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Clayton Business Park

Site Servicing Report

Goodman

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Appendices

Appendix A

CBP Master Plan

Appendix B

Site Servicing Plan - Existing

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Site Servicing Plan - Proposed

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1 Introduction

Aurecon have been engaged by Goodman Property Services (Australia) Pty Ltd to undertake a desktop service utility investigation and prepare a site servicing report for the Clayton Business Park (CBP). The purpose of this investigation and report is to identify the existing infrastructure and the proposed servicing requirements for the development, which will assist in the planning and decision-making process. The report is limited to engineering infrastructure servicing advice associated with the development only.

CBP is an industrial estate with multiple tenancies of warehouse type structures, located in Clayton South within the City of Kingston municipal area. The estate area is approximately 31 hectares. The site is bounded by Centre Road to the north, Westall Road to the east, Kombi Road to the west, and Rayhur Street to the south. Westall Station, a train station on the Pakenham Line, is located directly south of CBP to the South side of Rayhur Street.

The information provided in this report is based on the interpretation of information obtained from Before You Dig Australia (BYDA) and available documentation. Aurecon has conducted a thorough analysis of the existing infrastructure information to provide accurate engineering infrastructure servicing advice.

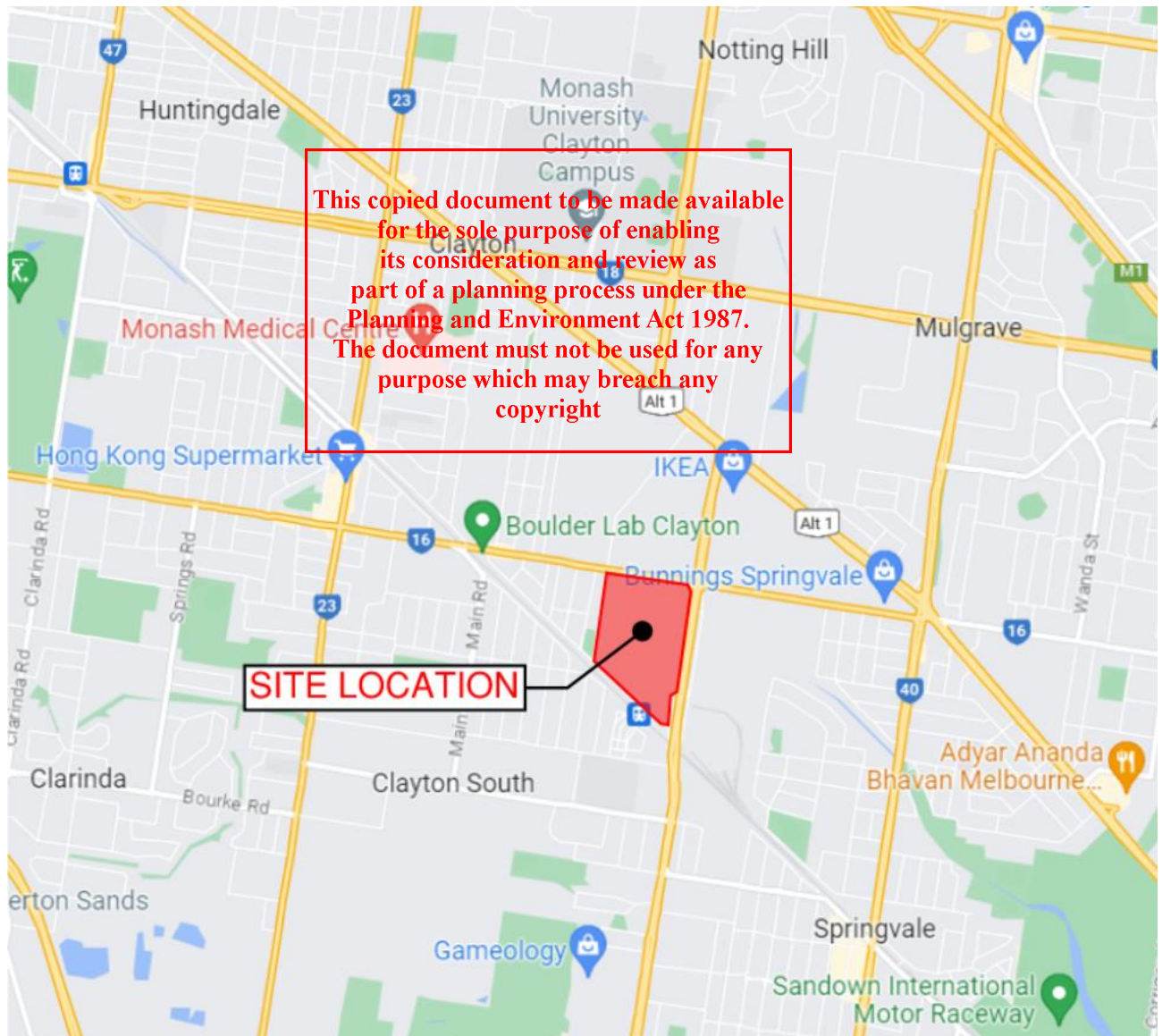


Figure 1 – Site Locality Plan

2 Reference Documents

Table 1 summaries the references used in this report.

Table 1 - Reference Documents

Item	Reference
1	CBP Draft Master Plan, Drawing Number A1100 Issue C dated 25/11/2022 prepared by Group GSA P/L
2	CBP Flood Modelling report, Reference 2227 dated 10 March 2023 prepared by Incitus
3	Before You Dig (BYDA) Job No. 33822698 dated 16/03/2023
4	CBP Draft Staging Plan, Drawing Number A1200 Issue B dated 14/11/2022 prepared by Group GSA P/L
5	Existing conditions AutoCAD drawing number 219575

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3 Site Context

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3.1 General

Drawing A1100 – Clayton Business Park Master Plan provides information on the proposed layout of the Industrial precinct in its ultimate state. The development will be an industrial type consisting of warehousing with offices, internal roads with services infrastructure and carparks.

