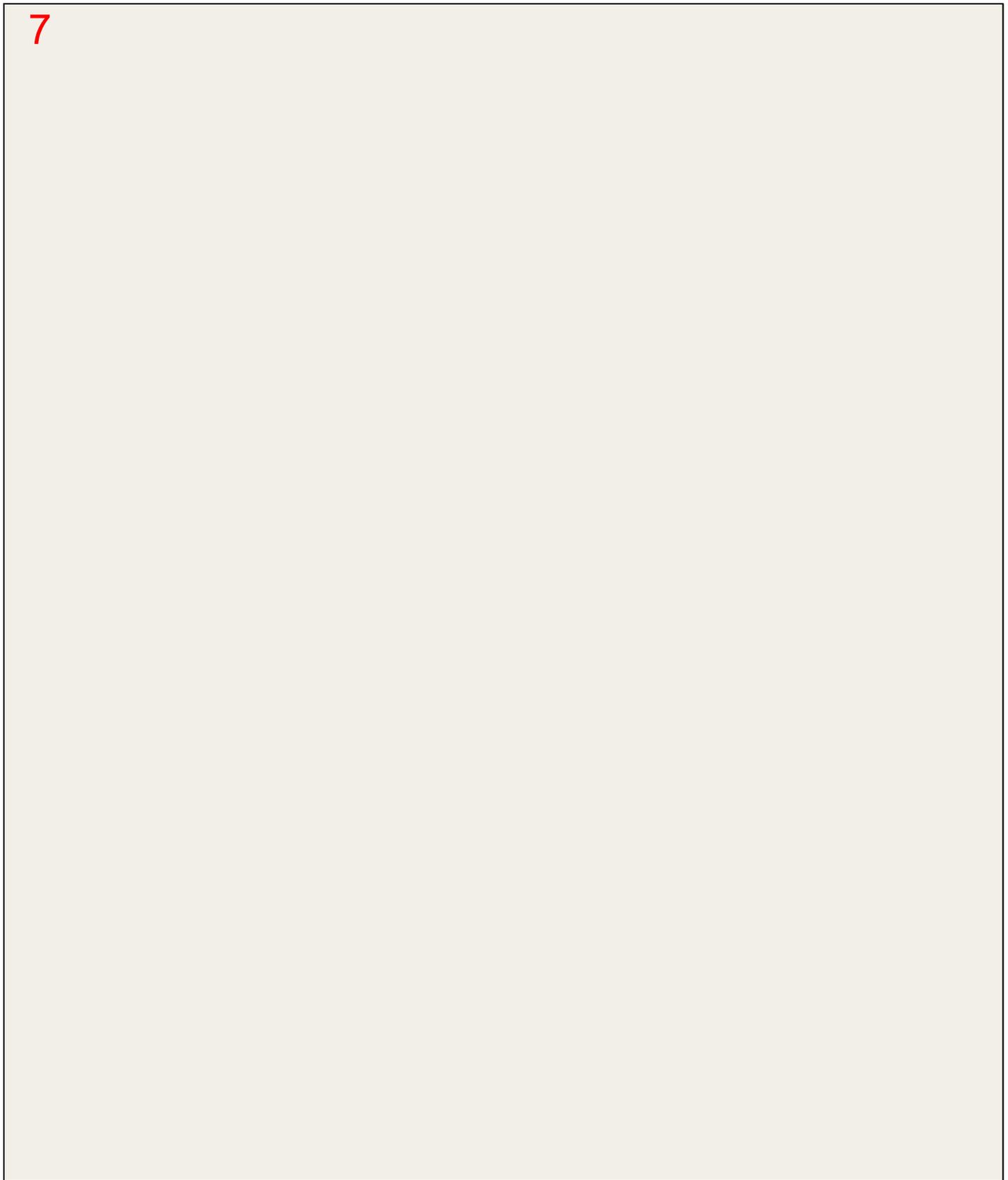
Map 7

Sequence No: 84303250

Bennett Road & McGregor Road Gisborne

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS

7



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

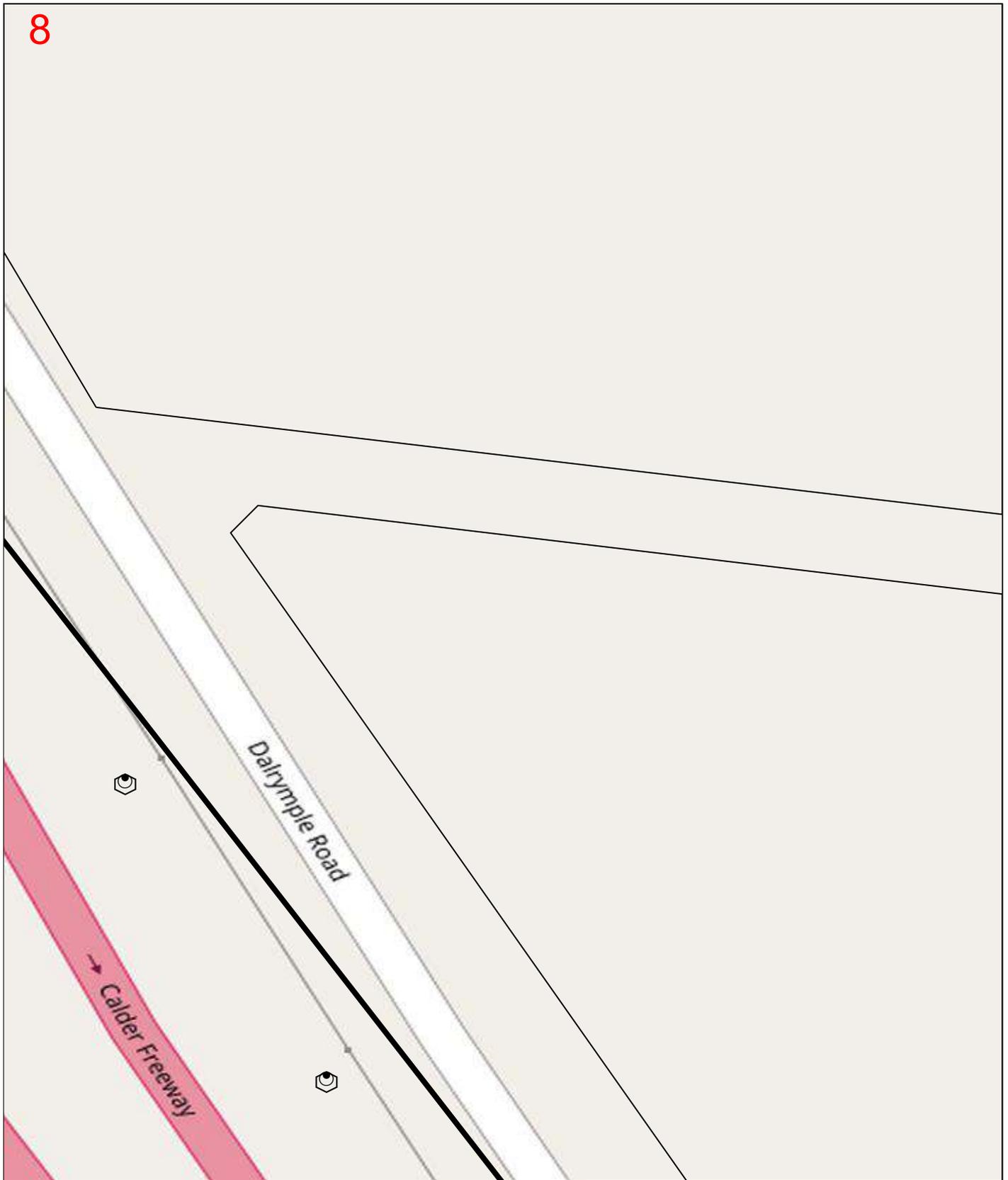
0 0.01km



Imagery sourced from Open StreetMaps

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS

8



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

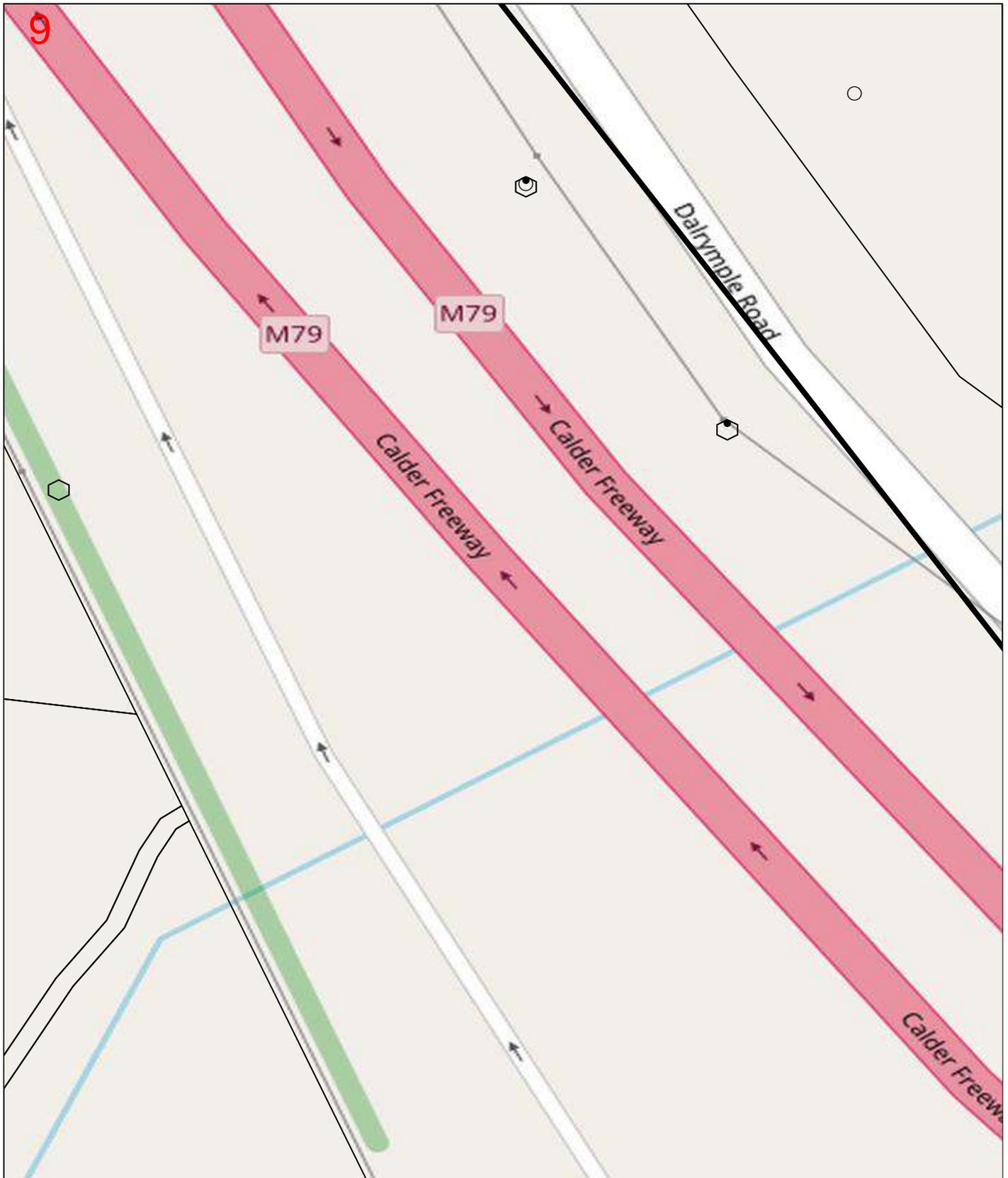
This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

