

project 19027
doc ref. Engineering Services Report Rev 2 - Wills
Street, Warragul

Engineering Servicing Report

14 - 70 Wills Street
Warragul

Revision	Prepared By	Checked By	Approved By	Date Issued
2	MW	LM	KT	30/07/2021

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1 Introduction

This report discusses the engineering servicing requirements for the proposed rezoning and subdivision of land on the properties currently known as:

- 14 - 40 Wills Street, Warragul (1/LP134776) – West
- 42 - 60 Wills Street, Warragul (2/LP134776, 1/LP134777 & 1/TP939243) - East

The site is bordered by a combination of general residential, public use and industrial land to the north, existing low density residential properties to the west and the Princes Freeway along its southern boundary.

The properties comprise an overall area of approximately 9.94 hectares. There are existing structures located on each of the lots where former businesses have operated, however the majority of the land is now largely vacant and is dominated by encumbered open space associated with Hazel Creek.

Hazel creek traverses east west throughout the properties, entering through a culvert under the Princes Freeway to the south west. A tributary running north south that enters the site at the north western corner, approximately 150m east of King street, is also present.

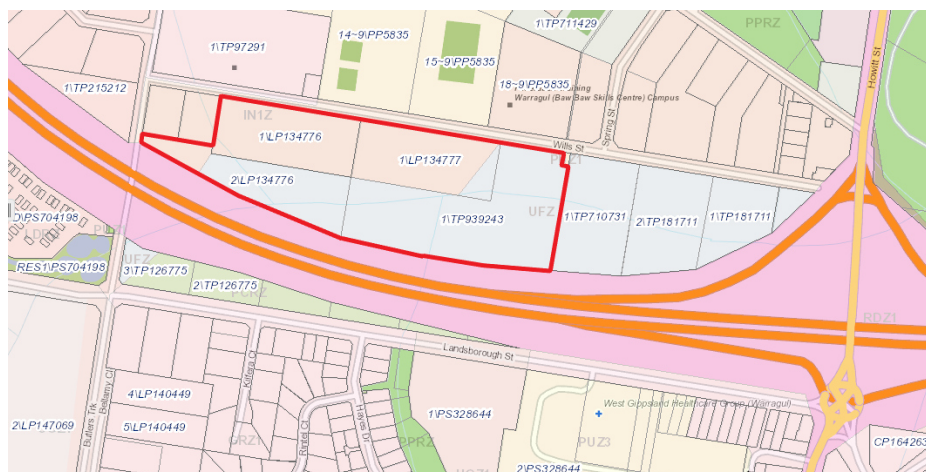


Figure 1 - Planning Zones

Under the Baw Baw Planning Scheme, the land is zoned Industrial Zone 1 (INZ1) & Urban floodway zone (UFZ) (Figure 1). The properties are subject to the Development Contributions Plan 1 (Schedule 1 – Development Contributions Plan Overlay DCP01), Environmental Significance Overlay (ESO4) and a Design & Development Overlay (DDO8) (Figure 2).

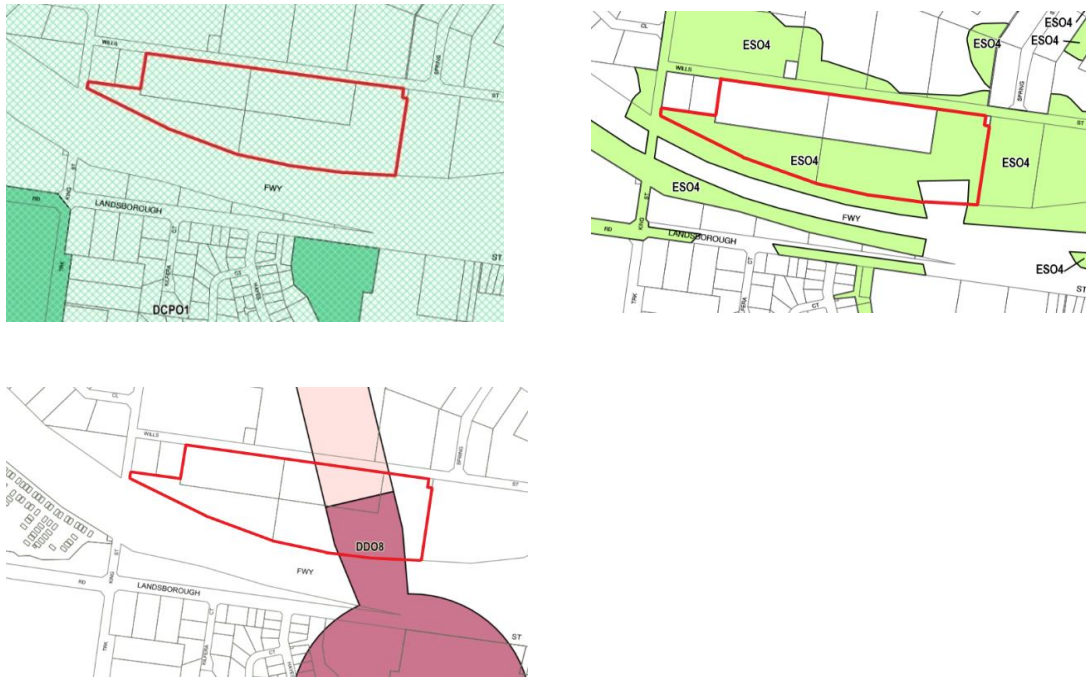


Figure 2 - Existing Planning Overlays

This report is based on our preliminary discussions with the relevant authorities in regards to the availability of current services and future requirements for an industrial subdivision generally in accordance with the plan in Figure 3.

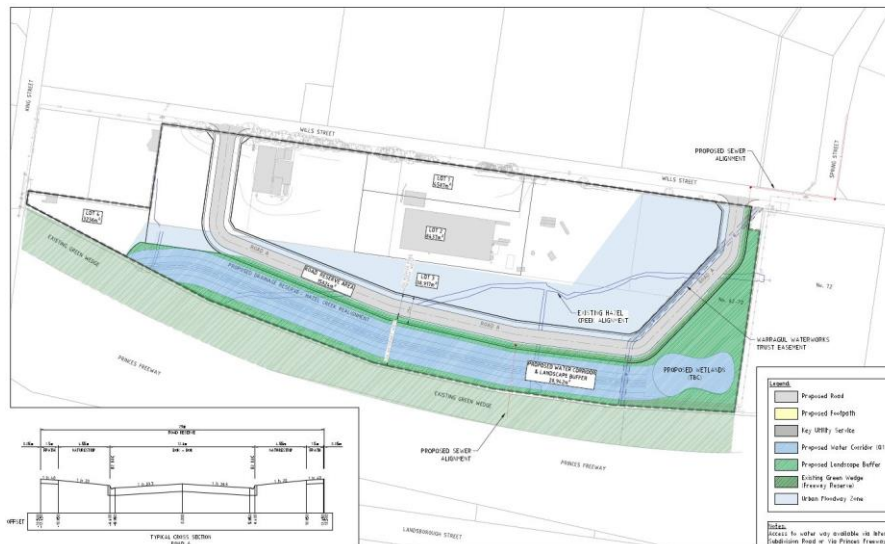


Figure 3 - Proposed development plan

The responses received for the dial before you dig enquiry are included in Appendix 1.

2 Road Works and Drainage

2.1 Roads

The proposed subdivision will include an internal road to service the proposed development. The construction standard for this road will be for fully constructed kerb and channel, footpaths and underground drainage to service all allotments. All new road and drainage, shall be constructed in accordance with current Council, Vicroads and Austroads standards. These standards are given in the Infrastructure Design Manual (IDM), Vicroads and Austroads Publications.

The key road cross section profiles applicable to the internal road in this development is summarised in Table 1 and illustrated in Figure 4:

Table 1 - Summary of key road cross section profiles

NAME	WIDTH	DESCRIPTION
Industrial Street	25.0m	12.5m carriageway width with 6.0m verges, with parking provision included within both sides of the carriageway. Footpaths provided on both sides.

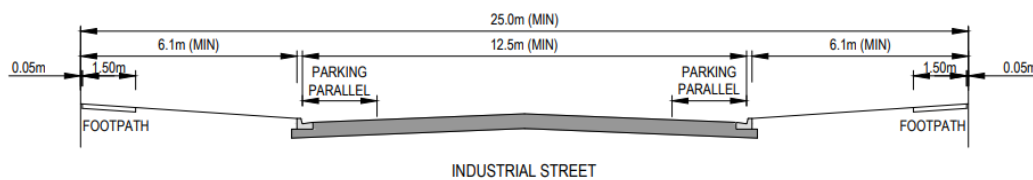


Figure 4 - Industrial Street cross section

2.2 Public Transport and Shared Paths

The Baw Baw Shire Council Paths and Trails Strategy (2019) identifies that the property is within a 1km radius of the town centre and that Wills Street is identified as an element of the Secondary Principal Path Network. The section of Wills Street between the entrance to Warragul Regional College and Spring Street is also recognised as a missing path link (Figure 5).

Furthermore, Plan 8 in the Warragul Precinct Structure Plan (PSP) identifies a 'potential shared path network extension' along Wills Street. The construction of this shared path is likely to be delivered by the developers of the future residential land south of Landsborough Street.



Figure 5 – Paths & Trails Strategy (2019)



Figure 6 - Warragul PSP Plan 8

2.3 Drainage

Baw Baw Shire Council is the responsible authority for the local street drainage to service the development.

As identified earlier, Hazel Creek and its associated UFZ traverses from west to east across the site. West Gippsland Catchment Management Authority is the responsible authority for this waterway.

The Warragul Drainage Scheme (Alluvium, 2014) identifies that a 1.06ha wetland (W9) will be required along Hazel Creek within the UFZ towards the downstream of the site (Figure 7). The original total budget for these scheme works is \$648,490.00 (August 2014).

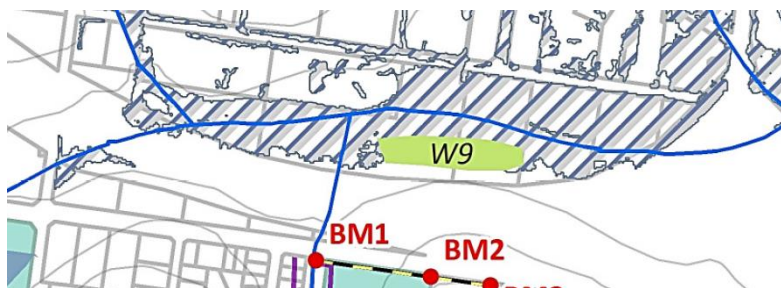


Figure 7 - Warragul Drainage Scheme Wetland W9

3 Sewer

Gippsland Water (GW) is the responsible authority for the provision of sewerage facilities to service the site.

An existing 450mm dia. trunk sewer is located in Spring Street to the north east of the site, which will provide appropriate outfall for the site (Figure 8). There are existing nearby Sewer Pump Stations (SPS) at King Street to the west and Landsborough Street to the south (both located on the other side of the Princes Freeway). A 225mm dia. trunk sewer has also been laid across the Princes Freeway and extends to the southern boundary of the subject site but is not currently in service and its condition is currently unknown. If this trunk sewer is extended further to Spring Street, this will allow the Landsborough Street SPS to be abandoned. It should be noted that this 225mm main is currently not connected to the Landsborough Street SPS and does not cross Landsborough Street itself.

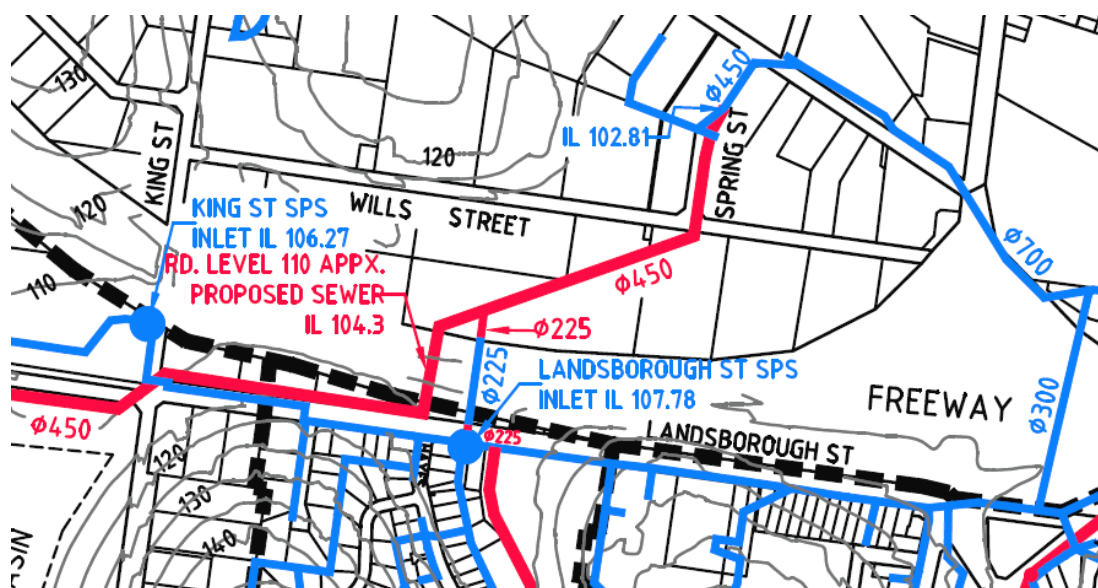


Figure 8 - Warragul South Sewer Strategy – Existing and proposed trunk sewers (Gippsland Water)

Gippsland Water's current Infrastructure Sequence Plan (Jan 2020) identifies the requirement for the following future sewer assets on or near the property (Figure 9):

- Gravity Sewer Main: One (1) no. trunk sewer main, which enters from the south and traverses northeast across the property (including crossing of the Princes Freeway)

This sewer main is currently scheduled to be delivered by 2032/33 and will service the broader catchment that will be generated by future development south of Landsborough Street identified in the Warragul Precinct Structure Plan. The proposed size of the main

where it traverses the subject site is 450mm dia. The main will also connect to the existing catchment near Hayes Drive and associated 225mm dia. crossing as mentioned above.

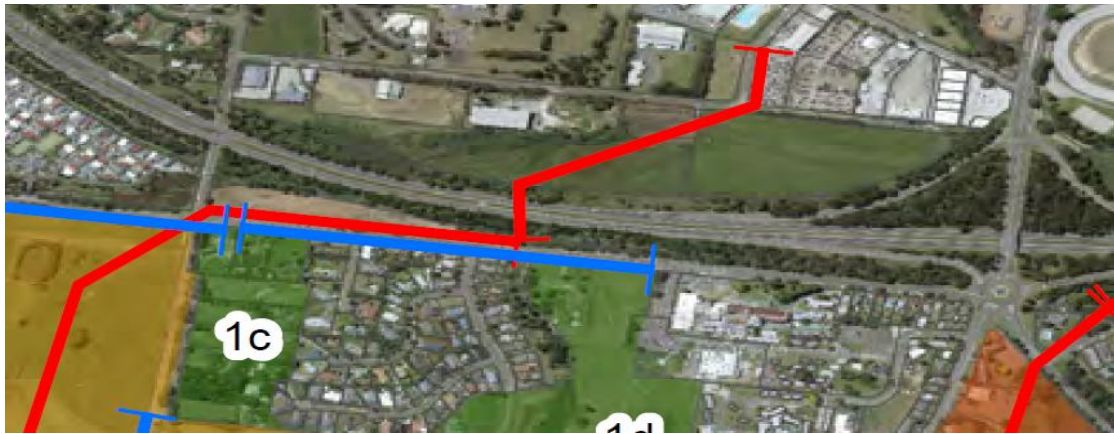


Figure 9 - Gippsland Water Infrastructure Sequencing Plan

Over recent years, there has been planning permit activity for proposed residential developments on both the eastern and western sides of Butlers Track. Each of these developments will require construction of this sewer main to provide outfall. Should this development construct a portion of this sewer main prior to these residential developments, further liaison with Gippsland Water will be required to confirm the reimbursement percentage for the works.

All internal sewer infrastructure within the development is to be designed and constructed in accordance with GW's design standards by an Accredited Design Consultant.

Administration costs are applicable.

4 Water

Gippsland Water (GW) is the responsible authority for the provision of water supply facilities to service this site.

Existing water reticulation is present along the northern side of Wills Street across the entire frontage of the subject site, however it is anticipated that this will not have sufficient capacity to service the industrial use requirements associated with this development (Figure 10).



Figure 10 - Existing Watermain assets (Gippsland Water)

A critical 450mm diameter watermain and an associated easement is located within the eastern portion of the site, traversing on a predominantly NE/SW alignment. It is anticipated that a new connection will need to be created from this main to service the development.

Gippsland Water's Infrastructure Sequence Plan (Figure 9) does not identify any new distribution mains within the subject site.

All internal water infrastructure within the development is to be designed and constructed in accordance with GW's design standards by an Accredited Design Consultant.

Administration costs are applicable.

5 Electricity

AusNet Services is the responsible authority for provision of electricity supply to service the proposed development.

There are existing high (22kV) and low voltage Ausnet Services assets located within the Wills Street road reserve. It is anticipated that these lines will be able to supply the development in accordance with AusNet Services terms and conditions for industrial development.

Fees are payable to AusNet Services for consideration of the proposal, design work and connection. AusNet Services or the civil contractor and an accredited electrical contractor can provide the design, civil installation and power reticulation. Fees are payable prior to any development work commencing.

6 Telecommunications

NBN Co. website indicates that NBN is currently available in the area to service this property (Figure 11).

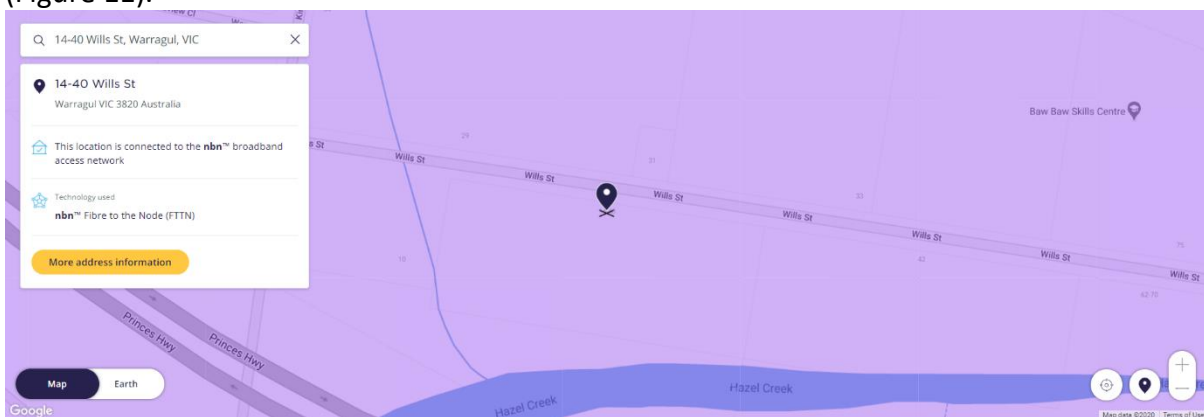


Figure 11 - NBN rollout map

The Dial Before You Dig results (refer Appendix 1) identify that existing NBN assets are located on East West Road servicing existing residences.

Fibre Optic Telecommunications Infrastructure can be provided by NBN Co, however the developer has the option to choose an alternative supplier. In the case of NBN Co, a Deployment Contribution Fee of \$600 per premises is payable. There may also be a Fee payable for the cost of constructing the backhaul infrastructure (generally where backhaul > 1km). This cost can be negotiated on formal application with NBN Co. Telecommunications is generally constructed in a shared trenching arrangement with other services (electricity).

7 Gas

Australian Gas Networks (AGN) is the principal authority responsible for the provision of gas reticulation to service the property.

Based on review of Dial Before You Dig information supplied by APA Group (refer Appendix 1), there are existing high pressure gas transmission pipelines and associated infrastructure located towards the eastern boundary of this property.

It is anticipated that supply can be readily provided to the development in accordance with AGN's terms and conditions for industrial land development. This usually involves a shared trenching arrangement with water reticulation.

8 General

The information in this report has been obtained as a result of existing known processes and where possible, informal discussions with officers from the relevant authorities. The information may differ at some future date when development conditions are officially requested. Taylor Miller Pty Ltd cannot accept any responsibility if any authority changes its requirements after the date of this report.

No responsibility or liability for any statements, opinions, information or matters (expressed or implied) arising out of, contained in or derived from or for any omissions from the report is accepted by Taylor Miller Pty Ltd or any of its employees, agents or consultants.

Appendix 1 – Dial Before You Dig Responses

Please Note: For some DBYD enquiries, you **might** receive **2 responses** from APA Group (APA). Please read both responses carefully as they will relate to different assets. It is your responsibility to action all requirements set out in APA's responses.



For your immediate information **THERE IS AN APA HIGH PRESSURE GAS TRANSMISSION PIPELINE AND/OR ASSOCIATED INFRASTRUCTURE** in the area of your proposed works. Please **DO NOT** proceed until the next steps below are completed.

Issued Date: 29/04/2020

From: Infrastructure Protection Officer
APA Group

Phone: 1800 103 452

Email: APAProtection@apa.com.au

Company: Taylor Miller Consulting

Phone: 0356220606

Email: andrew@taylormiller.com.au

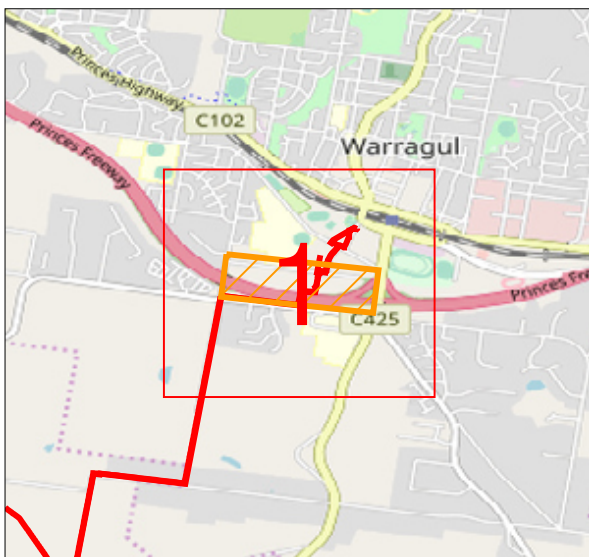
RE: DBYD Seq No: **97135260**

Validity: This response is valid for **30 days** from the **Issued Date**

Utility ID: 70131

Worksite Address: Wills Street
Warragul

Please Check: Have you received 2 responses from APA? Refer to statement at top of page.



Scale: 1 : 50000

0 0.6km

Map: Vicroads :704D8,704E8,704E9,704F8,704F9

STOP Next step:

Please contact an APA Infrastructure Protection Officer immediately on **1800 103 452** (business days - 8.00am to 5.00pm AEST) to discuss the exact nature and extent of your works.

DO NOT ATTEMPT TO PHYSICALLY LOCATE THE PIPELINE. Although the route of the pipeline is marked out by warning signs it shall not be inferred that the pipe is buried under and in a straight line between signs. No depths on the pipeline should be assumed. Only an **APA representative** can locate the pipeline and is required to be scheduled for locations. APA also operates natural gas transmission pipelines on behalf of Australian Gas Networks.

Damage to a high pressure gas transmission pipeline could result in:-

- ❖ possible explosion and fire;
- ❖ possible injury or loss of life;
- ❖ substantial repair and gas restoration liability damage costs;
- ❖ gas escaping at pressures of up to 15,000 kPa; and
- ❖ loss of gas to thousands of customers.

Thank you for your interest in maintaining a safe and secure gas pipeline network.

Please note that this is **not** an approval to carry out work within the APA pipeline easement.

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Legend

- DBYD Requests
- APA Pipelines
- APA Associated Infrastructure

Scale: 1: 10000

0 0.1km



APA DBYD Transmissions

Dial Before You Dig Enquiry

DATE: 29/04/2020

SEQUENCE NO: 97135260

DATA SOURCE:

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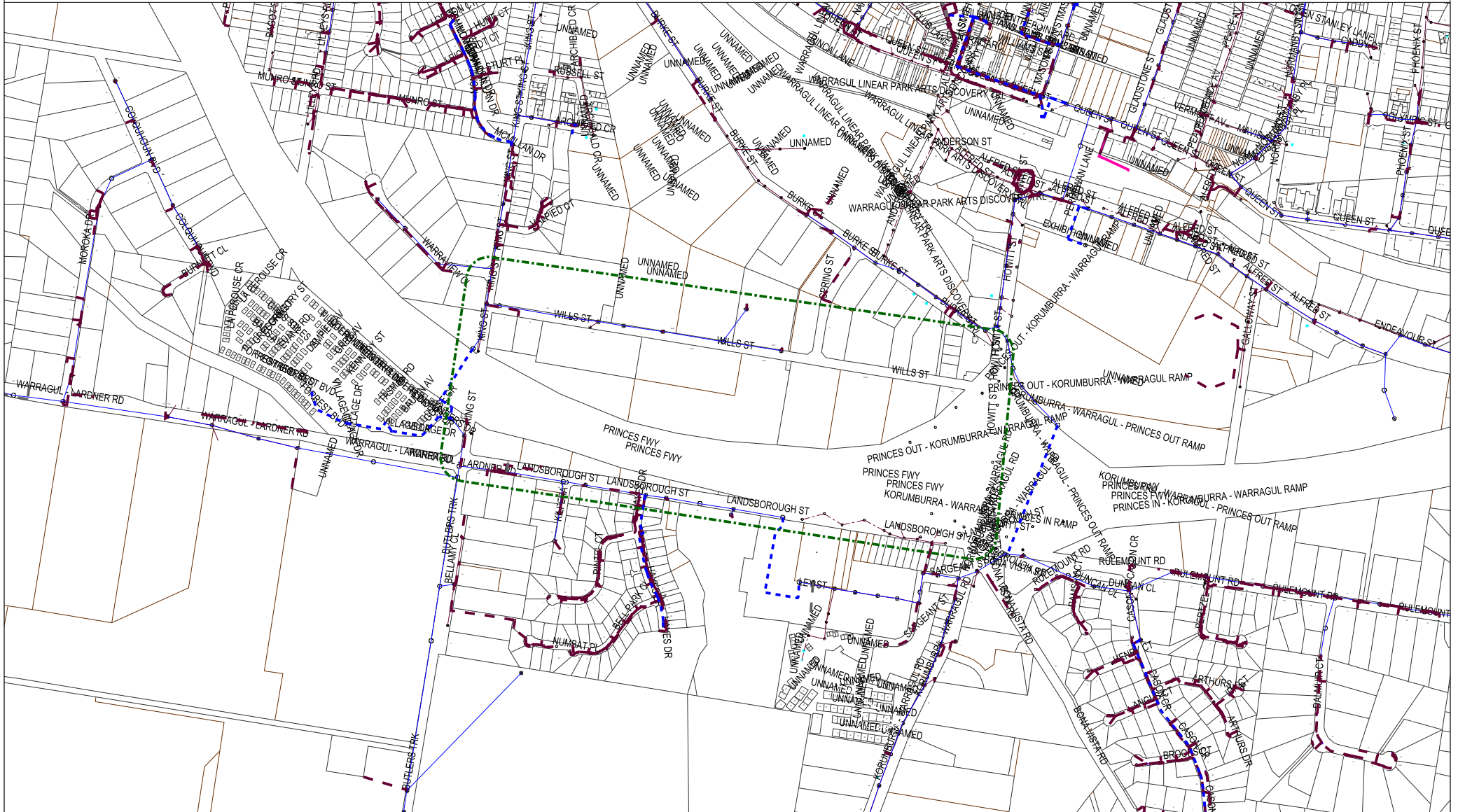
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OVERVIEW ONLY - NOT FOR EXCAVATION PURPOSES



0m 200m 400m 600m 800m

Warning!

Directory Reference

AMG Extents



Plot Date: 29/04/2020

Please be advised this is a high level representation only and may not indicate all AusNet Services assets in the area or the exact location of identified assets. This plan must not be used for the purpose of ascertaining asset locations for excavation. Please read all conditions and information on the attached information sheets.

Note: The information contained on this plan is only valid for 28 days from the date of issue.

Vic Roads 337 S 11

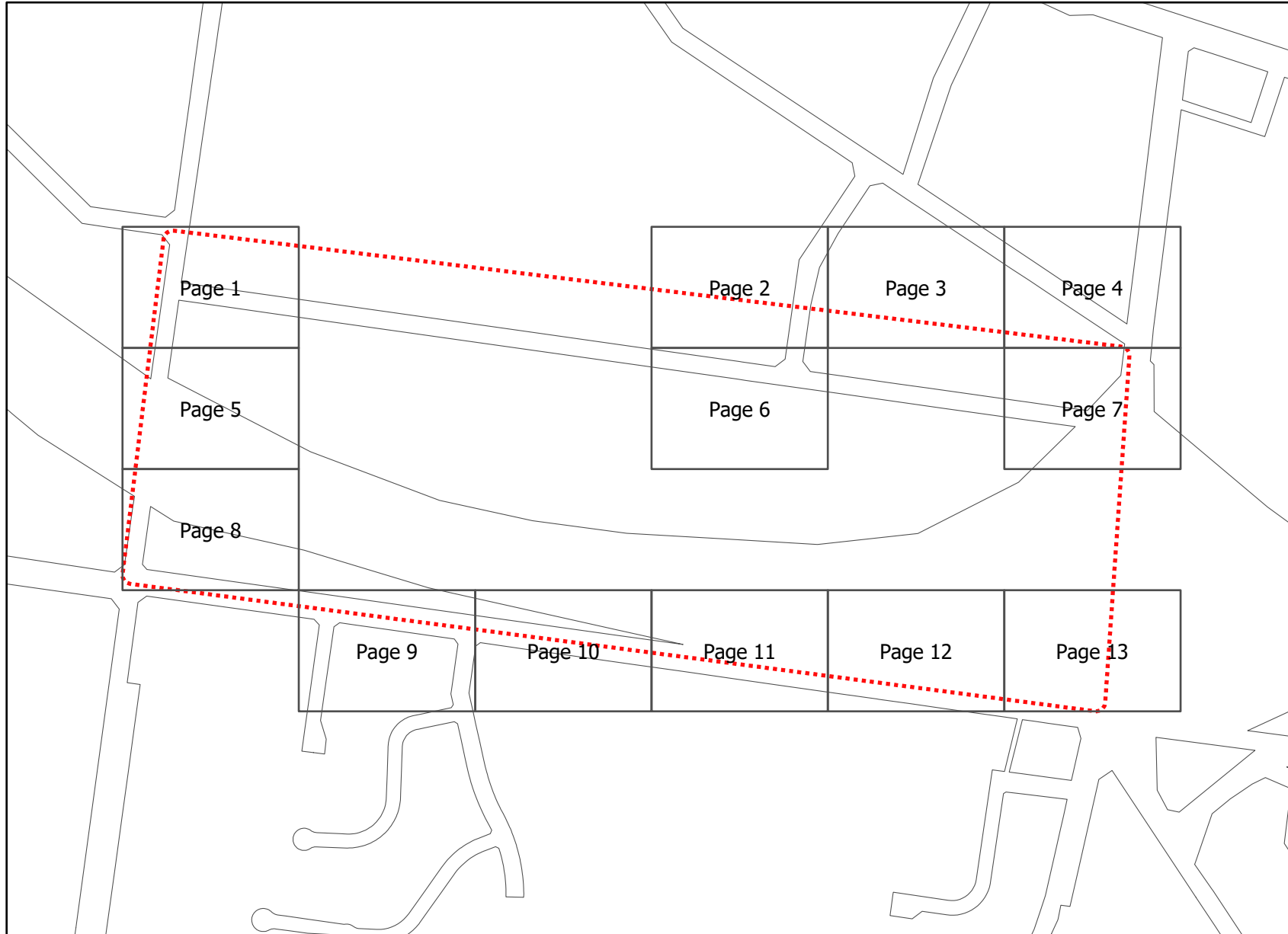
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NE: 407317 E 5775474 N

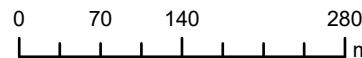


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Seq # 97135256
 Provider: Baw Baw Shire Council
 Telephone: +61 3 5624 2411



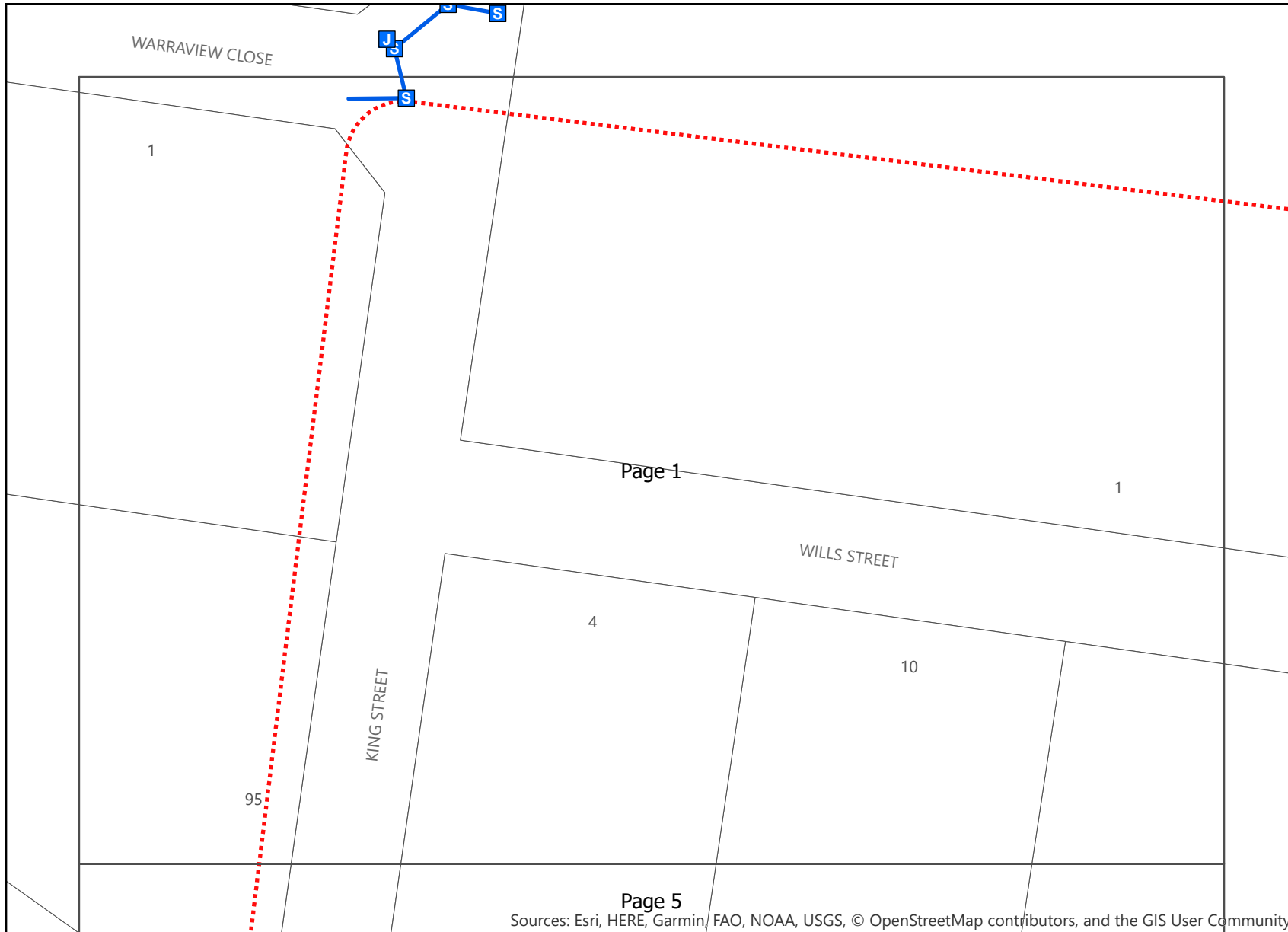
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 DBYD Enquiry