The Subject site is a Brownfield currently in operation consisting of approximately 31 hectares in size. Land use to the North and East is Industrial, consistent with the subject site. Land use to the East and South is residential. Pakenham Railway line is located to the south of the business park with Westall Station located directly South of the Subject Site on the Southern Side of Rayhur Street.

The subject land has been a commercial/ industrial site for many years and has been occupied by several different businesses. At present there are numerous commercial warehouses located on the site including a mix of older buildings as well as several newly constructed buildings located in the south-east corner of the site.

CBP Master Plan is provided in Appendix A.

3.2 Site Access

Vehicle Access to site is currently provided both from the North along Centre Road and from the South at 2 locations along Rayhur Street. Vehicle traffic is conveyed through site via internal roads McLaren Drive, Senator Drive and Nursery Avenue.

McLaren Drive is a two-way single carriageway with two traffic lanes that connects Centre Road to Rayhur Street approximately a third of the way through the site from the Western Boundary. Nursery Road is a two-way single carriageway with two traffic lanes that provides access from Rayhur Street into the carpark and warehouses in the southern area of the site approximately a third of the way through the site from the Eastern Boundary. Senator Drive is a two-way single carriageway with two traffic lanes that provides an East West connection within the site between McLaren Drive and Nursery Avenue.

The current master planning documentation shows that the existing road connection points along Rayhur Street are to be maintained. It is assumed that minor works will be required to upgrade and improve the points of intersection to suit the new road arrangement. A third access point off Rayhur Street is proposed which is assumed to provide driveway access for delivery vehicles into the Hardstand area between the proposed warehouses to the south.

The current master planning document proposes relocating the site access point off Centre Road approximately 140m east of its current position. This relocation will shift this access point to within approximately 170m from the Center Road, Westall Road intersection. The Functional Layout Plan has been submitted to the Department of Transport and Planning (DoTP) and is currently under assessment.

Public transport is provided by Bus and train. Bus lines 704 and 978 stop at the Aonach St/Centre Road intersection approximately 350m to the West of CBP. A second bus stop is placed along first street approximately 20m off Centre Road that is part of the 704 Bus line, this stop is approximately 110m to the West of CBP. Westall Train Station, a station on the Pakenham Line, is located directly south of CBP to the South side of Rayhur Street.

3.3 Infrastructure within Site

The SEW asset webmap shows three water mains near CBP: a 150mm CICL water main on the south side of Centre Road, a 150mm uPVC water main on the north side of Rayhur Street, and a 125mm PE water main at the corner of Rayhur Street and Westall Road Service Road. The existing conditions drawing also shows two property service connections to CBP, one from a 150mm and the other from a 125mm diameter water main.

The SEW asset webmap identifies three sewers near CBP: a 225mm VC sewer at the corner of Westall and Centre Road, a 375mm VC sewer on the west side of Kombi Road, and a 900mm RC sewer on Westall Road Service Road. The map also shows a 225mm VC sewer property connection to CBP off the 900mm RC sewer located to the east of CBP. The site servicing plan indicates two 300mm VC connections provided to the sewer property connection. An abandoned sewer access chamber is also found at the end of the 225mm VC sewer.

Multinet's existing gas mains near CBP include a 150mm high pressure gas main along Centre Road, a 150mm high pressure gas main along Westall Road Service Road, a 63mm medium pressure gas main along Kombi Road, and a 50mm high pressure gas main along Rayhur Street. Gas supply to CBP is provided through four property connections (four metered points). Property connections include,

1. A 150mm diameter property connection through the gas main on Centre Road,
2. A 40mm diameter property connection through the gas main within McLaren Drive (pipe in this location provides a connection between the Centre Road main and the Rayhur St main),
3. A 40mm diameter property connection through the gas main on Rayhur Street, and
4. A 50mm diameter property connection through the gas main on Rayhur Street.

A gas main located adjacent to McLaren Drive within CBP has also been identified. The pipe is a 100mm high pressure gas main through the site providing a connection between the Centre Road main and the Rayhur St main. The development proposal does not require future gas servicing and as a result, the gas main and all property connections will be removed as part of the development works.

NBN Co BYDA data indicates of 4 x 50mm NBN PVC conduit protruding 15 meters inside the site boundary from Kombi Road along the western boundary of the CBP. Another Telstra conduit containing 3 x 50mm PVC conduits is located along the southern boundary of the site along Rayhur Street. North of the development site also has 1 x 50mm PVC conduit transitioning into a 100mm PVC conduit inside the site boundary. The eastern boundary of the site also contains multiple 100mm diameter Telstra owned PVC conduits servicing the lots within the CBP.

Optus BYDA information indicates that Optus conduits are placed within the northern, eastern, southern and south-western boundaries of the development site. There are Optus conduits along with Optus cables in other conduits inside the business park.

Telstra BYDA information indicates Telstra cables are present along the northern boundary of CBP along Centre Road. A property connection from this cable is present within the CBP servicing the northern lots. Telstra cables also run along Nursery Avenue to service the lots along the southern and eastern boundary. One Telstra connection is also available from Rayhur Street and Kombi Road servicing the south-western lots.

TPG assets are available along the intersection of Westall Road and Centre Road, along First Street - west of the CBP and along Rayhur Street on the south-western boundary of the development site. However, no connection to CBP is provided.

United Energy BYDA information indicates there are several High-voltage (HV) and Low-voltage (LV) Cables within the vicinity of the subject site. HV cables are located along the north-eastern boundary and continues along the eastern boundary adjacent to Nursery Avenue. The southern side of the development site also contains HV cables. LV cables are present along the Kombi Road and adjacent to the Westall Road – Centre Road intersection. There are a total of 8 Substations located within the Clayton Business Park.