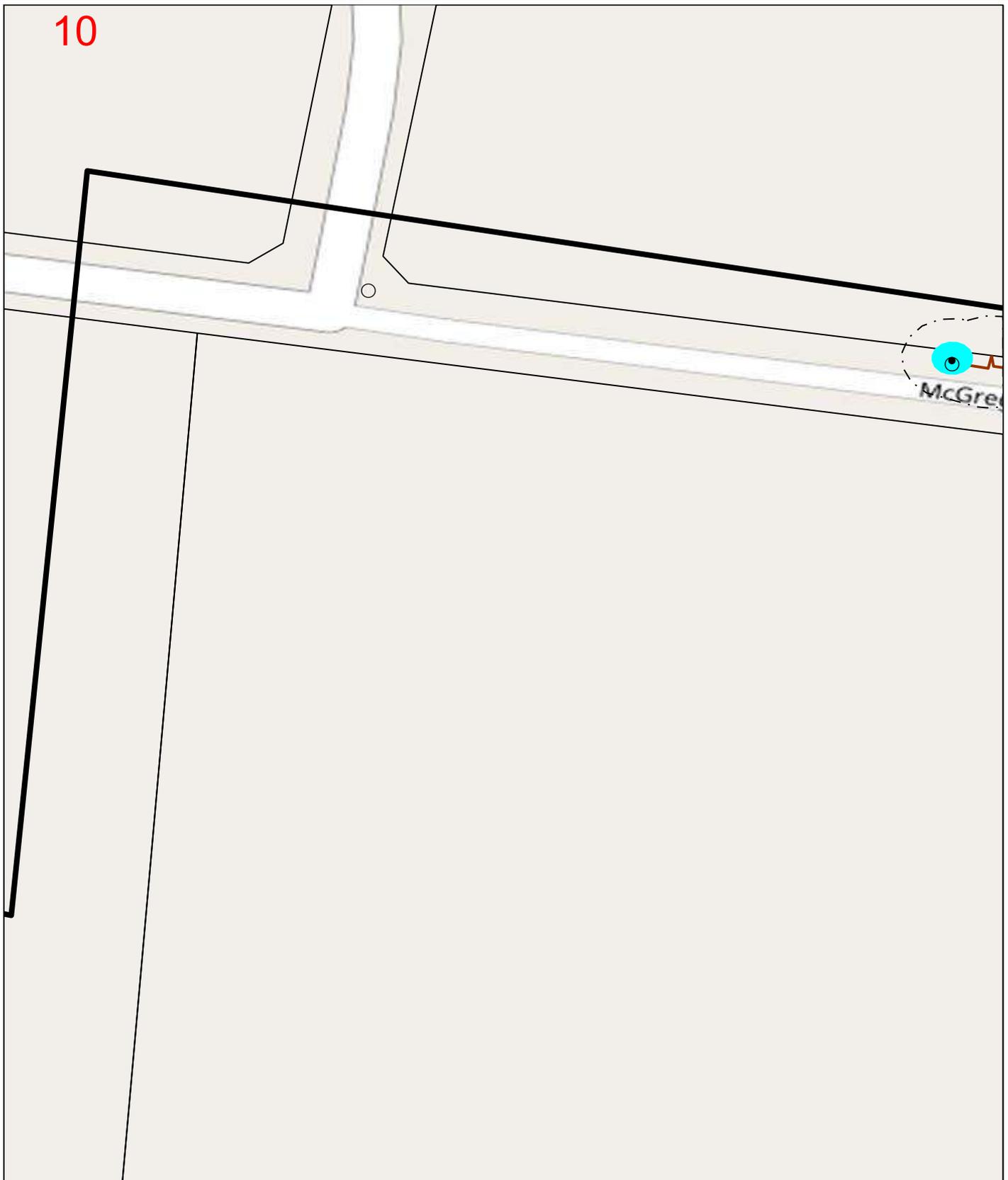
This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps