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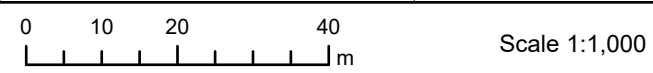
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- Drainage Pipe

Drainage Pits

- D Double Grated Pit
- DG Double Grated Side Entry Pit
- DJ Double Junction Pit
- DS Double Side Entry Pit
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- OF Outfall
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- O Other

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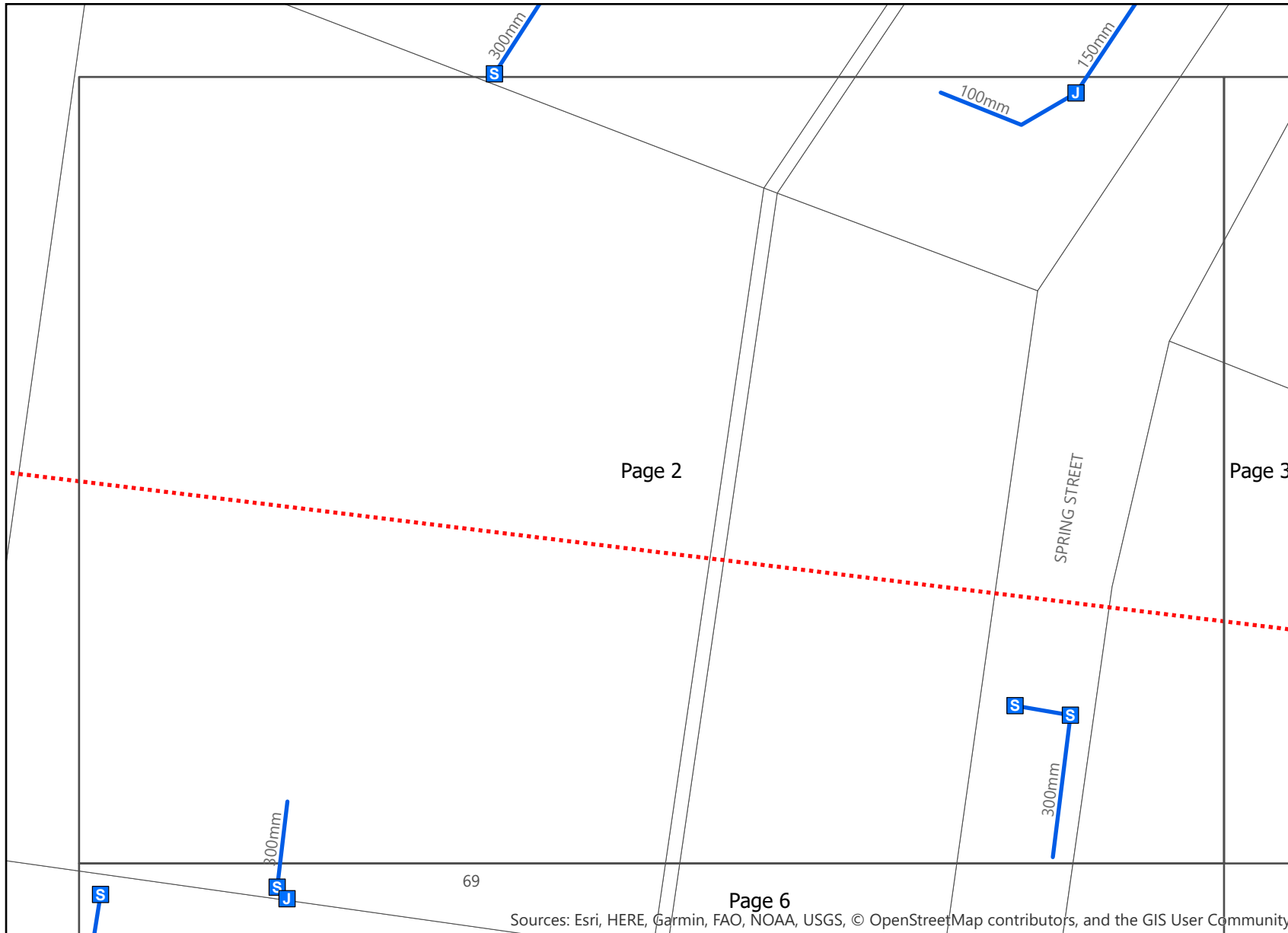


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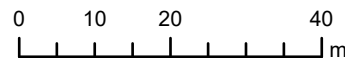
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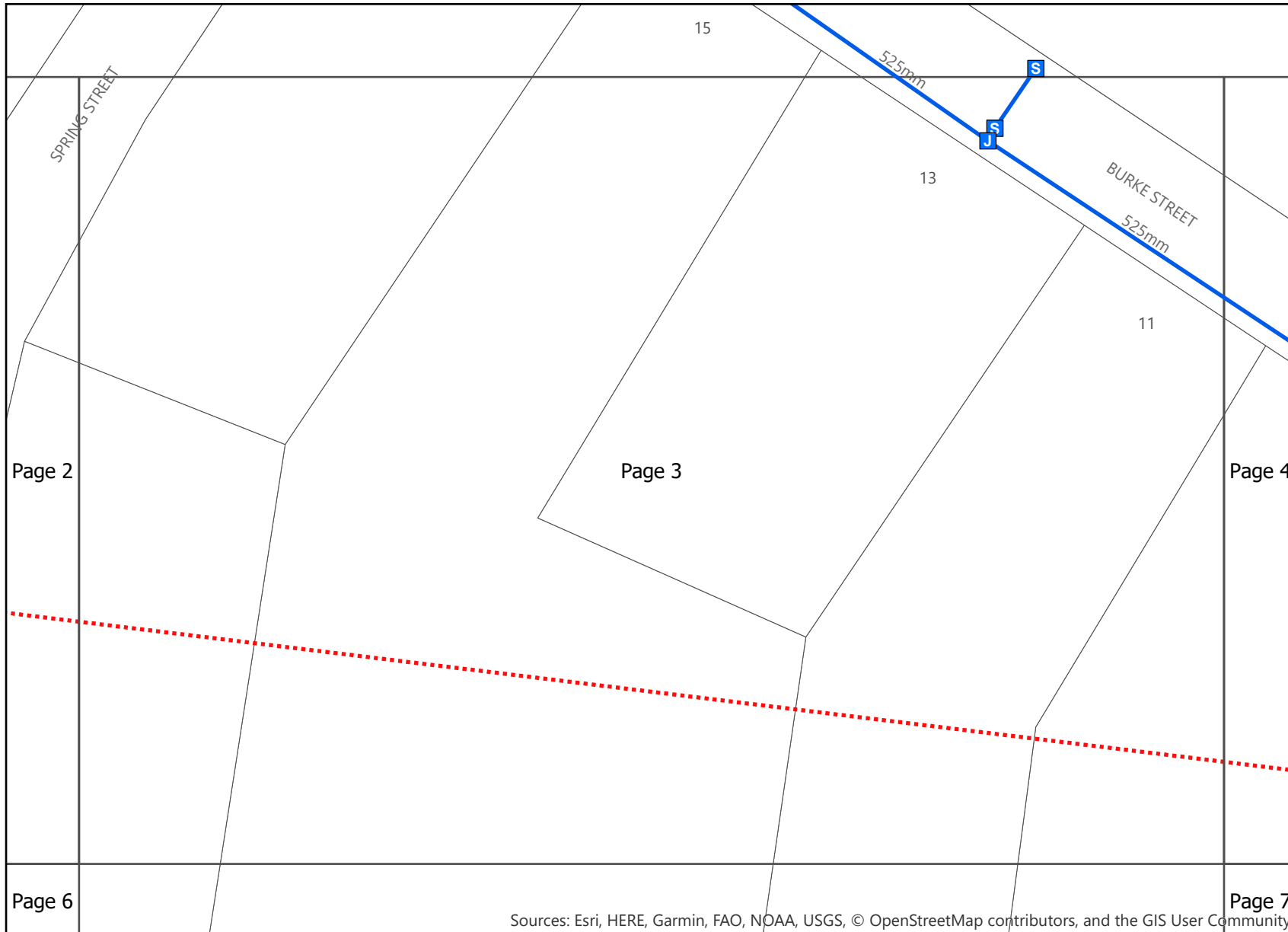
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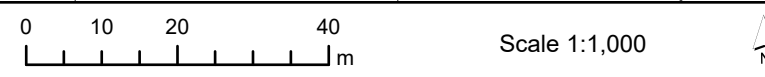
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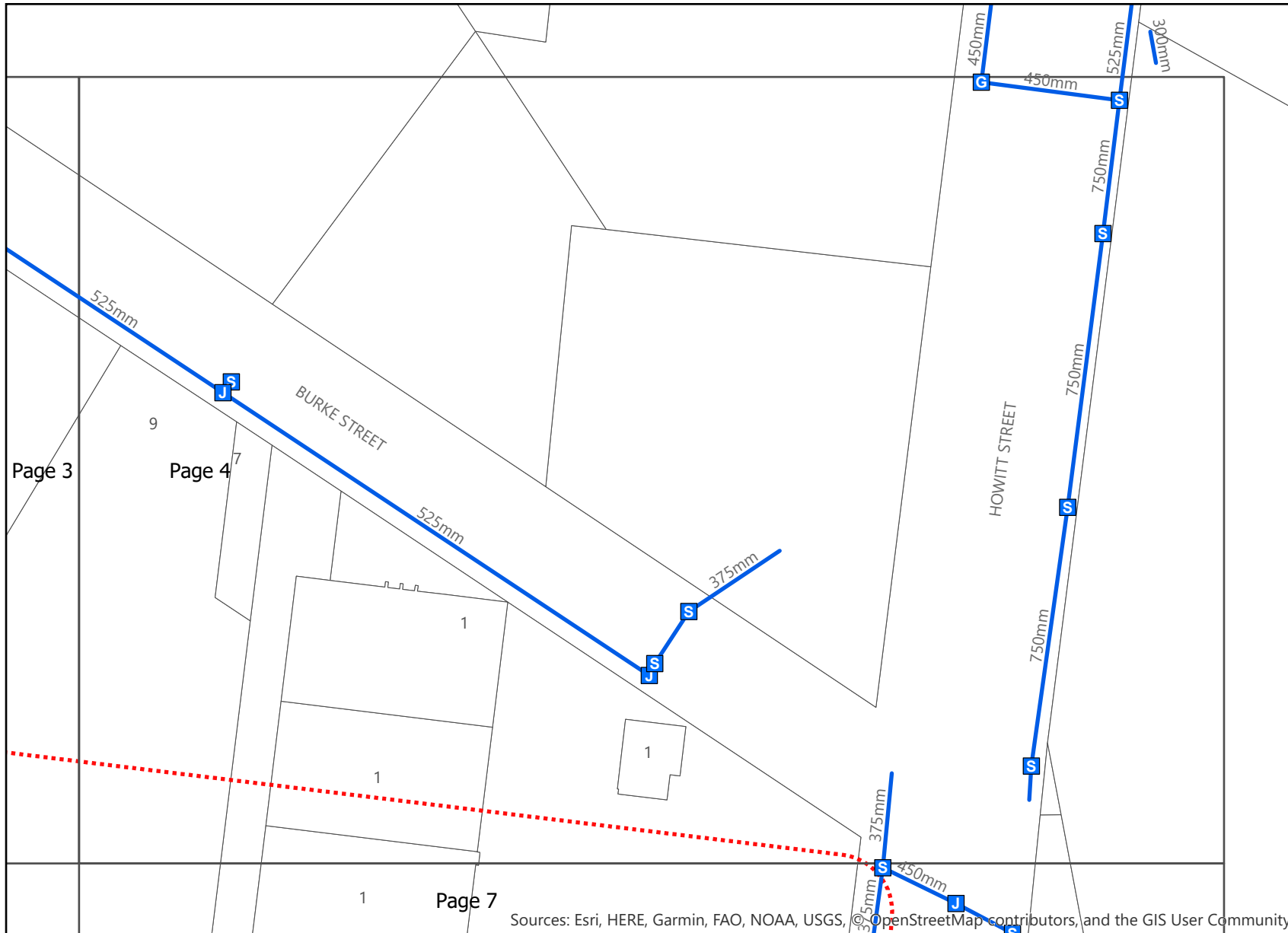
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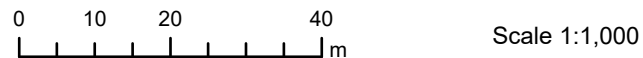
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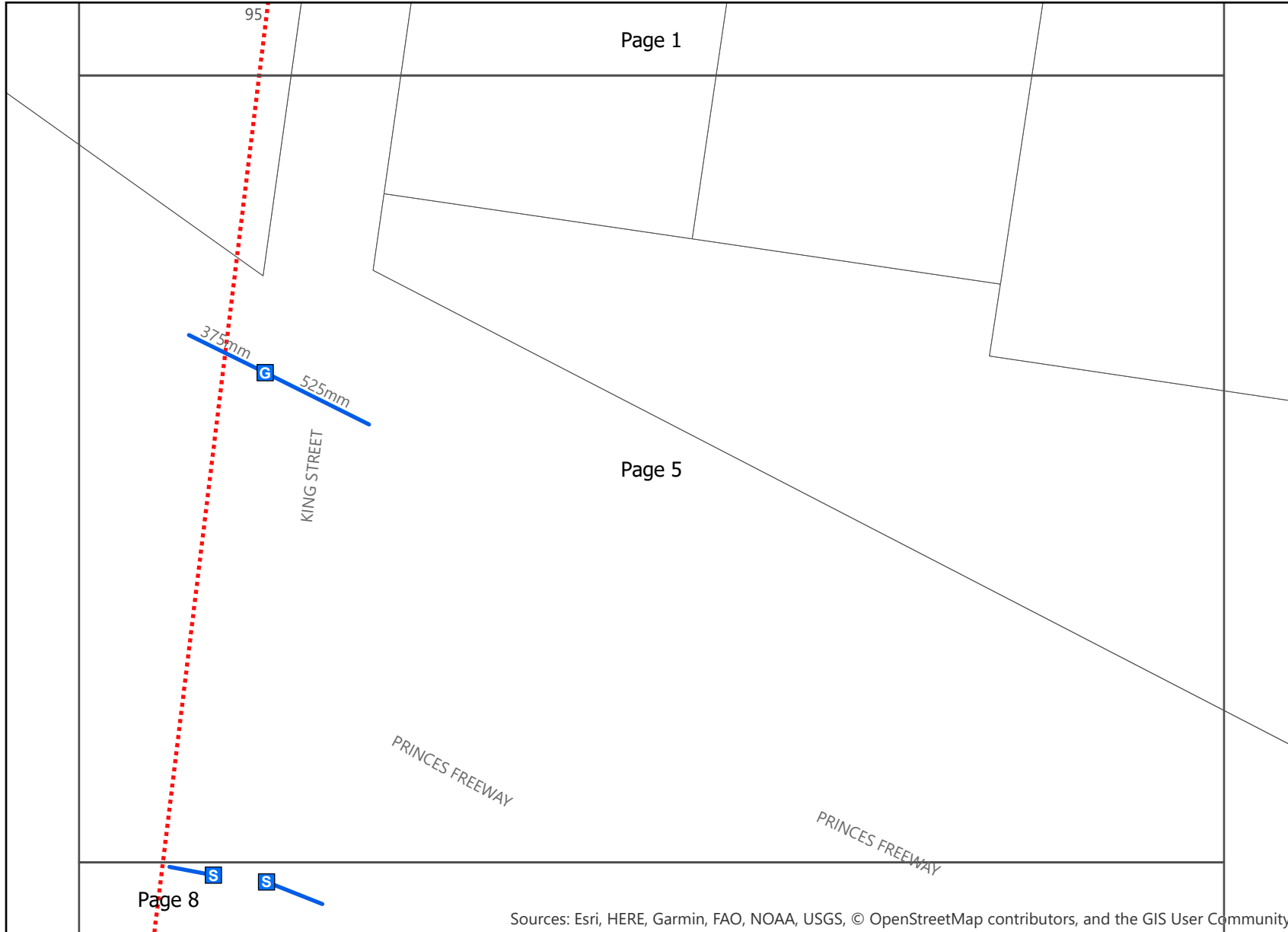
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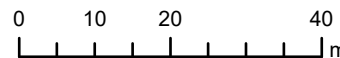
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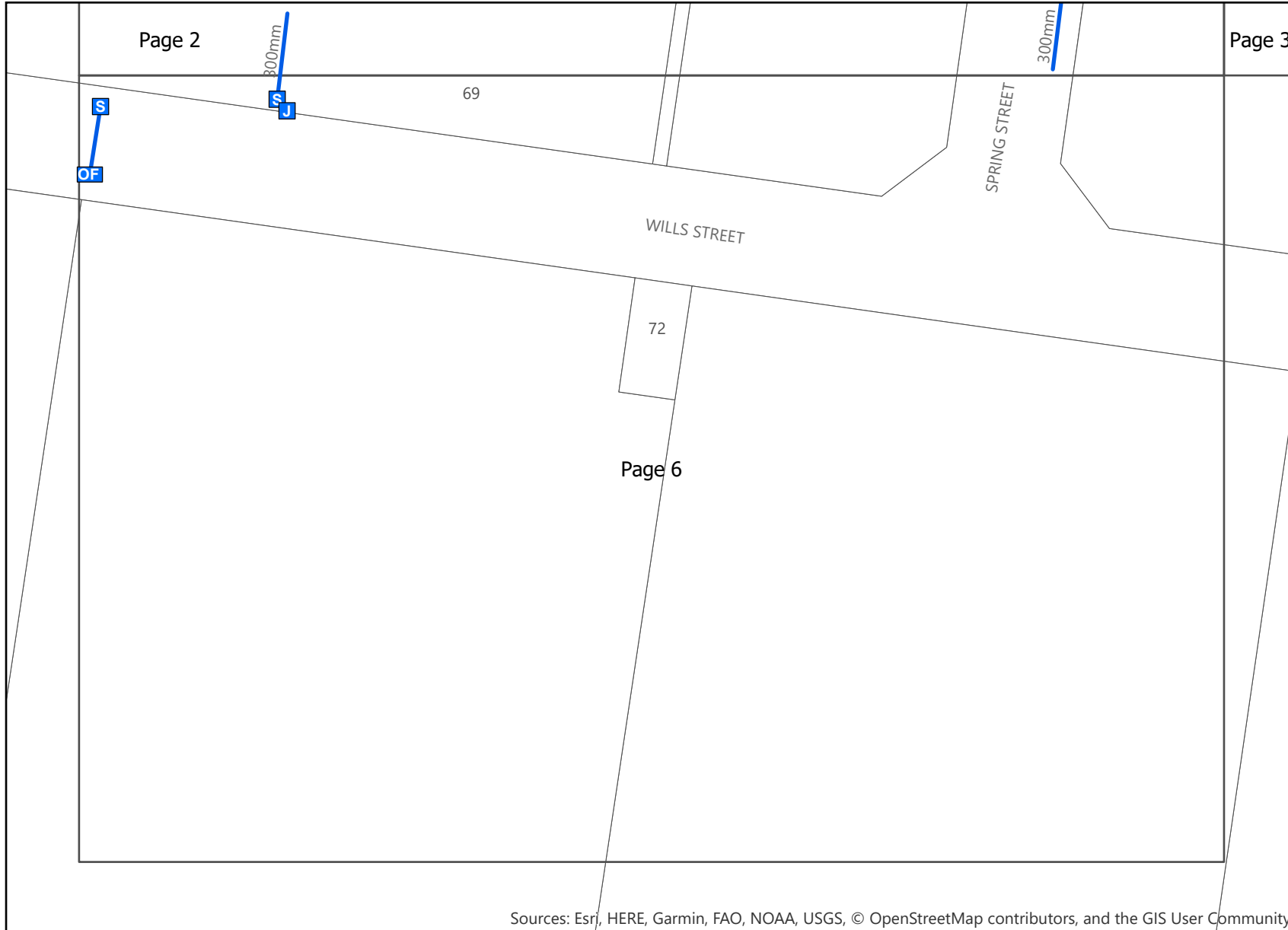
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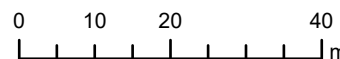
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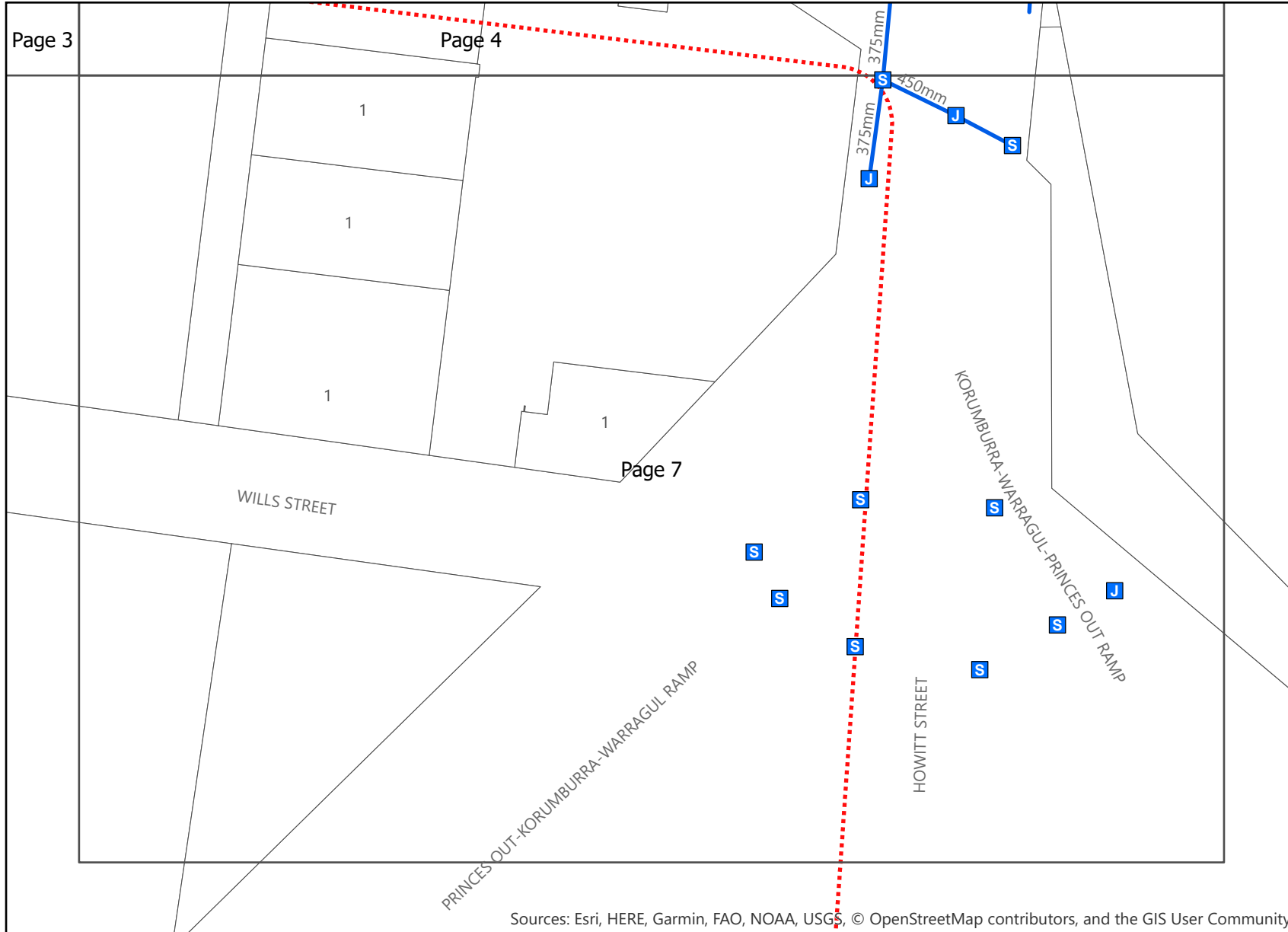
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Legend

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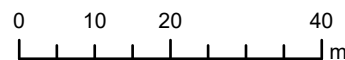
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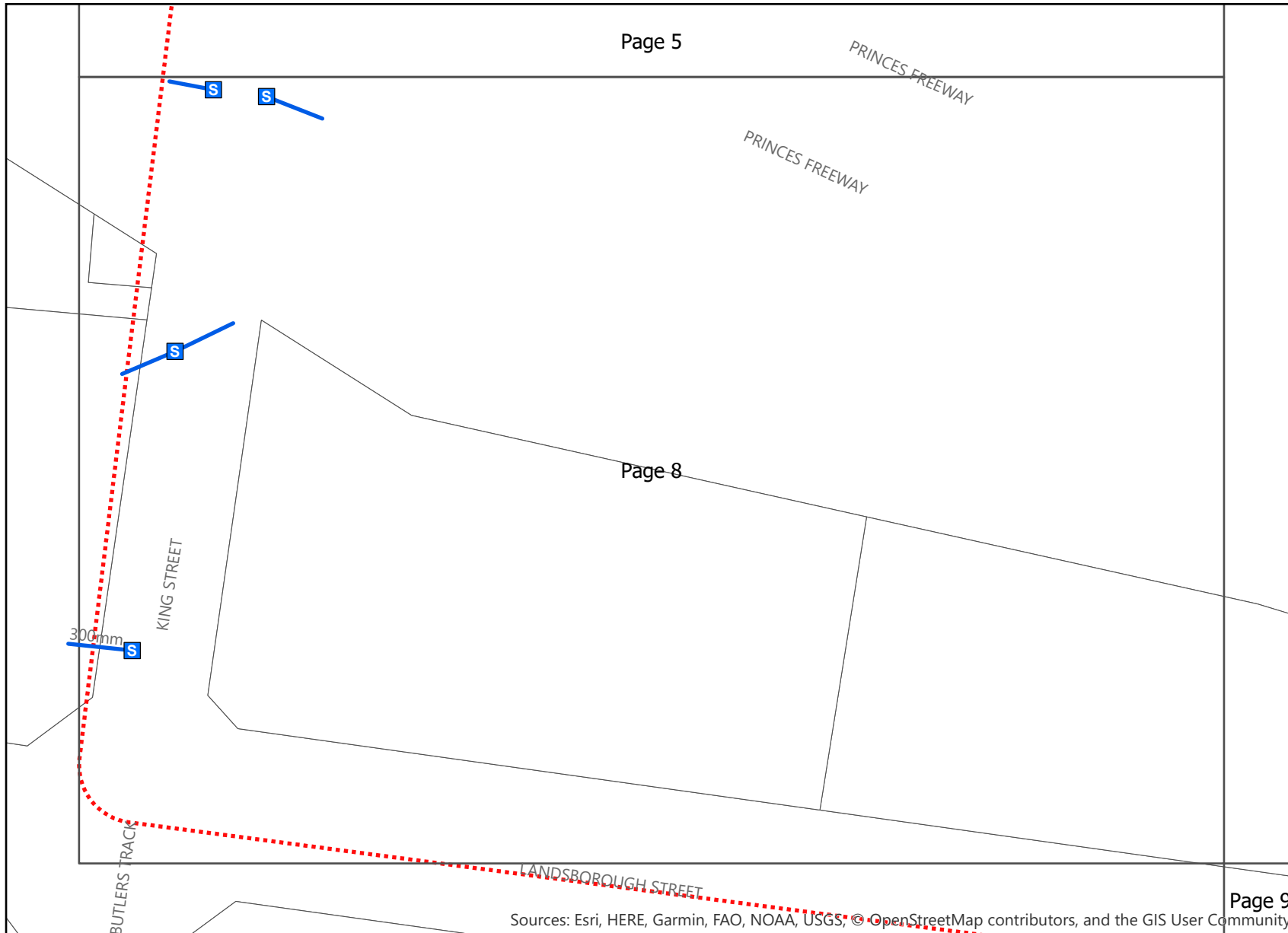
In an emergency contact Asset Protection Officer on +61 3 5624 2411
29/04/20 (valid for 30 days)



Scale 1:1,000



Plans generated by SmarterWX™ Automate



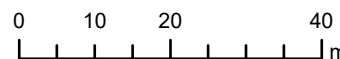
Legend

- ⋯ DBYD Enquiry
- Drainage Pipe

Drainage Pits

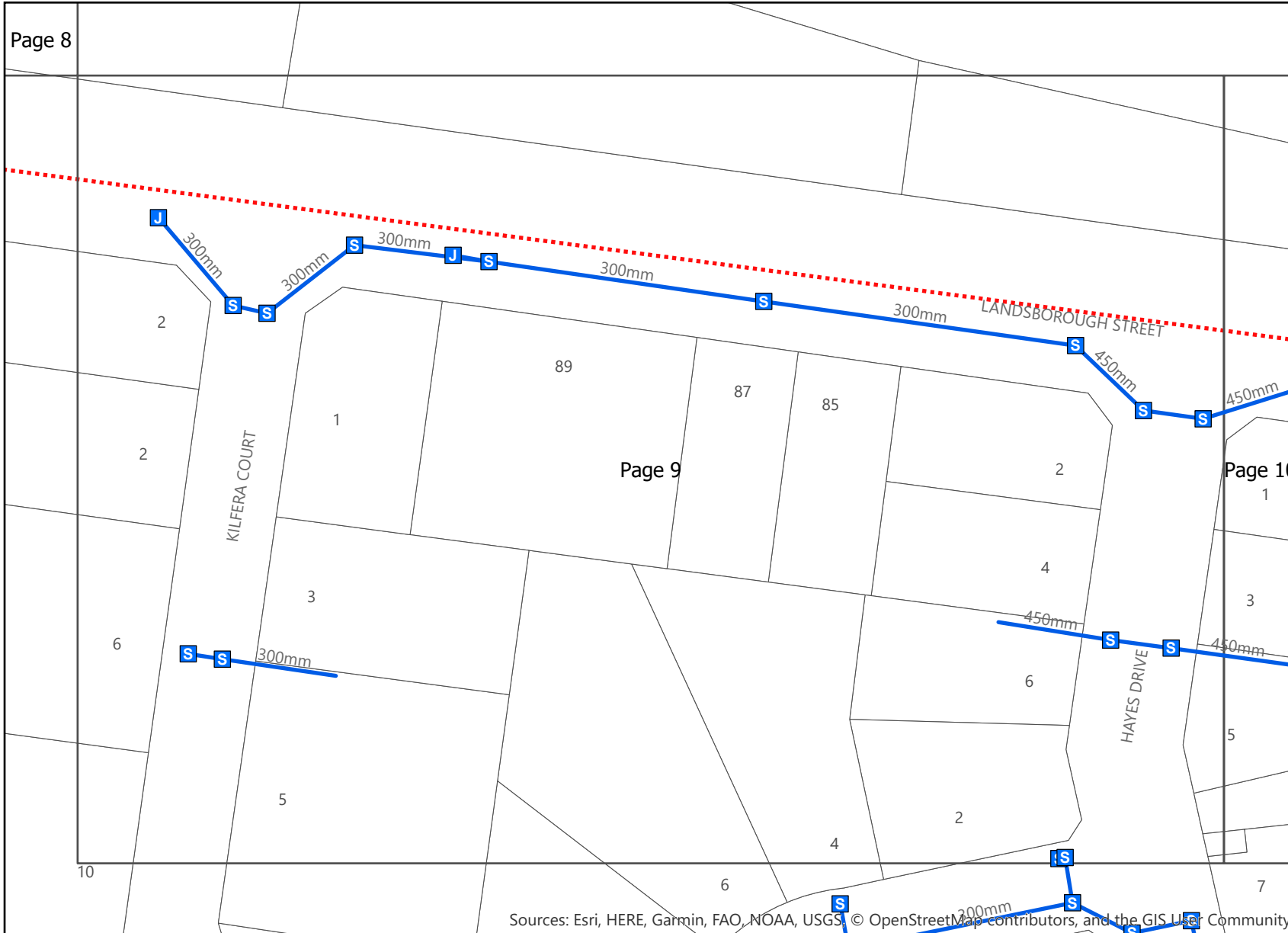
- D Double Grated Pit
- DG Double Grated Side Entry Pit
- DJ Double Junction Pit
- DS Double Side Entry Pit
- E Energy Dissipator
- G Grated Pit
- GS Grated Side Entry Pit
- J Junction Pit
- OF Outfall
- SP Spoon Drain
- S Side Entry Pit
- O Other

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Job # 19440940
 Seq # 97135256
 Provider: Baw Baw Shire Council
 Telephone: +61 3 5624 2411