Various Council BYDA data indicates that the CBP has City of Monash council drainage system with 900mm pipes on the northern side of Centre Road, while the City of Kingston and Dandenong BYDA information suggests the presence of drainage pipes on various locations, but their sizes are unknown and require further investigation.

The developer will need to locate these assets on site prior to commencing construction where assets are impacted as a result of the proposed development.

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4 Service Authorities Requirements

Various service authorities have been contacted for their servicing advice for CBP. Authorities and their responses are provided below.

- South-East Water Corporation – Noted that the property is already serviced via multiple property connections. Existing pressure and Flow information on the water supply network and system capacity confirmation for authority sewer pipes can be applied for when internal supply arrangement is confirmed. Internal demand requirements will be necessary to review current supply capacity against future demand requirement.
- NBN Co – Noted availability of established network to enable future servicing requirements.
- United Energy – Noted that the property is already serviced. Future co-ordination and negotiation will be required to facilitate future site servicing arrangement.
- MultiNet Gas – Confirmed removal of property connections and metering assemblies is viable. Ongoing co-ordination occurring to facilitate removal of gas assets servicing CBP site.

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5 Road Infrastructure

CBP is bounded by Centre Road to the north, Westall Road to the east, Kombi Road to the west and Rayhur Street to the south.

5.1 Centre Road

Centre Road is an east-west road, currently constructed as a two-way, two-lane single carriageway. Centre Road has a central median with a right-hand turning lane at the Westall Road intersection. Centre Road provides access to the existing properties in CBP through McLaren Drive.

Centre Road is a VicRoads Road, connecting to Princes Highway to the east and Nepean Highway to the west.

The current master planning drawing shows a new proposed intersection to provide access to the site approximately 170m West of the Centre Road/Westall Road intersection.

Streetlights are provided along both sides of the road and footpath is provided along the north side of Centre Road.

5.2 Westall Road

Westall Road is a north-south road, constructed as a two-way, two lane dual carriageway.

Westall Road is a VicRoads Road, connecting to Princes Highway to the north and converting to Dandenong Bypass to the south that ultimately connects to South Gippsland Highway.

Westall Road Service Road is a two-way, two-lane single carriageway also exists under the Westall Road Rail Bridge. Westall Road is connected to Rayhur Road and is located along the south-east of CBP.

No vehicle access point is currently provided from the subject site to Westall Road, nor is a future access point proposed based on the current masterplanning documentation.

Streetlights are provided along the central median and footpath is provided along the east side of Westall Road.

Four parking spaces for freight vehicles are provided along the west side of Westall Road.

5.3 Kombi Road

Kombi Road is a north-south road, constructed as a two-way, single lane single carriageway.

Kombi Road is a Council Road, connecting to Centre Road to the north and Rayhur Street to the south.

No vehicle access point is currently provided from the subject site to Kombi Road, nor is a future access point proposed based on the current masterplanning documentation.

Streetlights are provided along the west side and footpath is provided along the east side of Kombi Road.

5.4 Rayhur Street

Rayhur Street is an east-west road, constructed as a two-way, single lane single carriageway.

Rayhur Road is a Council Road, connecting to Westall Road Service Road to the east and Centre Road to the west.

Current Masterplanning documentation show the proposed development will maintain the existing driveways off Rayhur Street through McLaren Drive and Nursery Avenue.

Streetlights are provided along both sides of Rayhur Street and footpath is provided along the north side of Rayhur Street.

6 Services Infrastructure

A desktop review of the existing infrastructure services in the vicinity of the development site was undertaken and the findings are detailed in this section.

A site servicing plan is provided in Appendix B.

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6.1 Service Authorities

Table 2 summaries the service authority responsible for the infrastructure.

Table 2 - Service Authorities

Infrastructure Asset	Asset Owner
Potable Water	South East Water (SEW)
Recycled Water	South East Water (SEW)
Sewer	South East Water (SEW)
Stormwater Drainage	Kingston City Council Melbourne Water (MW)
Electrical	United Energy
Gas	Multinet Gas
Telecommunications	NBN Co Telstra Optus TPG

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6.2 Potable Water

SEW is the responsible authority for providing potable water to CBP.

SEW asset webmap shows following water mains located in the vicinity of CBP:

- 150mm diameter Cast Iron Cement Lined (CICL) water main located along south side of Centre Road;
- 150mm diameter Unplasticized Poly Vinyl Chloride (uPVC) water main at the corner of Kombi Road and Rayhur Street, along north side of Rayhur Street;
- 125mm diameter Polyethylene (PE) water main located at the corner of Rayhur Street and Westall Road Service Road. This water main is connected to the 150mm diameter CICL water main located along the east side of Westall Road.

The existing conditions drawing shows a 150mm diameter and 125mm diameter water main property service connections to CBP.

6.2.1 Fire Service

SEW asset webmap shows the following fire service connections provided to CBP:

- 2 x 100mm diameter and 1 x 80mm diameter fire services through the existing 150mm diameter water main located in Centre Road. One of the 100mm diameter fire service is located within the easement located to the east of McLaren Drive;
- 100mm diameter fire service is provided through the 150mm diameter water main located at the corner of Kombi Road and Rayhur Street;

- 80mm diameter fire service through the 125mm diameter water main located at the corner of Rayhur Street and Westall Road Service Road.

6.2.2 Recycle Water

The SEW information obtained from DBYA shows there is no existing recycled water main located in the vicinity of CBP.

6.3 Sewer

SEW is the responsible authority for providing sewer services to CBP.