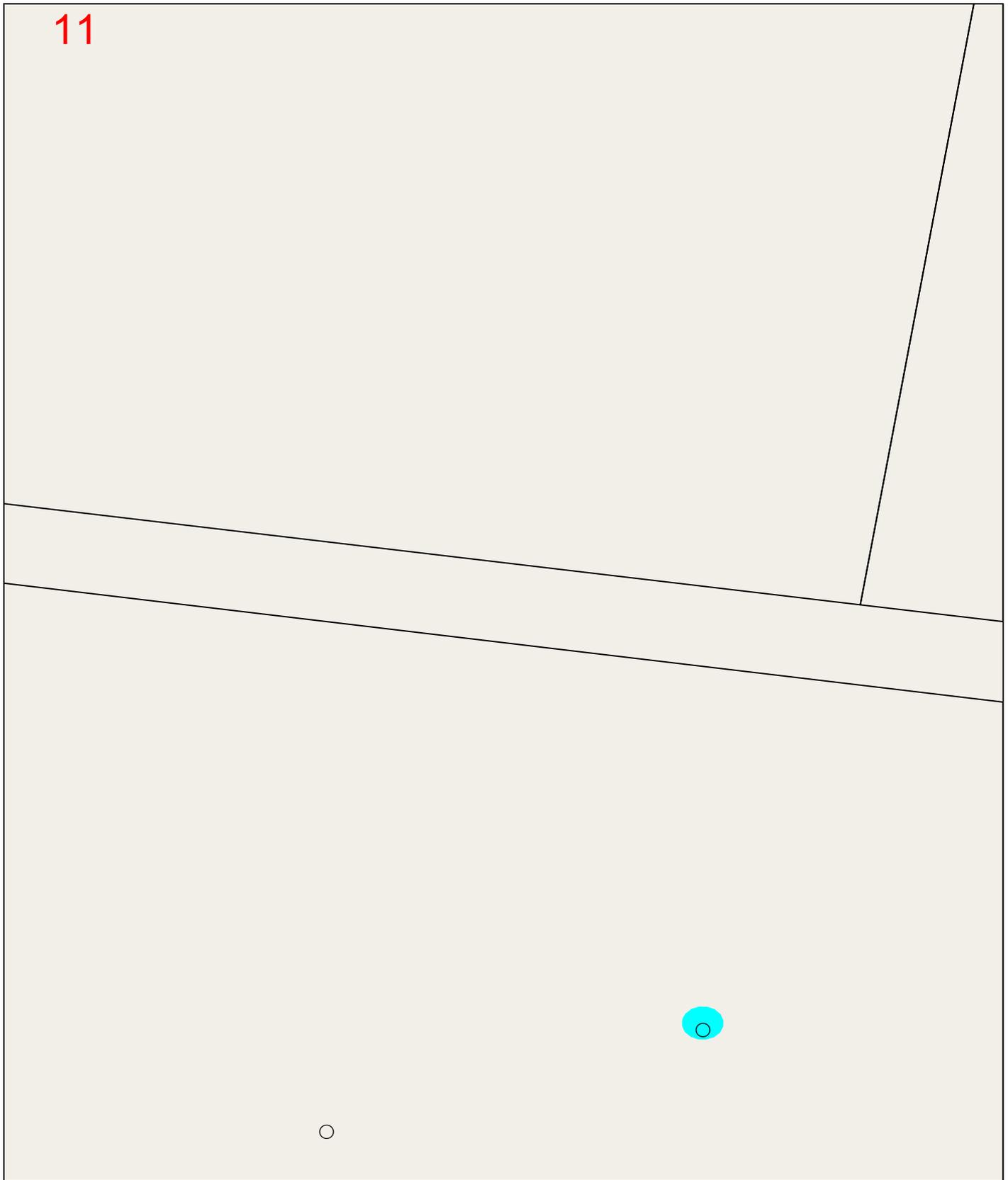


Map 11

Sequence No: 84303250

Bennett Road & McGregor Road Gisborne

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

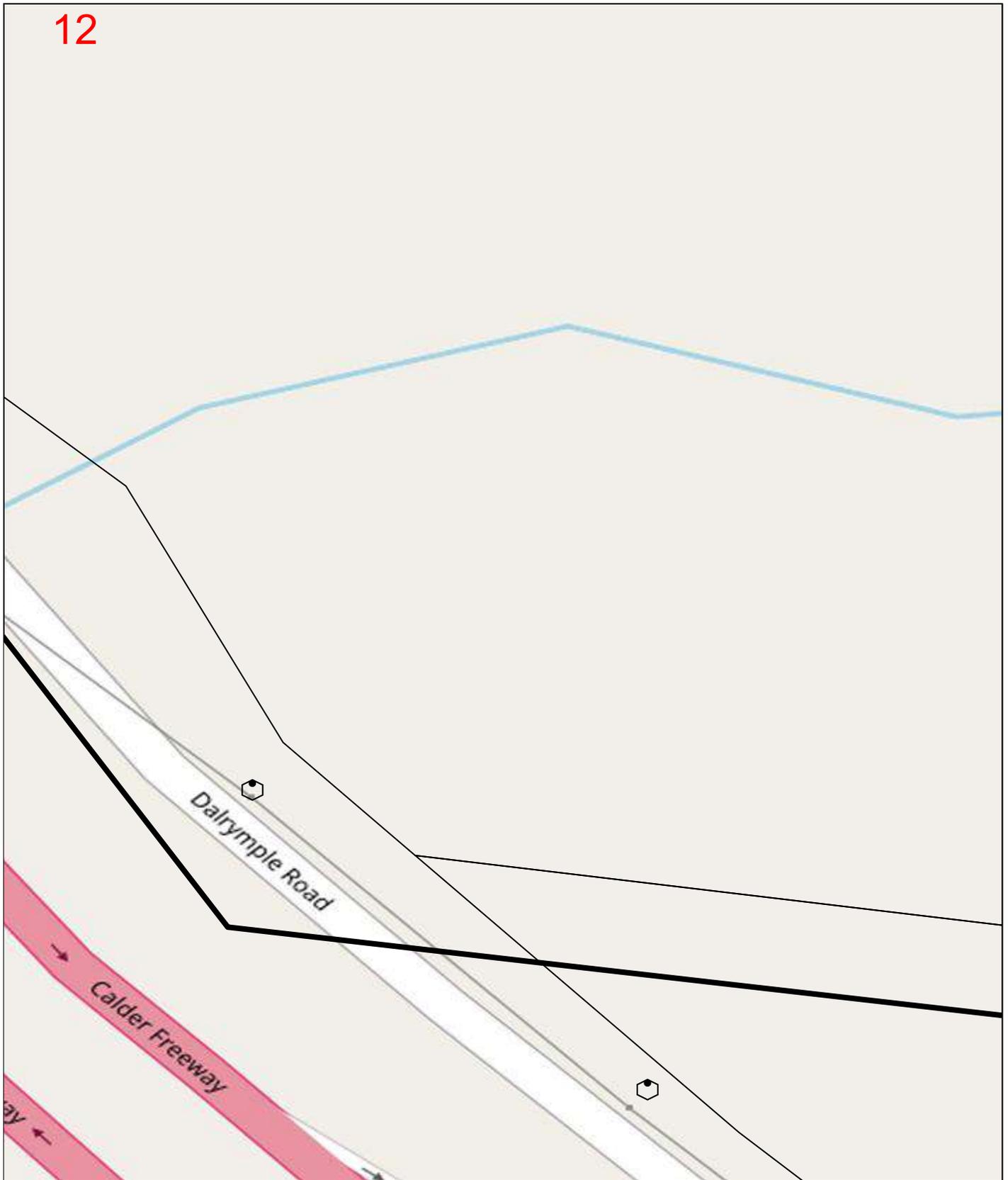
0 0.01km



Imagery sourced from Open StreetMaps

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS

12



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps

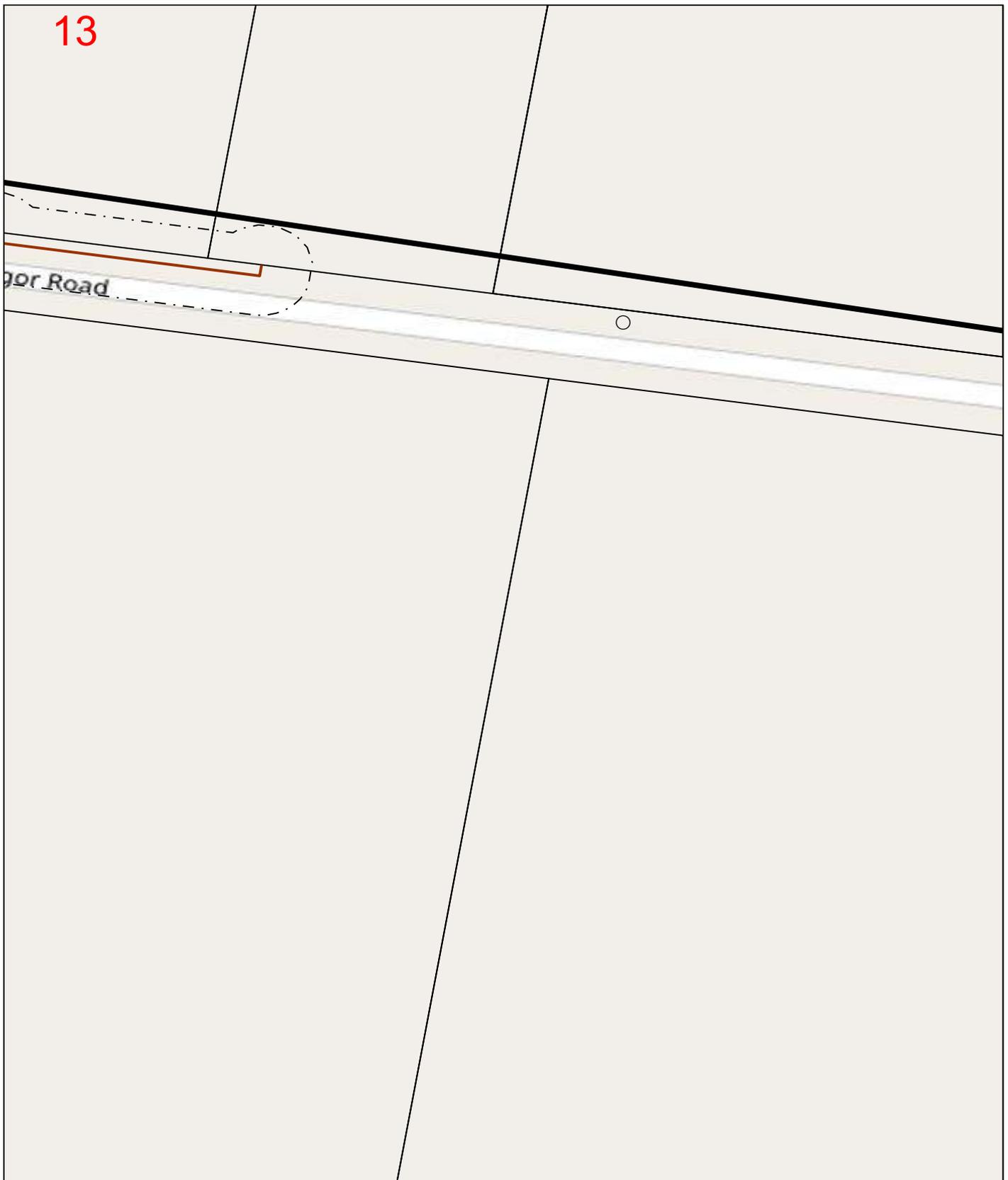


Map 13

Sequence No: 84303250

Bennett Road & McGregor Road Gisborne

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps

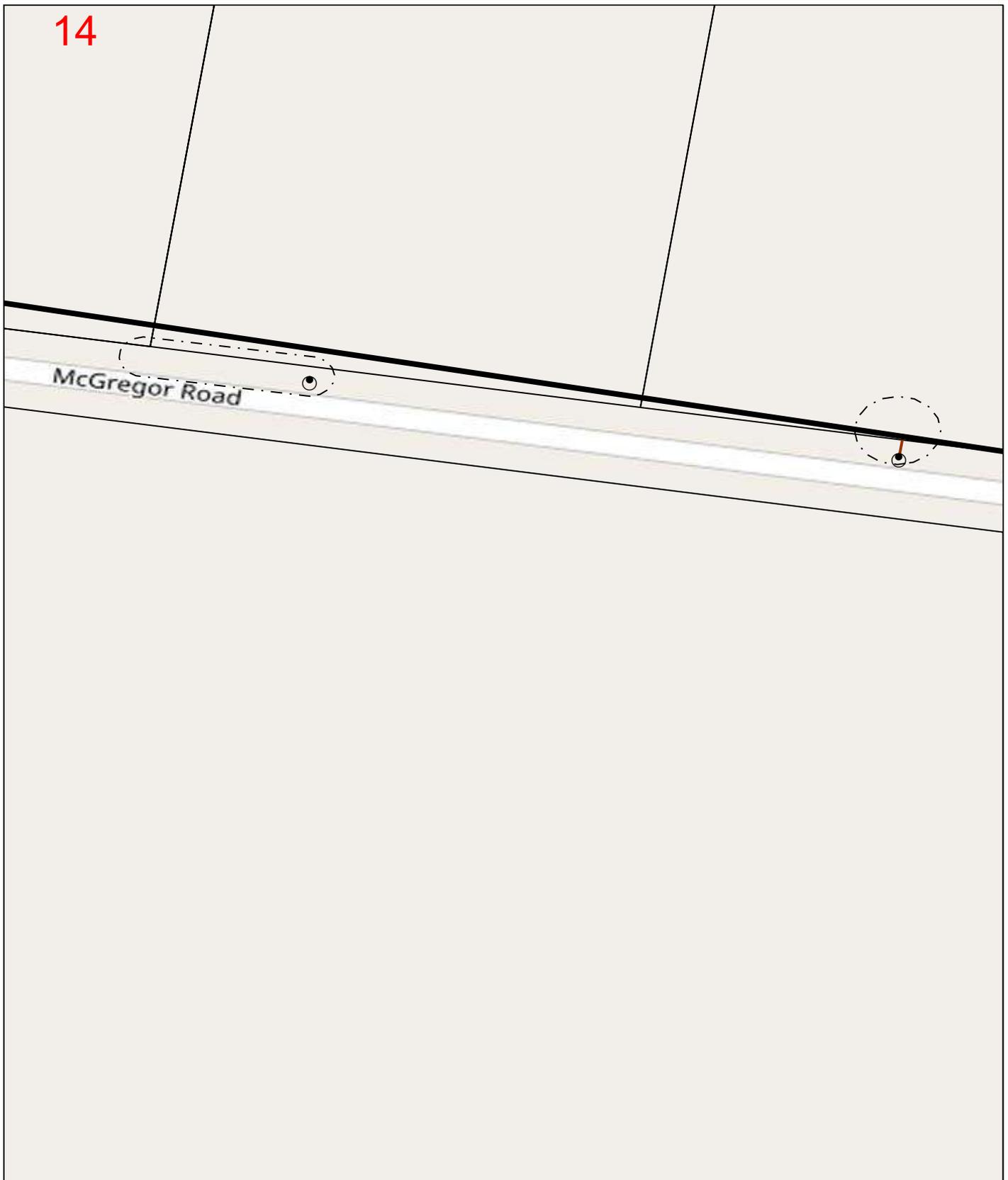


Map 14

Sequence No: 84303250

Bennett Road & McGregor Road Gisborne

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps

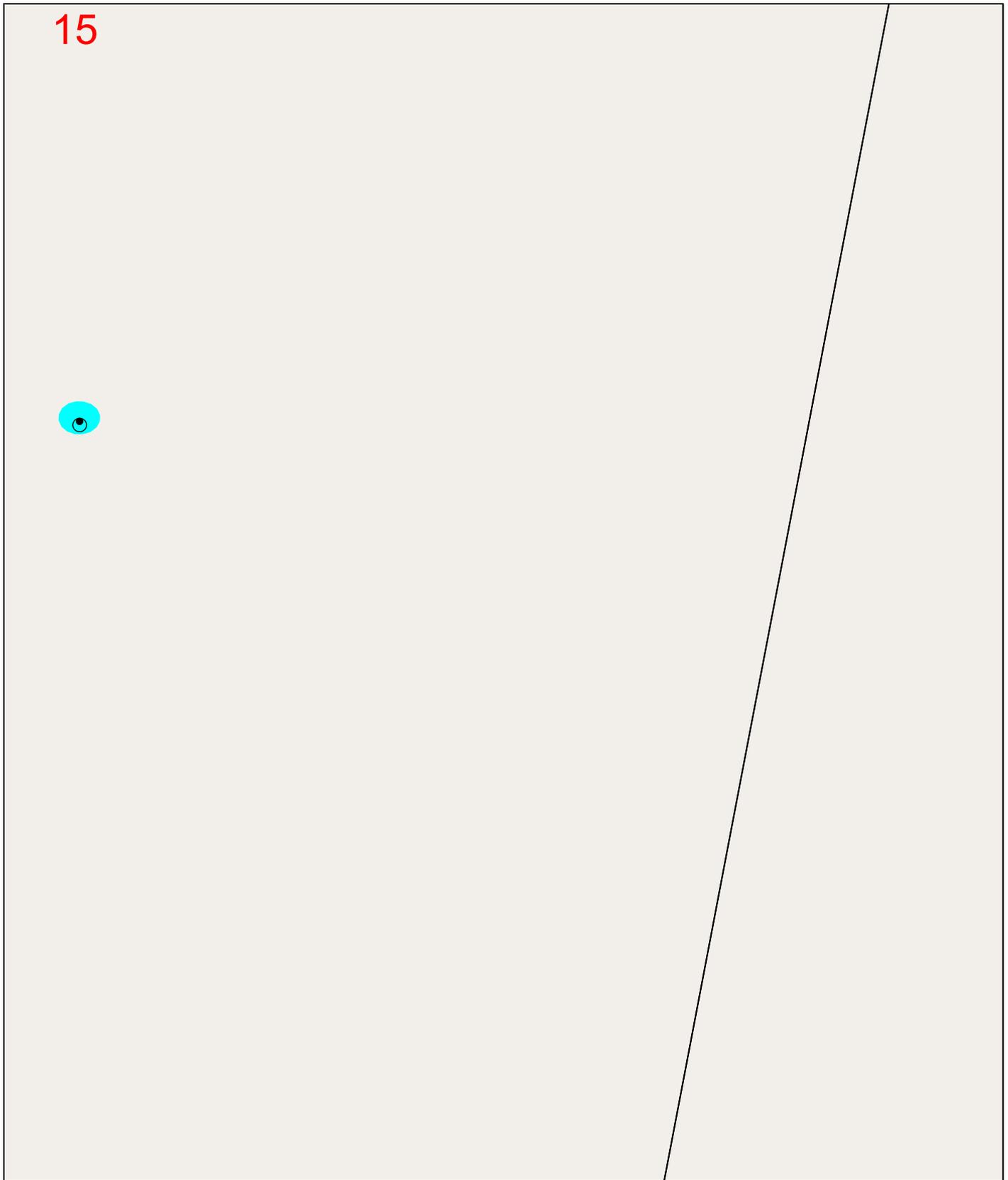


Map 15

Sequence No: 84303250

Bennett Road & McGregor Road Gisborne

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps

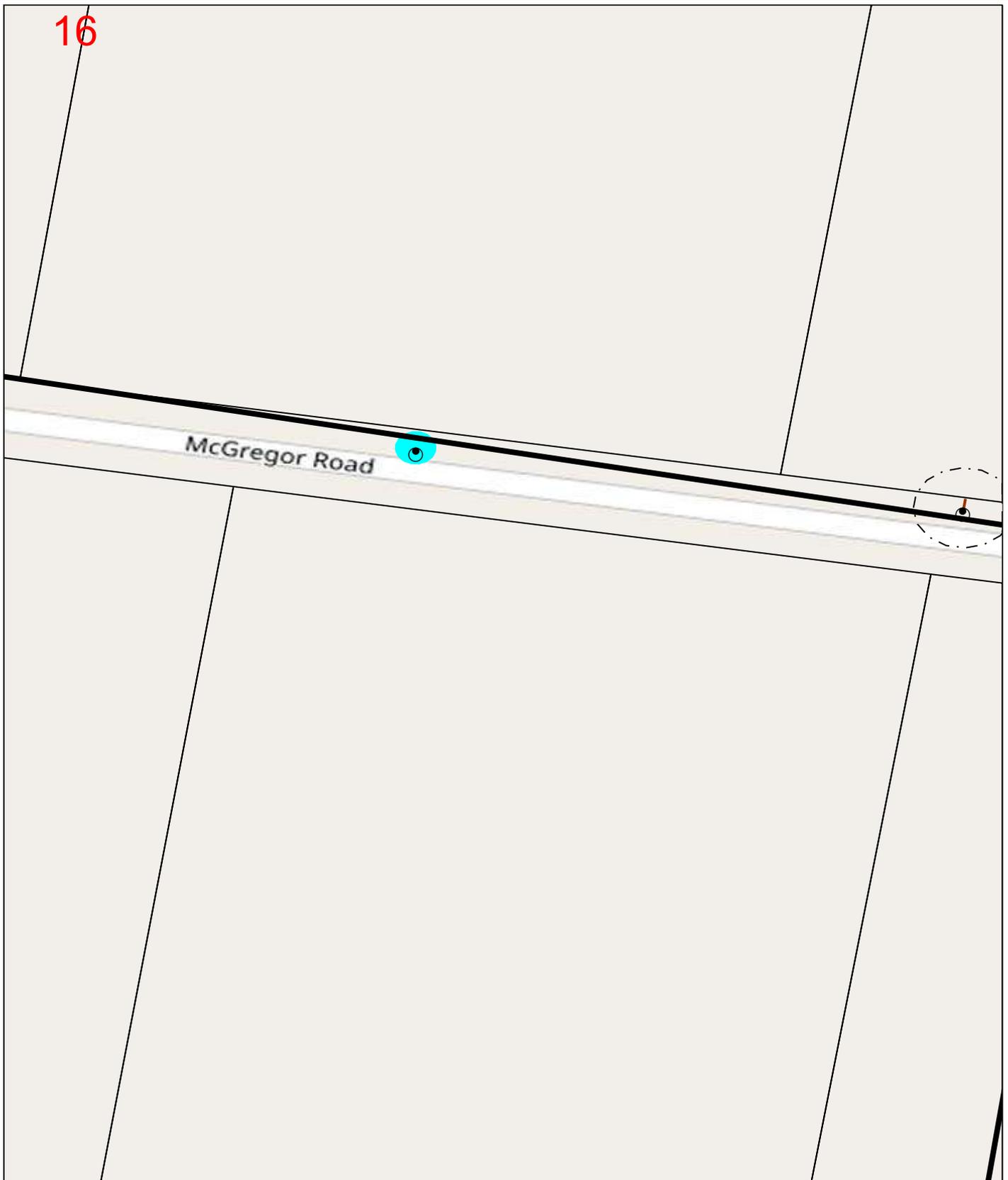


Map 16

Sequence No: 84303250

Bennett Road & McGregor Road Gisborne

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

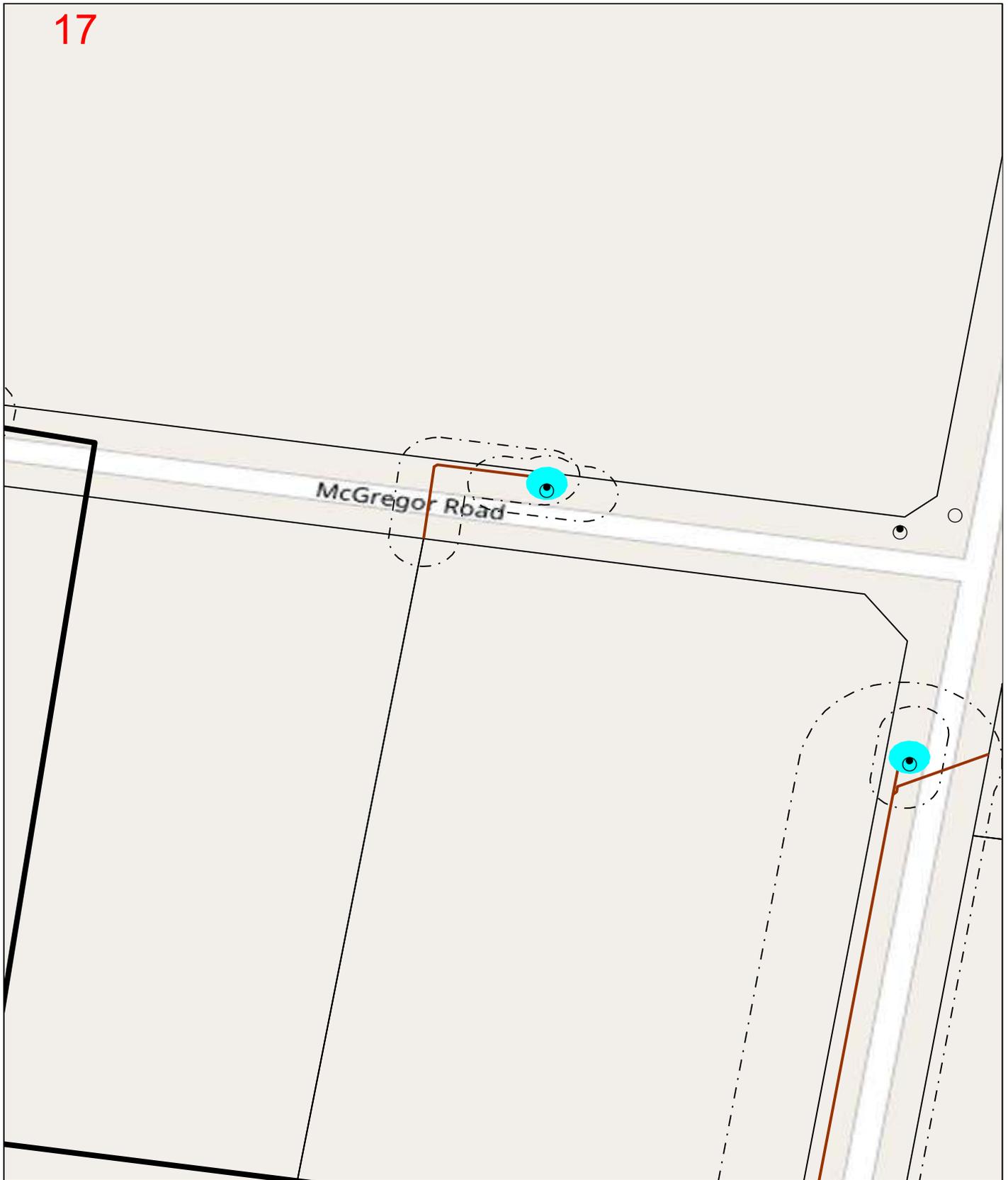
0 0.01km