Legend

- ⋯ DBYD Enquiry
- Drainage Pipe

Drainage Pits

- D Double Grated Pit
- DG Double Grated Side Entry Pit
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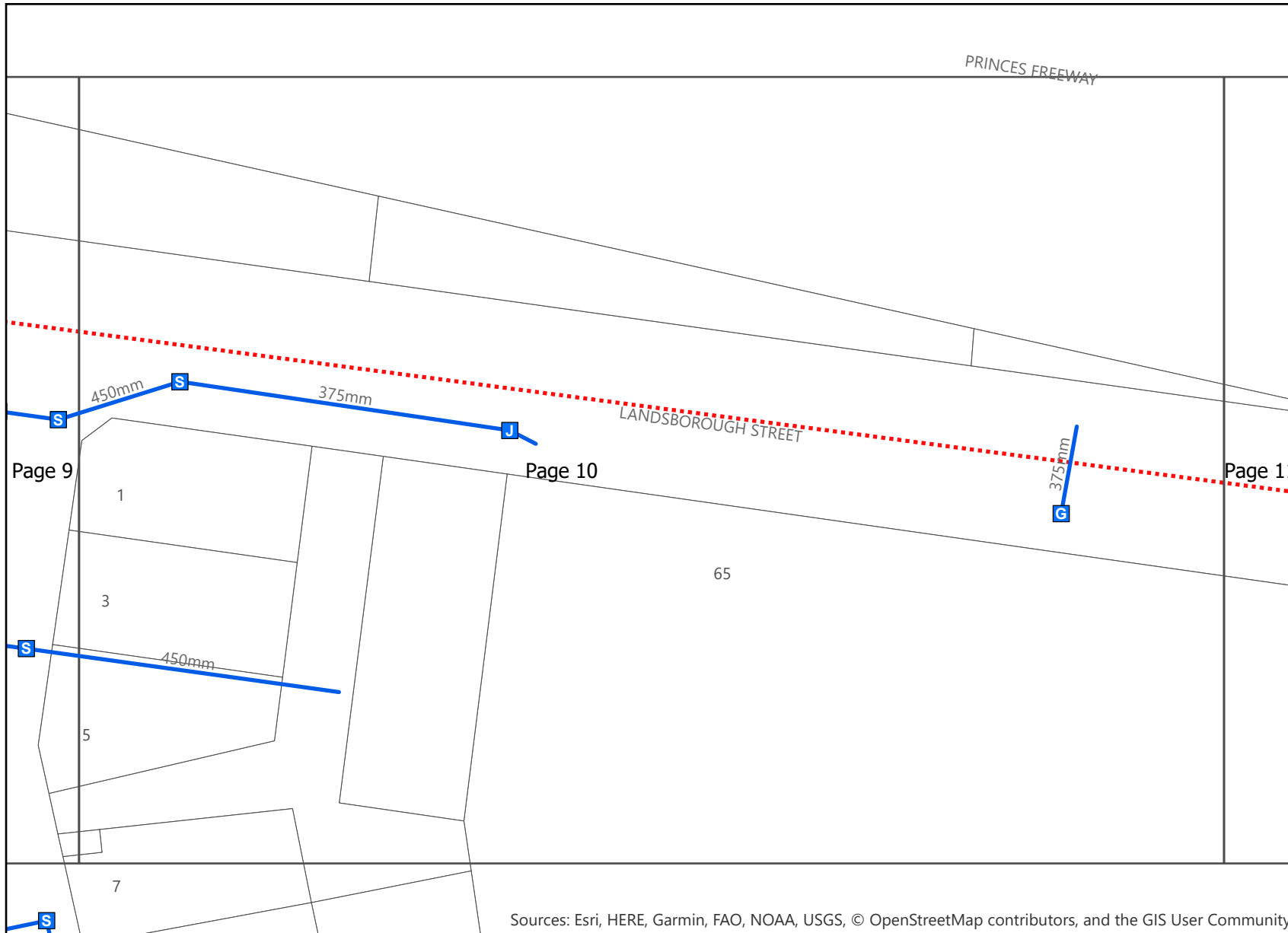


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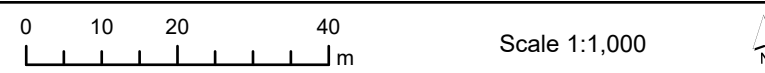
- DBYD Enquiry
- Drainage Pipe

Drainage Pits

- Double Grated Pit
- Double Grated Side Entry Pit
- Double Junction Pit
- Double Side Entry Pit
- Energy Dissipator
- Grated Pit
- Grated Side Entry Pit
- Junction Pit
- Outfall
- Spoon Drain
- Side Entry Pit
- Other

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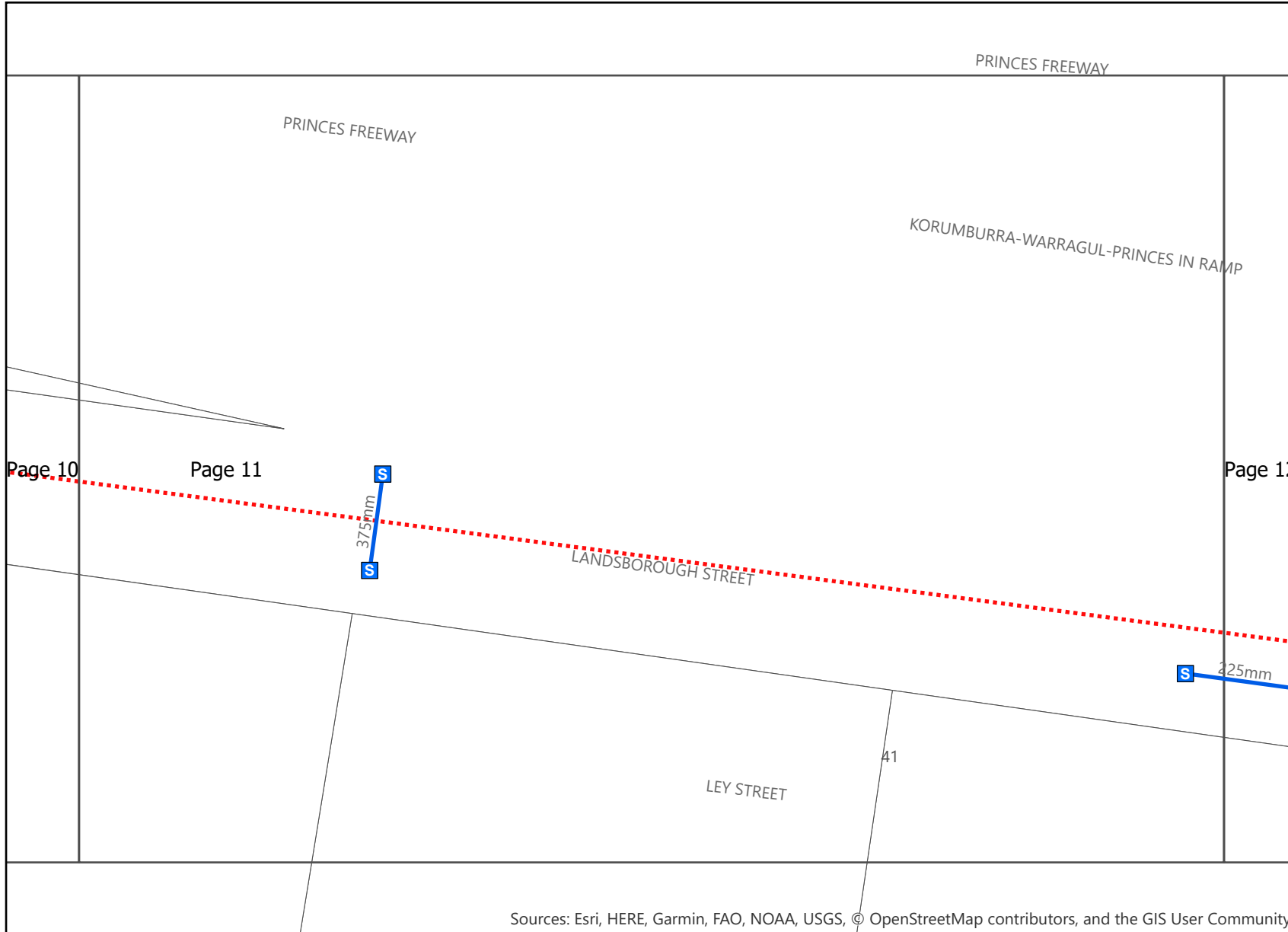


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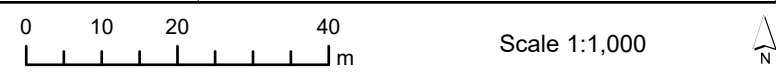
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Drainage Pits

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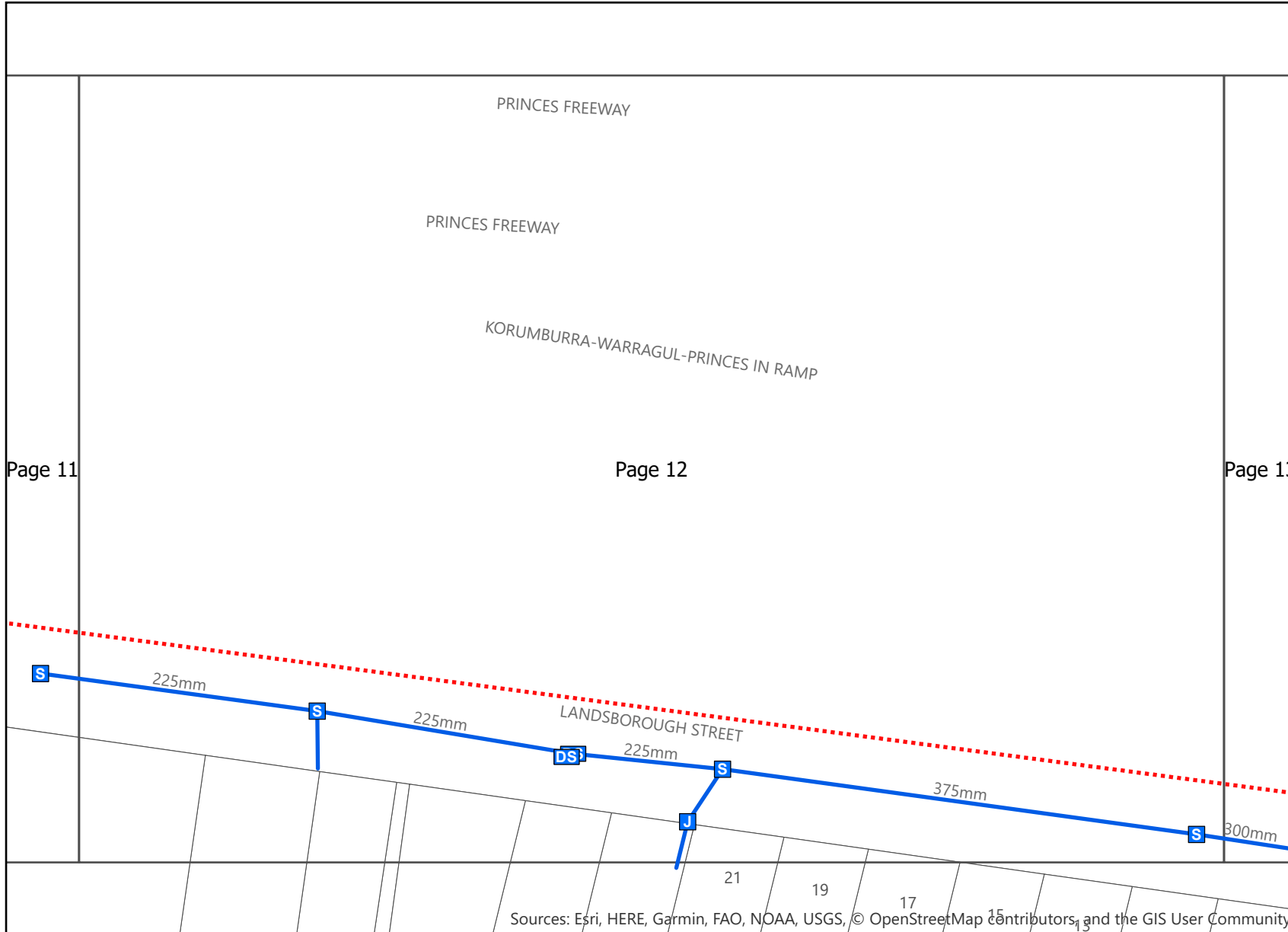
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Legend

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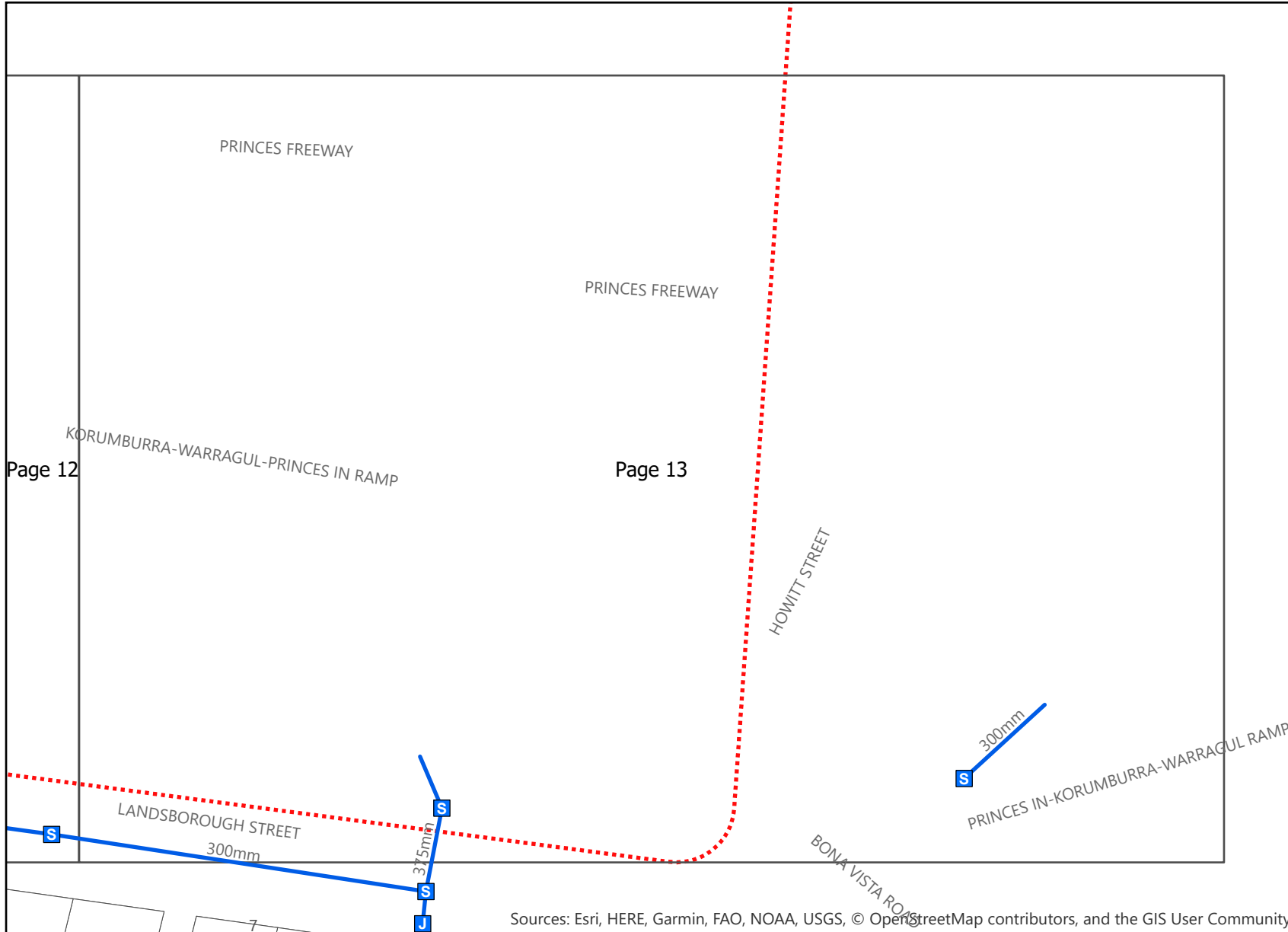
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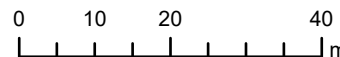
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Drainage Pits

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29/04/20 (valid for 30 days)



Scale 1:1,000



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Job # 19440940
 Seq # 97135263
 Provider: Esso Australia Pty Ltd
 Telephone: (03) 5143 4090



Legend

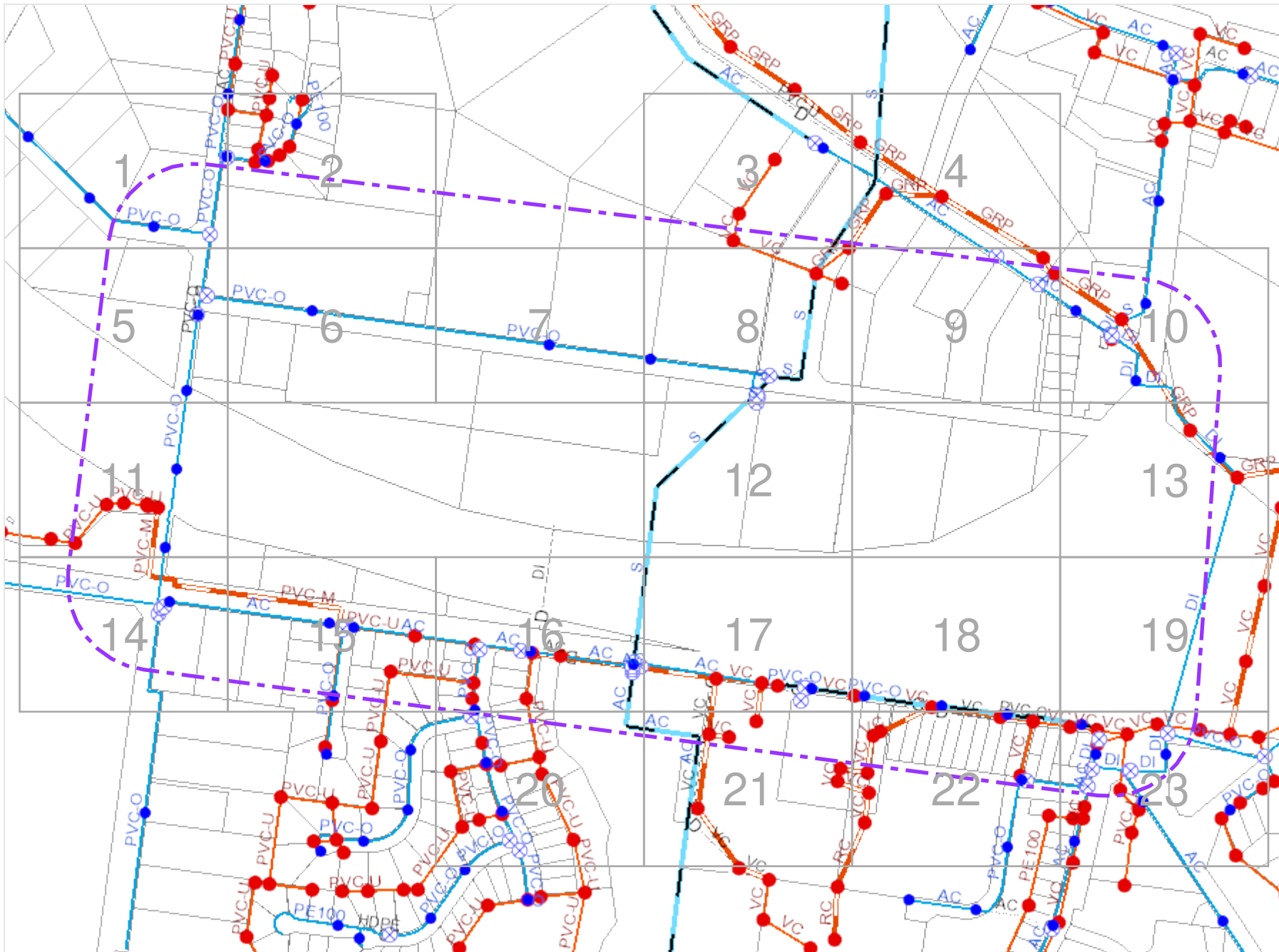
DBYD Enquiry

This map is a representation of the information currently held by Esso Australia Pty Ltd. Basemap data is supplied by VICMAP. The Plan is provided in response to a Dial Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Esso Australia infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data. Do not proceed if your work has potential to impact Esso pipelines.

In an emergency contact Esso Australia on (03) 5143 4090 or (03) 5143 4079
 Index Sheet



Plans generated by SmarterWX™ Automate



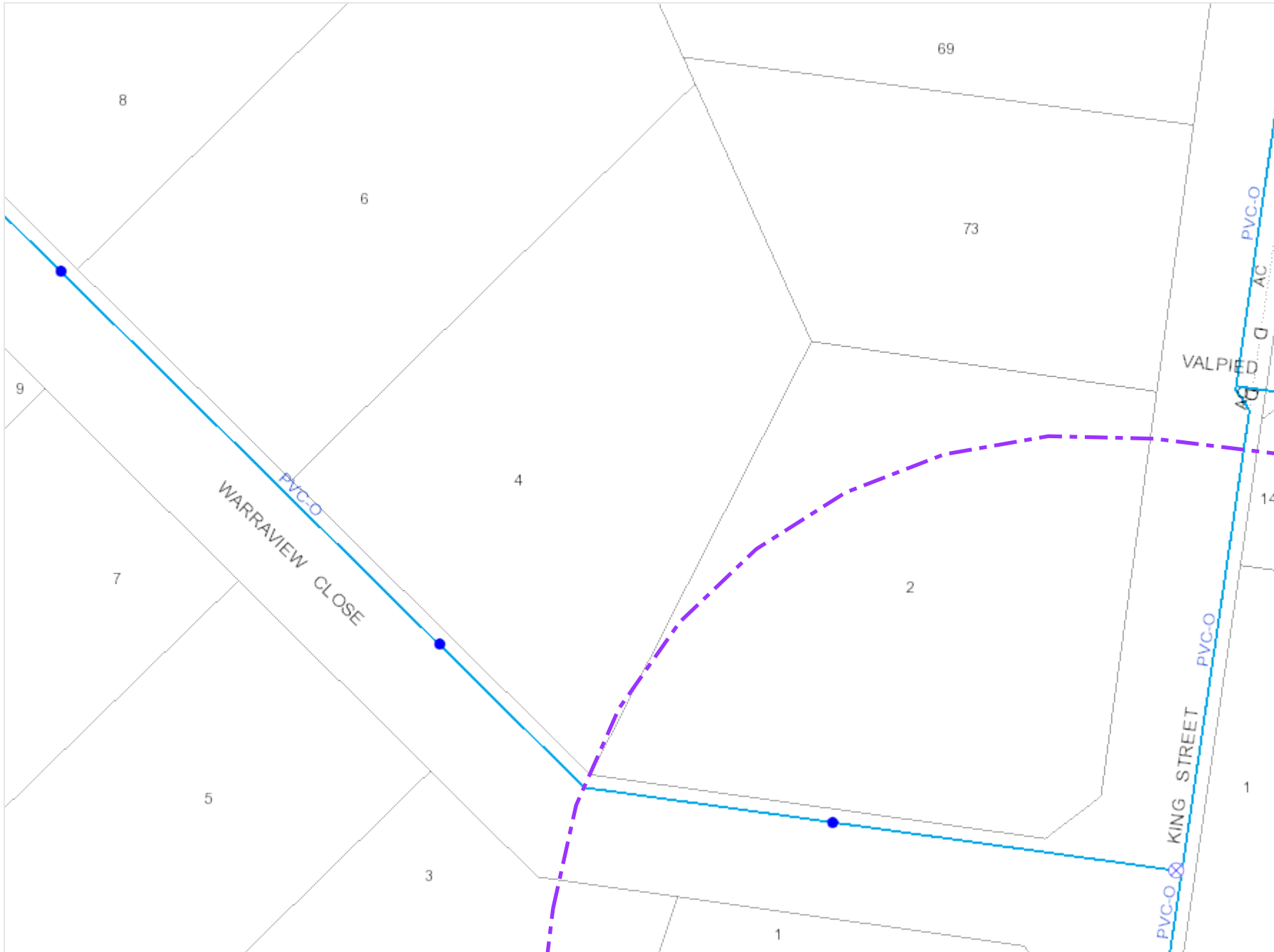
Legend

- Electrical Cables
- Hydrant
- ⊗ Water Valve
- Sewer Manhole
- Water Main (Critical)
- Water Main
- Sewer Main (Critical)
- Sewer Main
- - - Decom Water Main
- - - Decom Sewer Main

Scale: 1:6150



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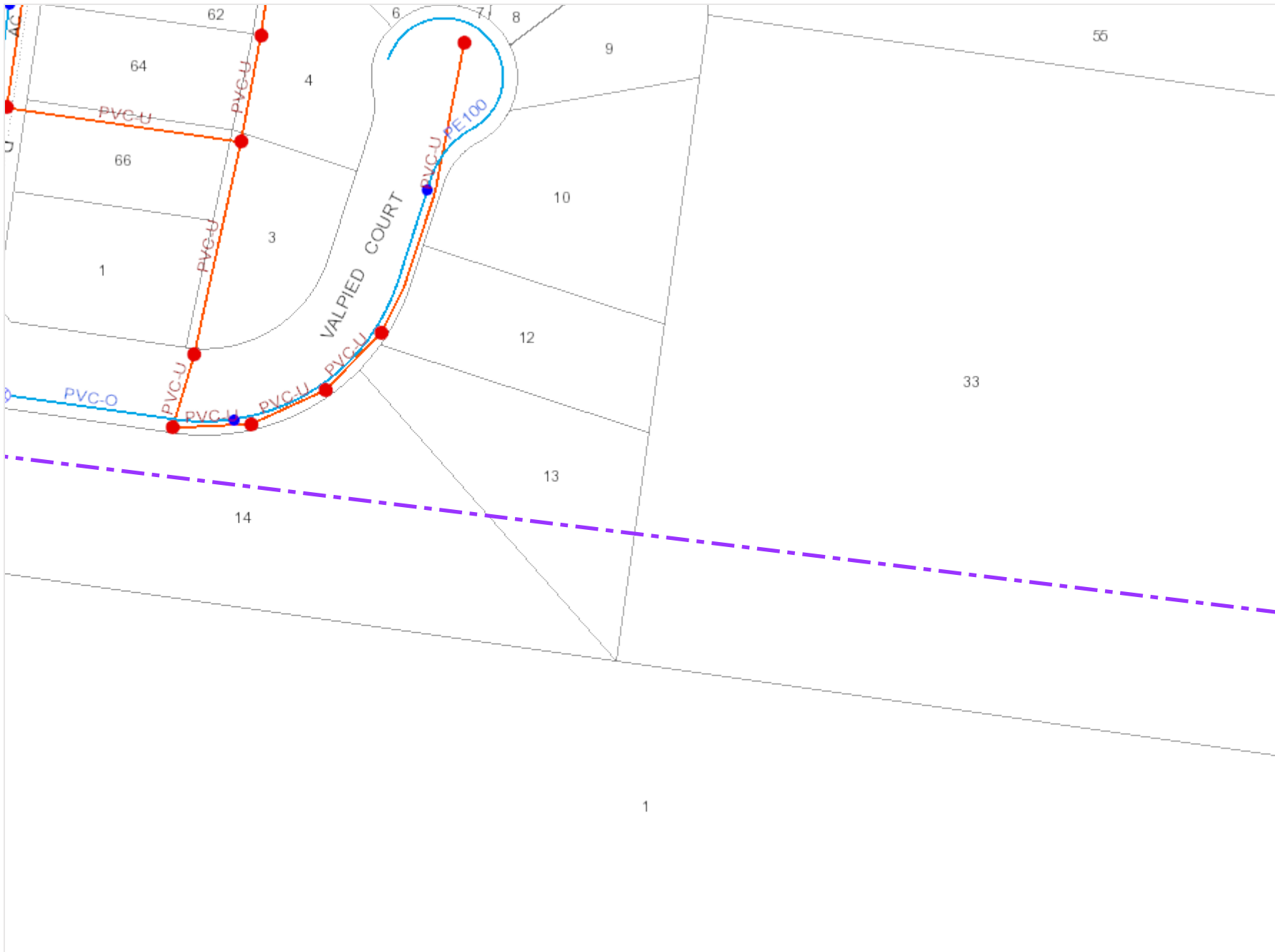
Legend

- Electrical Cables
- Hydrant
- ⊗ Water Valve
- Sewer Manhole
- Water Main (Critical)
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Scale: 1:1000



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Legend

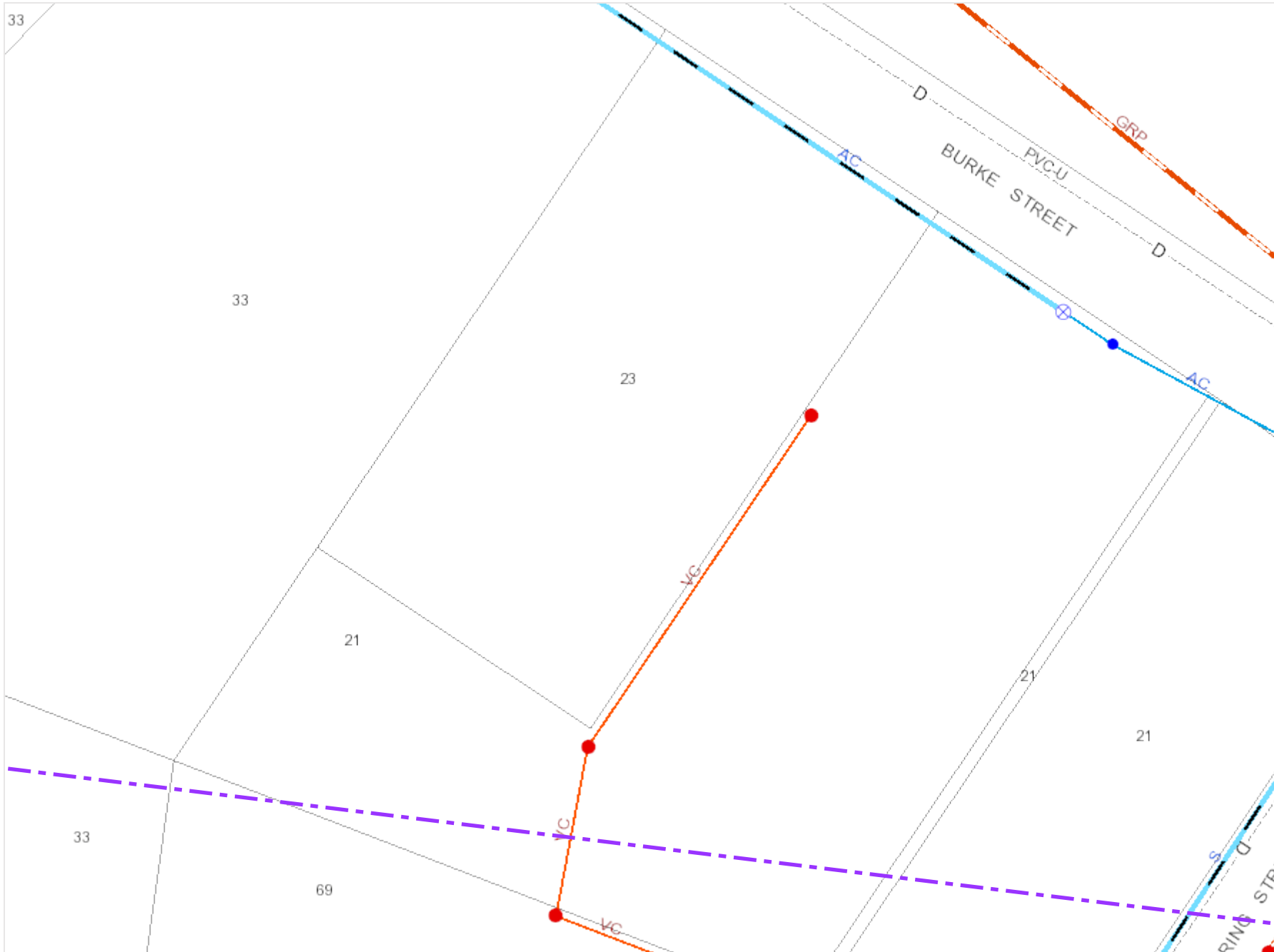
-  Electrical Cables
-  Hydrant
-  Water Valve
-  Sewer Manhole
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-  Sewer Main
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Scale: 1:1000













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Legend

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Scale: 1:1000













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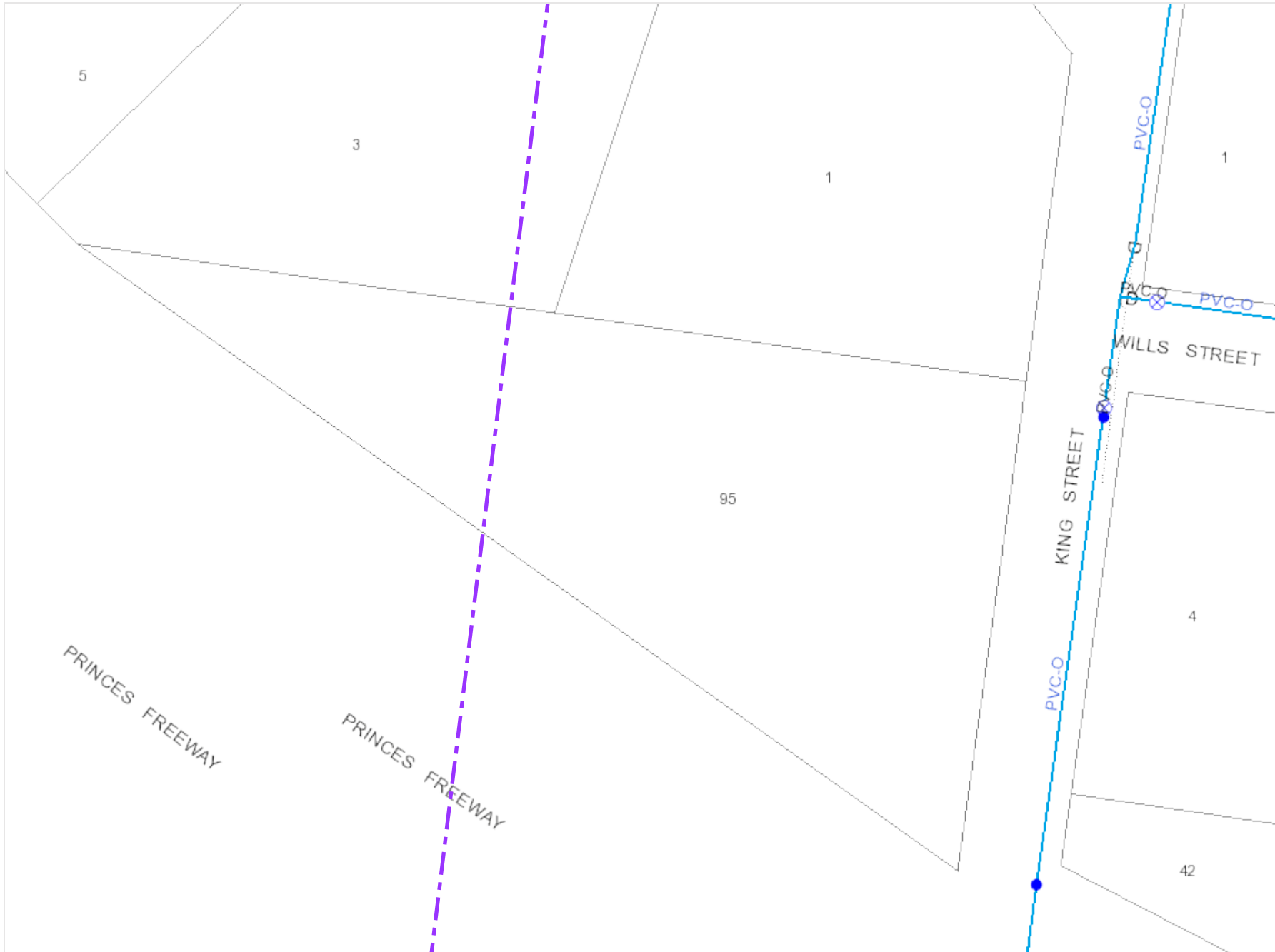
Legend

-  Electrical Cables
-  Hydrant
-  Water Valve
-  Sewer Manhole
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Scale: 1:1000