SEW asset webmap shows following sewers located in the vicinity of CBP:

- 225mm diameter Vitrified Clay (VC) sewer located at the corner of Westall Road and Centre Road to the north side of Centre Road. The asset webmap also shows an abandoned sewer access chamber at the end of this sewer.
- A 375mm diameter VC sewer located along the west side of Kombi Road.
- 900mm diameter Reinforced Concrete (RC) sewer located along Westall Road Service Road.

The SEW asset webmap shows a 225mm diameter VC sewer property connection with an upstream invert level of 44.53m is provided to CBP off the 900mm diameter RC sewer located to the east of CBP.

The existing services plan shows that there are 2x300mm diameter VC connections provided to the above sewer property connection.

6.3.1 Trade Waste

At this stage, there is no known need for trade waste from the proposed development. Should any trade waste disposal be required, consultation with SEW will need to be undertaken. SEW will confirm requirements for on-site sewage treatment and/or the requirement for a trade waste agreement.

It is recommended that this be determined during the decision-making process.

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6.4 Stormwater Drainage

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6.4.1 Minor and Major Drainage

The subject sites terrain slopes towards Westall Road on the eastern side. Within the development site, Melbourne Waters's (MW's) Westall Main Drain runs through Rayhur Street, comprising of two 1750mm diameter drainage pipes. As the drain enters the CBP site off Rayhur Street, it transitions into a 3650mm x 1825mm box culvert. GIS information indicates a 1200mm diameter drainage pipe running along Nursery Avenue within the subject site that outlets directly into the MW culvert which in turn outlets to Mile Creek on the opposite side of Westall Road.

The City of Monash governs the northern side of the subject site, while the City of Kingston governs the southern and western sides. Across Westall Road, the City of Greater Dandenong governs the eastern side of the site.

In accordance with the BYDA information provided by the City of Monash, a system of council drainage assets comprising 900mm diameter pipes has been identified along the northern side of Centre Road. However, GIS data indicates the transition of 900mm diameter pipes to 1200mm diameter pipes coming downstream along Nursery Avenue.

The City of Kingston's BYDA information indicates the presence of 1350mm and 1425mm diameter drainage pipes along the southern boundary of Rayhur Street, south of the subject site. GIS data indicates several pipes ranging from 150mm to 450mm diameter located along the southern boundary of CBP connecting to the outlet network at Westall Road.

Lastly, the City of Dandenong's BYDA information indicates the presence of several drainage pipes along Westall Road; however, the size of these pipes is unclear. GIS information indicates these pipes range from 225mm diameter drainage pipes to 450mm diameter drainage pipes.

Should the development decide to add or remove any drainage network, approval must be obtained from the relevant authorities.

6.4.2 Other Considerations

Other stormwater requirements may be requested by Goodman including but not limited to the requirement for an oil and petrol interceptor or emergency valve control for spillage depending on the type of development.

6.4.3 Freeboard Consideration

This development site has undertaken a flood study to determine a suitable finished floor level. Site flood modelling has been undertaken by Spiire and reviewed by Incitus. The Incitus review has provided the minimum freeboard requirement as per per the table below.

Table 2 – Proposed Minimum Finished Floor Levels

Location	Peak 1% AEP Flood Elevation (m AHD)	Proposed Finished Floor Level (m AHD)
1 McLaren Drive & 3 McLaren Drive	51.61	51.91
2 – 8 McLaren Drive	51.60	51.94
1 - 5 Nursery Avenue	51.42	51.72
7 Nursery Avenue	51.14	51.44
2 Nursery Avenue	51.42	51.72
4 Nursery Avenue	51.52	51.82
6 Nursery Avenue	50.86	51.16
8 Nursery Avenue	51.08	51.38
9, 10 & 11 Nursery Avenue	51.18	51.48

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Figure 2 – Table 2 – Proposed Minimum Finished Floor Levels – Incitus Clayton Business Park Flood Modelling Report, Rev 1

It is assumed that the 1% AEP overland flow path flood level in these new roads will be contained within the road reserve boundary.

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6.5 Electrical

United Energy (UE) is the responsible authority for providing electricity supply to CBP.

UE has HV assets located along north side of Centre Road, west side of Westall Road, and south side of Rayhur Street.

UE provides power supply to the substations located within CBP including 1 substation located along Centre Road, 4 substations located along Westall Road and 3 substations located along Rayhur Street.

6.6 Gas

Multinet Gas is the responsible authority for providing gas supplies to CBP.

Information received via BYDA shows that Multinet has the following existing gas mains located in the vicinity of CBP:

- 150mm diameter high pressure gas main located along south side of Centre Road,
- 100mm diameter high pressure gas main through the site located adjacent to McLaren Drive,
- 150mm diameter high pressure gas main located along west side of Westall Road Service Road. This gas main connects to the 150mm high pressure gas main located along east side of Westall Road,
- 63mm diameter medium pressure gas main located along west side of Kombi Road,
- 50mm diameter high pressure gas main located along the north side of Rayhur Street. This gas main is connected to the 100mm diameter gas main located within the easement along McLaren Drive across CBP.

The BYDA information also shows that gas supply to CBP is provided through the following 4 property connections:

- A 150mm diameter property connection through the gas main on Centre Road,
- A 40mm diameter property connection through the gas main within McLaren Drive (pipe in this location provides a connection between the Centre Road main and the Rayhur St main),
- A 40mm diameter property connection through the gas main on Rayhur Street, and
- A 50mm diameter property connection through the gas main on Rayhur Street.

The 100mm high pressure gas main located adjacent to McLaren Drive within CBP provides a connection between the Centre Road main and the Rayhur St main. The development proposal does not require future gas servicing and as a result, the gas main and all property connections will be removed as part of the development works.

Should the development site require gas supply, liaison with Multinet Gas will need to be undertaken.

Multinet Gas requires all subdivisions applications to be lodged through Government's Surveying and Planning through Electronic Applications and Referrals (SPEAR) online portal.