Imagery sourced from Open StreetMaps

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS

17



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps



Map 18

Sequence No: 84303250

Bennett Road & McGregor Road Gisborne

MAP IS A GUIDE ONLY- REFER TO CABLE PLANS FOR ACCURATE ASSET LOCATIONS



LEGEND:

- DBYD Work Area
- SWER Substation
- High Voltage Cable
- Communication Cable
- Pole (Subtransmission)
- Pole (LV)
- Zone Substation
- Distribution Substation
- Low Voltage Cable
- Earth Cable
- Pole (HV)
- Property Boundary

This map represents the location of the submitted DBYD Work Area and all CitiPower/Powercor responses are based on this location. It is the responsibility of the enquirer to ensure the accuracy of the DBYD Work Area.

0 0.01km



Imagery sourced from Open StreetMaps



Legend			
LV Cable	Conduit	Drawing Boundary	LV / Lighting Pole
HV Cable	Asbestos Conduit	Zone Sub. / Terminal Station	LV / HV Pole
Subtransmission Cable	DBYD Search Area	Distribution Substation	HV Pole
Fibre Optic / Auxiliary Cable	Connection		LV / Subtrans. Pole
			LV / HV / Subtrans. Pole
			HV / Subtrans. Pole
			Subtrans. Pole