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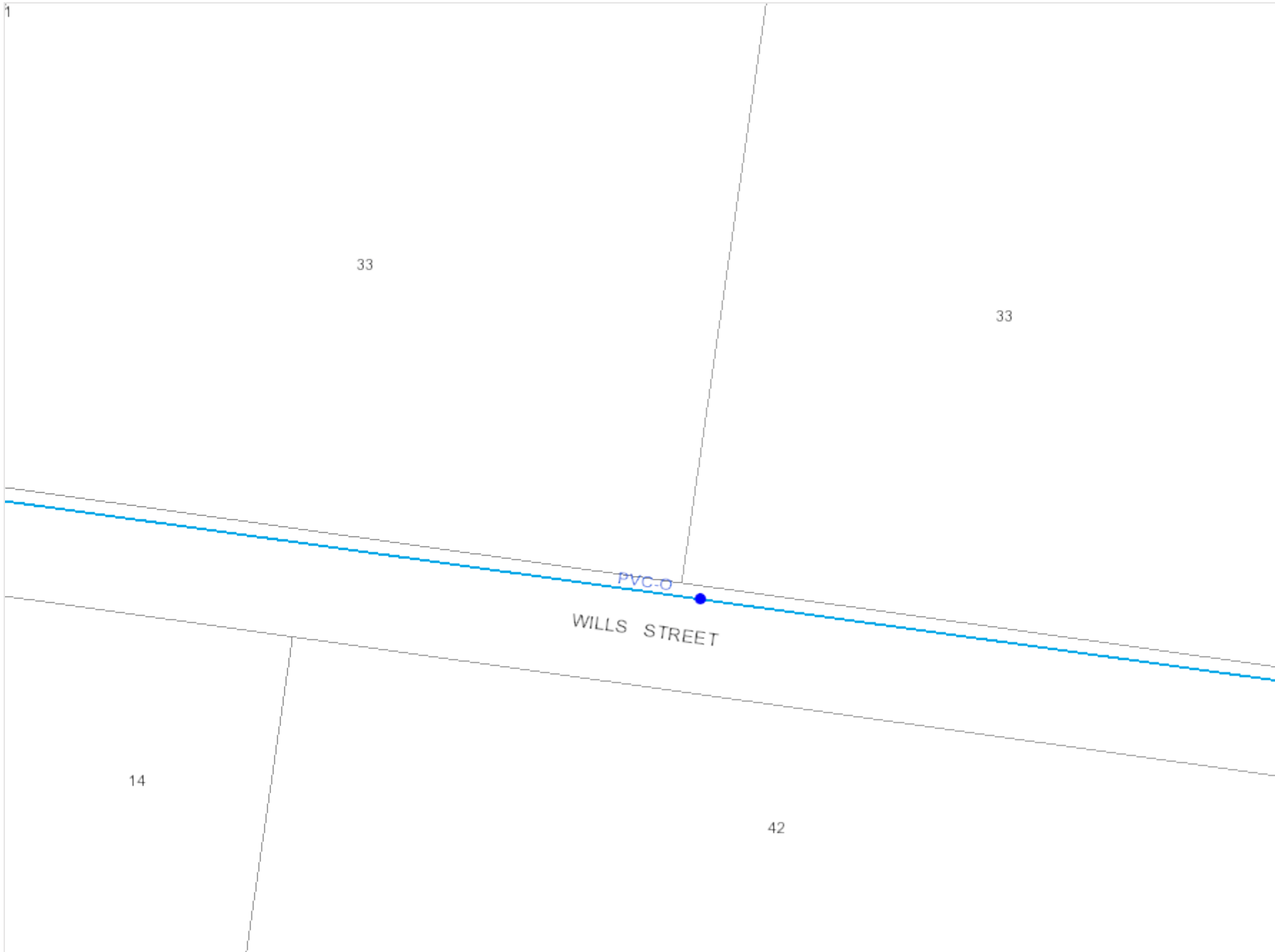
-  Electrical Cables
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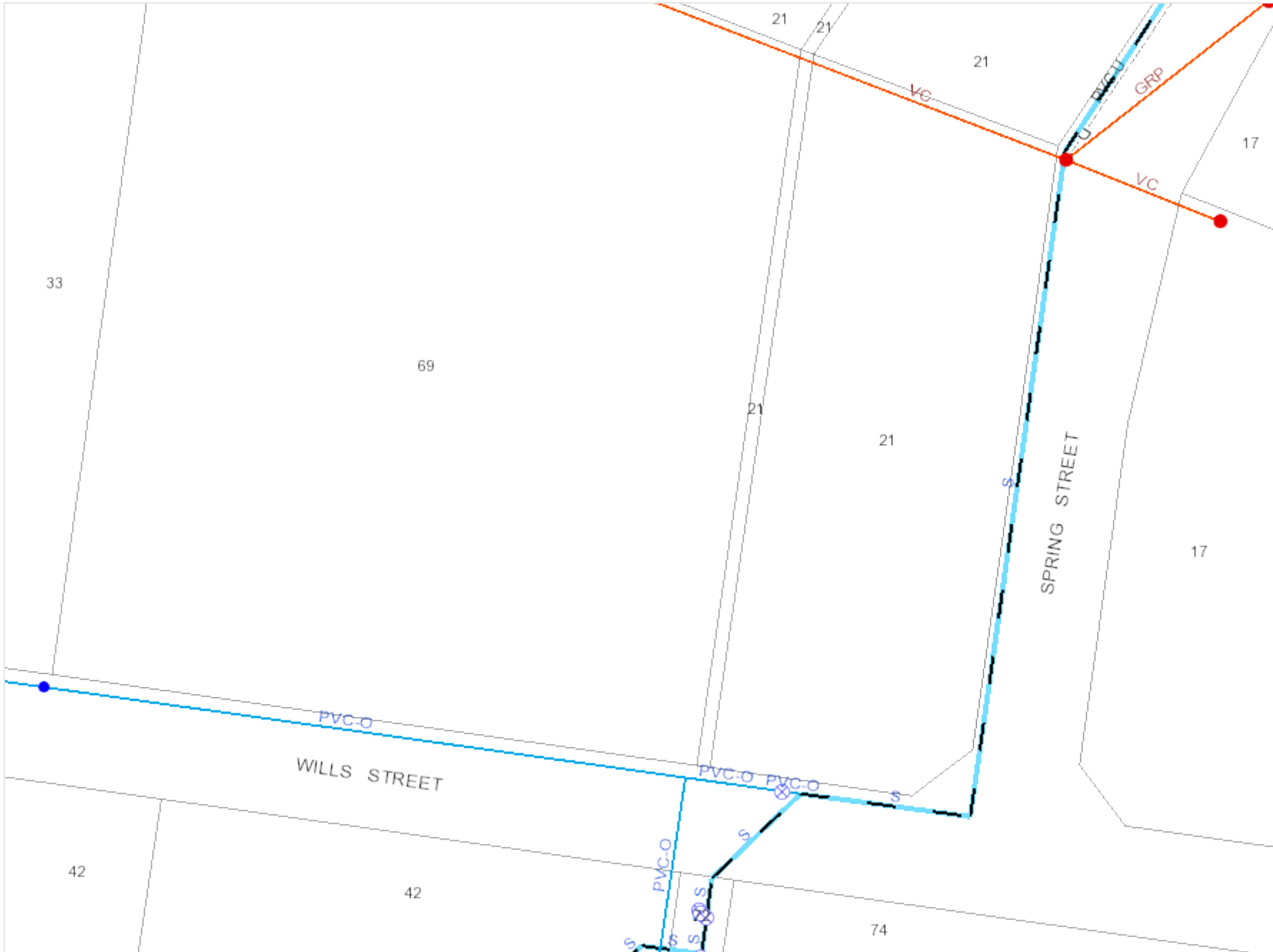
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Scale: 1:1000



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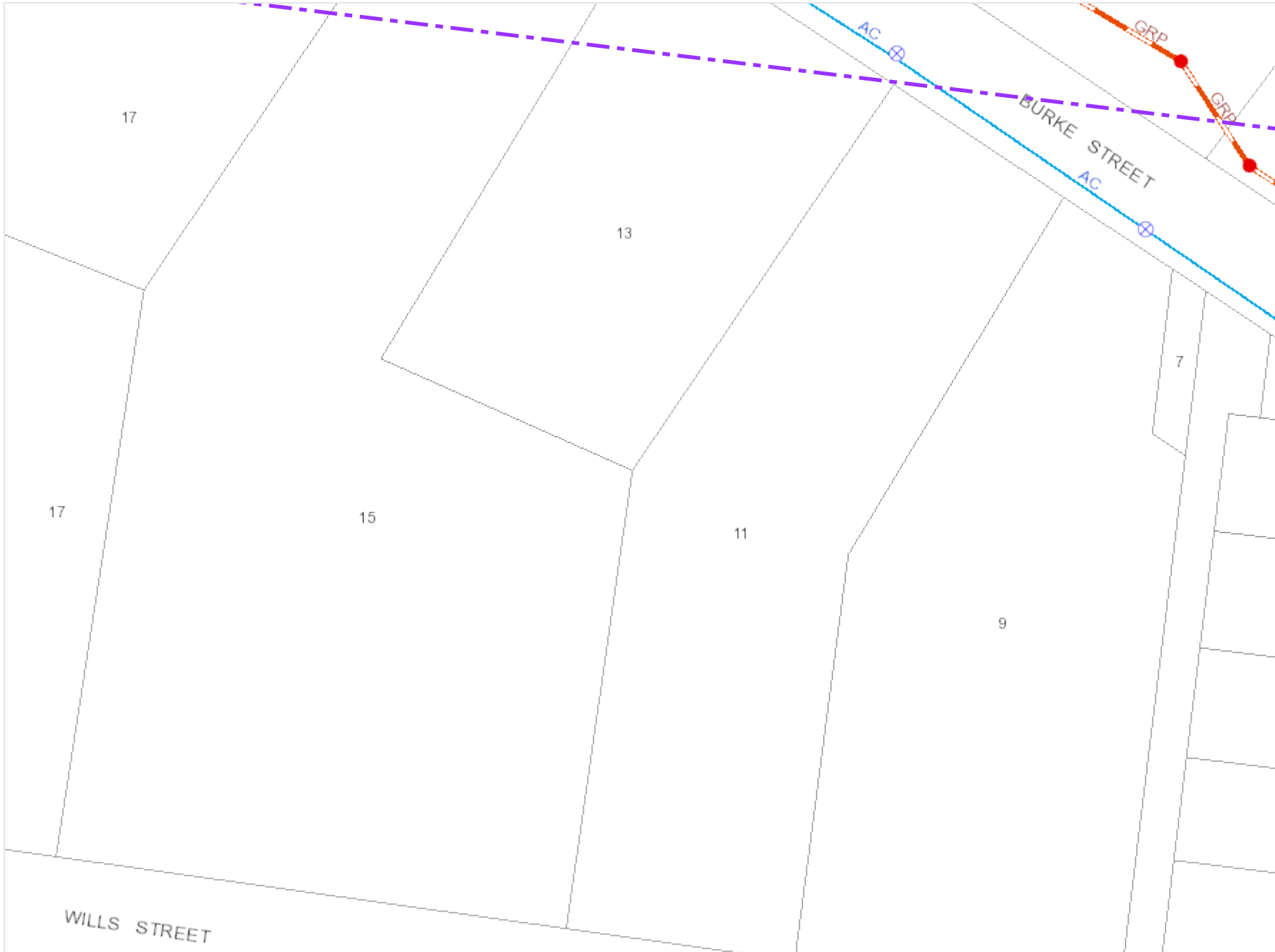
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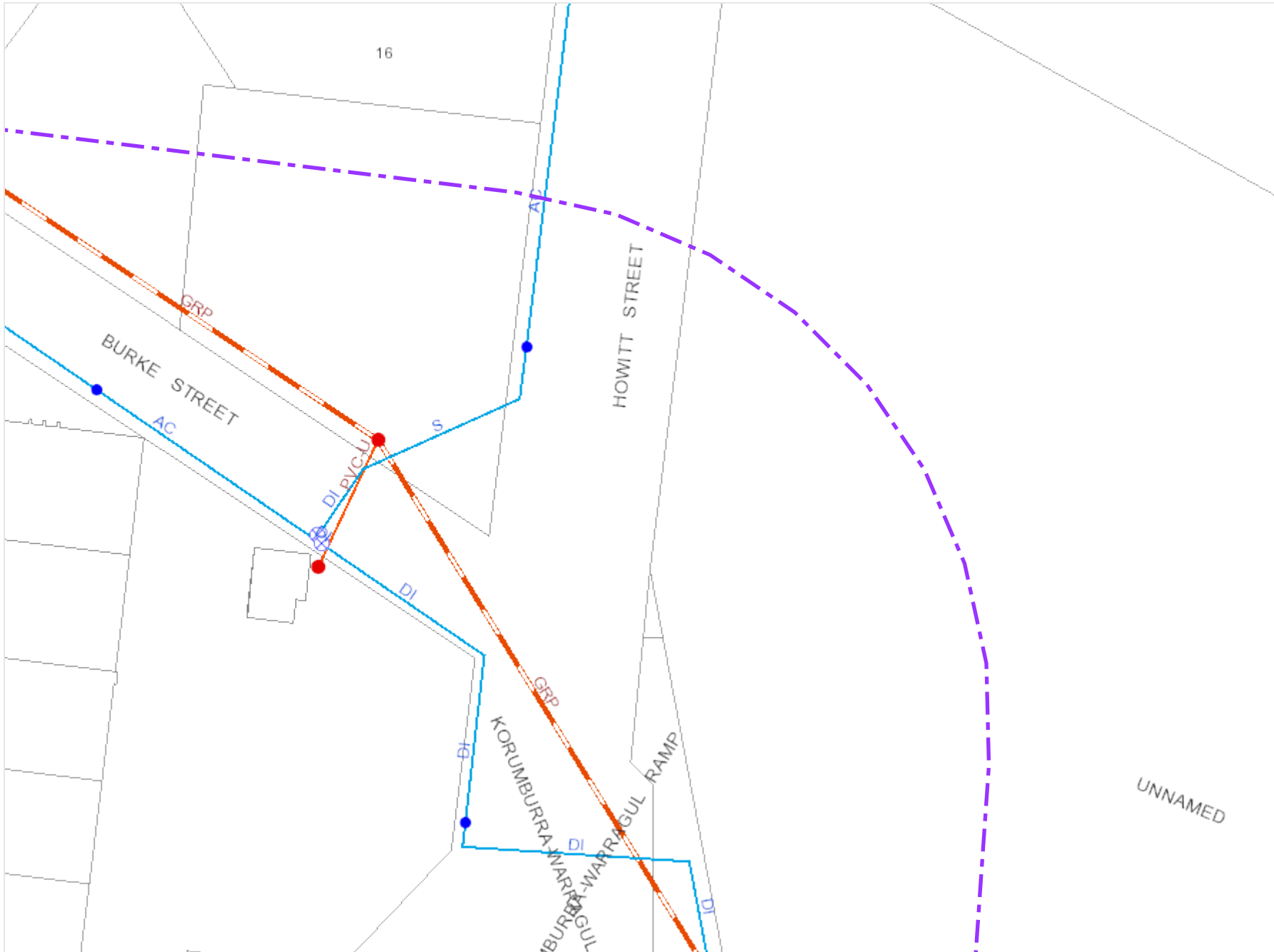
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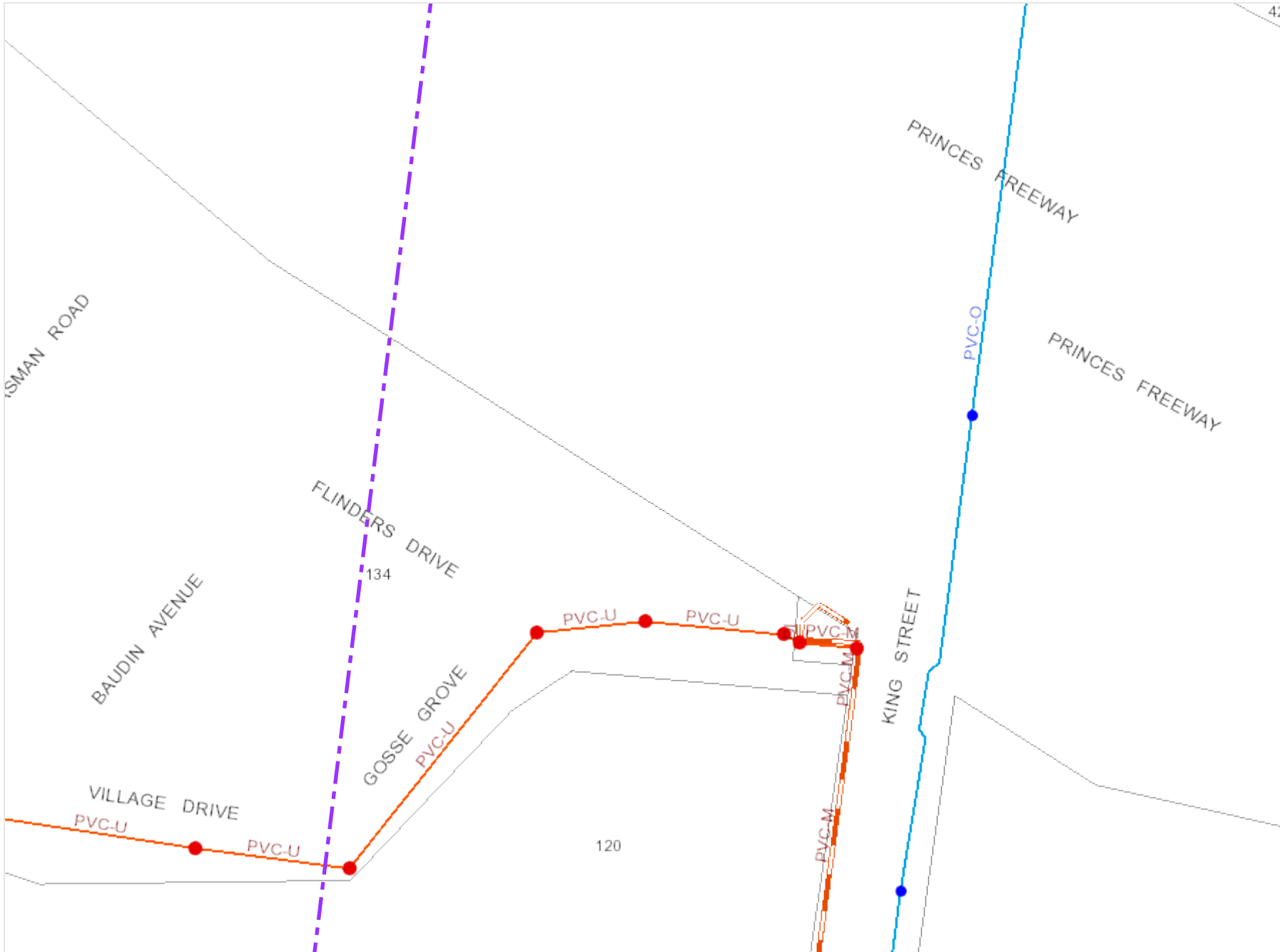
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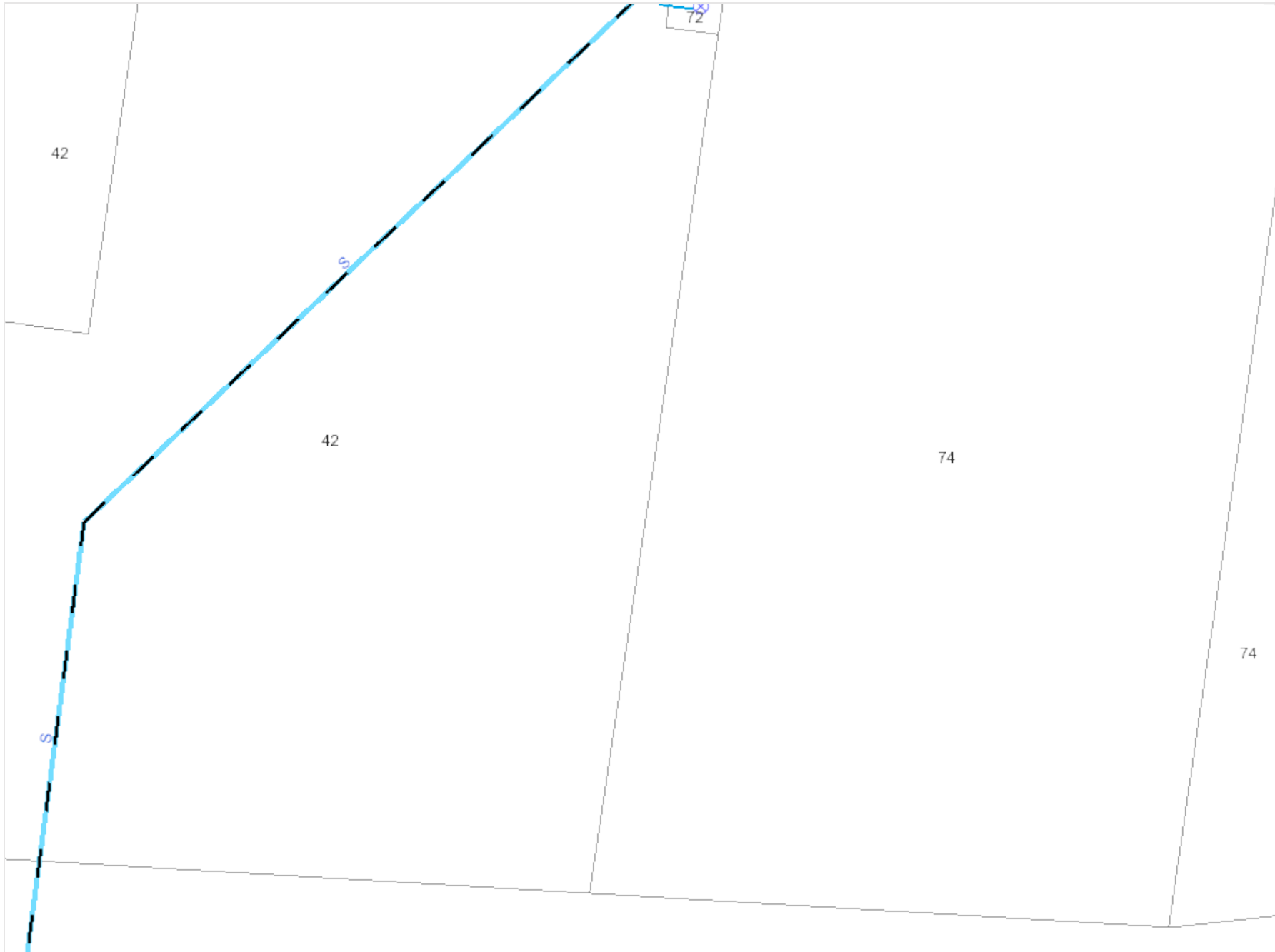
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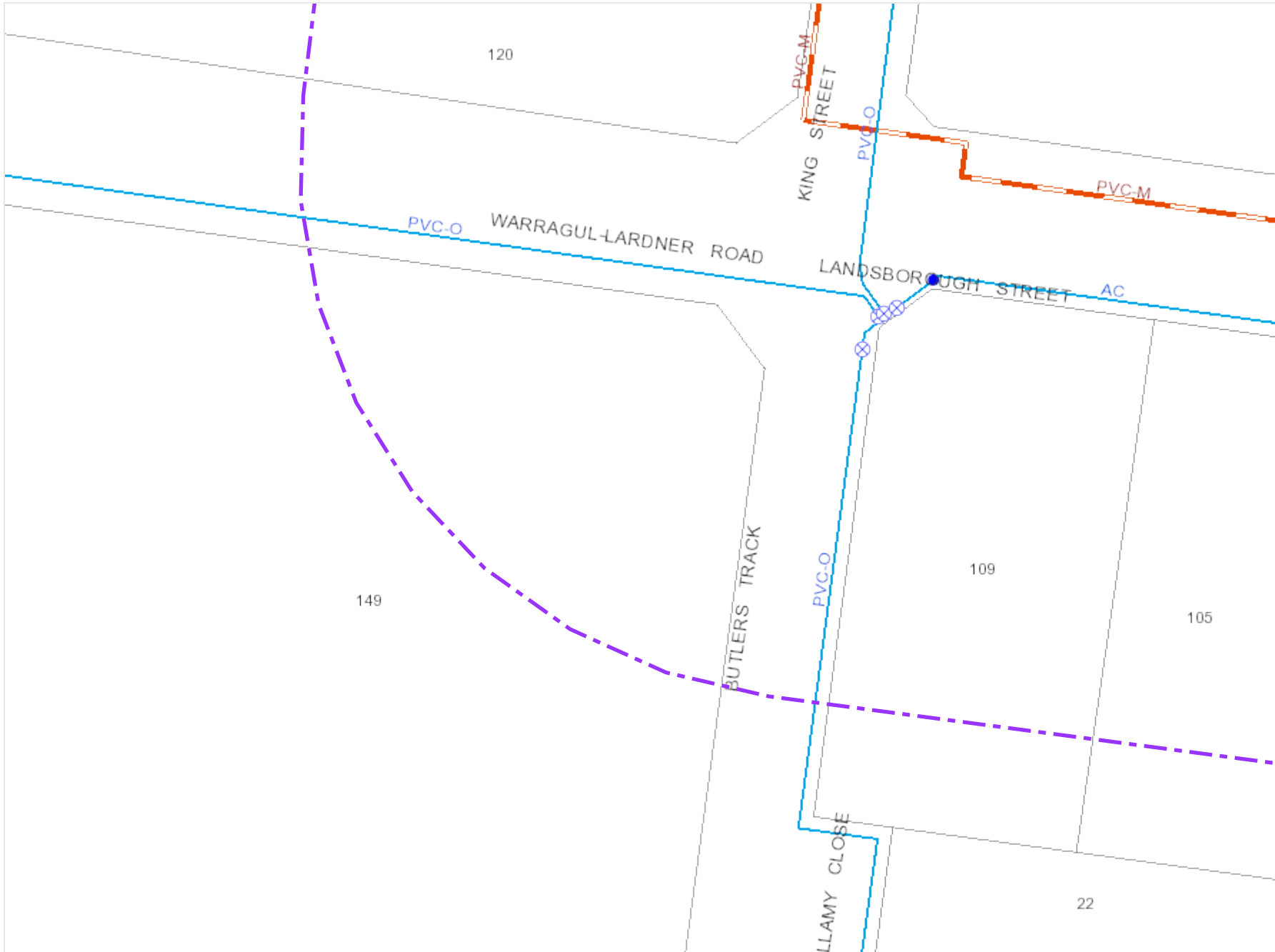
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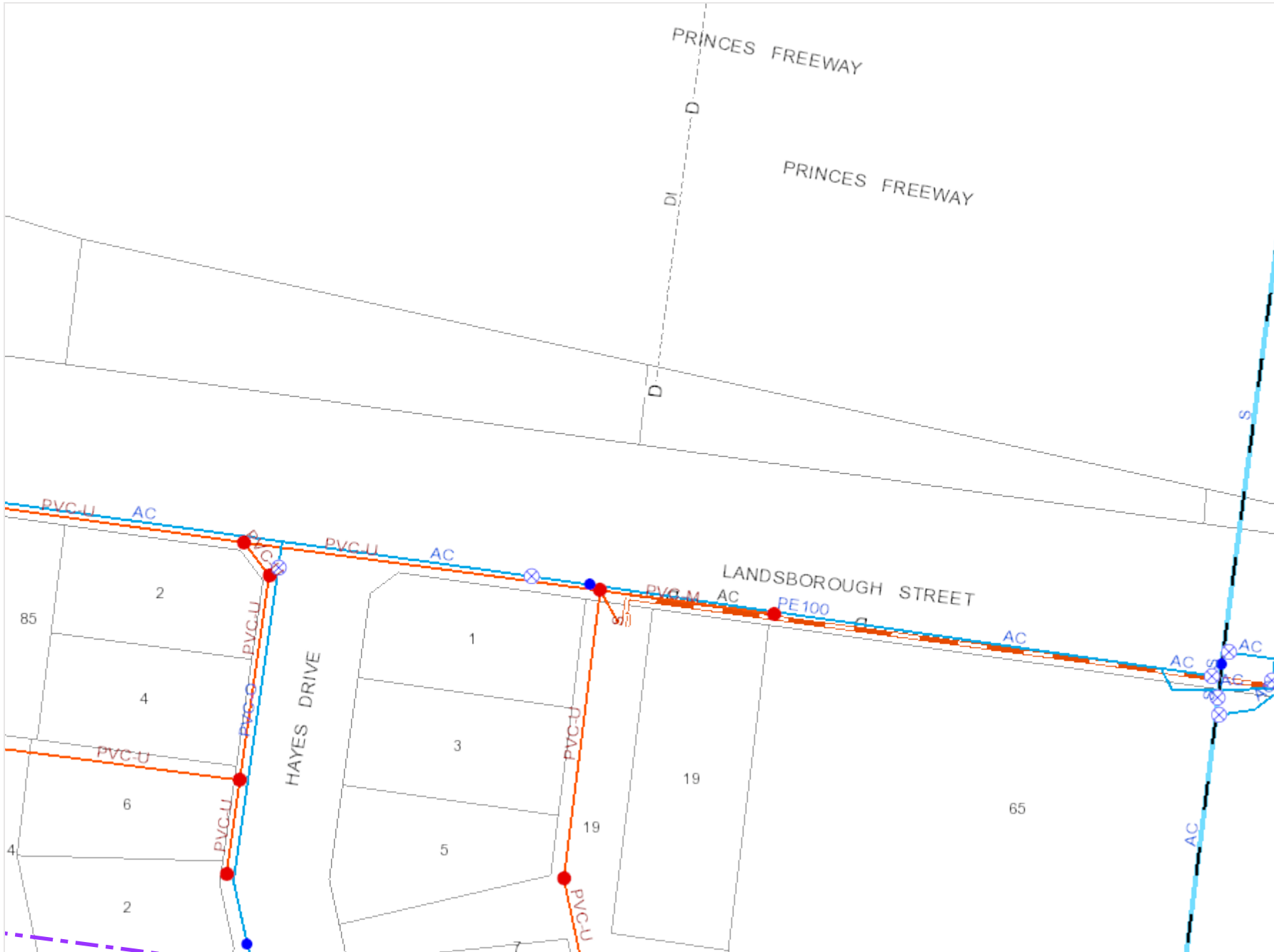
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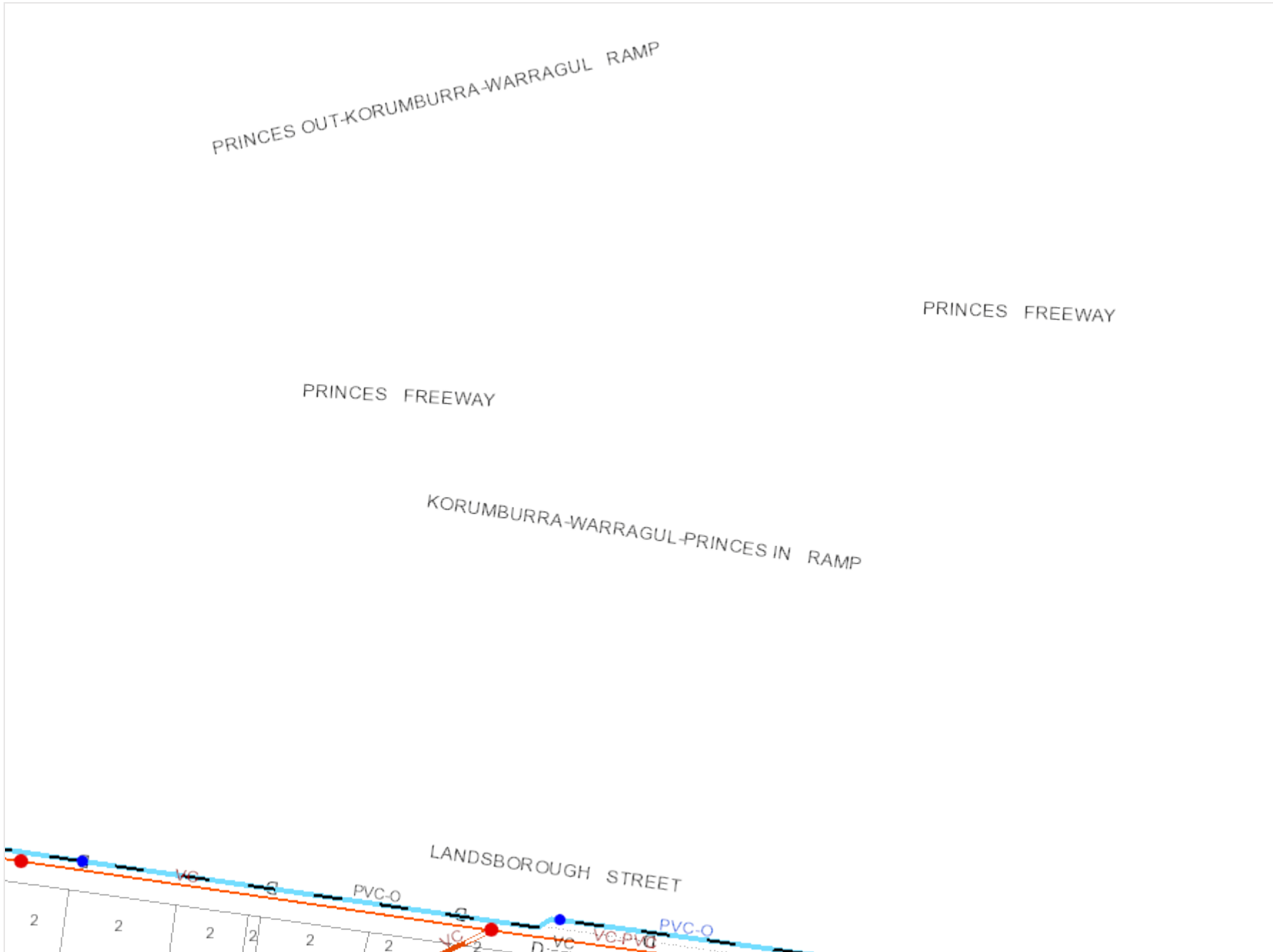
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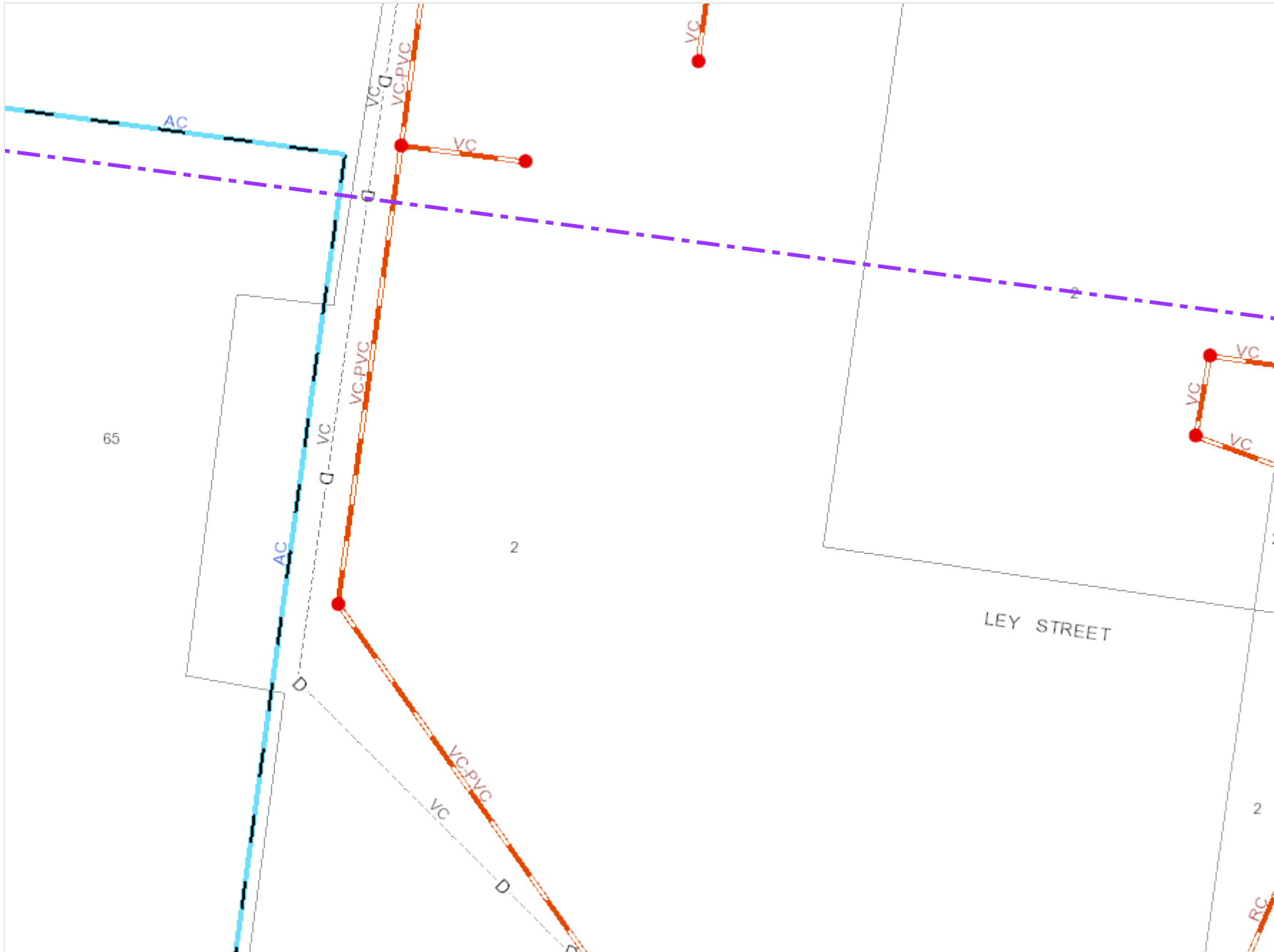
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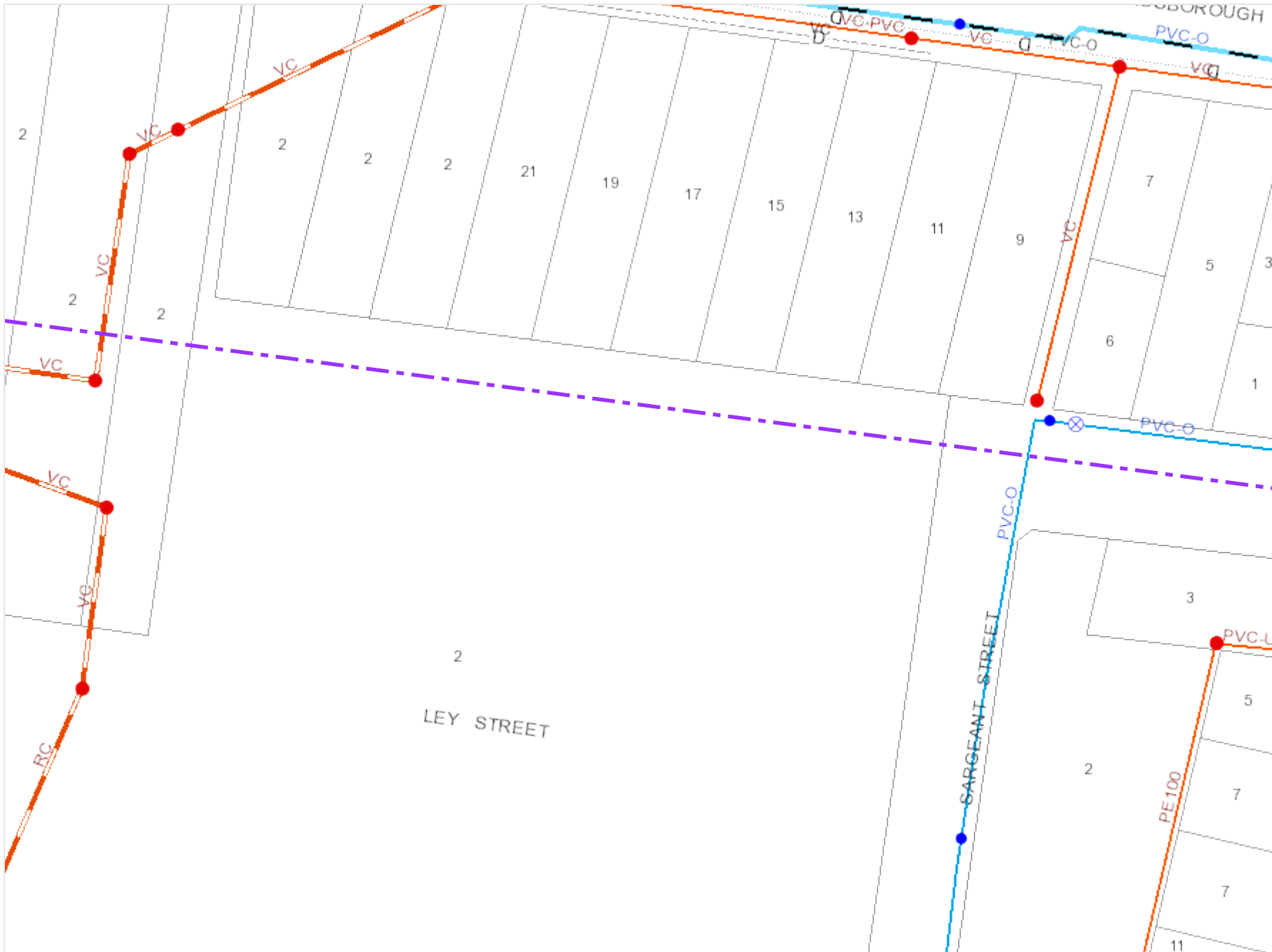
Legend