It is understood that additional information including detailed plans will be required for lodging an application on the SPEAR portal.

6.7 Telecommunication

Telstra and NBN are predominantly responsible for providing telecommunication facilities in this area. However, other service utility companies including Optus and TPG have also assets located in vicinity of CBP.

Following assets located in the CBP vicinity are indicated by NBN Co BYDA information:

- NBN Co BYDA data shows 4 x 50mm NBN PVC conduit on the western boundary of the CBP, extending 15 meters inside the site boundary from Kombi Road.

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- A Telstra conduit with 3 x 50mm PVC conduits is located along the southern boundary of the site along Rayhur Street.
- North of the development site, there is 1 x 50mm PVC conduit transitioning into a 100mm PVC conduit inside the site boundary.
- The eastern boundary of the site contains multiple 100mm diameter Telstra-owned PVC conduits that service the lots within the CBP.

The development proposal requires future provision for a NBN servicing network throughout the site and a separate additional servicing network supplied for non NBN providers.

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7 Conclusion

The following is a summary of the infrastructure servicing advice for the proposed Clayton Business Park development site.

- As part of the planning process, the development shall obtain conditions and requirements from relevant authorities.
- New and existing services infrastructure in the vicinity of the subject site can be utilised for servicing the proposed development.
- On-site utility location to confirm asset location is recommended prior to construction.
- Site Access
 - Centre Road provides access to Clayton Business Park via McLaren Drive.
 - Two property crossovers are located along Rayhur Street providing entry and egress from CBP to McLaren Drive and Nursery Avenue.
 - Two additional property crossovers are located along Rayhur Street providing access directly into a loading area behind 2-3/2 Nursery Avenue and into a carpark servicing 121/121a Rayhur Street.
- Onsite Assets
 - Developer to confirm and locate onsite all existing assets prior to commencing construction.
 - Developer to liaise with relative asset owner for appropriate treatment to onsite assets, if applicable.
- Potable Water
 - 150mm diameter water main along the south side of Centre Road.
 - 150mm diameter water main at the corner of Kombi Road and Rayhur Street along the north side of Rayhur Street.
 - 125mm diameter water main at the corner of Rayhur Street and Westall Road Service Road connected to the 150mm diameter water main along the east side of Westall Road.
 - two water main property service connections to CBP, 150mm and 125mm in diameter.
- Sewer
 - 225mm diameter sewer at the corner of Westall Road and Centre Road.
 - 375mm diameter VC sewer along the west side of Kombi Road.
 - 900mm diameter sewer along Westall Road Service Road.
 - 225mm diameter VC sewer property connection provided to CBP off the 900mm diameter RC sewer to the east of CBP.
 - 2x300mm diameter VC connections provided to the above sewer property connection.
- Stormwater Drainage
 - The subject site's terrain slopes towards Westall Road on the eastern side.
 - Melbourne Waters's (MW's) Westall Main Drain runs through Rayhur Street, comprising of two 1750mm diameter drainage pipes, transitioning into a 3650mm x 1825mm box culvert when entering the CBP site.
 - 1200mm diameter drainage pipe running along Nursery Avenue within the subject site that outlets to Mile Creek.
 - The City of Monash governs a system of council drainage assets comprising 900mm diameter pipes and 1200mm diameter pipes along the northern boundary of CBP.

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- Drainage pipes of varying sizes are located along the southern boundary of Rayhur Street governed by the City of Kingston Council.
- Several drainage pipes located along Westall Road with varying diameters.
- GIS data indicates several pipes ranging from 150mm to 450mm diameter located along the southern boundary of CBP connecting to the outlet network at Westall Road.
 - Should the development decide to add or remove any drainage network, approval must be obtained from the relevant authorities.
- Electrical
 - United Energy (UE) provides electricity supply to CBP.
 - UE has HV assets located along Centre Road, Westall Road, and Rayhur Street.
 - UE supplies power to 8 substations within CBP.
 - An application for preliminary servicing advice has been made to UE.
 - Battery charging provisions for electric vehicles should be considered during detailed design.
- Gas
 - 150mm high pressure gas main along south side of Centre Road.
 - 100mm high pressure gas main in easement along McLaren Drive across CBP.
 - 150mm high pressure gas main along west side of Westall Road Service Road, connected to 150mm gas main along east side of Westall Road.
 - 63mm medium pressure gas main along west side of Kombi Road.
 - 50mm high pressure gas main along north side of Rayhur Street, connected to 100mm gas main in easement along McLaren Drive.
 - Gas supply provided through four property connections: 150mm property connection through Centre Road, 40mm property connection through easement, 40mm and 50mm property connections through Rayhur Street.
 - 100mm high pressure gas main located adjacent to existing McLaren Drive alignment providing connection from main located in Centre Road to main located in Rayhur Street.
 - The development proposal does not require future gas servicing and as a result, the gas main and all property connections will be removed as part of the development works.
- Telecommunication
 - 4 x 50mm NBN PVC conduits located on the western boundary of CBP, extending 15 meters inside the site from Kombi Road.
 - 3 x 50mm Telstra PVC conduits along southern boundary of site on Rayhur Street.
 - 1 x 50mm PVC conduit transitioning into 100mm conduit inside site boundary north of development site.
 - Multiple 100mm Telstra-owned PVC conduits on eastern boundary servicing lots within CBP.