Issue Date: 24/05/2018

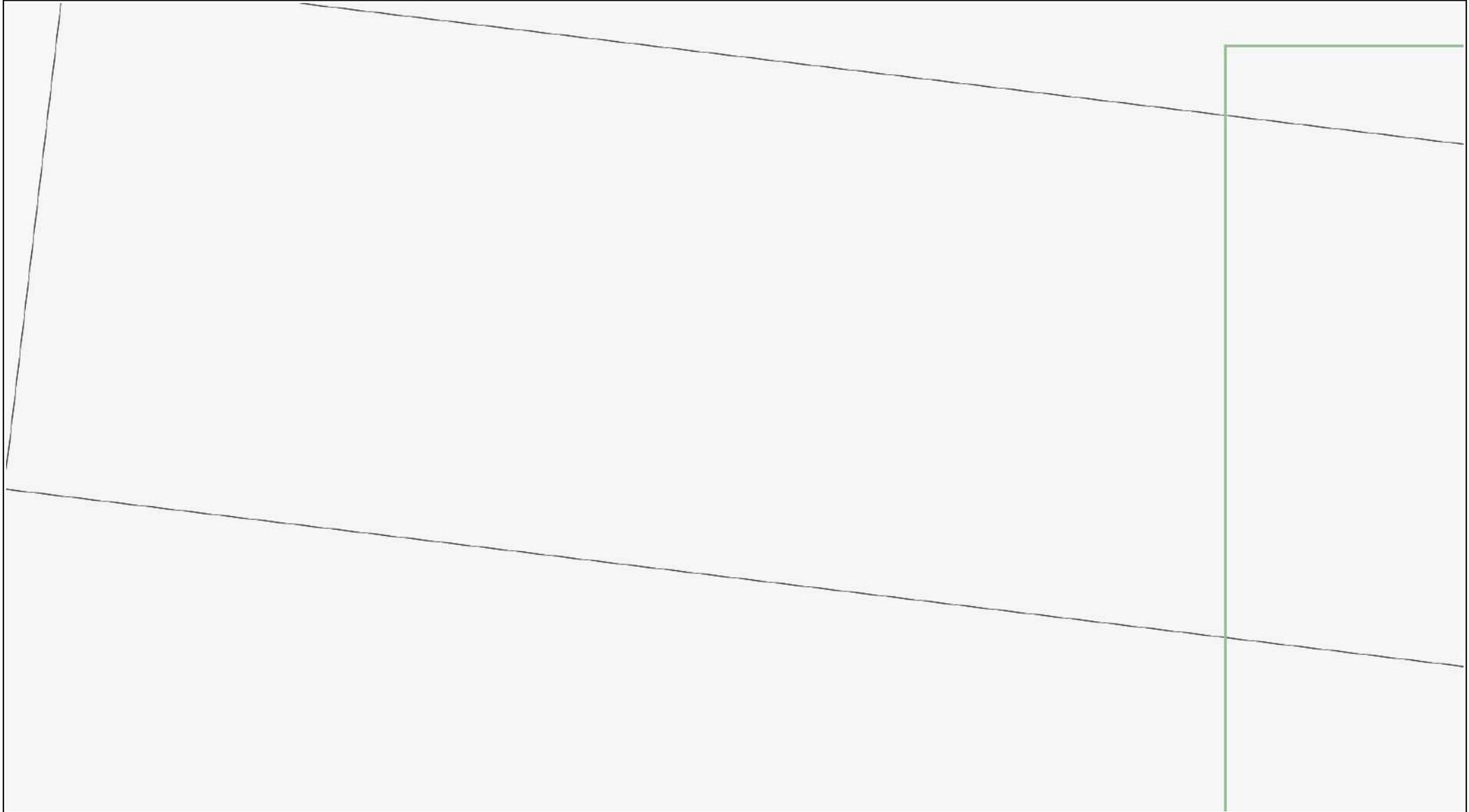
DBYD Seq. No: 71805162

DBYD Job No: 14278709

Overview

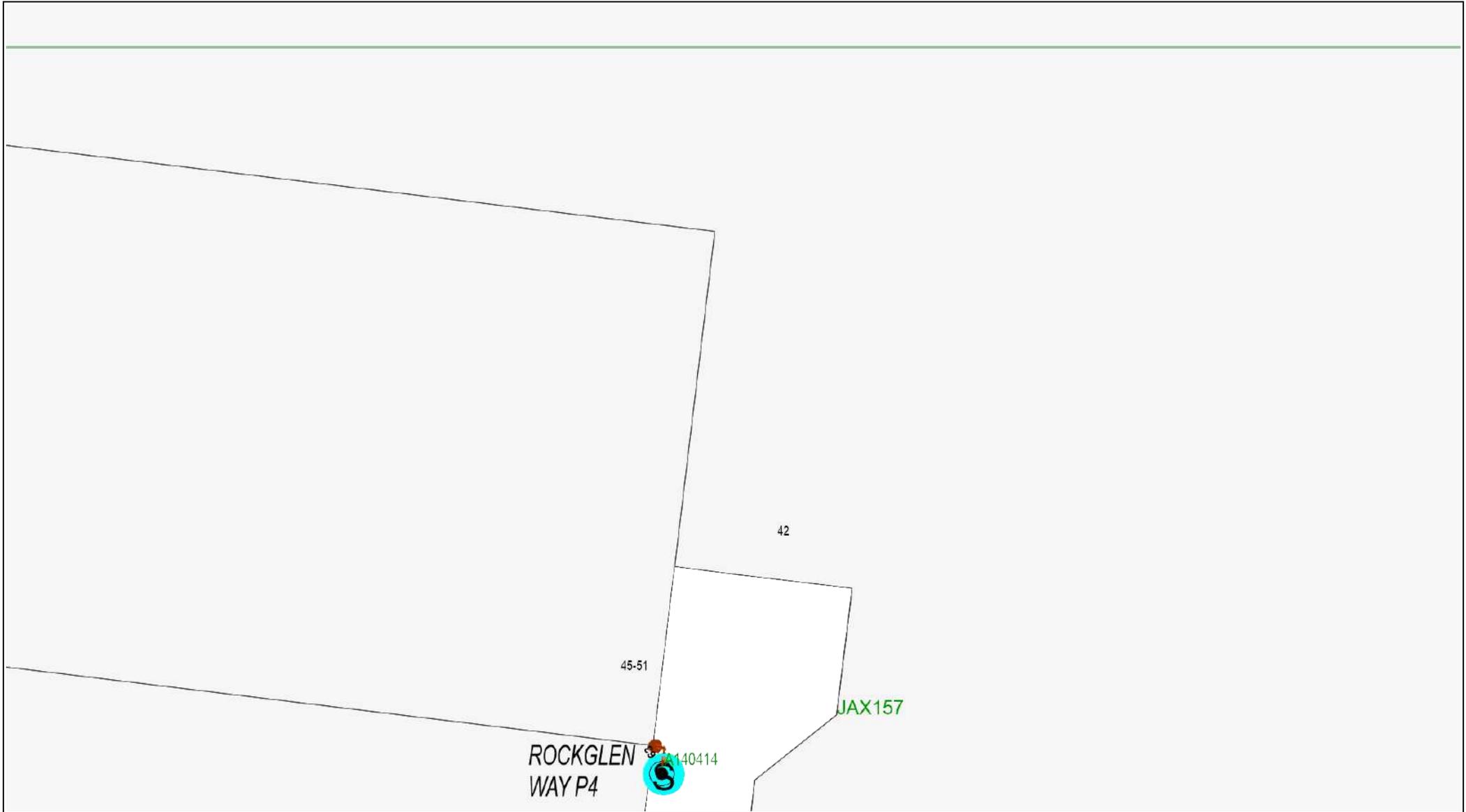
Scale: 1:11968

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



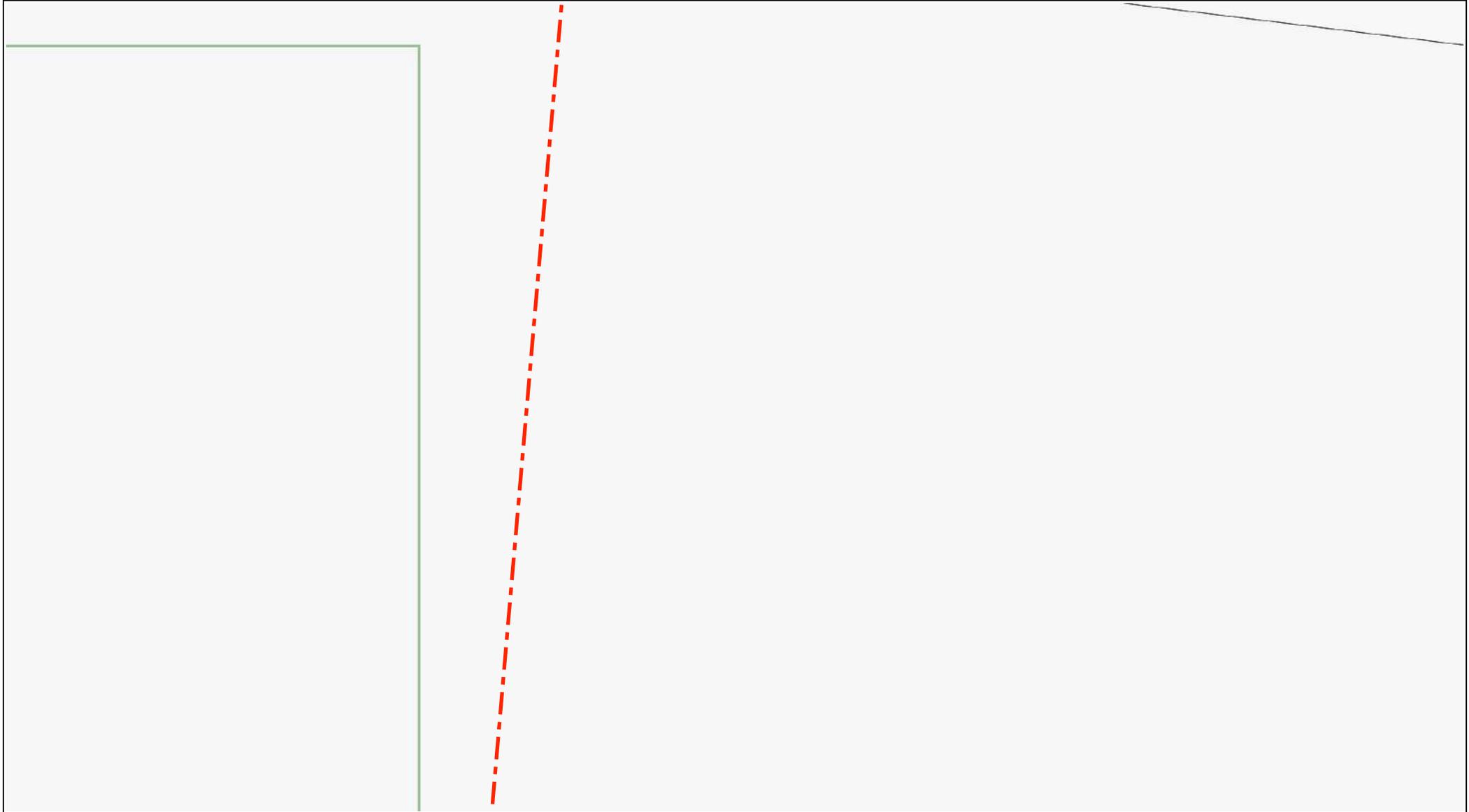
<p>ABN 82 064 651 083</p>	<p>Legend</p>			<p>Scale: 1:1000</p>	<p>Issue Date: 24/05/2018</p>
	<p>●●●●● LV Cable</p> <p>●●●●● HV Cable</p> <p>●●●●● Subtransmission Cable</p> <p>●●●●● Fibre Optic / Auxiliary Cable</p>	<p>●●●●● Conduit</p> <p>●●●●● Asbestos Conduit</p> <p>●●●●● DBYD Search Area</p> <p>● Connection</p>	<p>□ Drawing Boundary</p> <p>□ Zone Sub. / Terminal Station</p> <p>Ⓢ Distribution Substation</p>		<p>● LV / Lighting Pole</p> <p>● LV / HV Pole</p> <p>○ HV Pole</p> <p>● LV / Subtrans. Pole</p> <p>● LV / HV / Subtrans. Pole</p> <p>○ HV / Subtrans. Pole</p> <p>○ Subtrans. Pole</p>

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



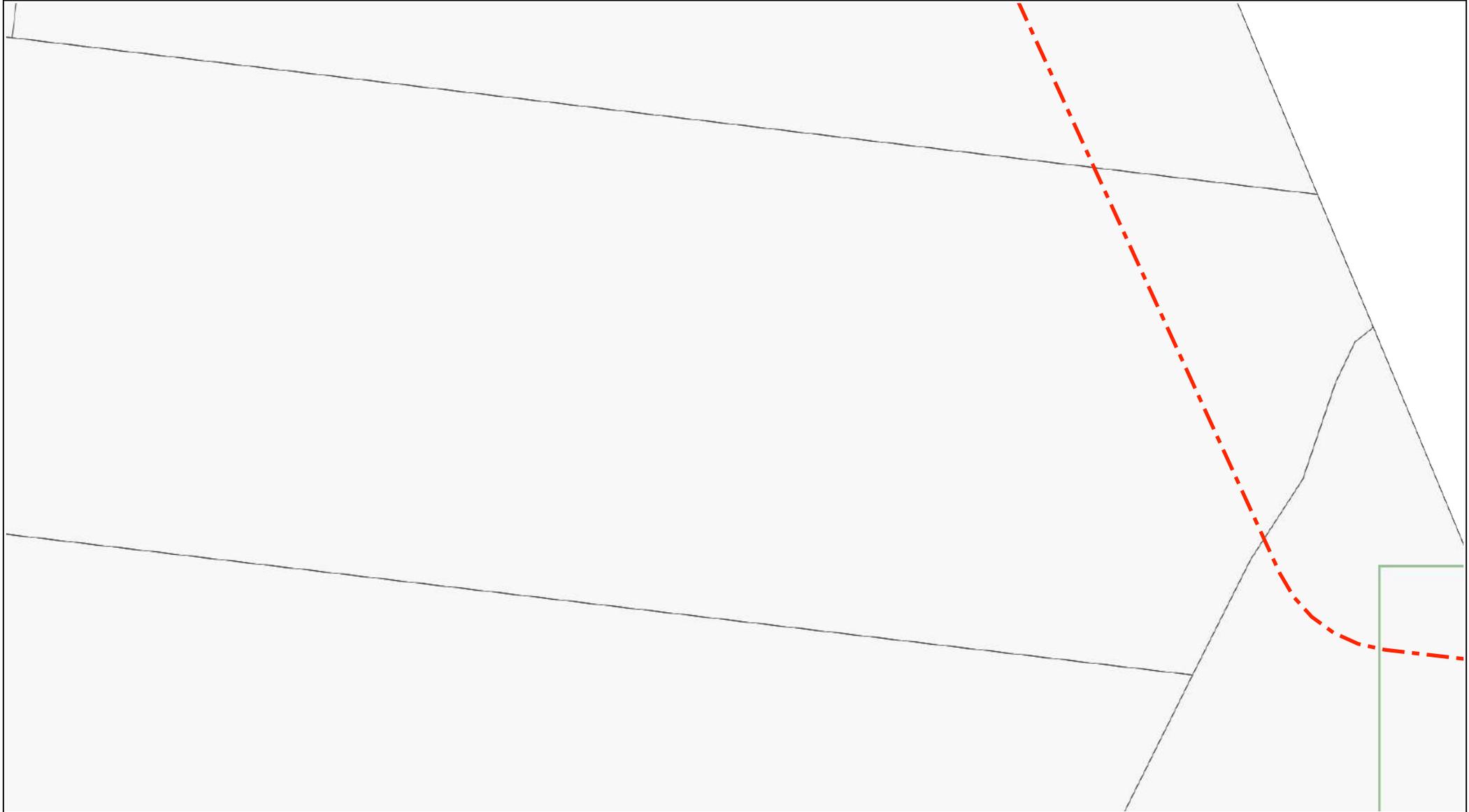
<p>ABN 82 064 651 083</p>	<p>Legend</p>			<p>Scale: 1:1000</p>	<p>Issue Date: 24/05/2018</p>
	<p>--- LV Cable</p> <p>--- HV Cable</p> <p>--- Subtransmission Cable</p> <p>--- Fibre Optic / Auxiliary Cable</p>	<p>--- Conduit</p> <p>--- Asbestos Conduit</p> <p>--- DBYD Search Area</p> <p>● Connection</p>	<p>□ Drawing Boundary</p> <p>□ Zone Sub. / Terminal Station</p> <p>Ⓢ Distribution Substation</p>		<p>● LV / Lighting Pole</p> <p>● LV / HV Pole</p> <p>○ HV Pole</p> <p>● LV / Subtrans. Pole</p> <p>● LV / HV / Subtrans. Pole</p> <p>○ HV / Subtrans. Pole</p> <p>○ Subtrans. Pole</p>

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



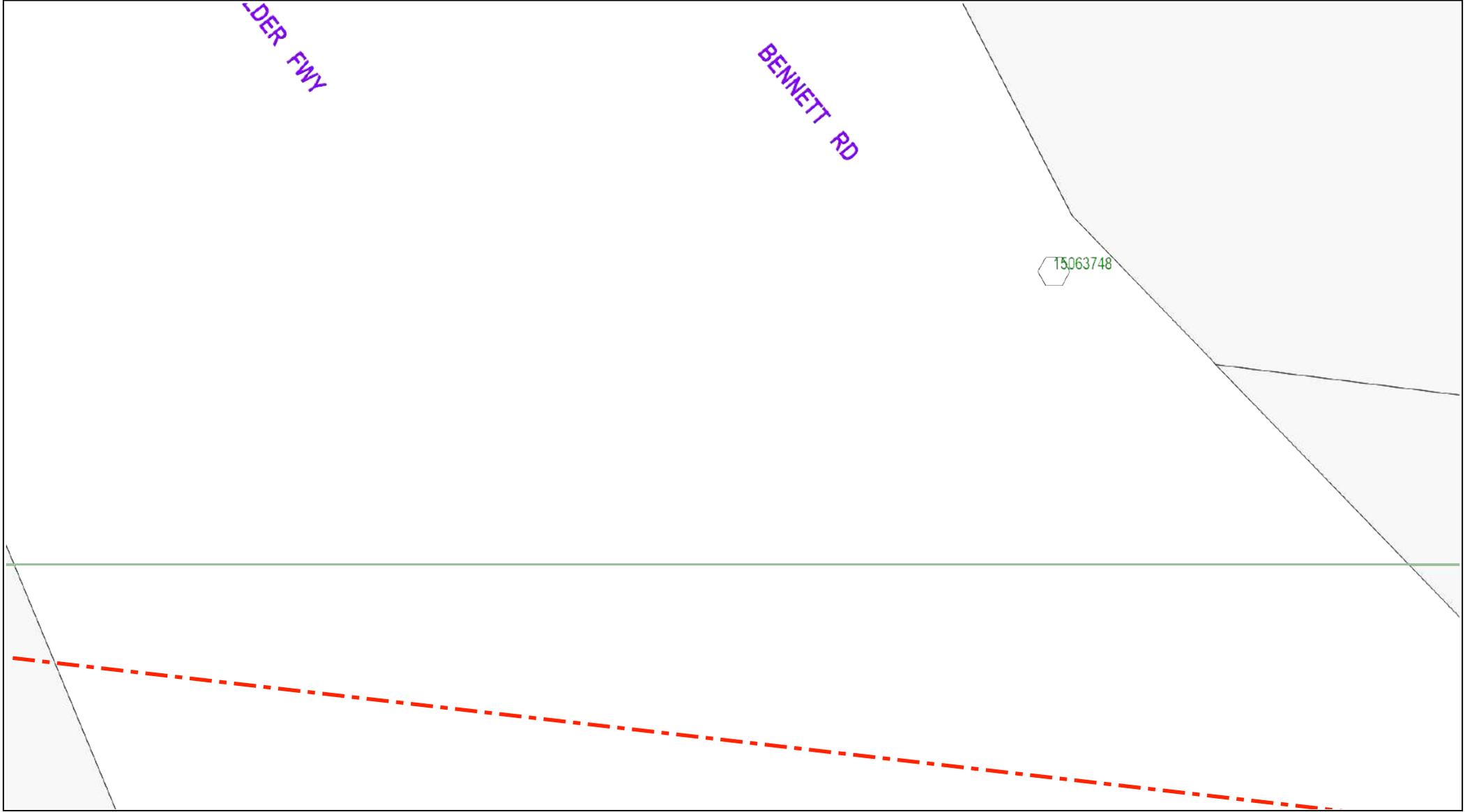
<p>ABN 82 064 651 083</p>	<p>Legend</p>			<p>Scale: 1:1000</p>	<p>Issue Date: 24/05/2018 DBYD Seq. No: 71805162 DBYD Job No: 14278709 Tile No: 3</p>
	<p>--- LV Cable</p> <p>--- HV Cable</p> <p>--- Subtransmission Cable</p> <p>--- Fibre Optic / Auxiliary Cable</p>	<p>--- Conduit</p> <p>--- Asbestos Conduit</p> <p>--- DBYD Search Area</p> <p>● Connection</p>	<p>□ Drawing Boundary</p> <p>□ Zone Sub. / Terminal Station</p> <p>Ⓢ Distribution Substation</p>		