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Scale: 1:1000



DISCLAIMER:
 Gippsland Water does not guarantee the accuracy, scale or completeness of this information. Any person relying on this information does so on the basis that Gippsland Water shall bear no responsibility or liability for loss, damage or injury arising from any error, fault, defect or omission in the information. Any person using this information should make their own site investigation and accommodate their works accordingly.



Legend

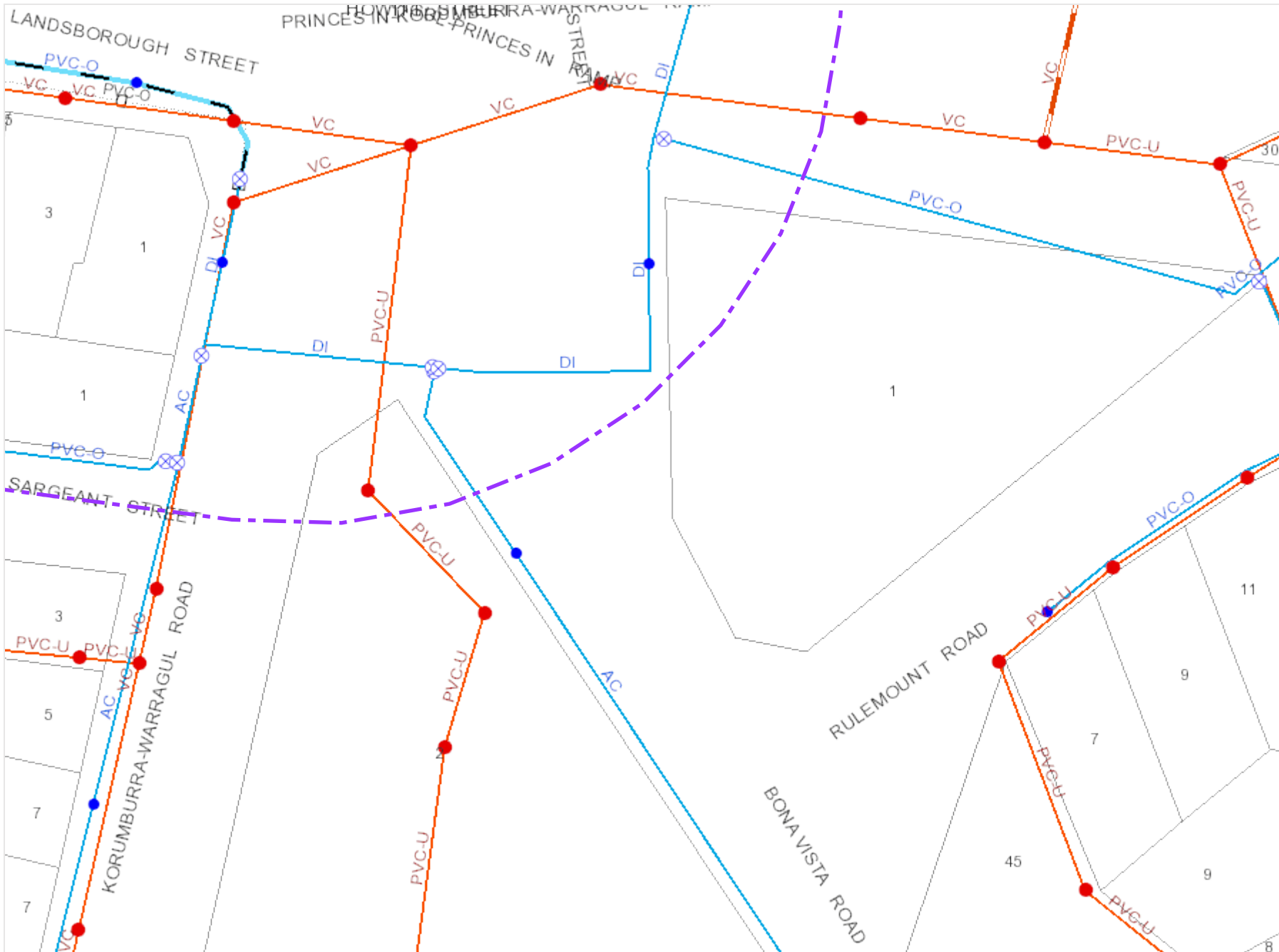
-  Electrical Cables
-  Hydrant
-  Water Valve
-  Sewer Manhole
-  Water Main (Critical)
-  Water Main
-  Sewer Main (Critical)
-  Sewer Main
-  Decom Water Main
-  Decom Sewer Main

Scale: 1:1000

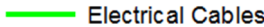



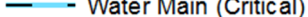
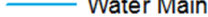
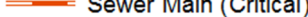
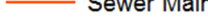
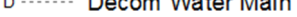



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Legend

-  Electrical Cables
-  Hydrant
-  Water Valve
-  Sewer Manhole
-  Water Main (Critical)
-  Water Main
-  Sewer Main (Critical)
-  Sewer Main
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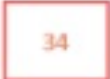




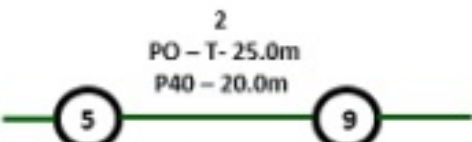
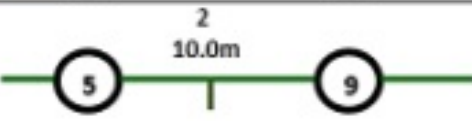





Indicative Plans

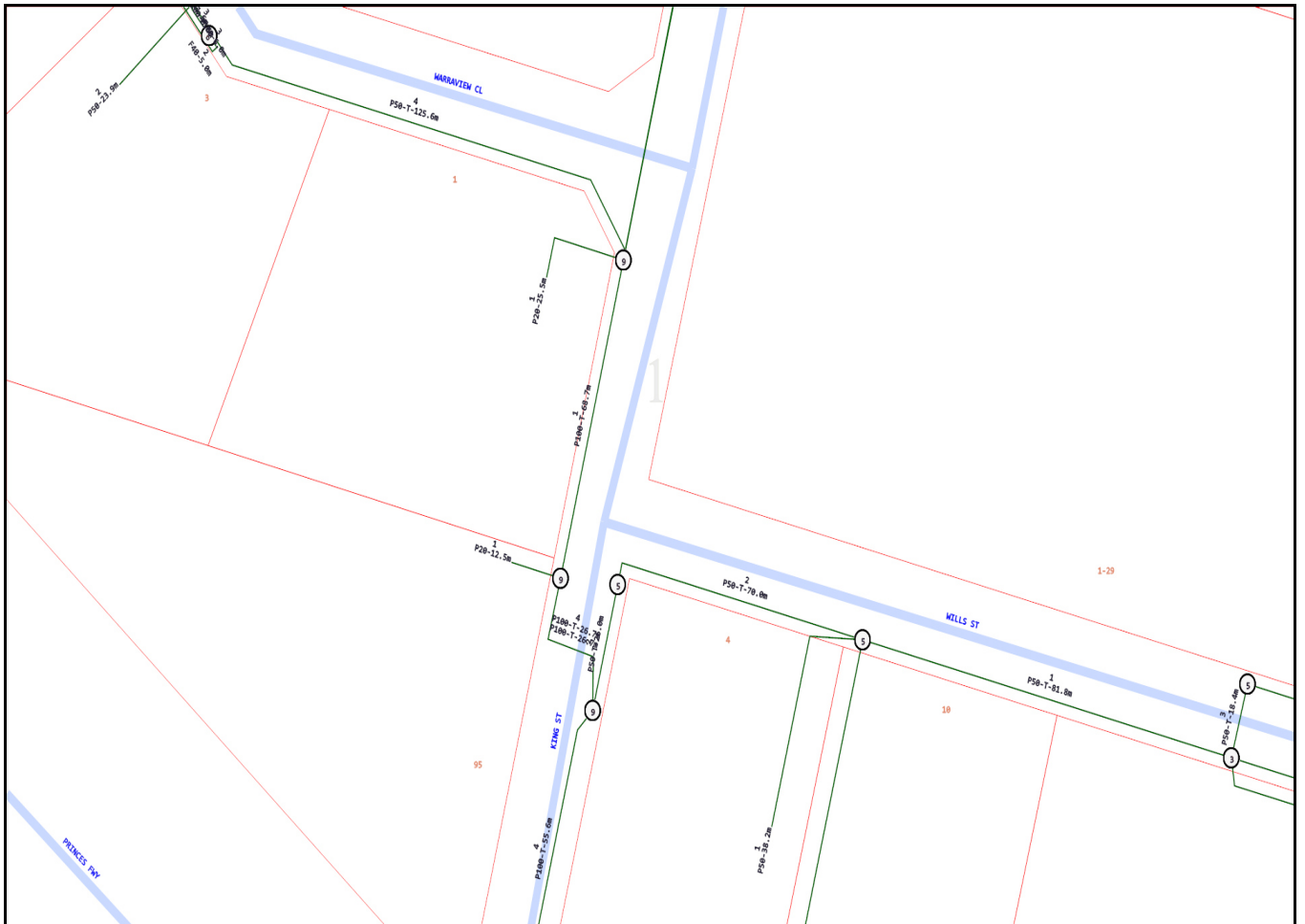
Issue Date:	28/04/2020	
Location:	Wills Street , Warragul , VIC , 3820	

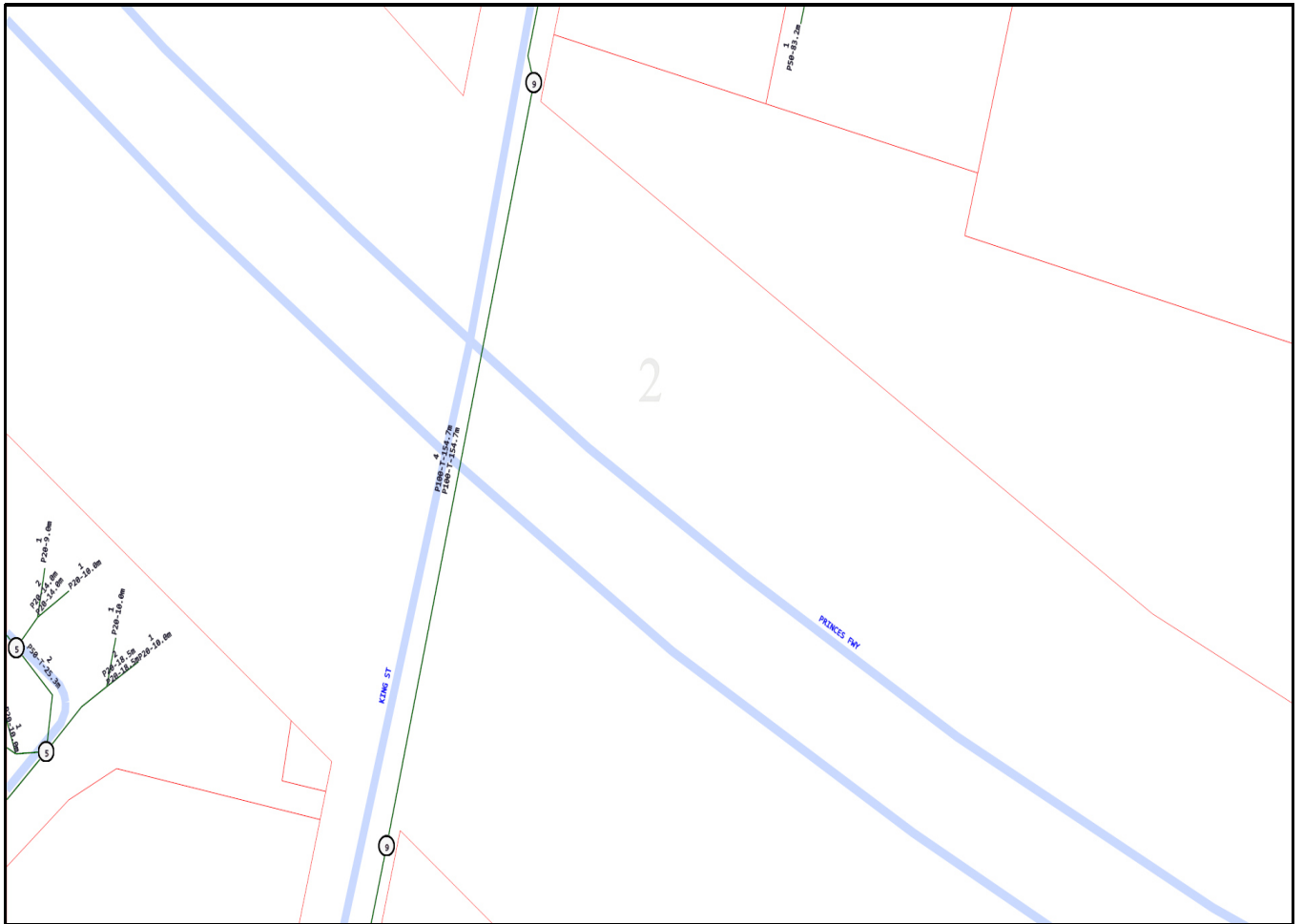
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2	6	10	14
3	7	11	15
4	8	12	16

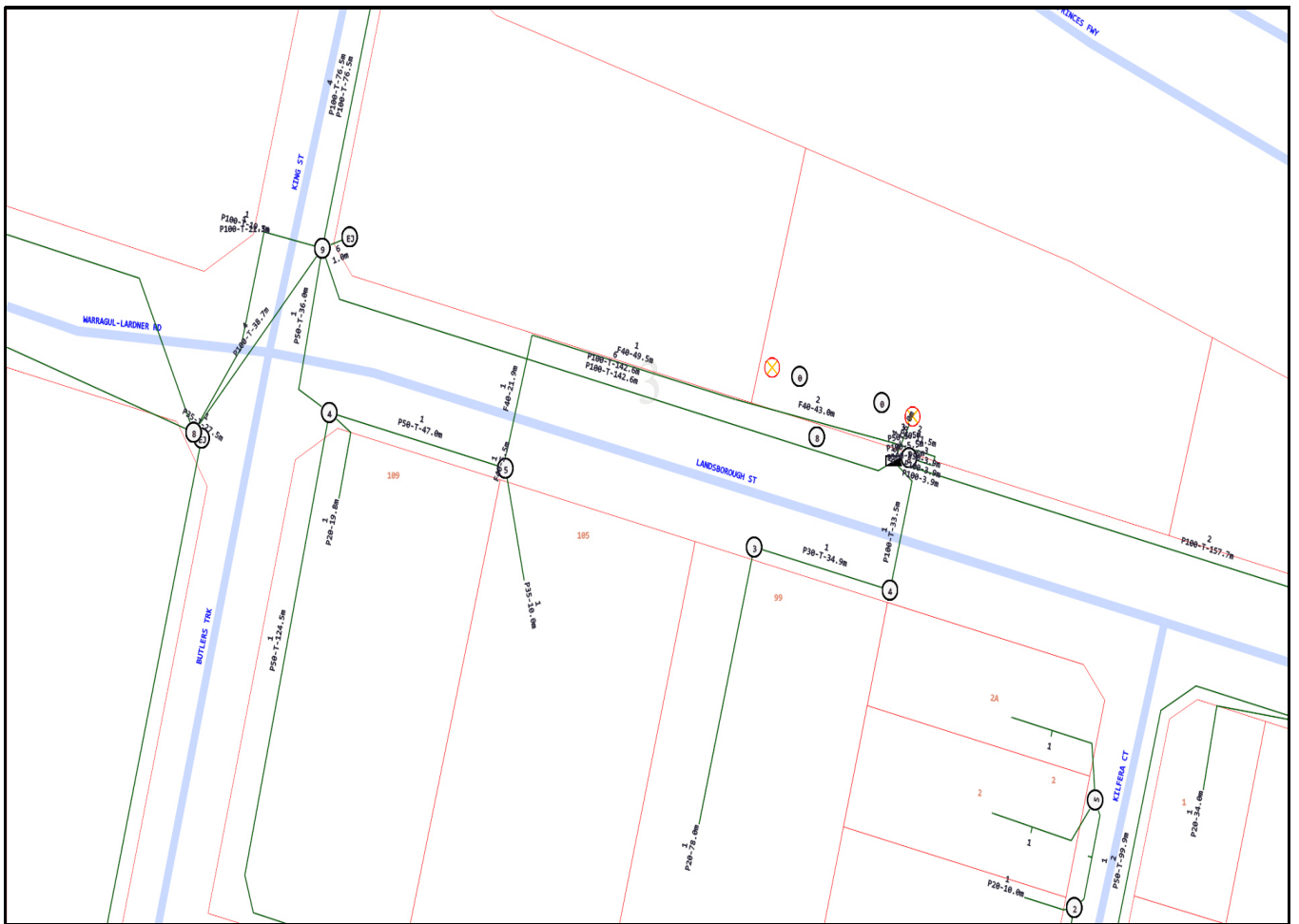


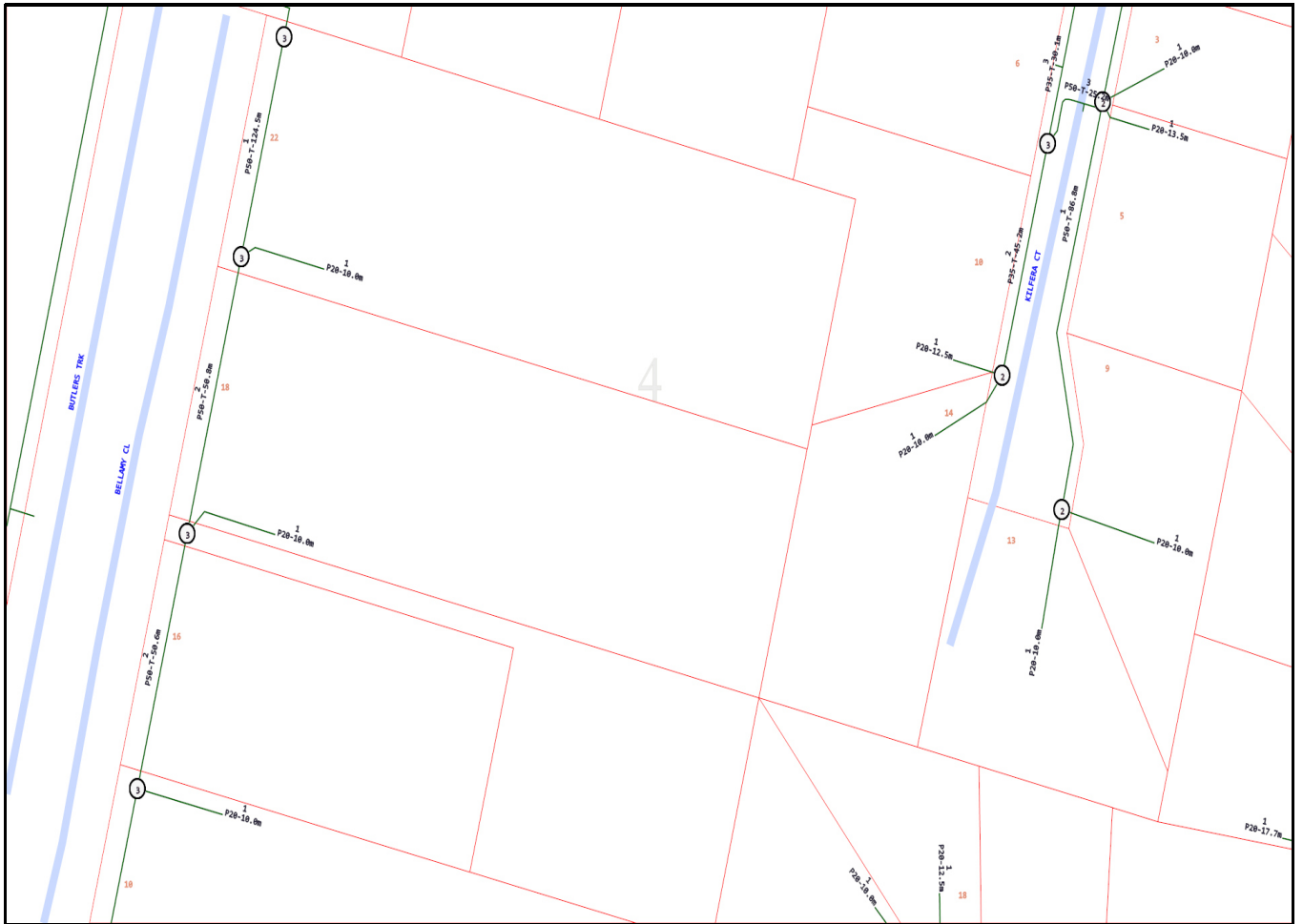
LEGEND

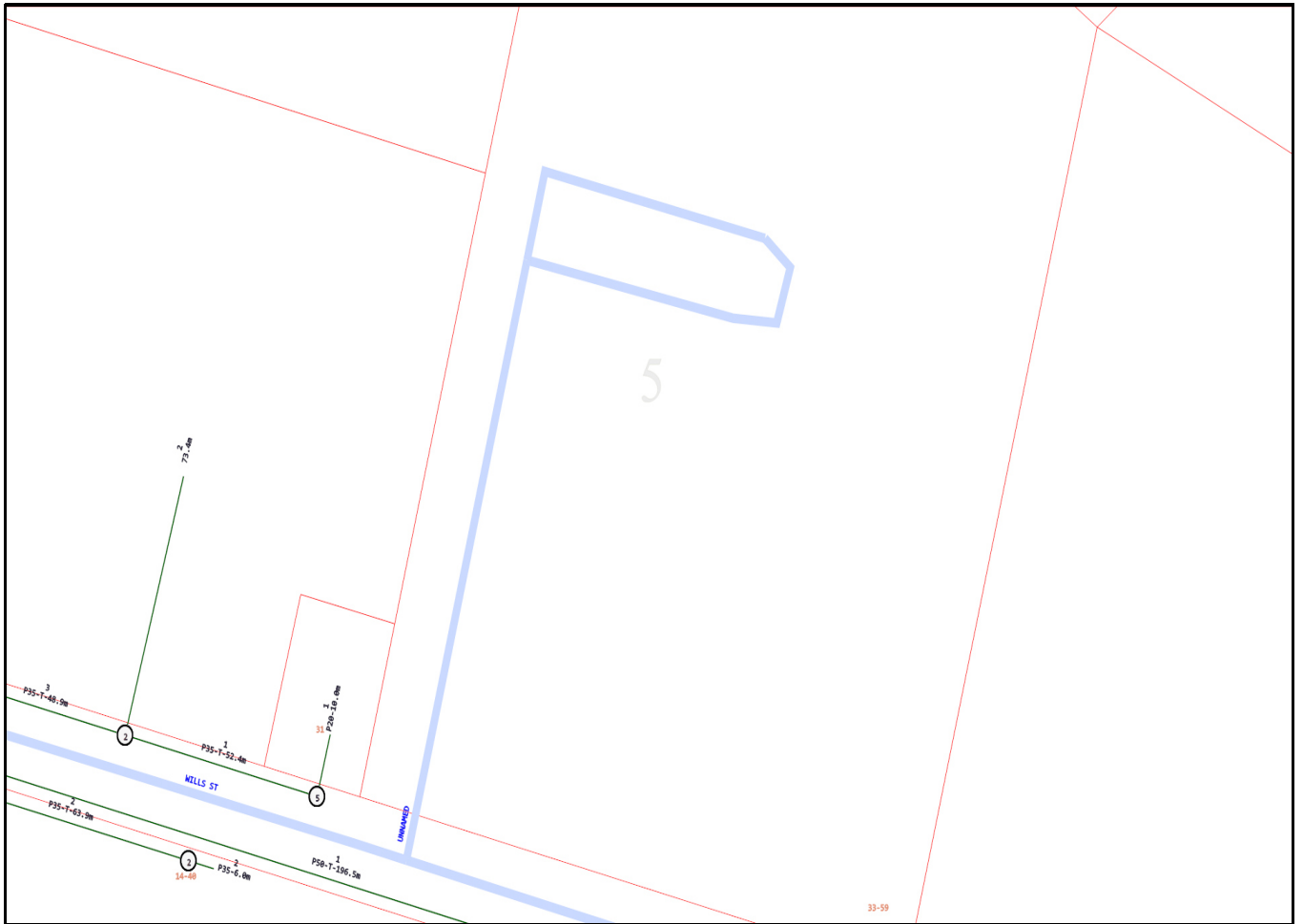
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
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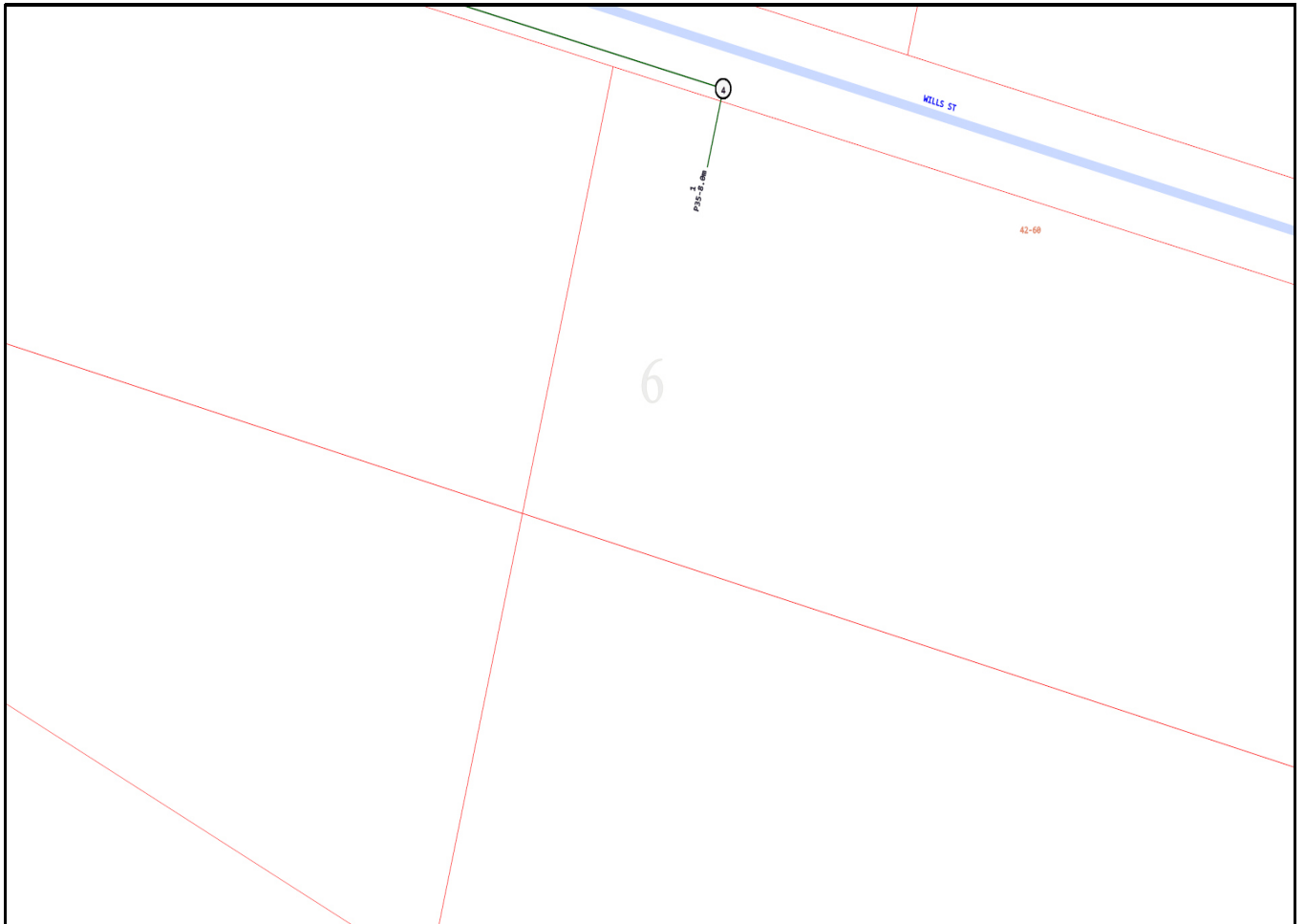