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Appendix A

CBP Master Plan

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Issue	Description	Date
A	PRECINCT 01 - DRAFT	28/10/2022
B	PRECINCT 01 - DRAFT	14/11/2022
C	PRECINCT 01 - DRAFT	25/11/2022



CENTRE ROAD

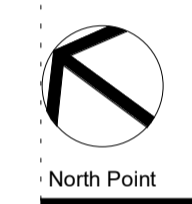
WESTALL ROAD

NURSERY AVENUE

MCLAREN DRIVE

KOMBI ROAD

RAYTHUR STREET



DRAFT

Consultant
Consultant Company
 Consultant Details

Consultant
Consultant Company
 Consultant Details

Consultant
Consultant Company
 Consultant Details

Client
GOODMAN
 Client Details



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 architecture interior design urban design landscape
 nom architect Lisa-Maree Carrigan 7568
 Project Title

CLAYTON BUSINESS PARK
 Drawing Title

MASTER PLAN

Scale 1: 1100
 Drawing Created (date) XX/XX/XX
 Drawing Created (by) GroupGSA
 Plotted and checked by Designer
 Verified Checker
 Approved Approver

Project No Drawing No Issue
Job No. A1100 C

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ADVERTISED PLAN

DEVELOPEMENT SCHEDULE					
Number	Address	Lot Area	Office Area (2 levels)	Warehouse Area	Total Area
PRECINCT 1					
05	MCLAREN DRIVE	12230 m ²	1000 m ²	11730 m ²	12733 m ²
1490	CENTRE ROAD	7860 m ²	1000 m ²	7360 m ²	8363 m ²
1500	CENTRE ROAD	8960 m ²	1000 m ²	8460 m ²	9462 m ²
PRECINCT 2					
09	NURSERY AVE	4580 m ²	500 m ²	4330 m ²	4830 m ²
10	MCLAREN DRIVE	5150 m ²	500 m ²	4900 m ²	5403 m ²
11	NURSERY AVE	3660 m ²	500 m ²	3410 m ²	3914 m ²
12	MCLAREN DRIVE	5160 m ²	500 m ²	4910 m ²	5406 m ²
14	MCLAREN DRIVE	3660 m ²	500 m ²	3410 m ²	3915 m ²
16	MCLAREN DRIVE	5390 m ²	500 m ²	5140 m ²	5639 m ²
PRECINCT 3					
08	NURSERY AVE	6780 m ²	1000 m ²	6280 m ²	7277 m ²
10	NURSERY AVE	6100 m ²	500 m ²	5850 m ²	6347 m ²
1550	CENTRE ROAD	10760 m ²	1000 m ²	10260 m ²	11256 m ²
PRECINCT 4					
01	NURSERY AVE	4580 m ²	500 m ²	4330 m ²	4833 m ²
02	MCLAREN DRIVE	3640 m ²	500 m ²	3390 m ²	3887 m ²
03	NURSERY AVE	3280 m ²	500 m ²	3030 m ²	3534 m ²
04	MCLAREN DRIVE	2120 m ²	500 m ²	1870 m ²	2366 m ²
05	NURSERY AVE	3290 m ²	500 m ²	3040 m ²	3537 m ²
06	MCLAREN DRIVE	2120 m ²	500 m ²	1870 m ²	2366 m ²
07	NURSERY AVE	4400 m ²	500 m ²	4150 m ²	4651 m ²
08	MCLAREN DRIVE	3070 m ²	500 m ²	2820 m ²	3322 m ²
PRECINCT 5					
01	MCLAREN DRIVE	3480 m ²			
03	MCLAREN DRIVE	7030 m ²			
PRECINCT 6					
02	NURSERY AVE	4680 m ²			
04	NURSERY AVE	8530 m ²			
06	NURSERY AVE	4530 m ²			