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



<p>ABN 82 064 651 083</p>	<p>Legend</p>			<p>Scale: 1:1000</p>	<p>Issue Date: 24/05/2018 DBYD Seq. No: 71805162 DBYD Job No: 14278709 Tile No: 4</p>
	<p> LV Cable HV Cable Subtransmission Cable Fibre Optic / Auxiliary Cable </p>	<p> Conduit Asbestos Conduit DBYD Search Area Connection </p>	<p> Drawing Boundary Zone Sub. / Terminal Station Distribution Substation </p>		

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



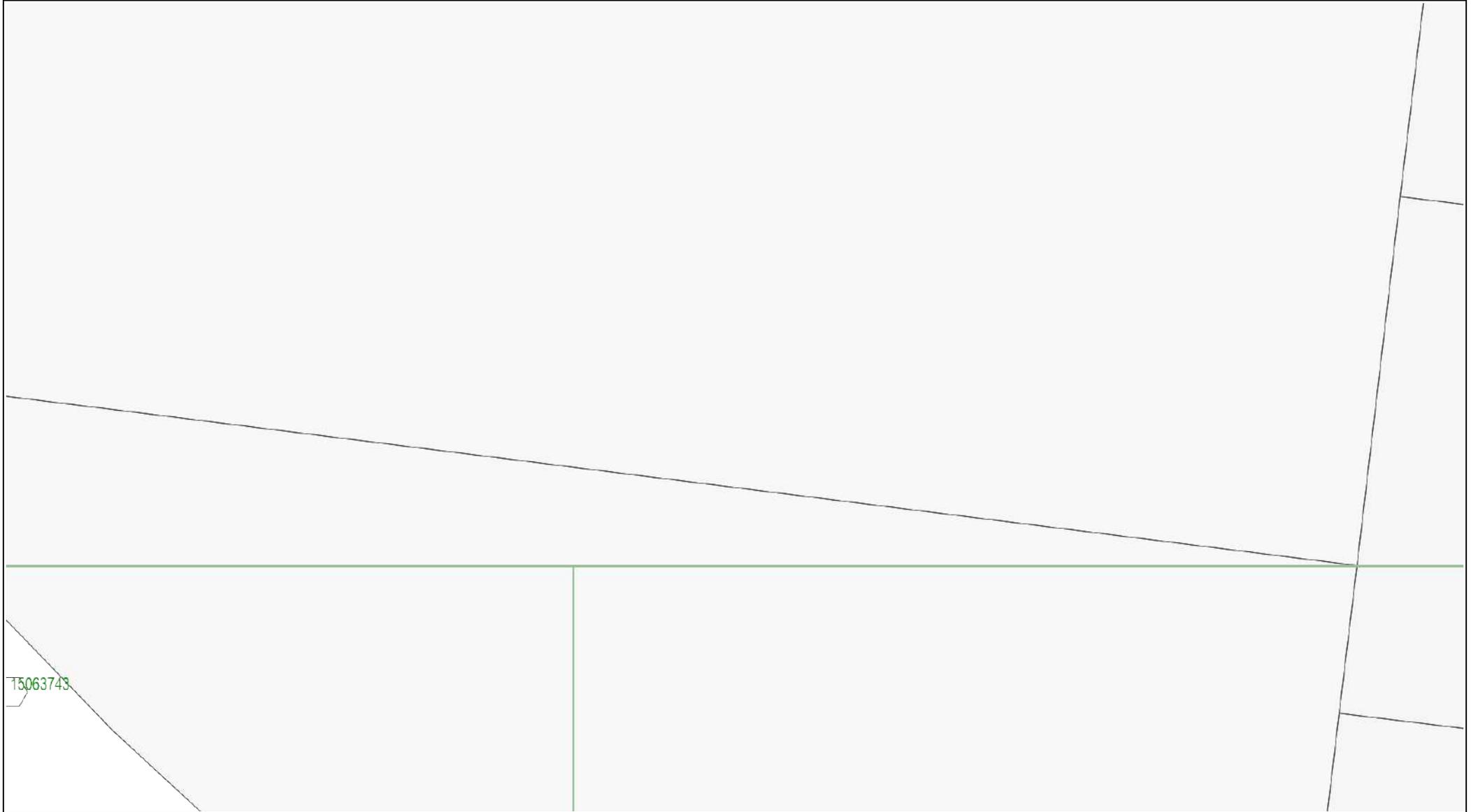
ABN 82 064 651 083

Legend		
LV Cable	Conduit	Drawing Boundary
HV Cable	Asbestos Conduit	Zone Sub. / Terminal Station
Subtransmission Cable	DBYD Search Area	Distribution Substation
Fibre Optic / Auxiliary Cable	Connection	LV / Lighting Pole
		LV / HV Pole
		HV Pole
		LV / Subtrans. Pole
		LV / HV / Subtrans. Pole
		HV / Subtrans. Pole
		Subtrans. Pole

Scale: 1:1000

Issue Date: 24/05/2018
 DBYD Seq. No: 71805162
 DBYD Job No: 14278709
 Tile No: 5

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



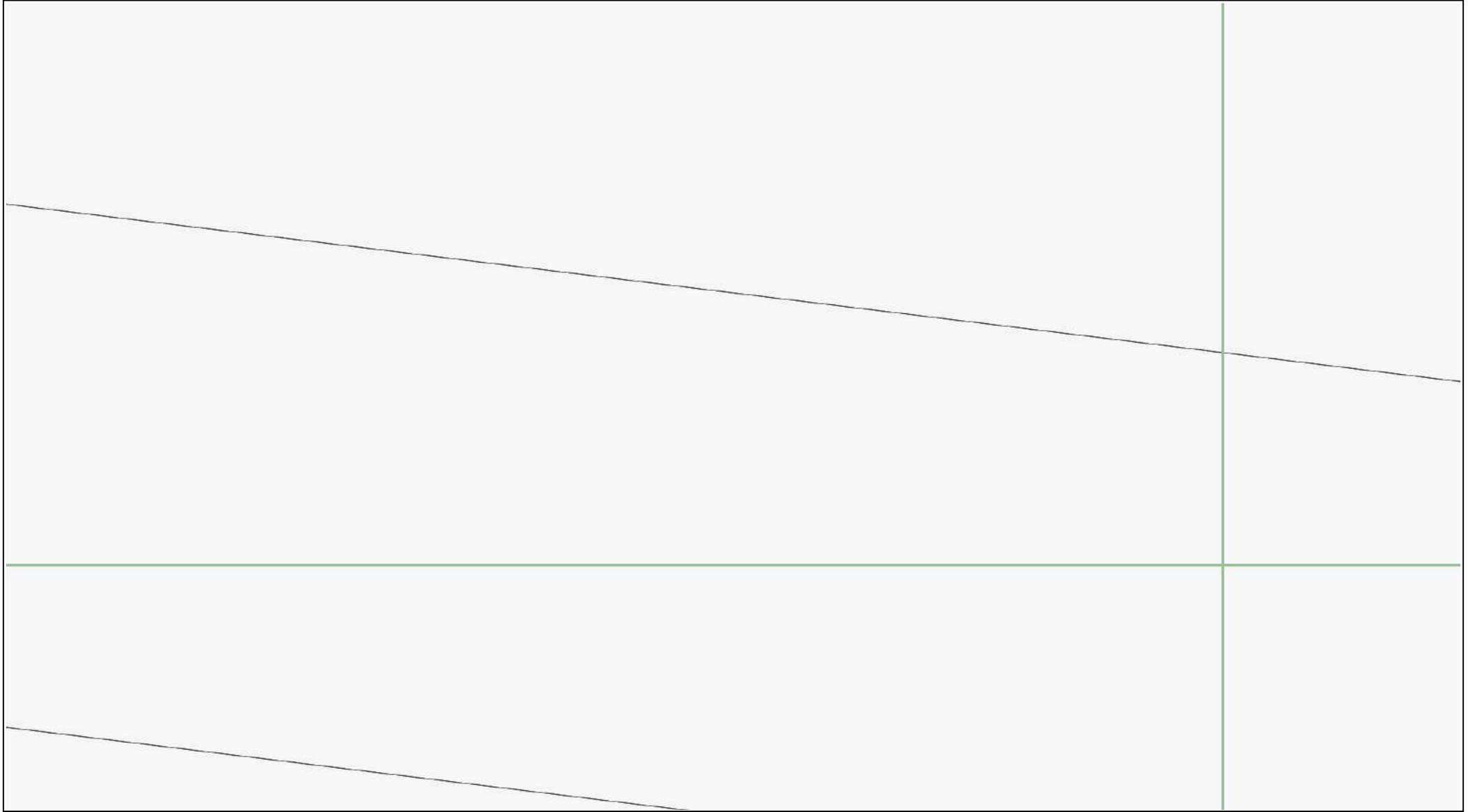
ABN 82 064 651 083

Legend		
LV Cable	Conduit	Drawing Boundary
HV Cable	Asbestos Conduit	Zone Sub. / Terminal Station
Subtransmission Cable	DBYD Search Area	Distribution Substation
Fibre Optic / Auxiliary Cable	Connection	LV / Lighting Pole
		LV / HV Pole
		HV Pole
		LV / Subtrans. Pole
		LV / HV / Subtrans. Pole
		HV / Subtrans. Pole
		Subtrans. Pole

Scale: 1:1000

Issue Date: 24/05/2018
 DBYD Seq. No: 71805162
 DBYD Job No: 14278709
 Tile No: 6

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



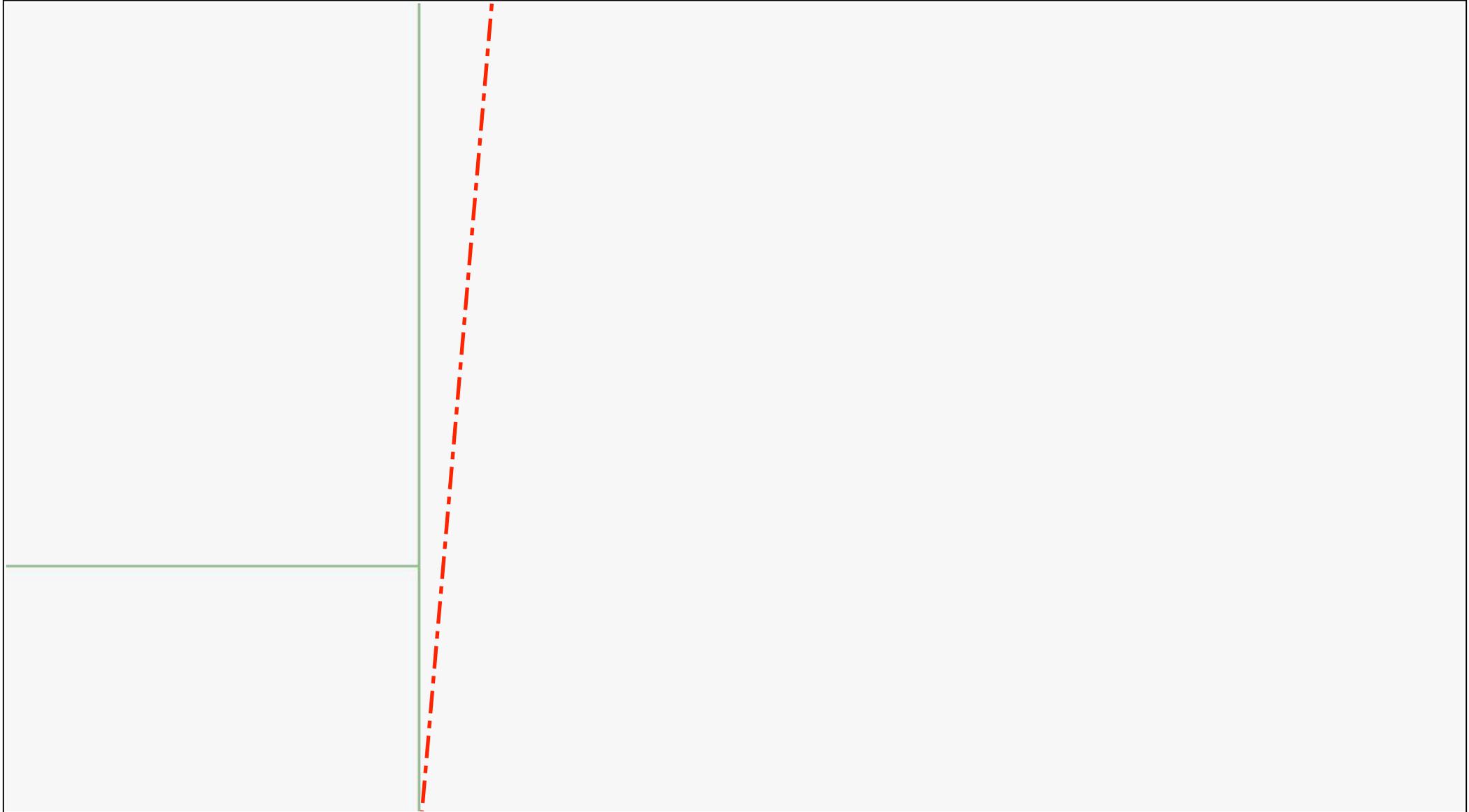
<p>ABN 82 064 651 083</p>	<p>Legend</p>			<p>Scale: 1:1000</p>	<p>Issue Date: 24/05/2018</p>
	<p>●●●●● LV Cable</p> <p>●●●●● HV Cable</p> <p>●●●●● Subtransmission Cable</p> <p>●●●●● Fibre Optic / Auxiliary Cable</p>	<p>●●●●● Conduit</p> <p>●●●●● Asbestos Conduit</p> <p>●●●●● DBYD Search Area</p> <p>● Connection</p>	<p>□ Drawing Boundary</p> <p>□ Zone Sub. / Terminal Station</p> <p>Ⓢ Distribution Substation</p>		<p>● LV / Lighting Pole</p> <p>● LV / HV Pole</p> <p>○ HV Pole</p> <p>● LV / Subtrans. Pole</p> <p>● LV / HV / Subtrans. Pole</p> <p>● HV / Subtrans. Pole</p> <p>● Subtrans. Pole</p>