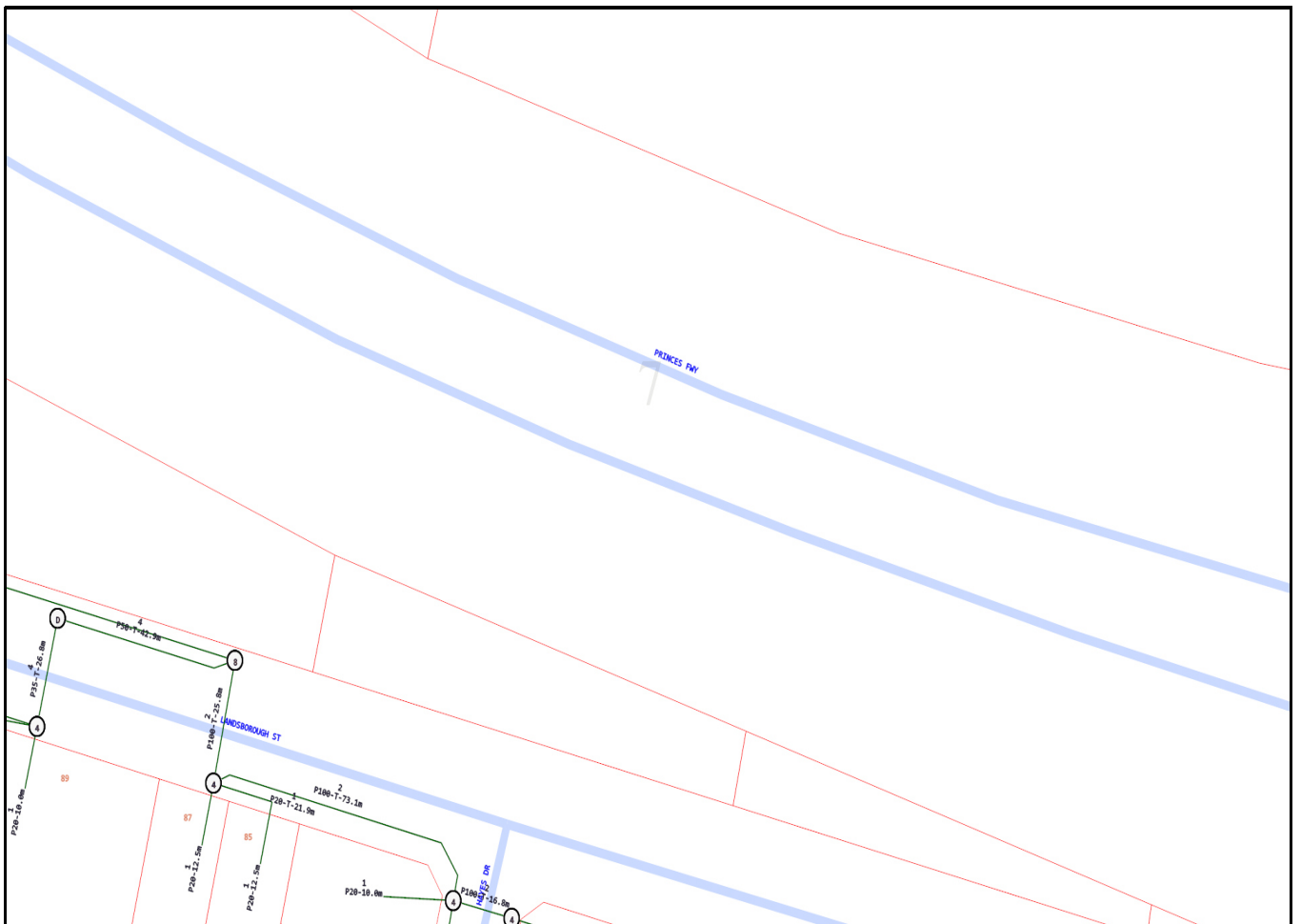


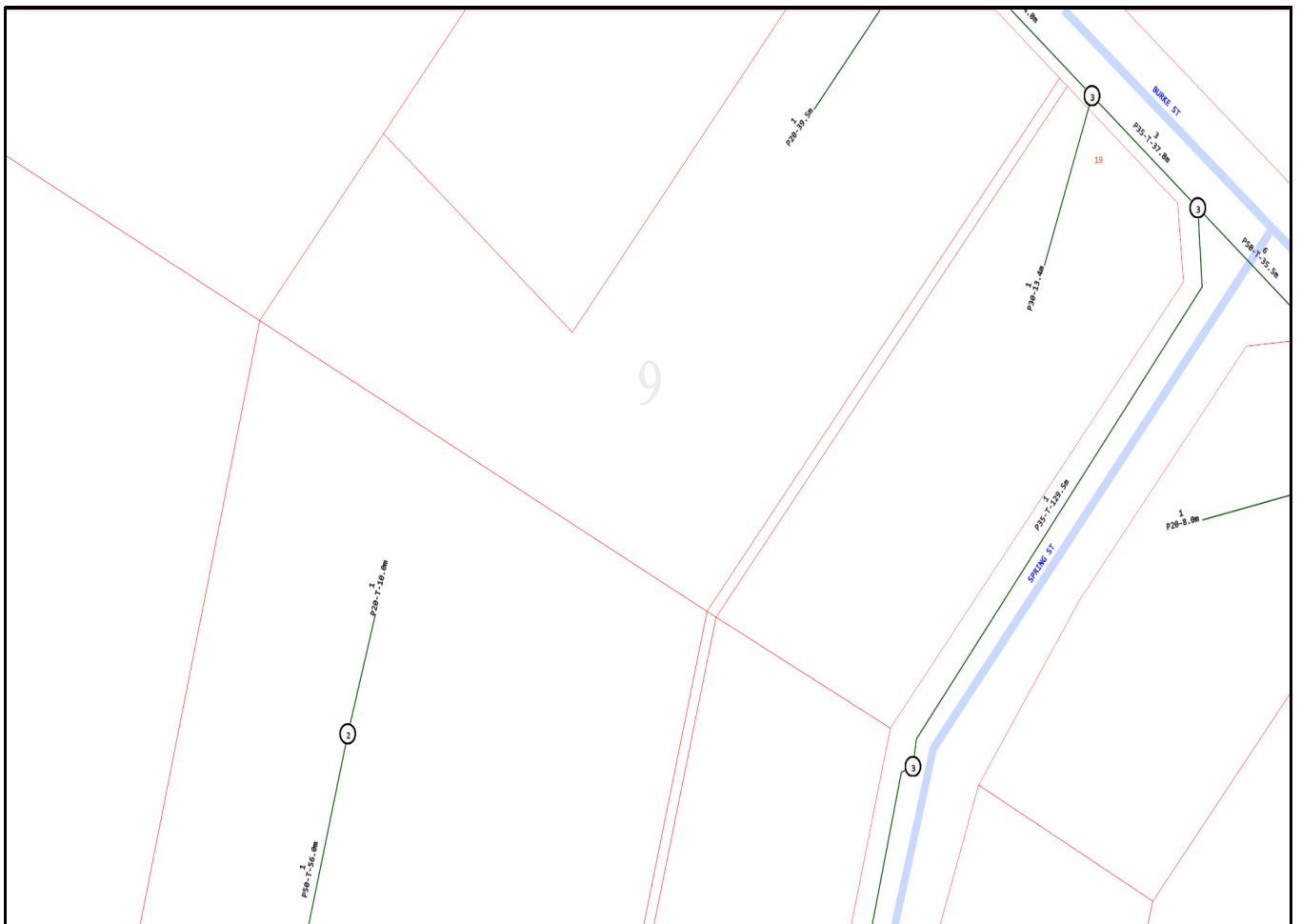


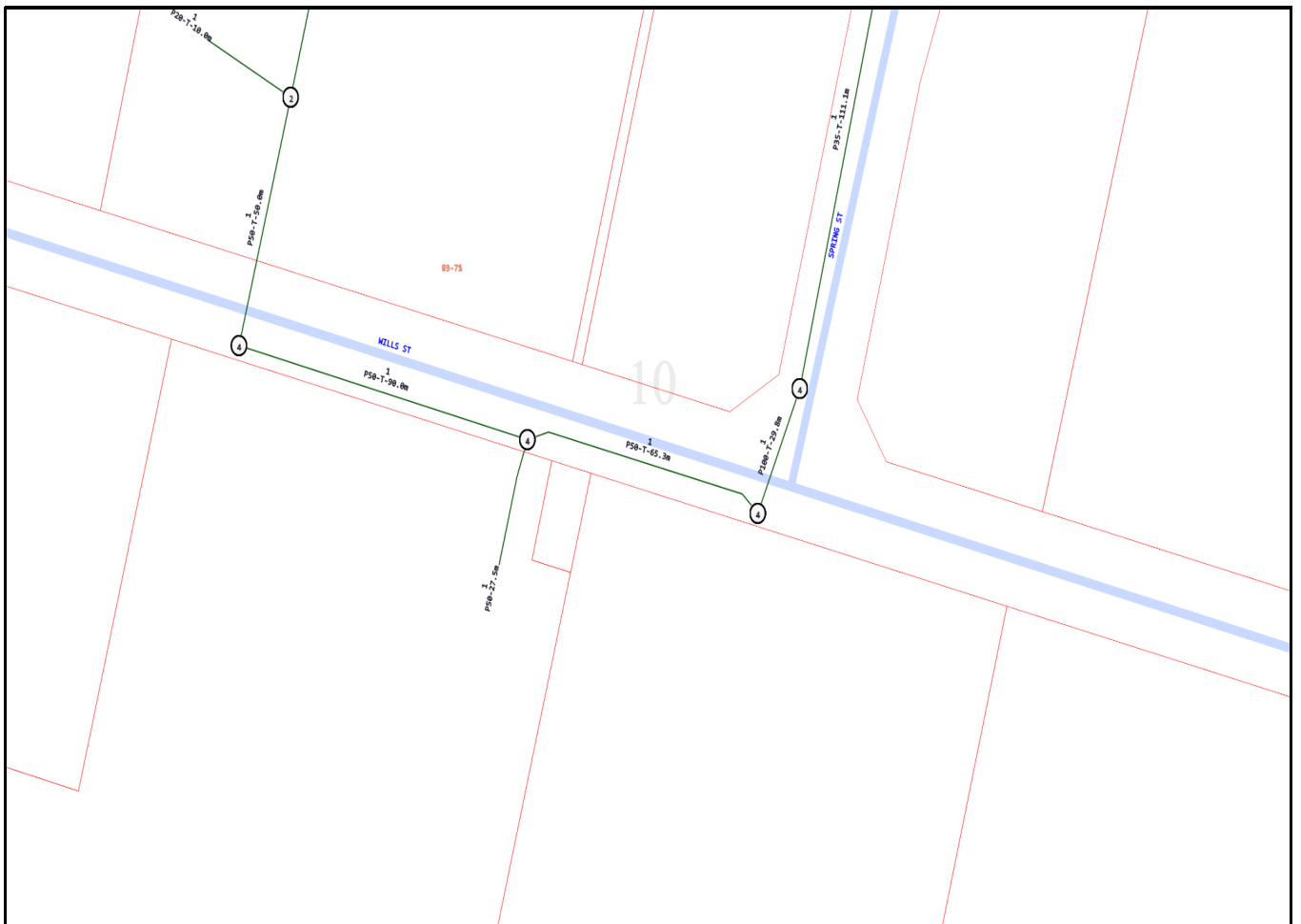


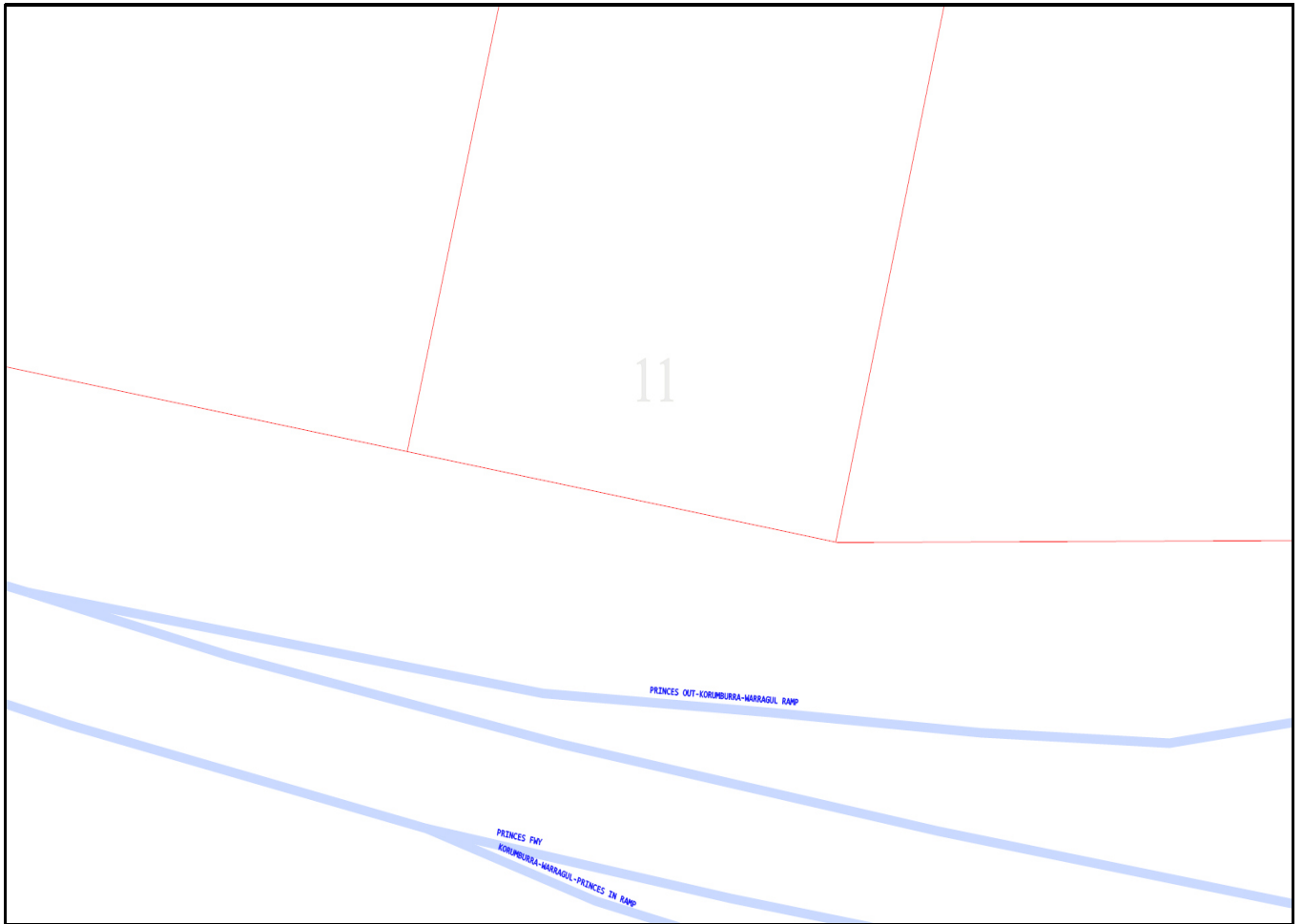


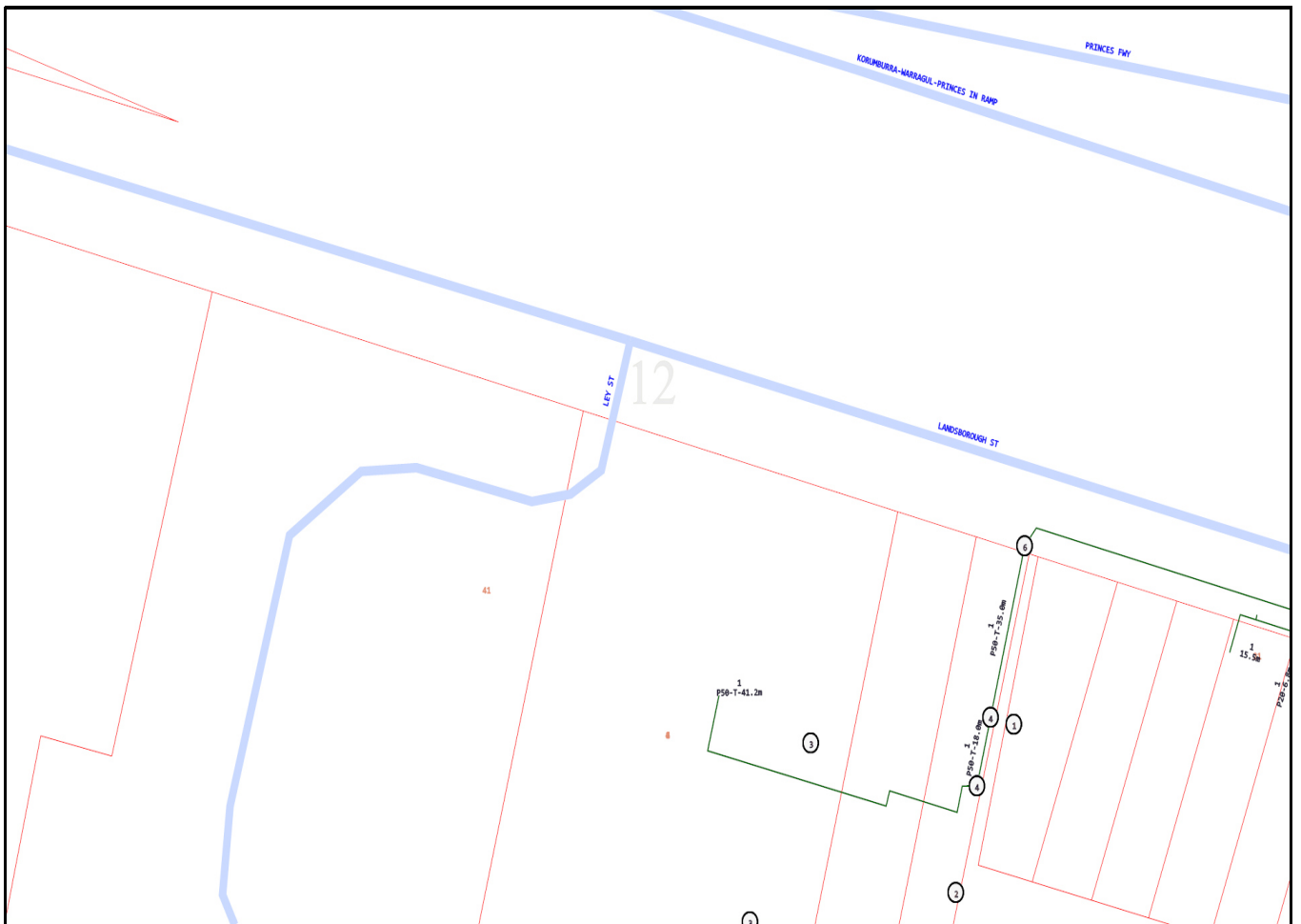


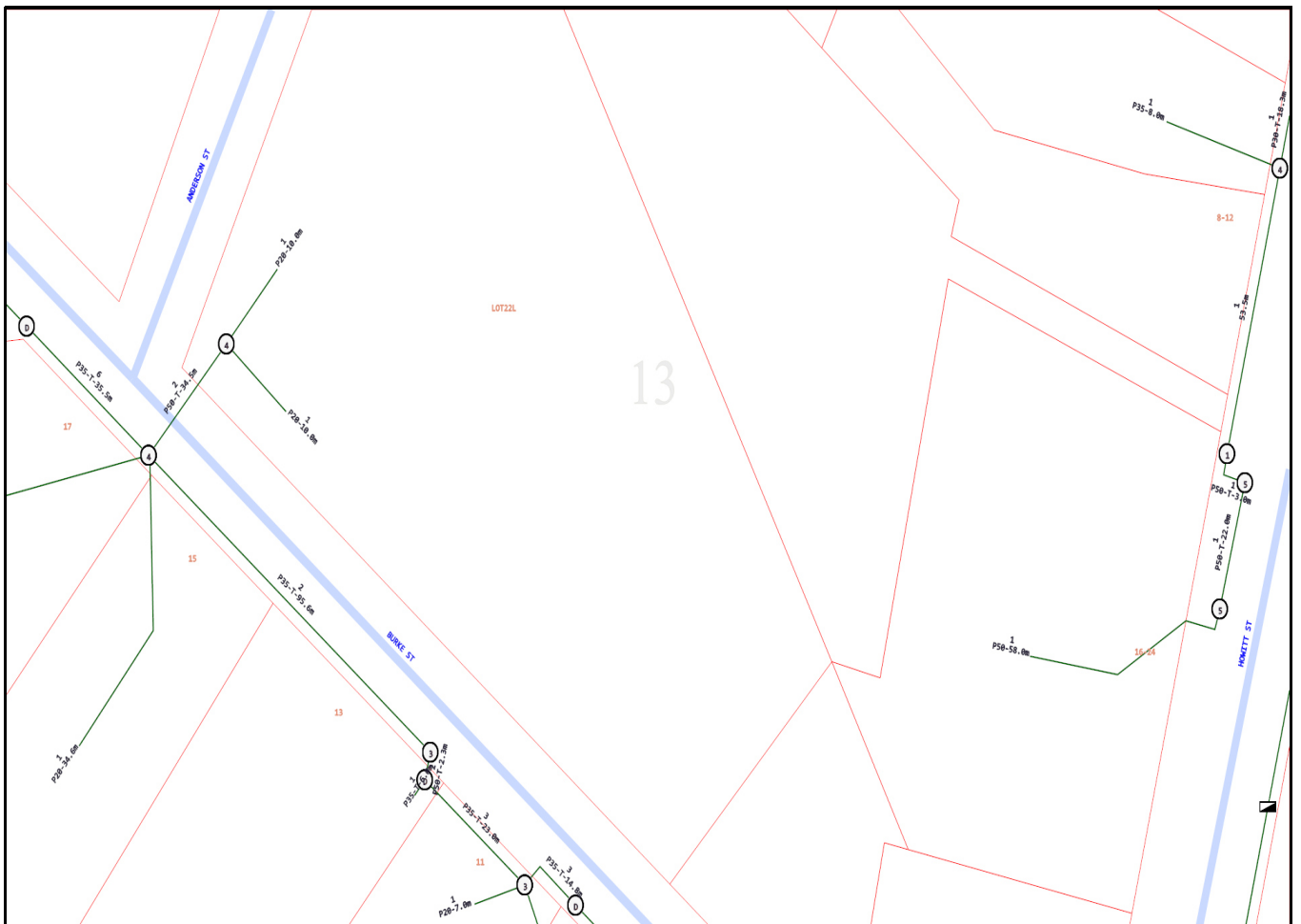


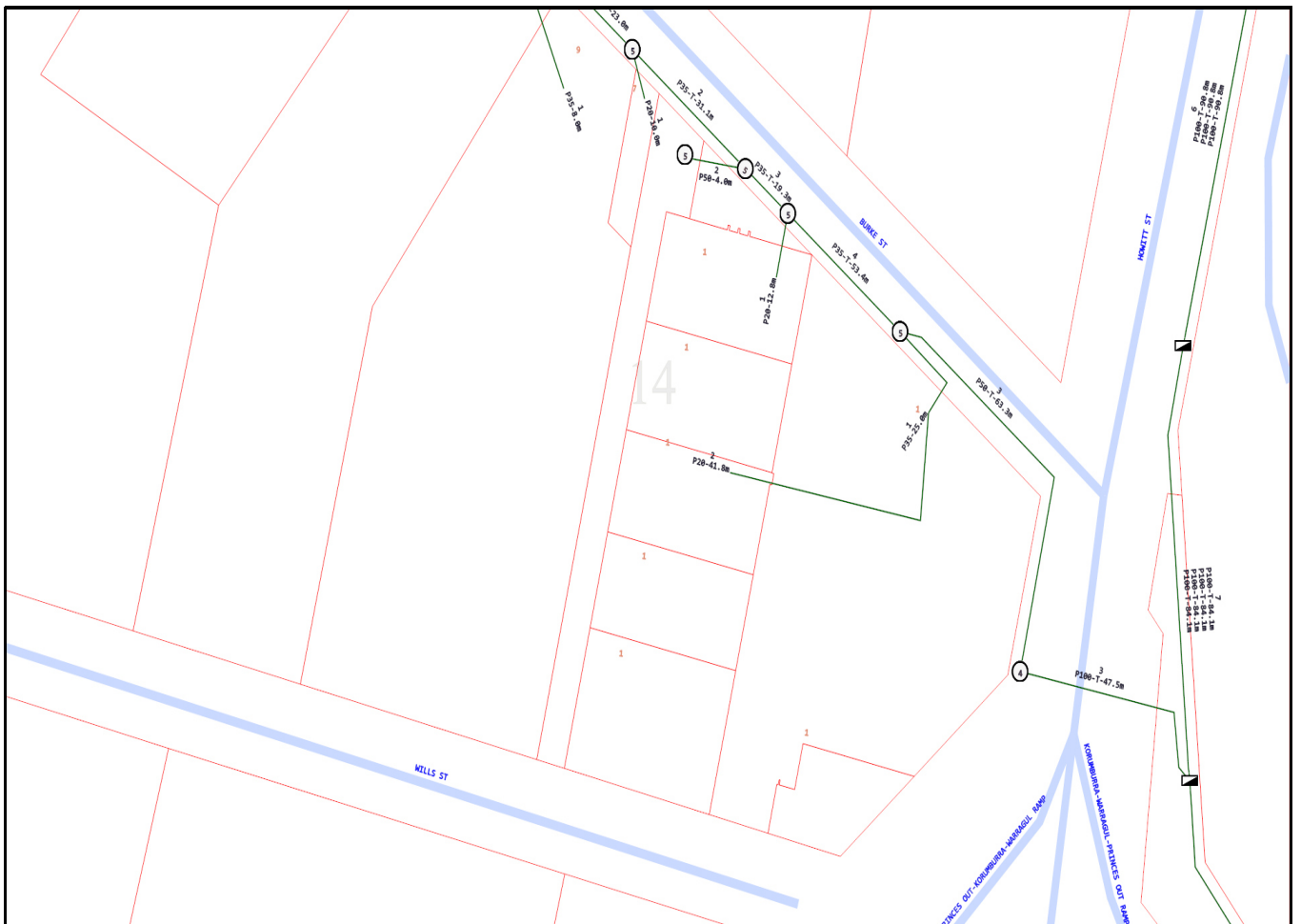


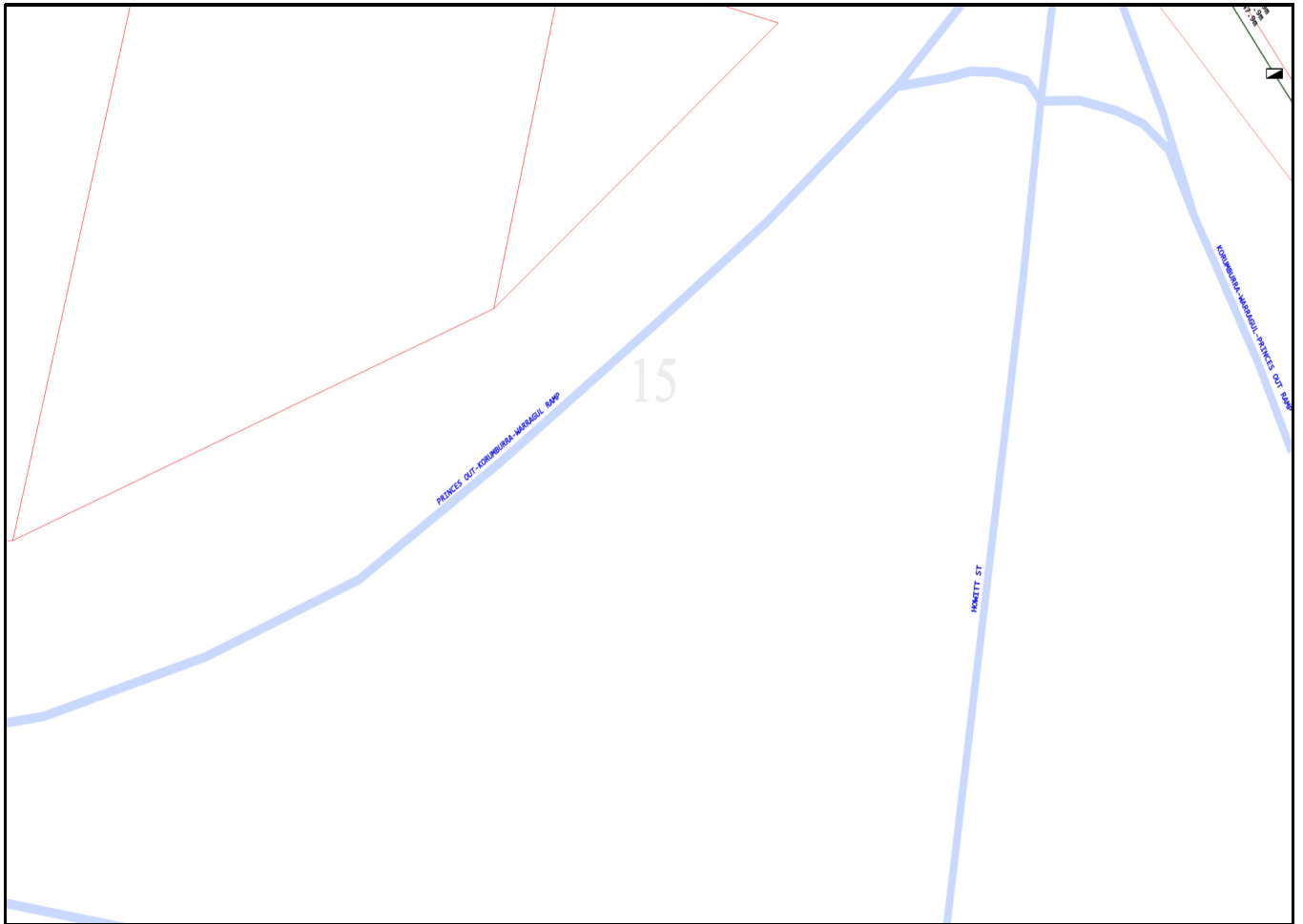


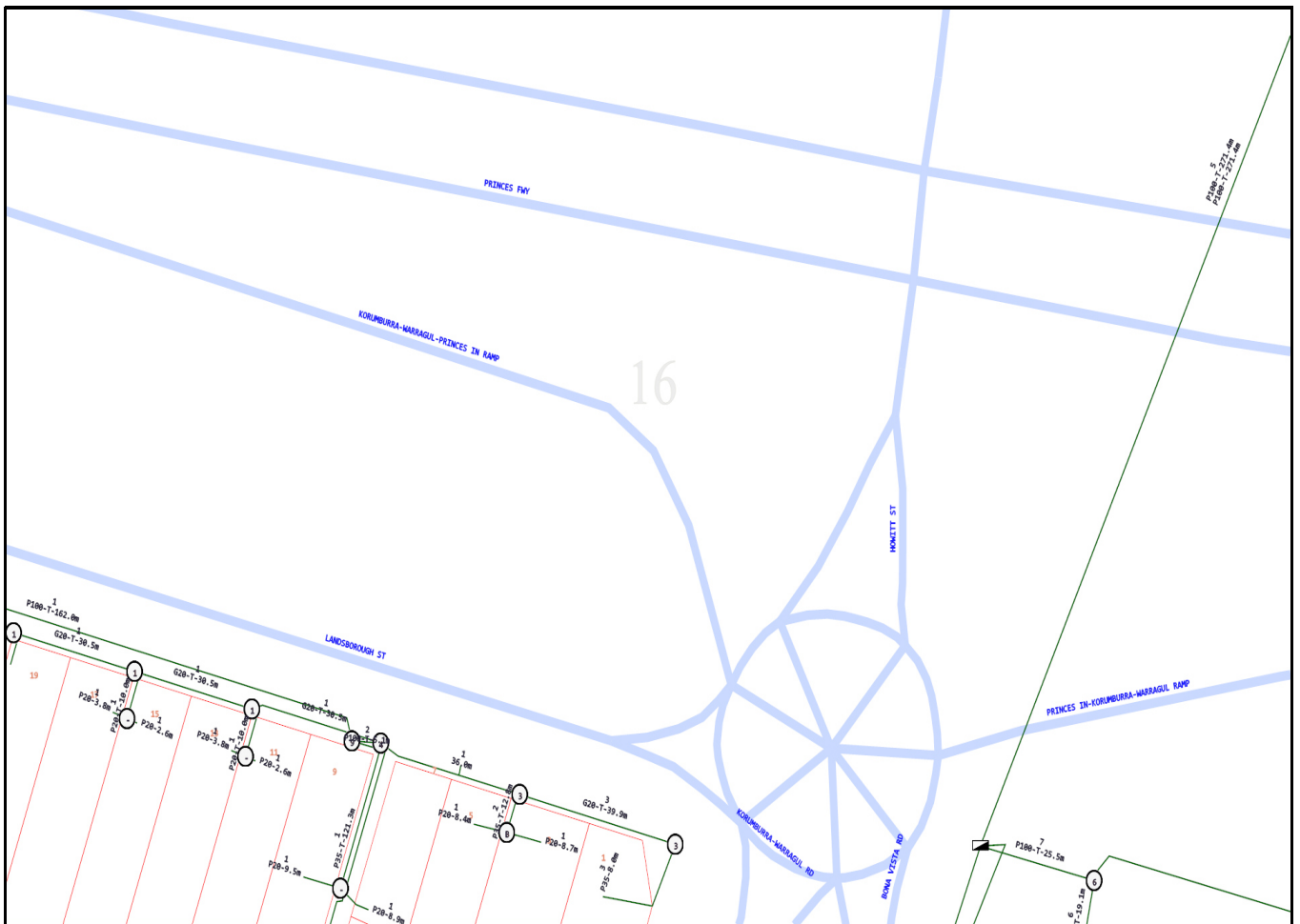













Emergency Contacts

You must immediately report any damage to **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



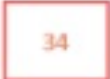




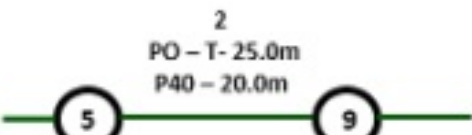
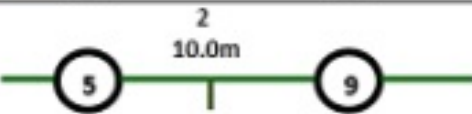