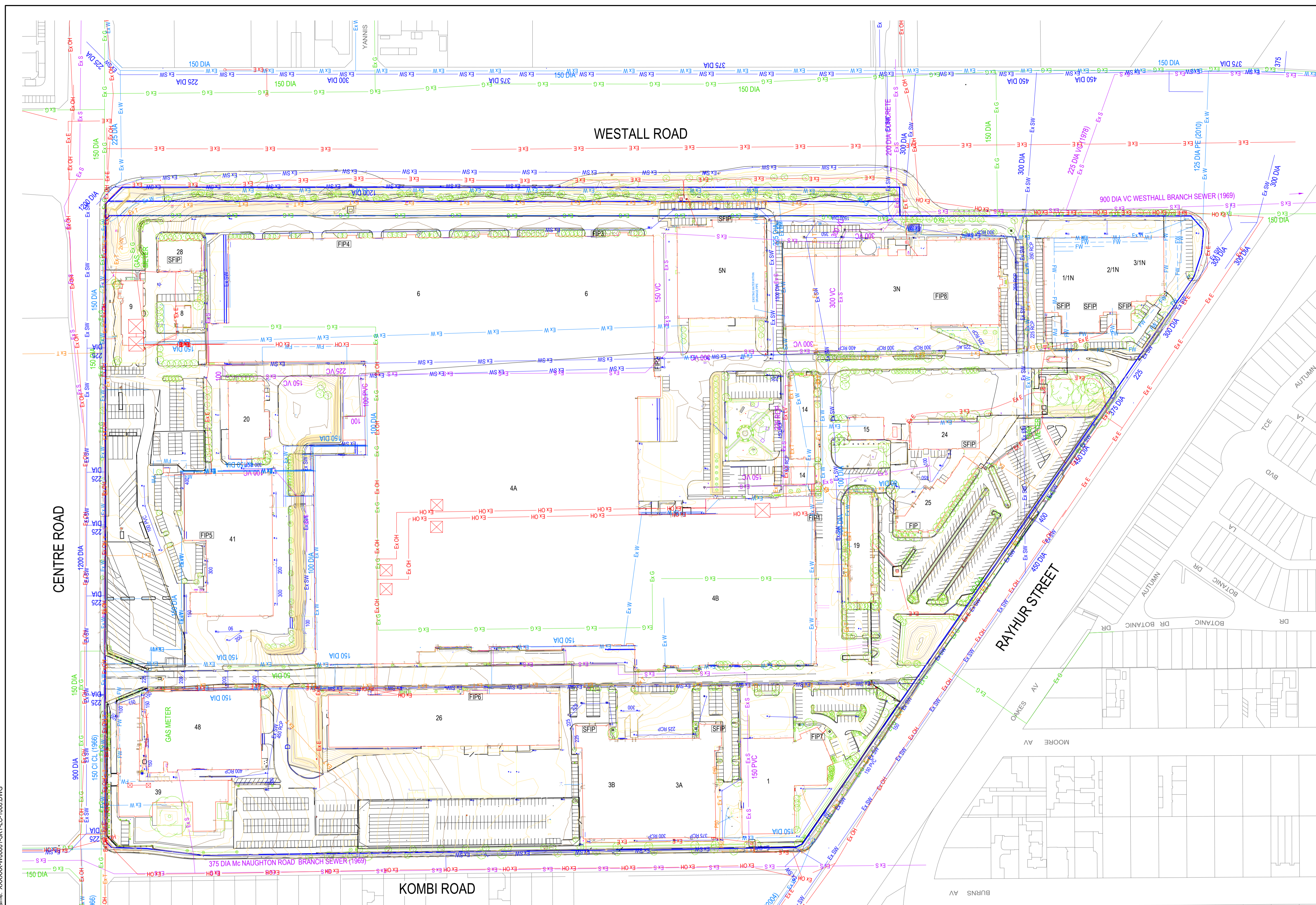
1 SITE PLAN
 1: 1100

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Appendix B

Site Servicing Plan - Existing

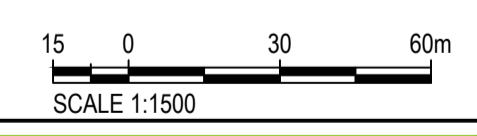
**ADVERTISED
PLAN**



LEGEND

- TITLE BOUNDARY
- EXISTING FEATURES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- Ex SW EXISTING DRAINAGE SERVICE
- Ex E EXISTING ELECTRICAL SERVICE
- FW EXISTING FIRE WATER SERVICE
- Ex G EXISTING GAS SERVICE
- Ex OH EXISTING HV OVERHEAD ELECTRICAL SERVICE
- Ex LV EXISTING LV ELECTRICAL SERVICE
- Ex OH EXISTING OVERHEAD ELECTRICAL SERVICE
- Ex S EXISTING SEWER SERVICE
- Ex T EXISTING TELECOMMUNICATION SERVICE
- Ex W EXISTING WATER SERVICE

ADVERTISED PLAN



Plot Date: 2023-04-17 1:37 PM
 Filename: XXXXXX-W0001-SKT-LC-1000.DWG

WARNING AND DISCLAIMER BEWARE OF UNDERGROUND SERVICES

The information provided in these drawings relating to the positions of underground services is intended to be only a guide for excavation works. Aurecon does not warrant or represent that the positions of those services shown on the drawings are accurate. Furthermore, services may exist of which Aurecon is unaware. The information provided should therefore not be relied upon and exact positions of services should be verified by hand excavation. Furthermore, Aurecon disclaims responsibility for damage or injury to any person caused directly or indirectly by any works affecting the services.

Dated: JUNE 2011



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REFERENCE DRAWINGS

REV	DATE	REVISION DETAILS
A		ISSUED FOR INFORMATION

REFERENCE MODELS

REV	DRAWN	DESIGNED	VERIFIED	APPROVED
A	G.S	K.S		

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 2. For any purposes not agreed to in writing by Aurecon.

Wherever a discrepancy in the contract documents is found and unless directed otherwise by the Principle/Engineer, the contractor shall adopt, at their own cost the greater quantum, class of finish, grade, or specification where applicable.

All written dimensions take precedence over scaled dimensions.

PREPARED BY

www.aurecongroup.com

CERTIFICATION	No.	CERTIFIER	DATE

CLIENT

CLIENT DOCUMENT NUMBER

REV

Coordinate system
MGA94-Z55

Height datum
AHD

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CONSTRUCTION STATUS	
NOT FOR CONSTRUCTION	
DRAWN BY	G.Stevanoski
DESIGNED BY	K.Suthananathan
STATUS	CODE
REVISED	W1
DOCUMENT STATE	
WORK IN PROGRESS	

PROJECT			
CLAYTON BUSINESS PARK			
TITLE			
SITE SERVICING PLAN			
DOCUMENT CODE			
XXXXXX-W0001-SKT-LC-1000			
SCALE	SIZE	REFERENCE No.	REV
1:1500	A1	SKT-LC-1000	A