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



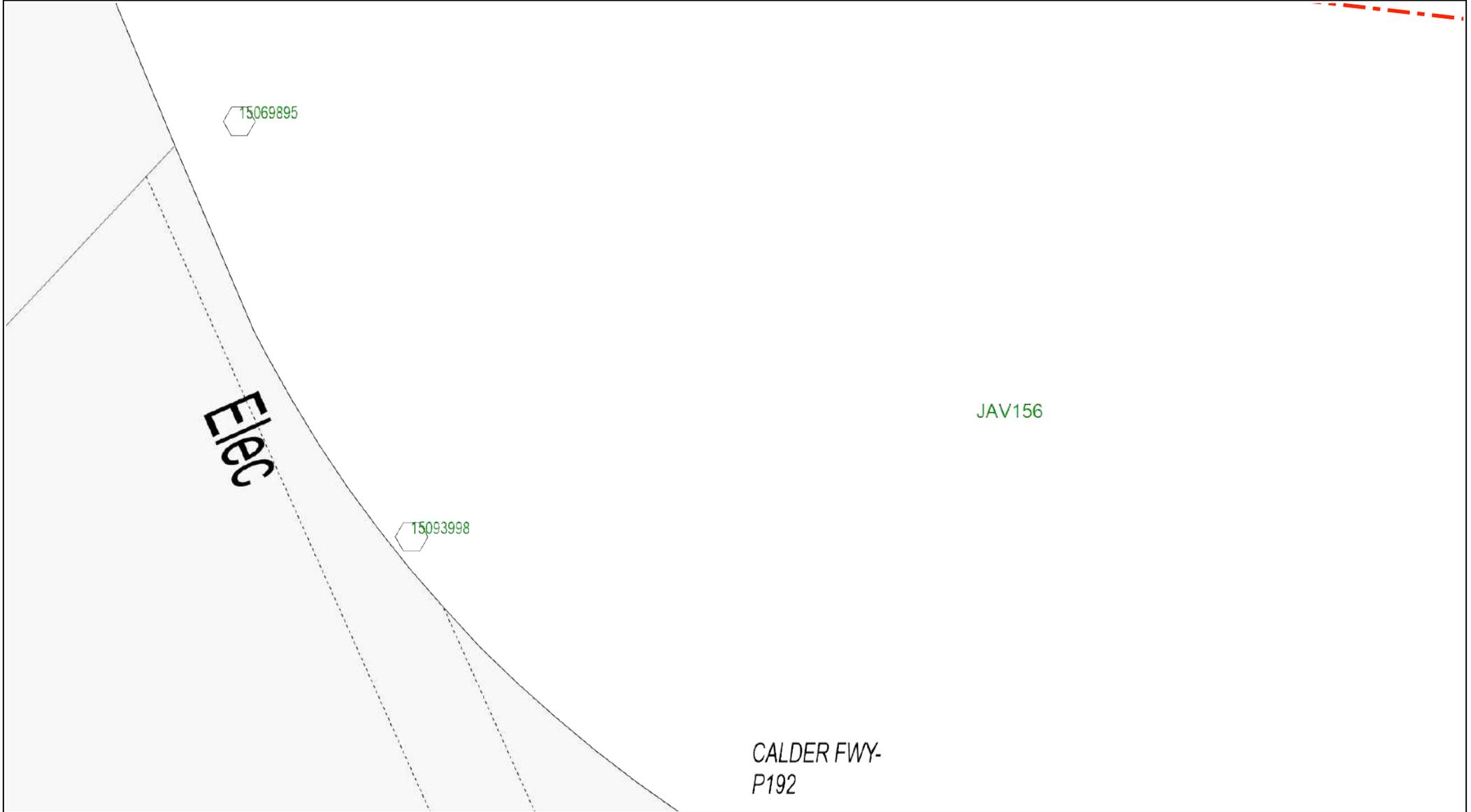
<p>ABN 82 064 651 083</p>	<p>Legend</p>			<p>Scale: 1:1000</p>	<p>Issue Date: 24/05/2018</p>
	<ul style="list-style-type: none"> LV Cable HV Cable Subtransmission Cable Fibre Optic / Auxiliary Cable 	<ul style="list-style-type: none"> Conduit Asbestos Conduit DBYD Search Area Connection 	<ul style="list-style-type: none"> Drawing Boundary Zone Sub. / Terminal Station Distribution Substation 		<ul style="list-style-type: none"> LV / Lighting Pole LV / HV Pole HV Pole LV / Subtrans. Pole LV / HV / Subtrans. Pole HV / Subtrans. Pole Subtrans. Pole

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



<p>ABN 82 064 651 083</p>	<p>Legend</p>			<p>Scale: 1:1000</p>	<p>Issue Date: 24/05/2018 DBYD Seq. No: 71805162 DBYD Job No: 14278709 Tile No: 9</p>
	<p>--- LV Cable</p> <p>--- HV Cable</p> <p>--- Subtransmission Cable</p> <p>--- Fibre Optic / Auxiliary Cable</p>	<p>--- Conduit</p> <p>--- Asbestos Conduit</p> <p>--- DBYD Search Area</p> <p>● Connection</p>	<p>□ Drawing Boundary</p> <p>□ Zone Sub. / Terminal Station</p> <p>Ⓢ Distribution Substation</p>		

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



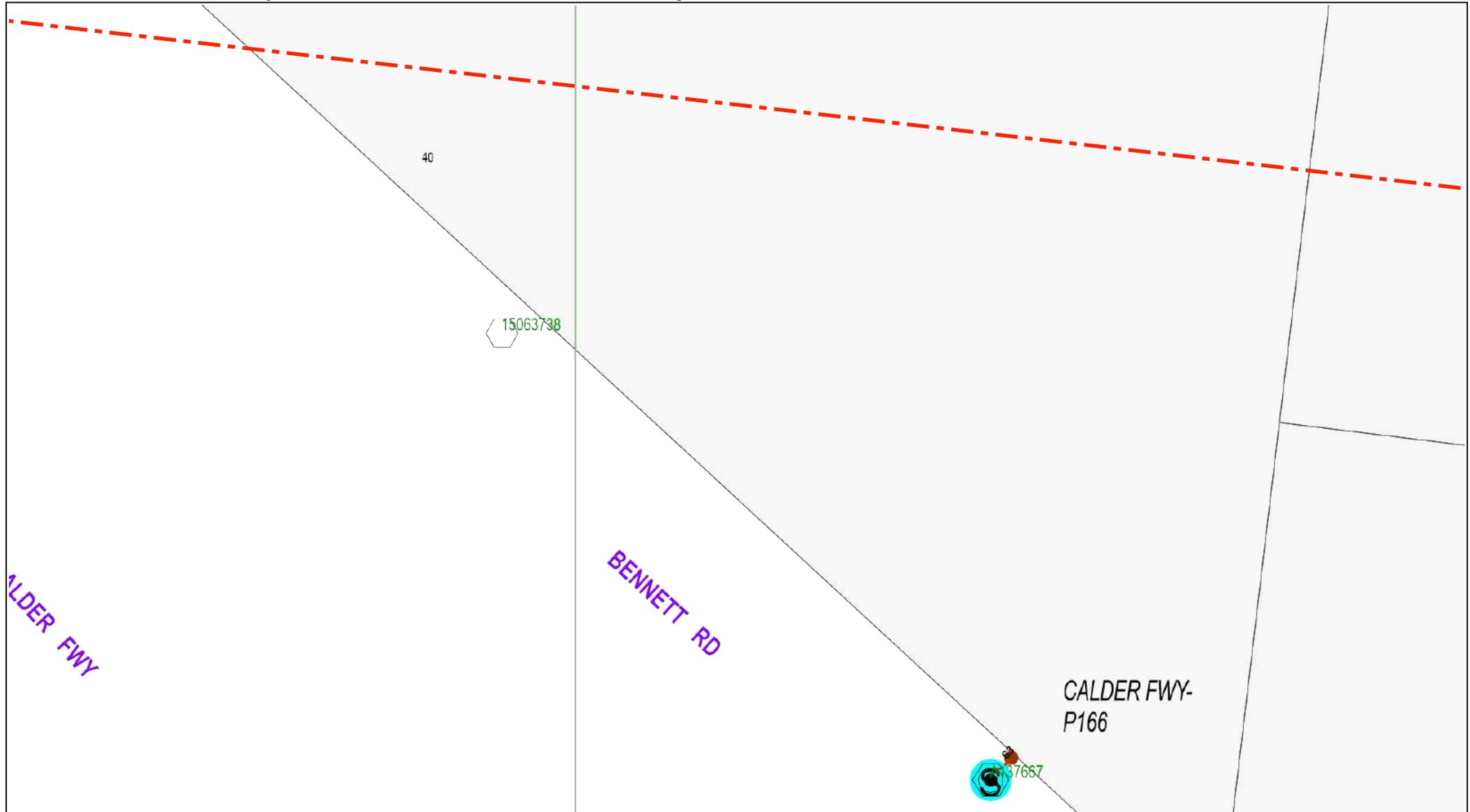
ABN 82 064 651 083

Legend		
LV Cable	Conduit	Drawing Boundary
HV Cable	Asbestos Conduit	Zone Sub. / Terminal Station
Subtransmission Cable	DBYD Search Area	Distribution Substation
Fibre Optic / Auxiliary Cable	Connection	LV / Lighting Pole
		LV / HV Pole
		HV Pole
		LV / Subtrans. Pole
		LV / HV / Subtrans. Pole
		HV / Subtrans. Pole
		Subtrans. Pole