Indicative Plans

Issue Date:	28/04/2020	
Location:	Wills Street , Warragul , VIC , 3820	

1	5	9	13
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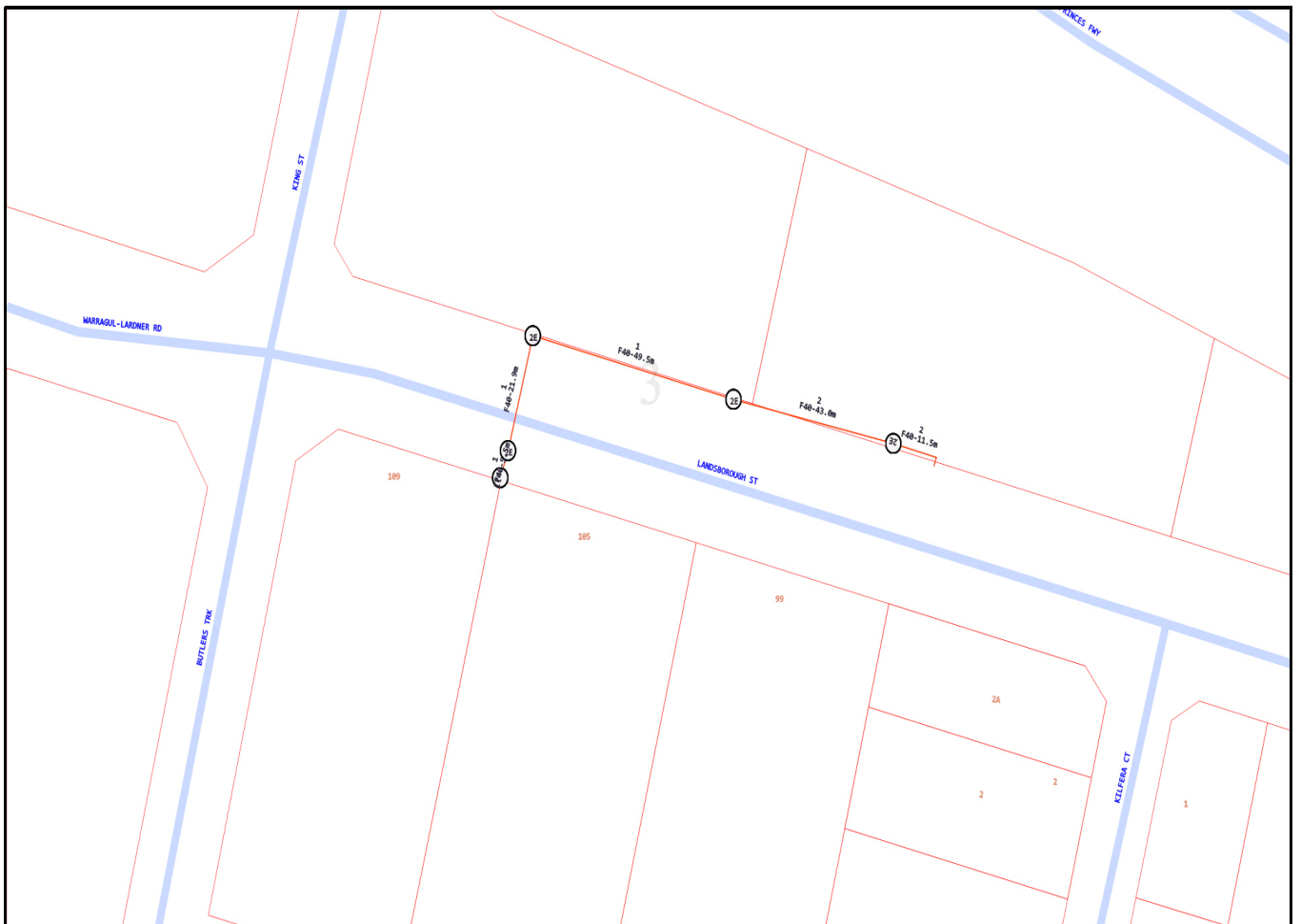


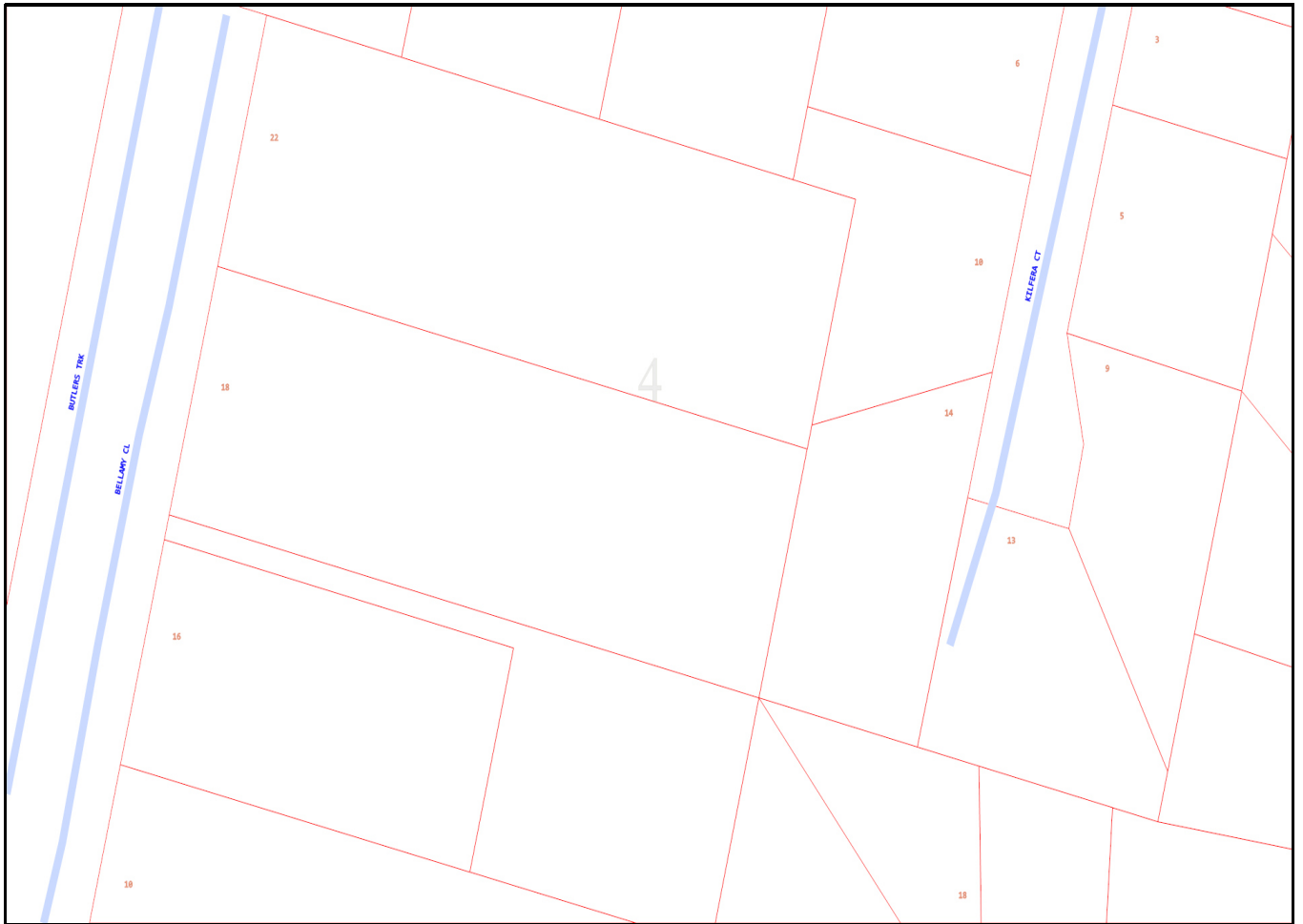
LEGEND

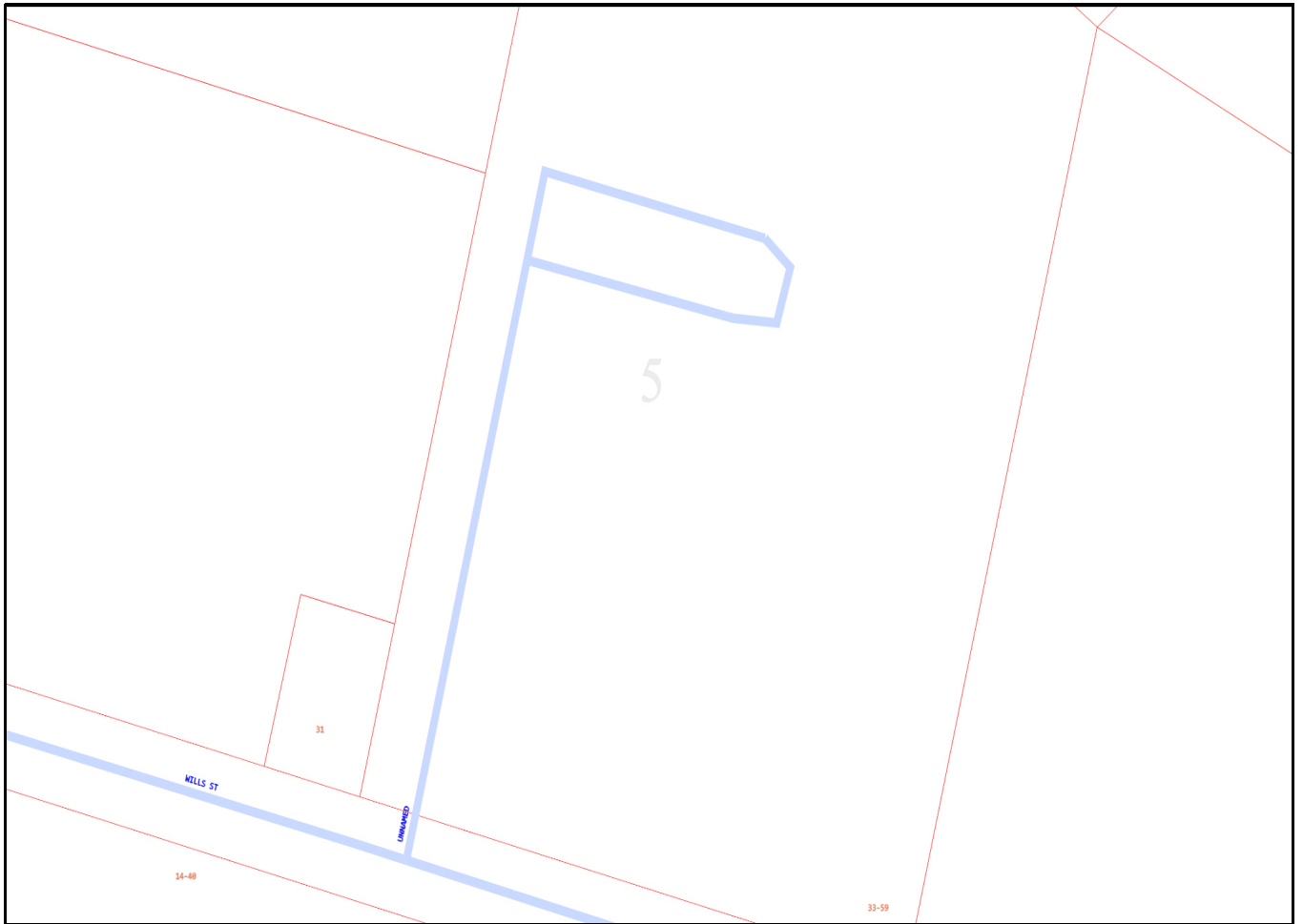
	Parcel and the location
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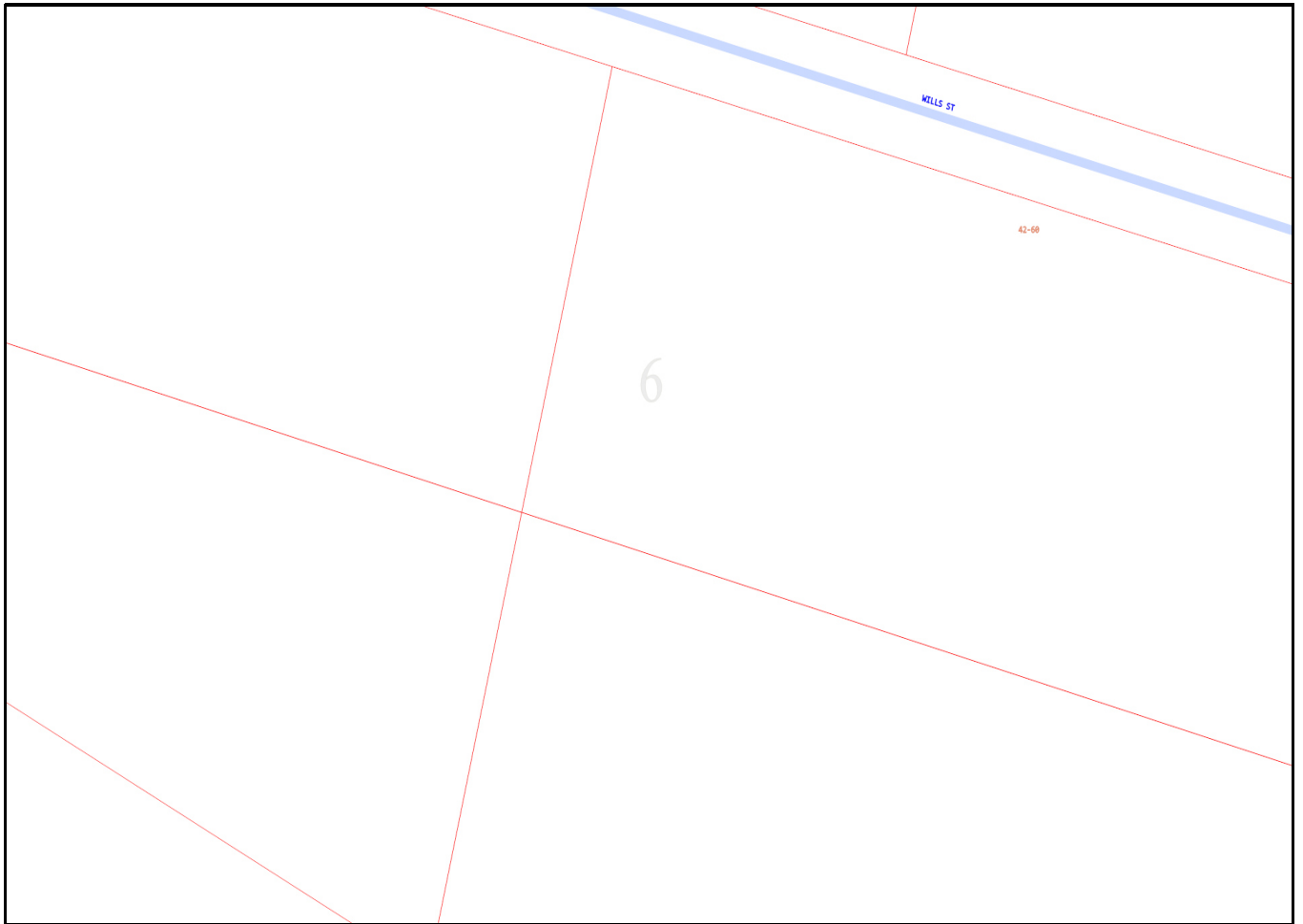