**ADVERTISED
PLAN**

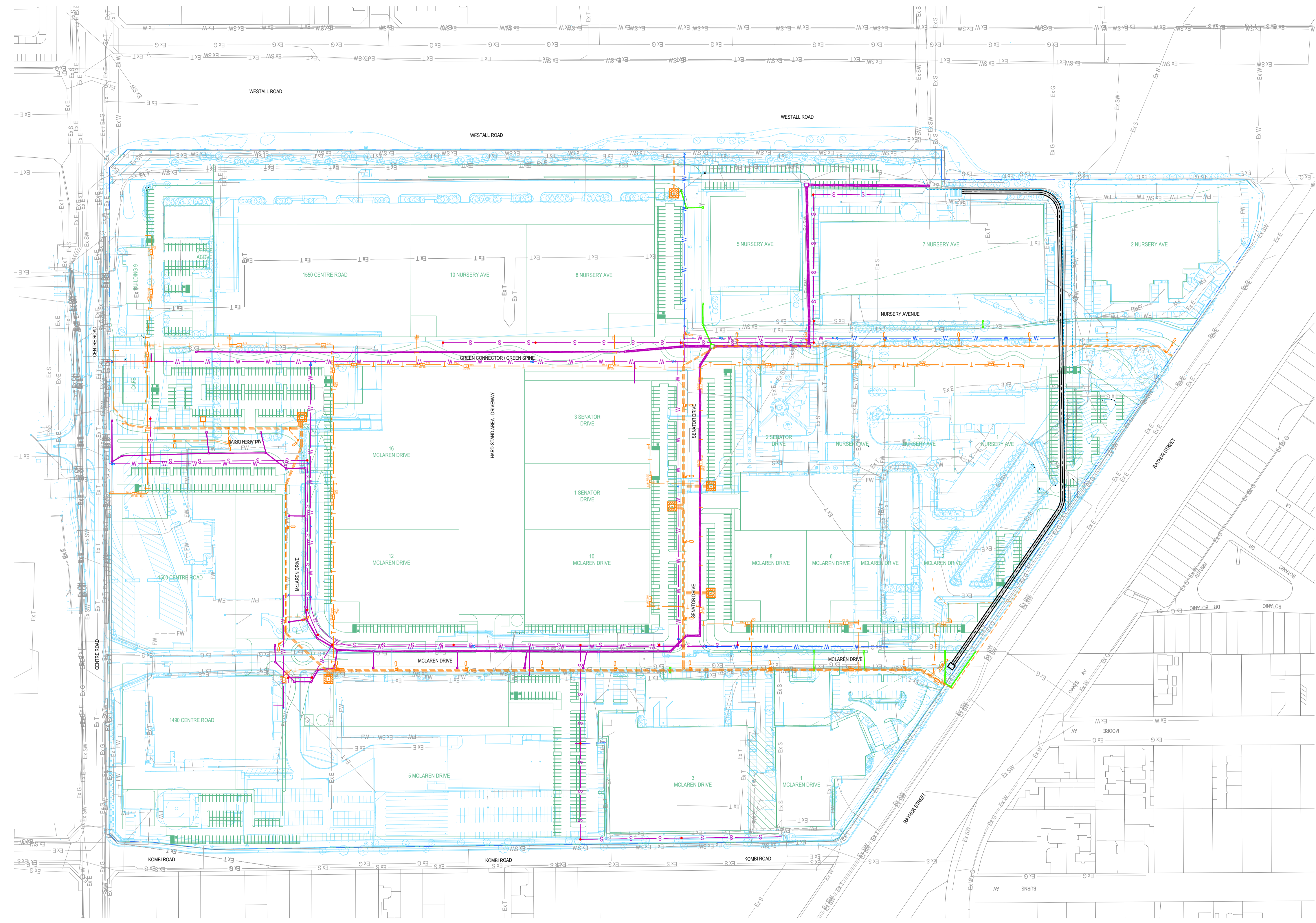
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Appendix C

Site Servicing Plan - Proposed



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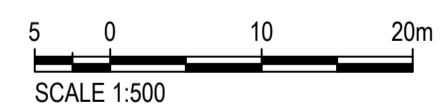
LEGEND - EXISTING

- TITLE BOUNDARY
- EXISTING FEATURES
- Ex SW — EXISTING DRAINAGE SERVICE
- Ex E — EXISTING ELECTRICAL SERVICE
- FW — EXISTING FIRE WATER SERVICE
- Ex G — EXISTING GAS SERVICE
- Ex OH — EXISTING HV OVERHEAD ELECTRICAL SERVICE
- Ex LV — EXISTING LV ELECTRICAL SERVICE
- Ex OH — EXISTING OVERHEAD ELECTRICAL SERVICE
- Ex S — EXISTING SEWER SERVICE
- Ex T — EXISTING TELECOMMUNICATION SERVICE
- Ex W — EXISTING WATER SERVICE

LEGEND - PROPOSED

- PROPOSED FEATURES
- S — S — PROPOSED SEWER STAGE 1 INFRASTRUCTURE
- S — S — PROPOSED SEWER STAGE 2 INFRASTRUCTURE
- PROPOSED MANHOLE
- — — PROPOSED DRAINAGE STAGE 1 INFRASTRUCTURE
- — — PROPOSED DRAINAGE STAGE 2 INFRASTRUCTURE
- PROPOSED HYDRANT
- × PROPOSED VALVE
- W — W — PROPOSED WATER STAGE 1 INFRASTRUCTURE
- W — W — PROPOSED WATER STAGE 2 INFRASTRUCTURE
- T — T — PROPOSED TELECOMMUNICATIONS (NBNC)
- — — PROPOSED ELECTRICITY (BY OTHERS)

ADVERTISED PLAN



WARNING AND DISCLAIMER BEWARE OF UNDERGROUND SERVICES
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 Dated: APRIL 2023

Plot Date: 2023-08-15 2:44 PM File Name: 523798-W00001-DRG-LC-0300.DWG

REFERENCE DRAWINGS				REFERENCE MODELS			
REV	DATE	REVISION DETAILS	REV	DRAWN	DESIGNED	VERIFIED	APPROVED
A01.01	2023-08-15		A01.01	G.S	K.S		

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CERTIFICATION	No.	CERTIFIER	DATE


CLIENT



CLIENT DOCUMENT NUMBER	REV

Coordinate system MGA
 Height datum AHD

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CONSTRUCTION STATUS	
NOT FOR CONSTRUCTION	
DRAWN BY	G.Stevanoski
DESIGNED BY	K.Suthananathan
STATUS	CODE
STARTED	W1
DOCUMENT STATE	SCALE
WORK IN PROGRESS	1:1500

PROJECT			
CLAYTON BUSINESS PARK REDEVELOPMENT			
TITLE			
PROPOSED SERVICES PLAN OVERALL			
DOCUMENT CODE			
523798-W00001-DRG-LC-0300			
SCALE	SIZE	REFERENCE No.	REV
1:1500	A1	DRG-LC-0300	A01.01

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