Scale: 1:1000

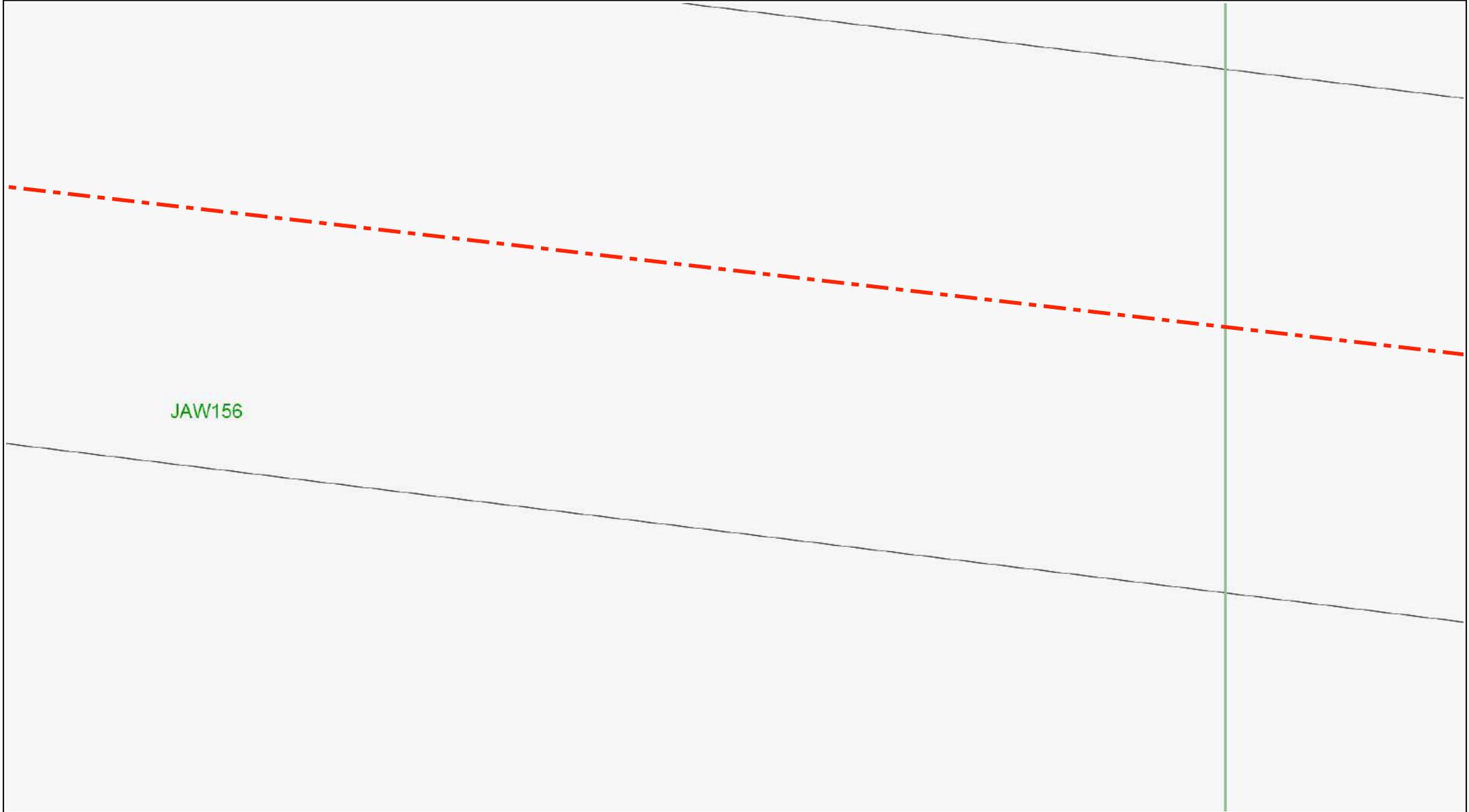
Issue Date: 24/05/2018
 DBYD Seq. No: 71805162
 DBYD Job No: 14278709
 Tile No: 10

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



<p>ABN 82 064 651 083</p>	<p>Legend</p>			<p>Scale: 1:1000</p>	<p>Issue Date: 24/05/2018</p>
	<p>--- LV Cable</p> <p>--- HV Cable</p> <p>--- Subtransmission Cable</p> <p>--- Fibre Optic / Auxiliary Cable</p>	<p>--- Conduit</p> <p>--- Asbestos Conduit</p> <p>--- DBYD Search Area</p> <p>● Connection</p>	<p>□ Drawing Boundary</p> <p>□ Zone Sub. / Terminal Station</p> <p>Ⓢ Distribution Substation</p>		<p>● LV / Lighting Pole</p> <p>● LV / HV Pole</p> <p>○ HV Pole</p> <p>● LV / Subtrans. Pole</p> <p>● LV / HV / Subtrans. Pole</p> <p>○ HV / Subtrans. Pole</p> <p>○ Subtrans. Pole</p>

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



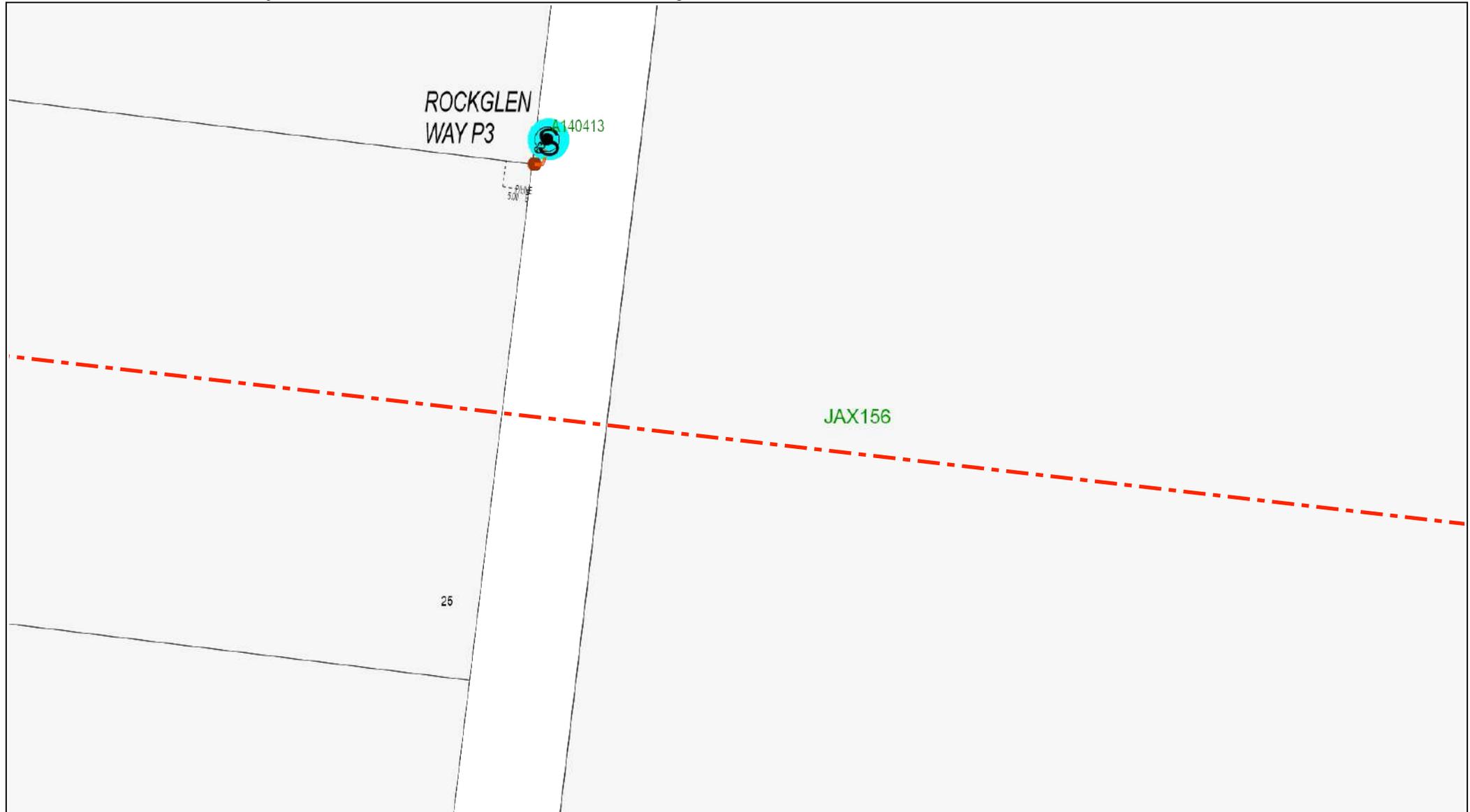
ABN 82 064 651 083

Legend		
LV Cable	Conduit	Drawing Boundary
HV Cable	Asbestos Conduit	Zone Sub. / Terminal Station
Subtransmission Cable	DBYD Search Area	Distribution Substation
Fibre Optic / Auxiliary Cable	Connection	LV / Lighting Pole
		LV / HV Pole
		HV Pole
		LV / Subtrans. Pole
		LV / HV / Subtrans. Pole
		HV / Subtrans. Pole
		Subtrans. Pole

Scale: 1:1000

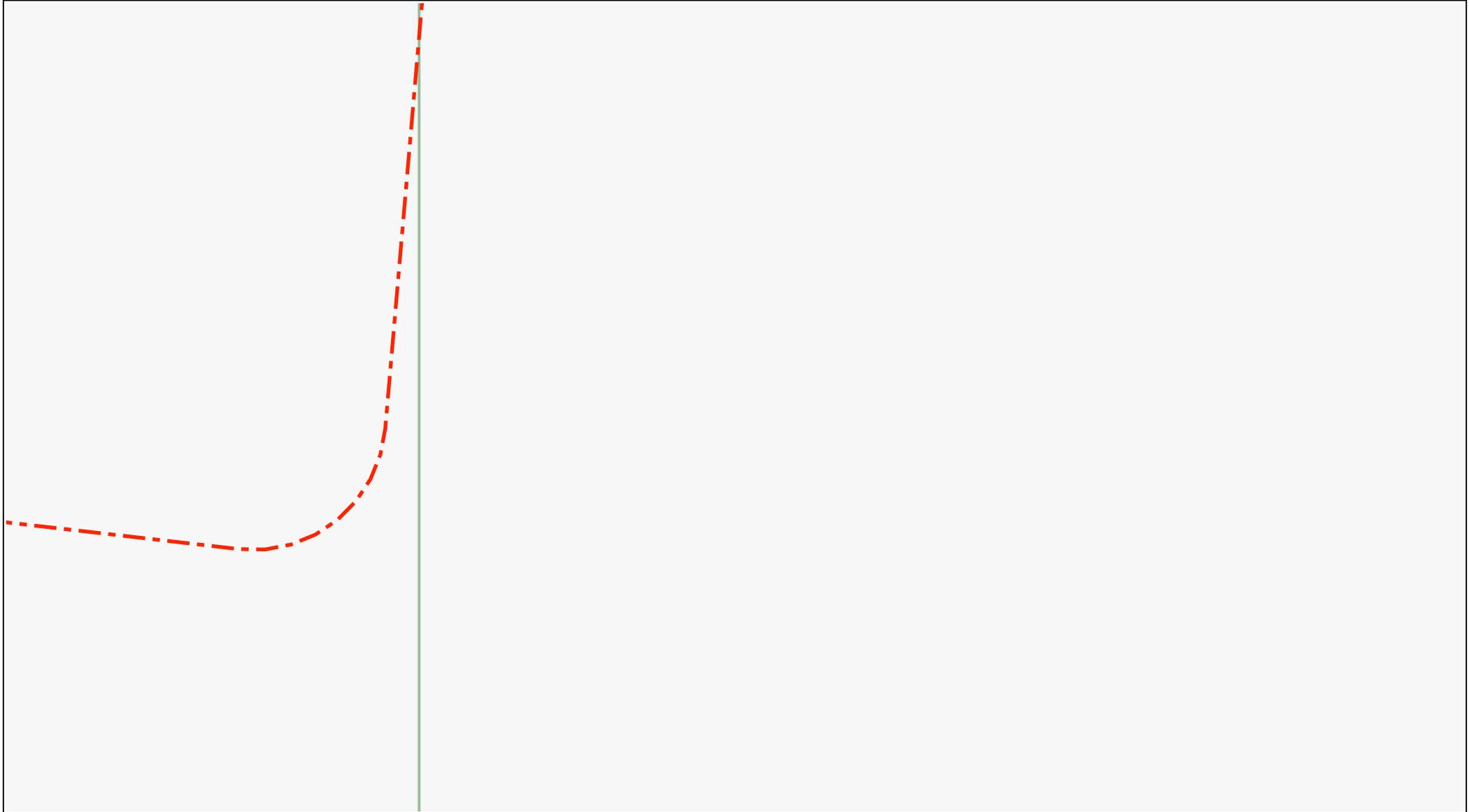
Issue Date:	24/05/2018
DBYD Seq. No:	71805162
DBYD Job No:	14278709
Tile No:	12

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



<p>ABN 82 064 651 083</p>	<p>Legend</p>			<p>Scale: 1:1000</p>	<p>Issue Date: 24/05/2018 DBYD Seq. No: 71805162 DBYD Job No: 14278709 Tile No: 13</p>
	<ul style="list-style-type: none"> LV Cable HV Cable Subtransmission Cable Fibre Optic / Auxiliary Cable 	<ul style="list-style-type: none"> Conduit Asbestos Conduit DBYD Search Area Connection 	<ul style="list-style-type: none"> Drawing Boundary Zone Sub. / Terminal Station Distribution Substation 		

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.



<p>ABN 82 064 651 083</p>	<p>Legend</p>			<p>Scale: 1:1000</p>	<p>Issue Date: 24/05/2018</p>
	<ul style="list-style-type: none"> LV Cable HV Cable Subtransmission Cable Fibre Optic / Auxiliary Cable 	<ul style="list-style-type: none"> Conduit Asbestos Conduit DBYD Search Area Connection 	<ul style="list-style-type: none"> Drawing Boundary Zone Sub. / Terminal Station Distribution Substation 		<ul style="list-style-type: none"> LV / Lighting Pole LV / HV Pole HV Pole LV / Subtrans. Pole LV / HV / Subtrans. Pole HV / Subtrans. Pole Subtrans. Pole

WARNING: This is a representation of Jemena Electricity Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the Date of Issue.