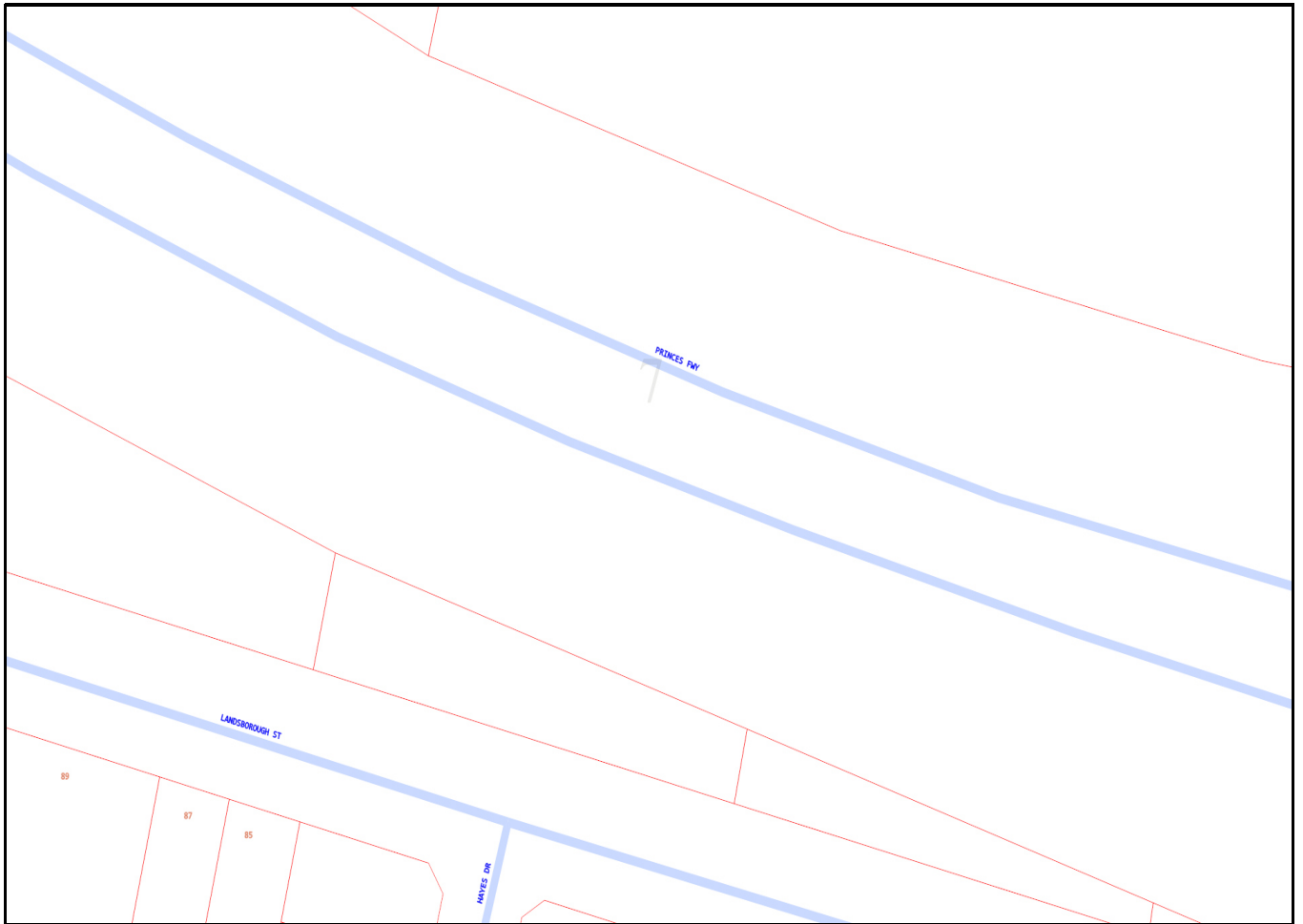


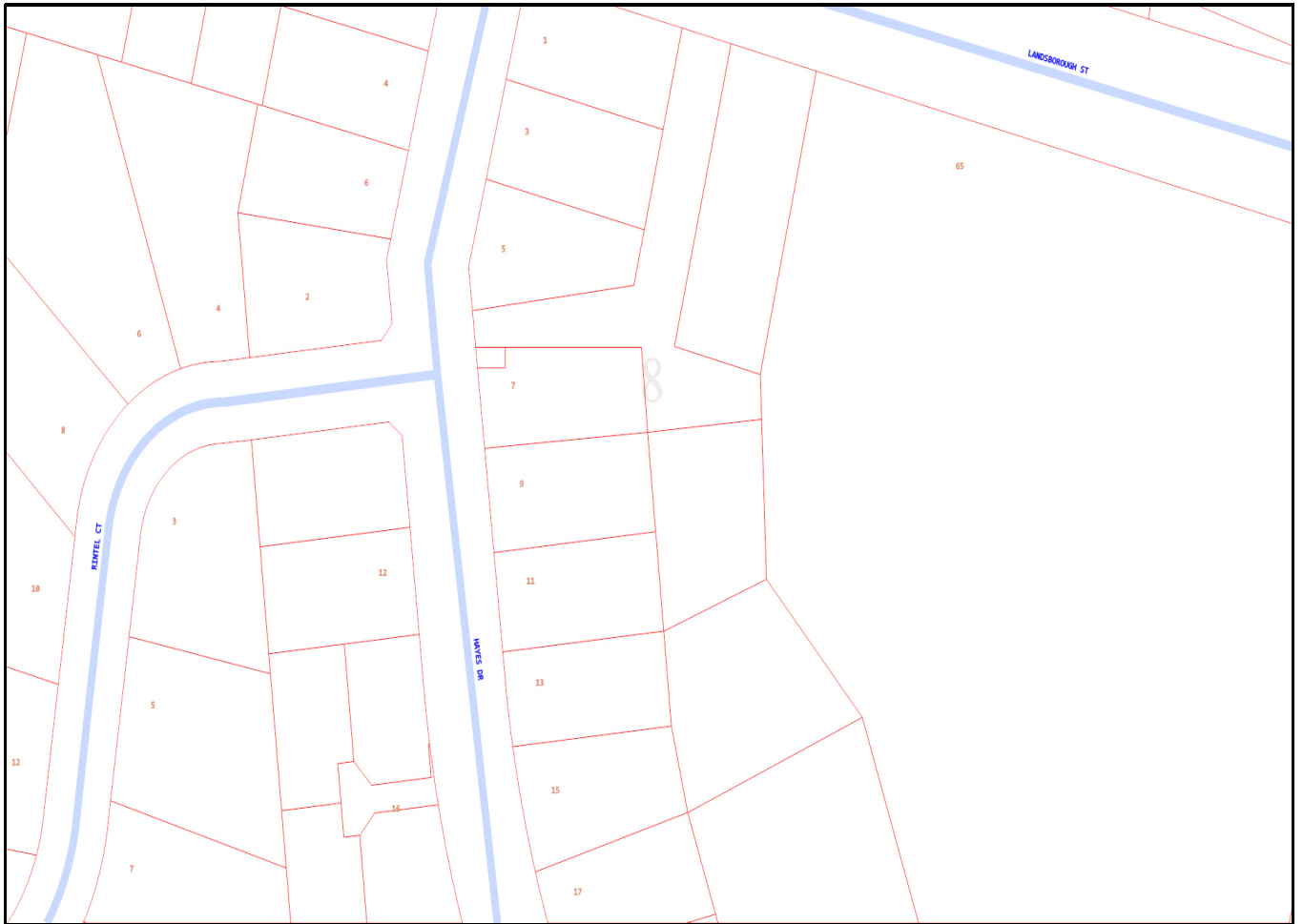


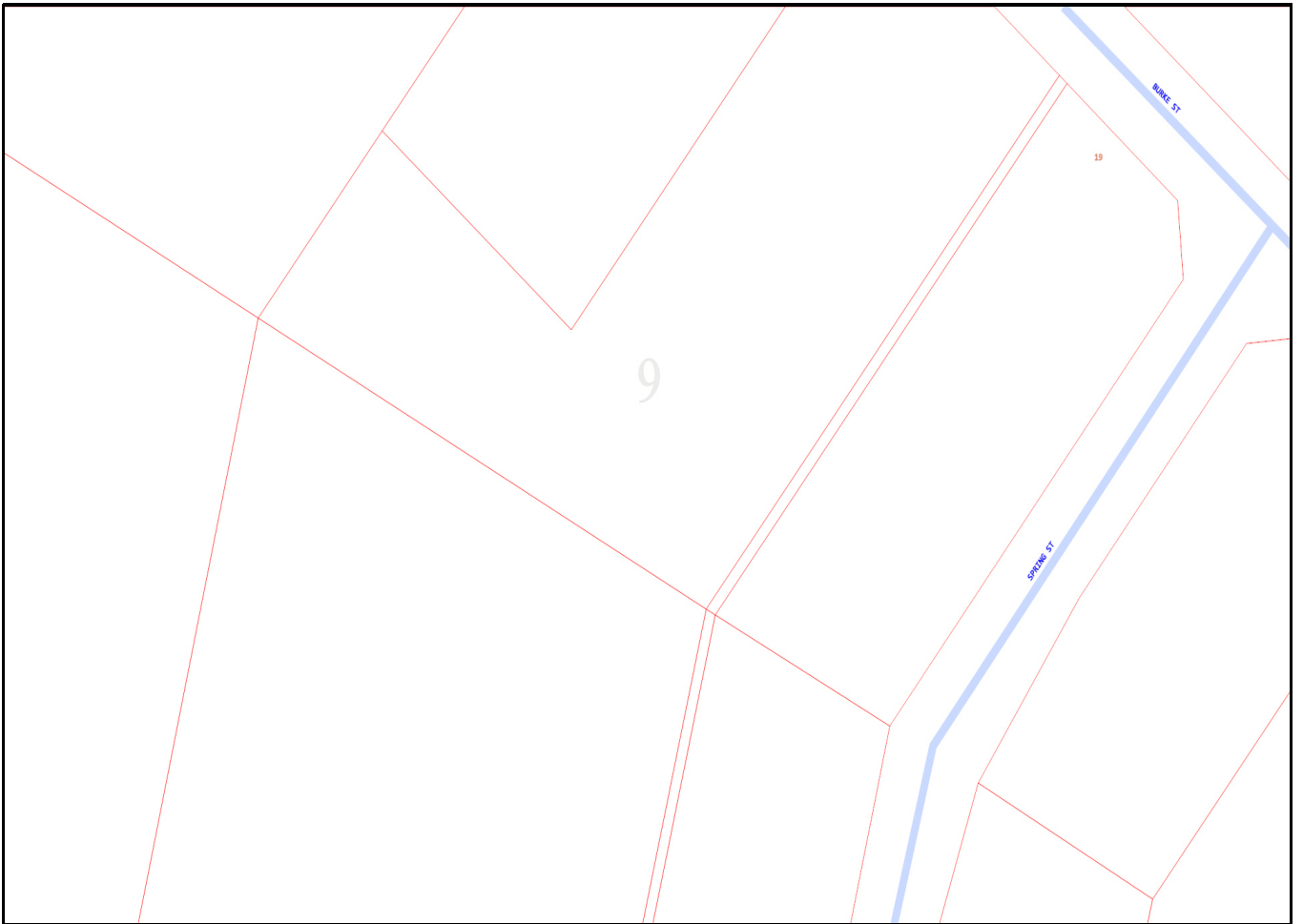




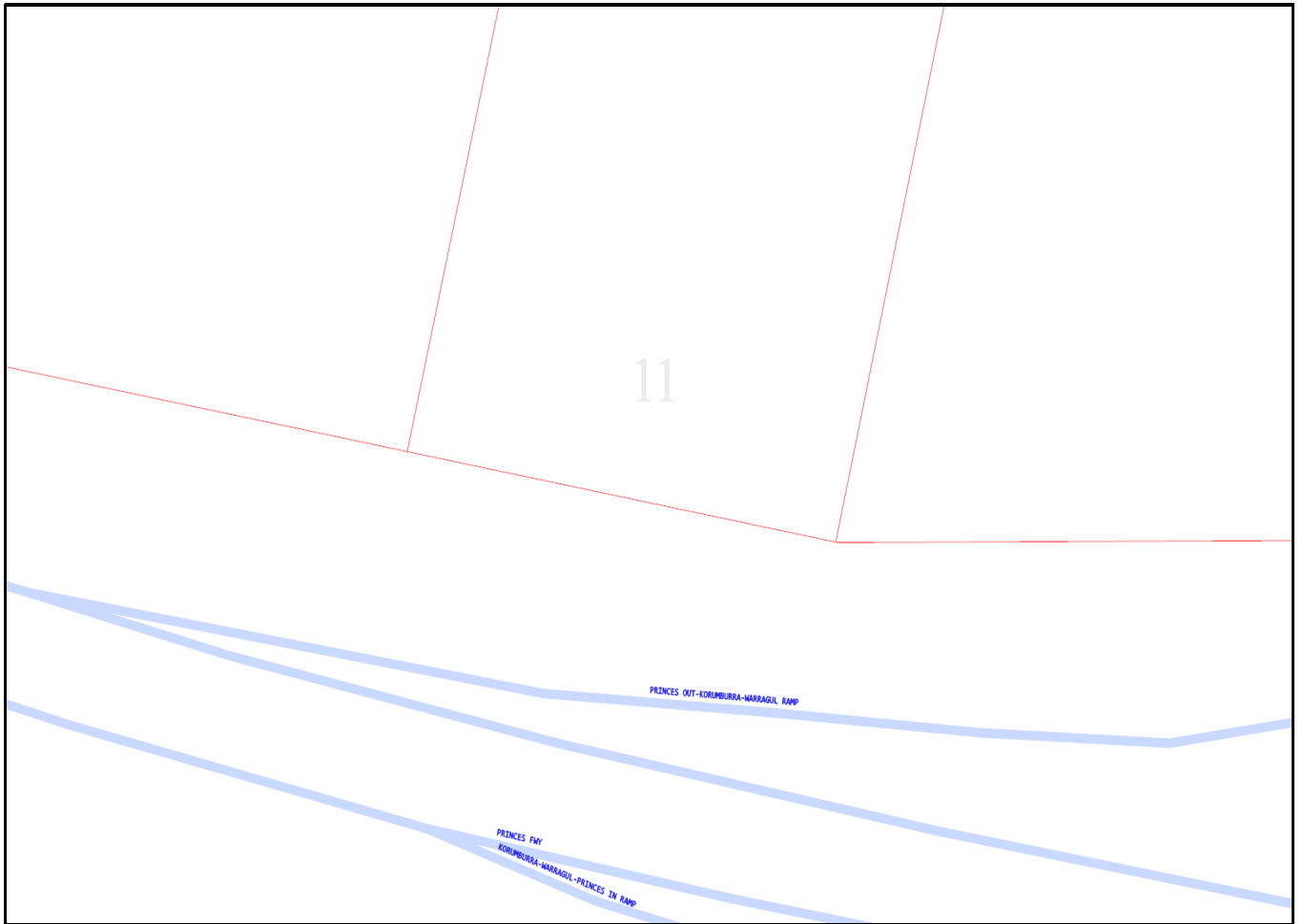




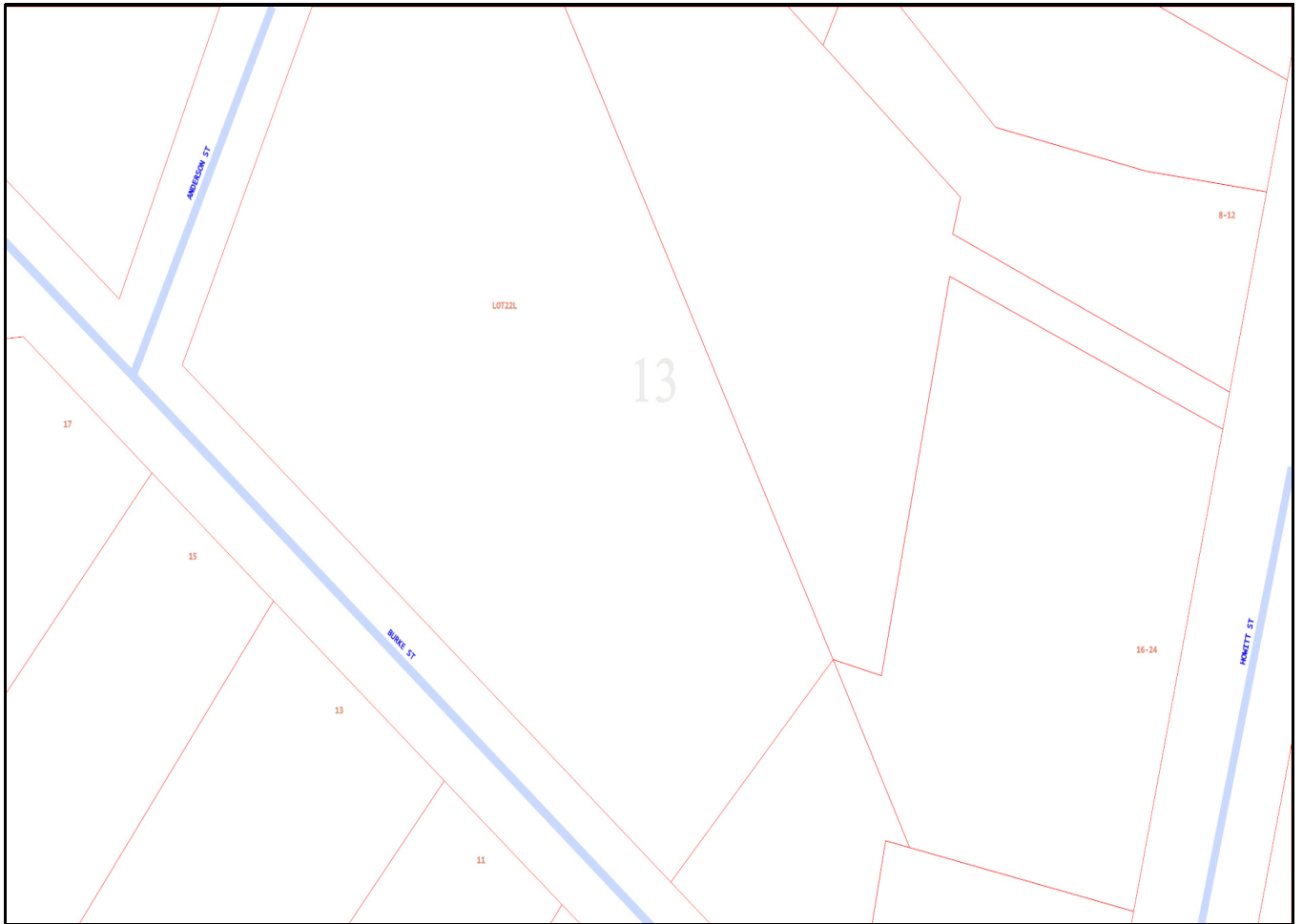




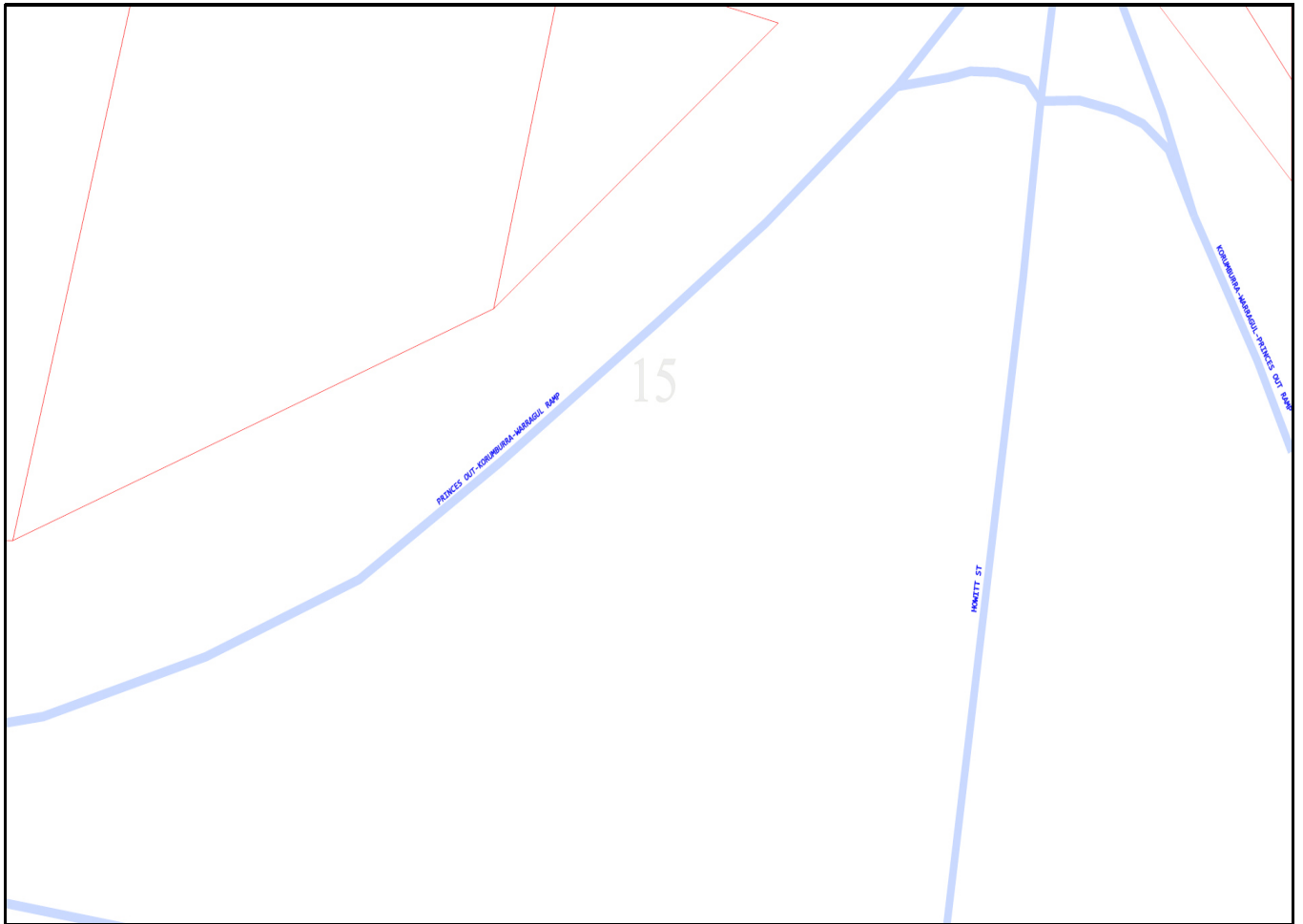


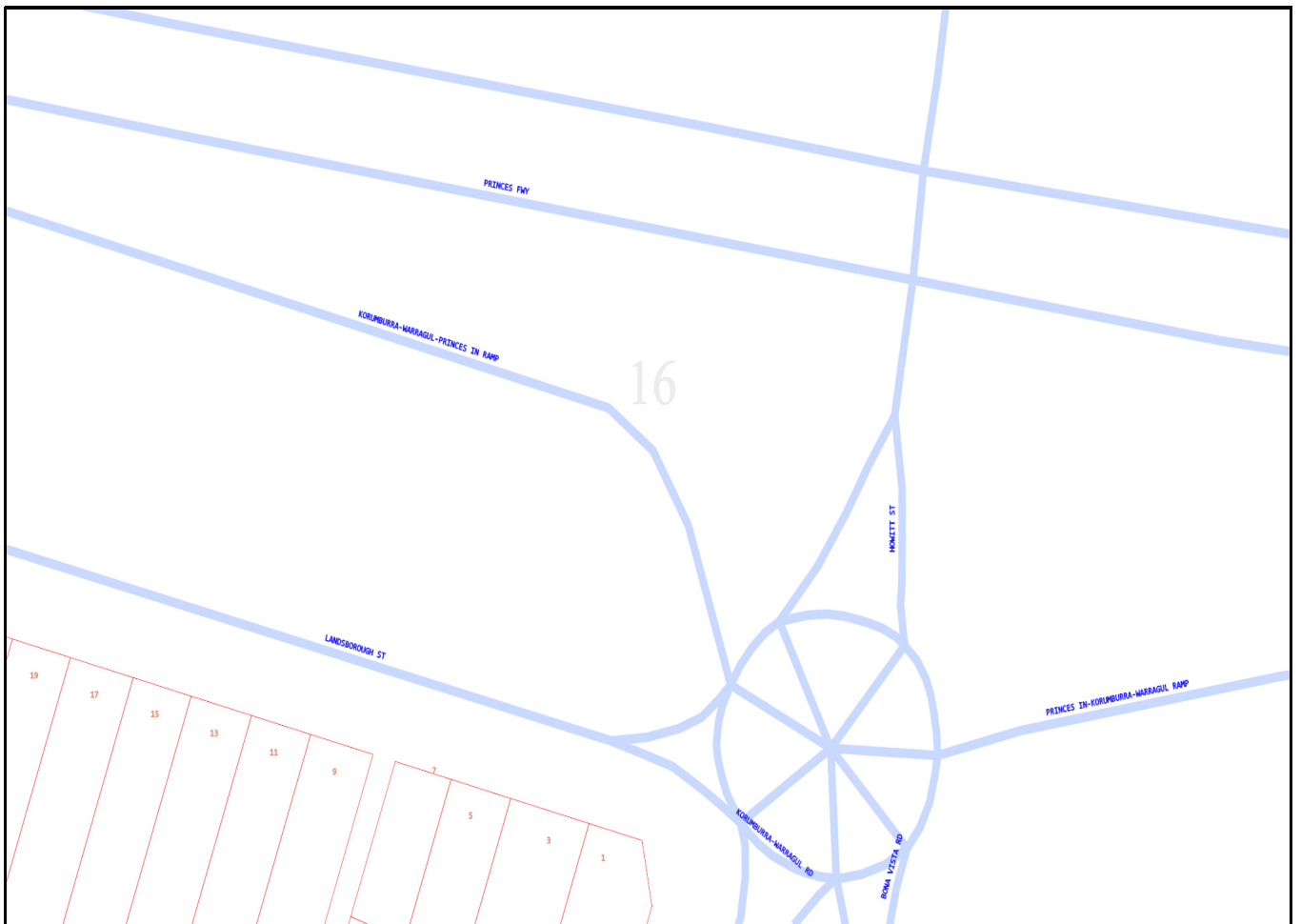






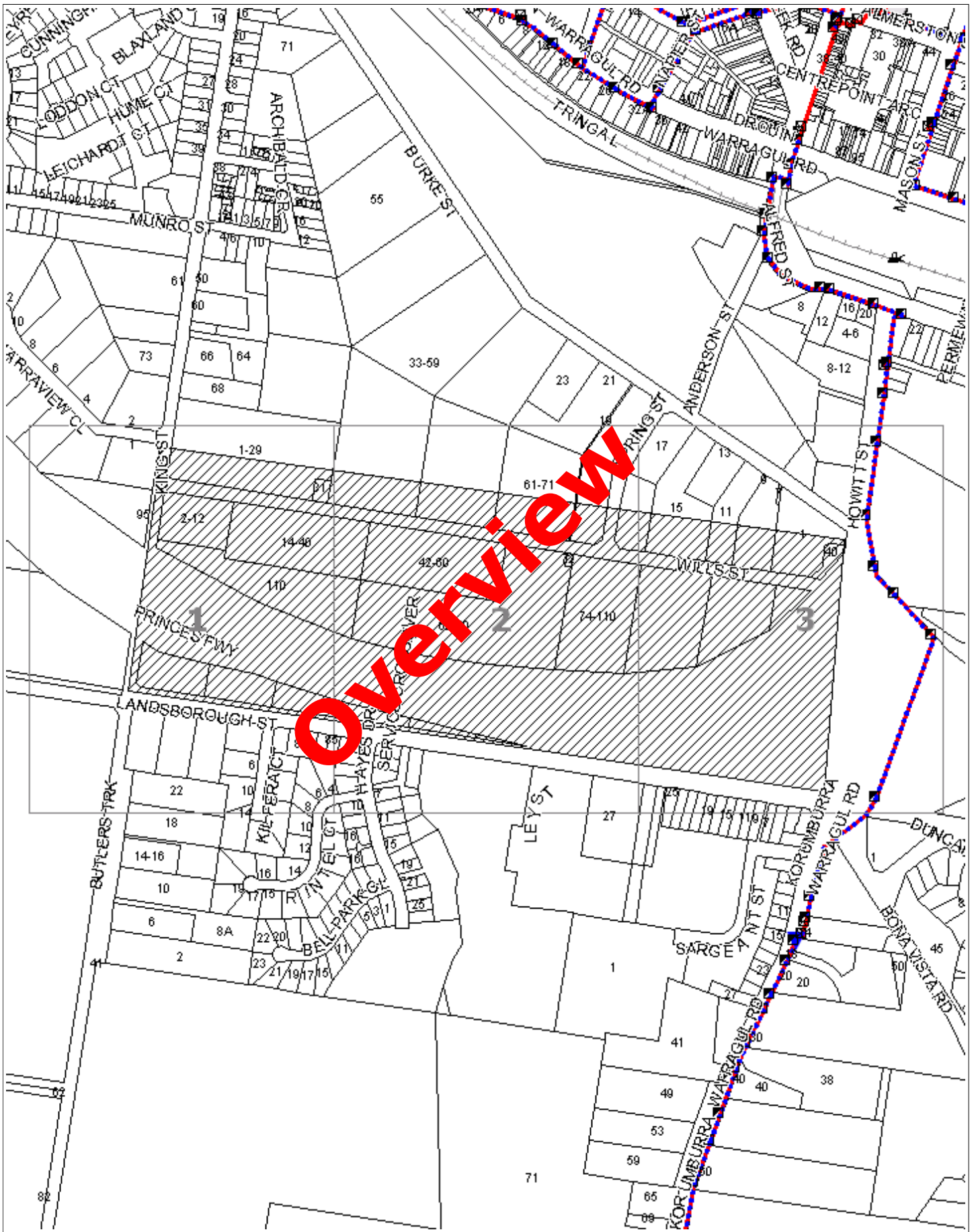






Emergency Contacts

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Sequence Number: 97135259

Date Generated: 29/04/2020



For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208





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VERNet Network Support

Address: Level 7, 564 St Kilda Rd, Melbourne, VIC, 3004
Ph: 1300 VERNET (1300 837 638) → Option 2

Date:	29/04/2020
To:	Mr Andrew Cantwell
Company:	Taylor Miller Consulting
Fax Number:	Not Supplied
From:	VERNet Network Support
Subject:	Dial Before You Dig reply
Sequence Number:	97135265

Asset Location Reply

With reference to your enquiry for the address of
Wills Street
Warragul

VERNet advises that there are:

EXISTING VERNET UNDERGROUND ASSETS IN THE AREA SHOWN IN THE ATTACHED PLANS.

Please read and understand all information and disclaimers provided below.

- All reasonable care has been taken to ensure that information regarding assets shown on this plan are accurate. Exact ground cover and alignments cannot be given with any certainty and cover may alter over time. Some variations from records may exist and complete accuracy cannot be guaranteed.
- Where VERNET assets are at the work site or in close proximity to proposed work, the exact position of assets must first be determined by careful hand excavation.
- It is your responsibility to locate VERNET assets where works may damage or interfere with VERNET assets.
- This information is only valid for 14 days from the date of issue.
- It is your obligation to ensure that no damage, injury or loss arises out of the performance of your works.
- Please contact VERNET Network Support on 1300 VERNET (1300 837 638) → Option 2 for further assistance.

This information must be read in conjunction with the attached “Conditions for Working in the vicinity of VERNET Assets”

CONDITIONS FOR WORKING IN THE VICINITY OF VERNET ASSETS

1. Essential Precautions

On receipt of plans and sketches and before commencing any works or similar activities near VERNet assets, **you must carefully locate VERNet assets first** to avoid any damage to VERNet assets. You must undertake prior manual exposure (such as potholing) when intending to excavate or work closely to VERNet assets.

For clearance distances regarding VERNet overhead assets, please contact VERNet Network Support on 1300 VERNET (1300 837 638) → Option 2.

Note: even manual excavation need to be undertaken with extreme care, commonsense and employing techniques least likely to damage VERNet assets. For example, orientate shovel blades and trowels parallel to assets rather than digging across the assets.

2. Approach Distances

Please note: before commencing any work within the area of the VERNet Network, you must locate the VERNet assets on-site by manual, non-destructive means.

The following distances must be observed:

If construction work is parallel to VERNet assets, careful hand digging (potholing) at least **every 5m** must be conducted *prior to the commencement of work* in order to establish the location of all assets and to confirm nominal locations of VERNet assets.

Above Underground asset

- Where VERNet underground assets are protected, such as by concrete/metal cover slabs, careful excavation using un-powered hand tools may be performed to locate VERNet assets. This type of excavation may be performed up to the protective cover or to the asset if no cover is in place. It is important to ensure that no disturbance of VERNet assets, including the protective cover, occurs.

Below Underground asset

- Excavation must not be carried out below VERNet underground assets unless steps are taken to ensure that no disturbance of the asset occurs. Under-crossings must be at right angles where possible. Such excavation below VERNet assets should not come within a distance of 300mm below the asset located at the lowest point.
- During excavation, any requirements on clearance in relation to any other authority's underground assets must be maintained.

You must maintain the following minimum clearance between construction activity and **actual location** of VERNet assets:

Jackhammers / Pneumatic Breakers	<i>Not within 1.0m of actual location.</i>
Vibrating Plate or Wacker Packer Compactor	<i>Not within 0.5m of VERNet ducts. 300mm compact clearance cover before compactor can be used across VERNet ducts.</i>
Boring Equipment (in-line horizontal and vertical)	<i>Not within 2.0m of actual location. Constructor to hand dig (pot-hole) and expose assets.</i>
Heavy Vehicle Traffic (over 3 tonnes)	<i>Not to be driven across VERNet ducts (or assets) with less than 600mm cover. Constructor to check depth via hand digging.</i>
Mechanical Excavators, Boring and Tree Removal	<i>Not within 1.0m of actual location. Constructor to hand dig (pot-hole) and expose plant.</i>

An onsite location of VERNet assets can be provided by VERNet if required.

- Please call VERNet Network Support on **1300 VERNET (1300 837 638)** → **Option 2** and we can arrange for a representative to attend on-site to assist with finding the location of VERNet assets.
- We must have at least 72 hours' notice to conduct an on-site asset location.
- At the discretion of VERNet site visits may incur a charge.
- **DO NOT ASSUME DEPTH OR ALIGNMENT of VERNET ASSETS.**

3. **Damage**

- **It is your responsibility to ensure that no damage, injury or loss arises out of the performance of your works.**
- You will be responsible for any damage, costs or expense caused to VERNet during or in relation to your work and VERNet reserves all rights to recover compensation for loss or damage to its property or assets, including consequential loss.

Any damage caused to the VERNet assets must be reported immediately to VERNet Network Operation Centre. Call 1300 VERNET (1300 837 638) → Option 1

4. Use of VERNet Plans

- Please ensure that VERNet asset plans and information provided remains on-site at all times throughout your works.
- This reply relates only to the location indicated above and is valid for 14 days from the date of this reply.
- Where additional works are planned that have not been specified within this reply, VERNet requires that an additional enquiry be submitted.
- In the case of no additional location request being submitted, VERNet will hold the relevant party responsible for any damage caused to VERNet assets and all expenses incurred by VERNet as a result of damage to VERNet assets or property.

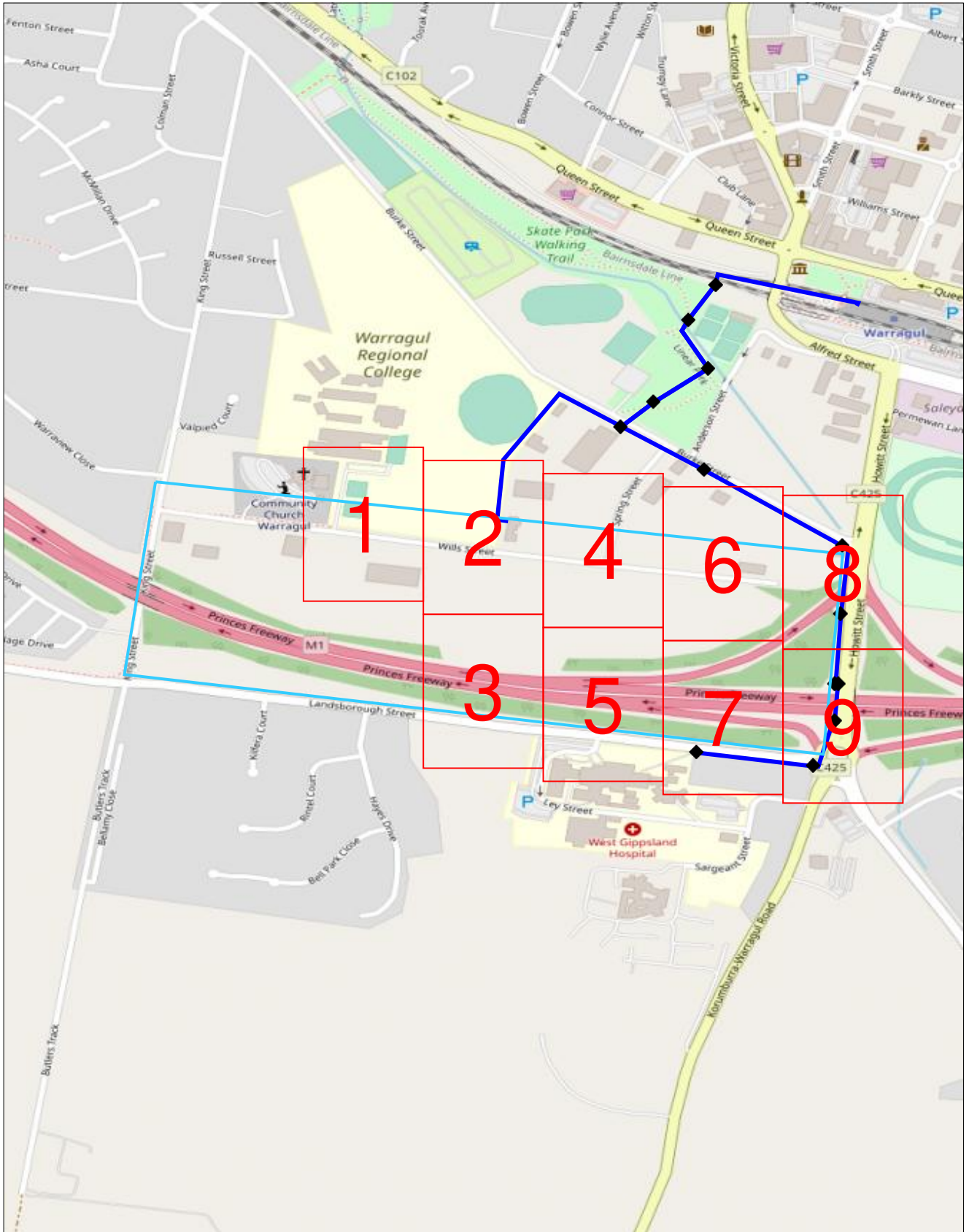
If the attached plans are not of the area you requested, you must contact VERNet Network Support on 1300 VERNET (1300 837 638) → Option 2 before proceeding with any work.

5. About VERNet Plans

- The plans attached to this letter were correct and accurate at the time the infrastructure was built.
- Due to changes to ground level, boundaries and the environment the depth of cover and alignments may have changed since the initial build.
- While all reasonable care has been taken to ensure that the information regarding VERNet assets as shown on the attached plan is accurate, VERNet will not be responsible or otherwise liable in any way for loss of any kind including, without limitation, damages, costs, interest, loss of profits or special loss or damage arising from any error, inaccuracy, incompleteness or other defect in this information.

By receiving and accepting this information, the recipient acknowledges that VERNet makes no representation as to the accuracy or completeness of this information.

Please note: electricity businesses or other authorities may have underground assets in the vicinity of your inquiry that VERNet has no records or knowledge of (e.g. traffic signal cables).



DISCLAIMER:
 THIS PLAN IS PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE.
 NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE.
 ALL WORK MUST FOLLOW THE PROVIDED 'CONDITIONS FOR WORKING IN THE VICINITY OF VERNET ASSETS' DOCUMENTATION.
 IF YOU REQUIRE INFORMATION REGARDING LOCATING THE ASSETS PLEASE CONTACT VERNET (1300 837 638, OPTION 2).
 THIS PLAN CONTAINS COMMERCIAL/SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM VERNET PTY LTD.



0 0.1km

LEGEND:

- 1 Detail Map Area
- Asset
- Affected DBYD Work Area
- ◆ Pit Asset

1



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0 0.01km

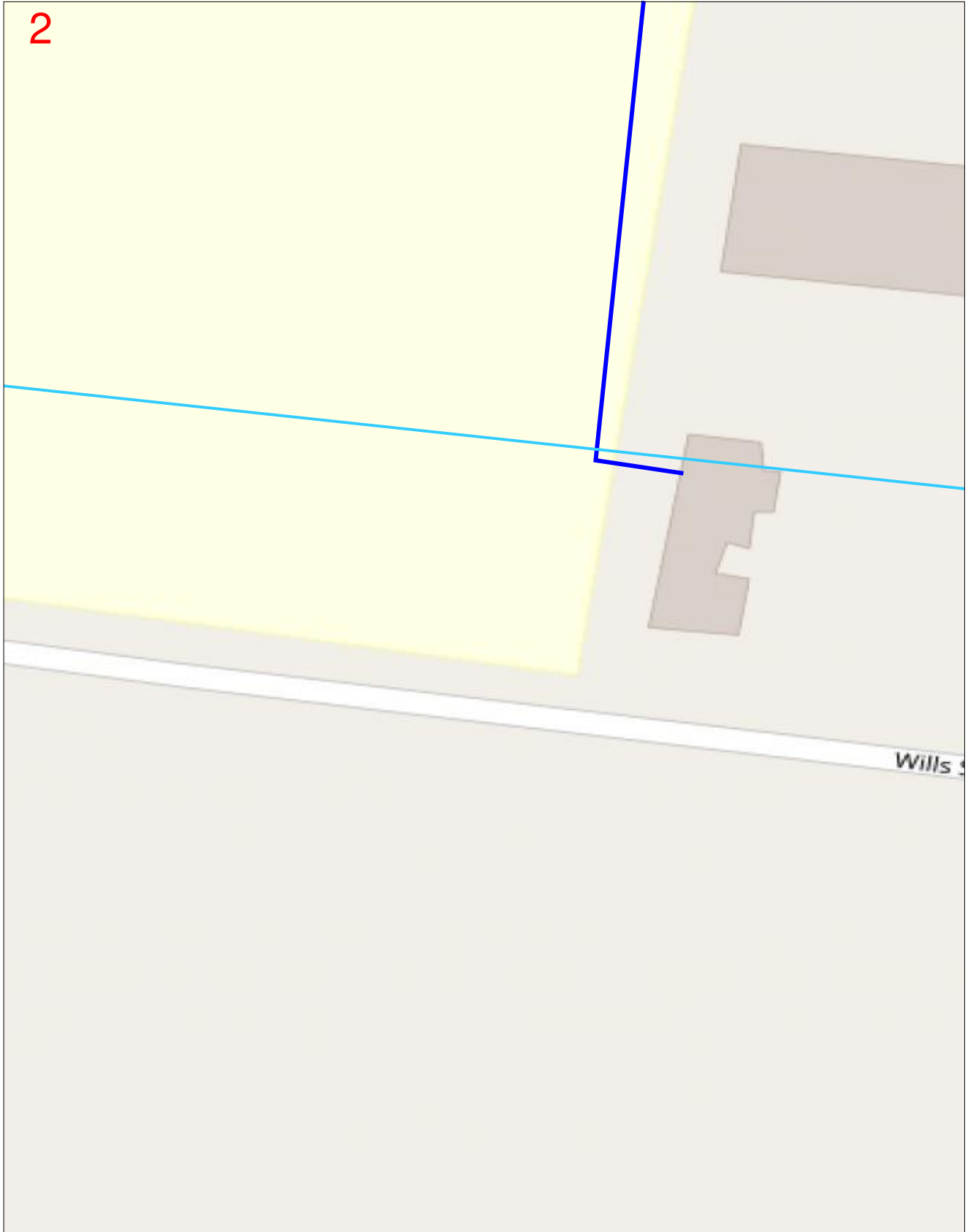
LEGEND:

— Asset

□ Affected DBYD Work Area

◆ Pit Asset

2



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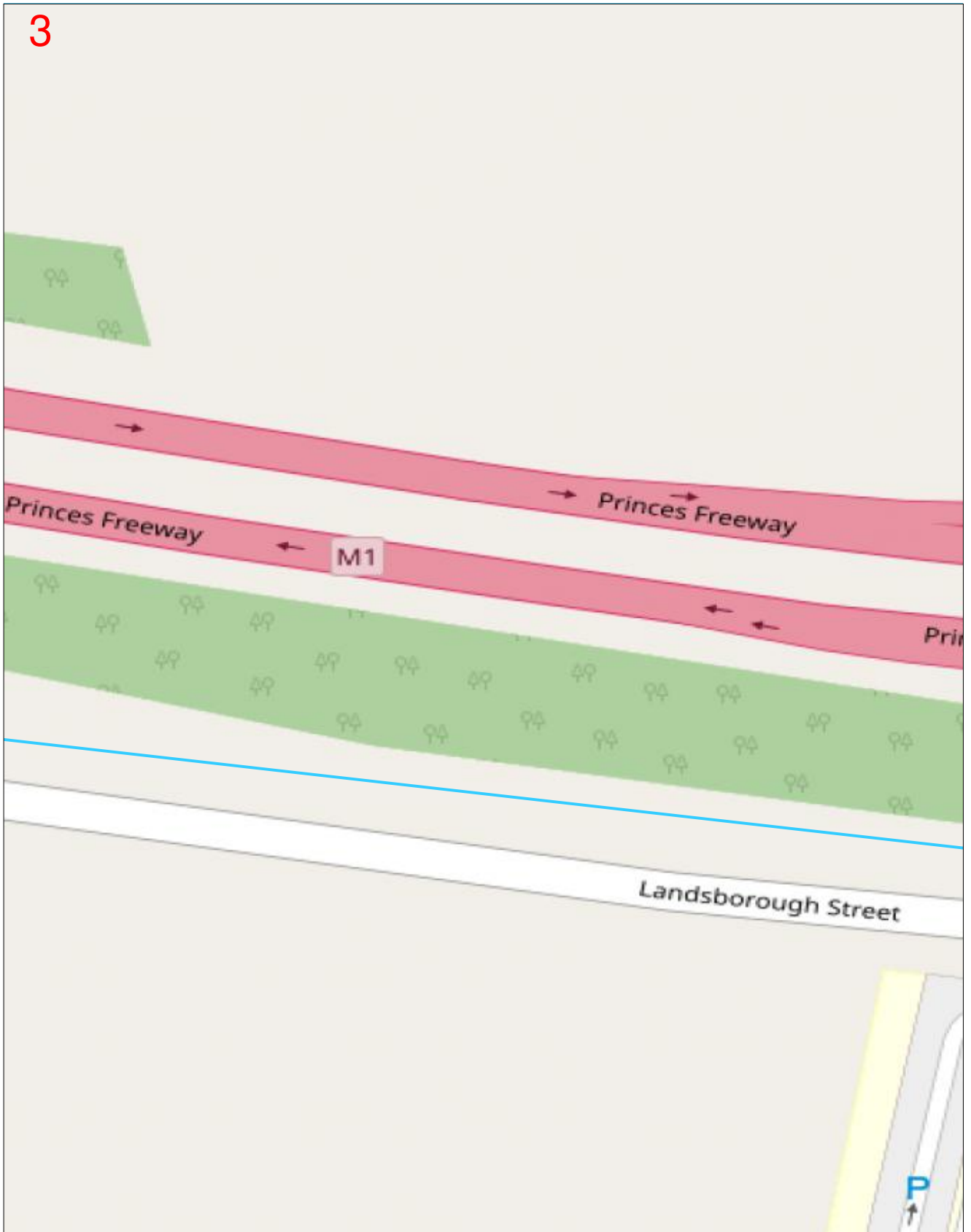
LEGEND:

— Asset

□ Affected DBYD Work Area

◆ Pit Asset

3



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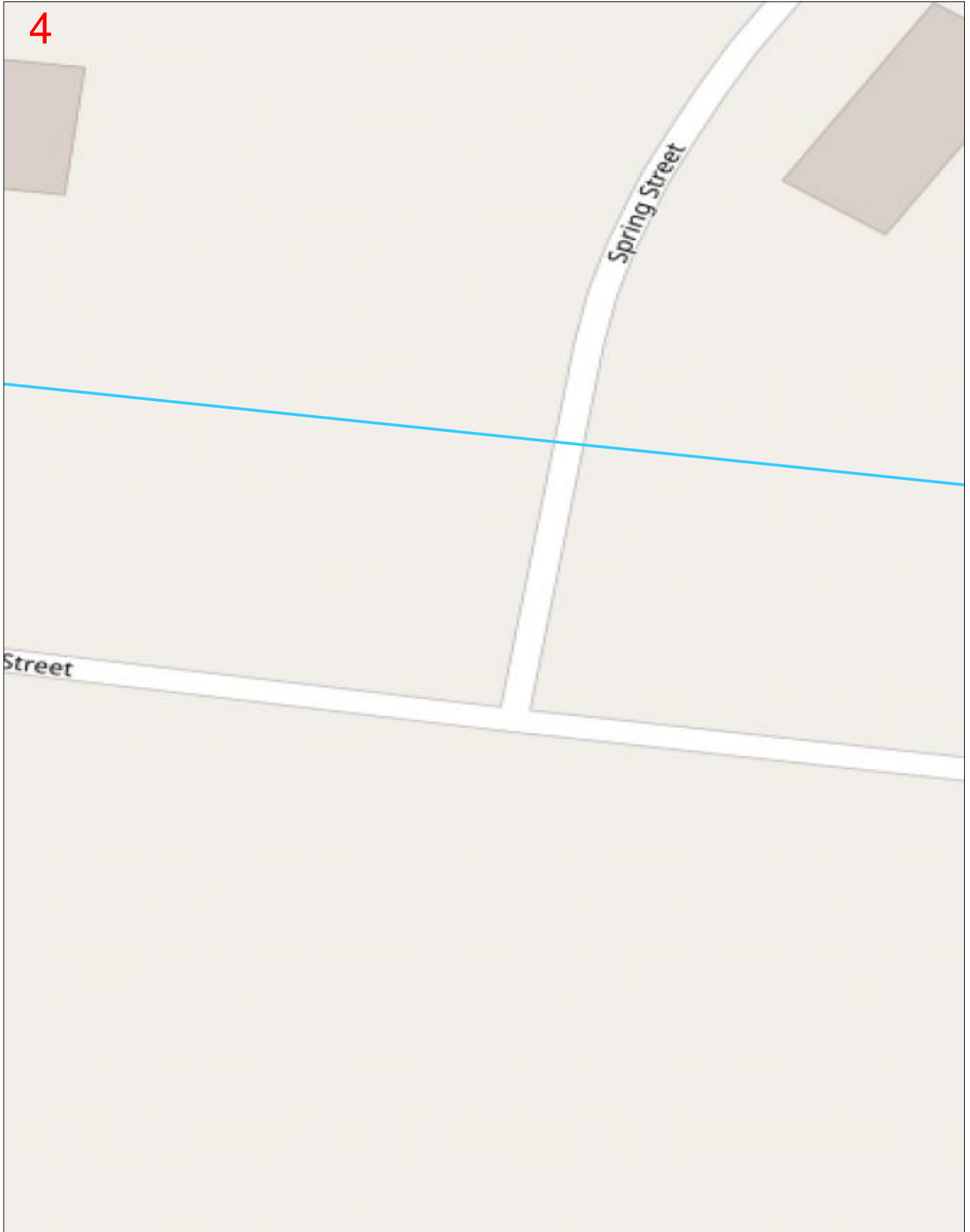
LEGEND:

— Asset

Affected DBYD Work Area

◆ Pit Asset

4



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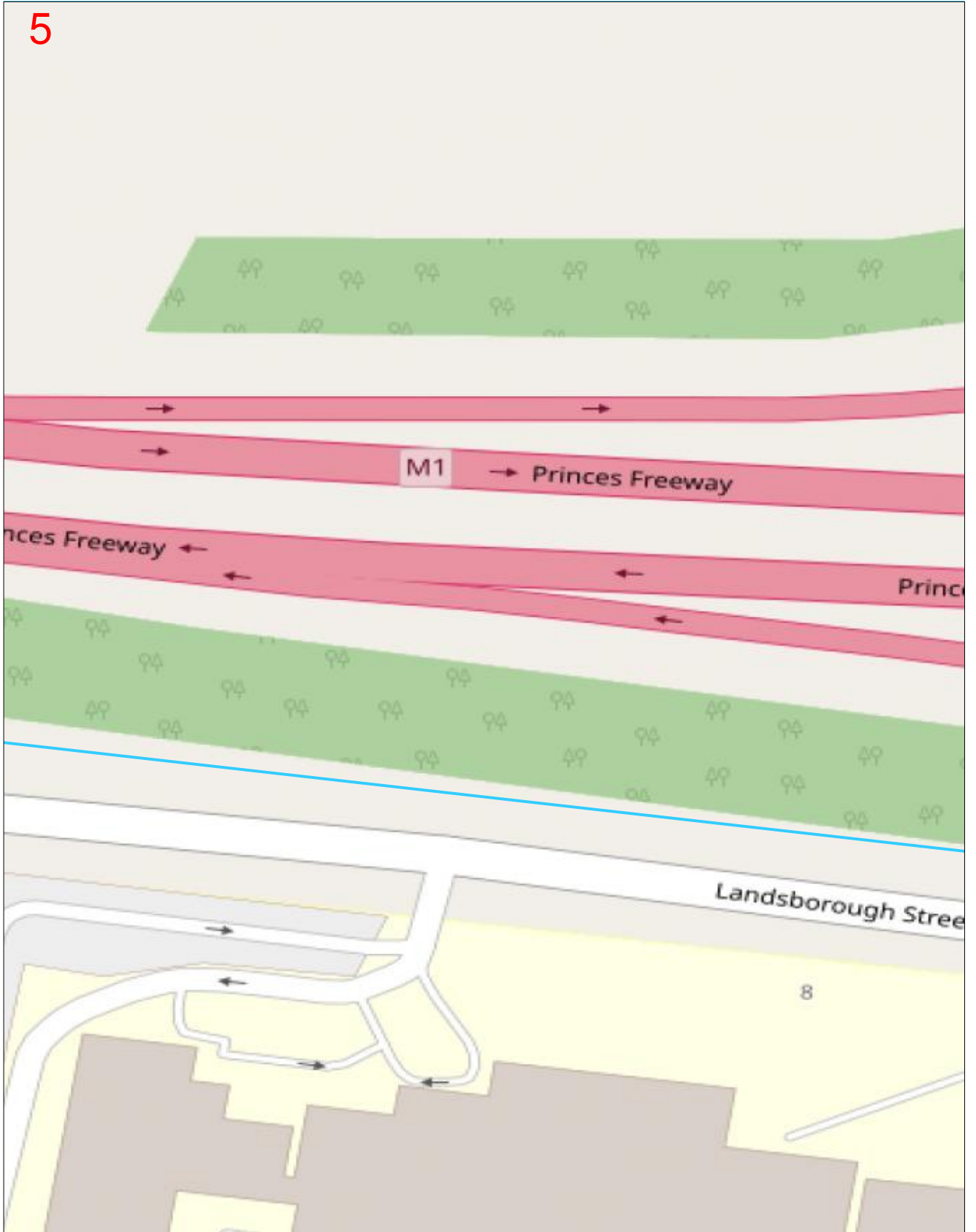
LEGEND:

— Asset

□ Affected DBYD Work Area

◆ Pit Asset

5



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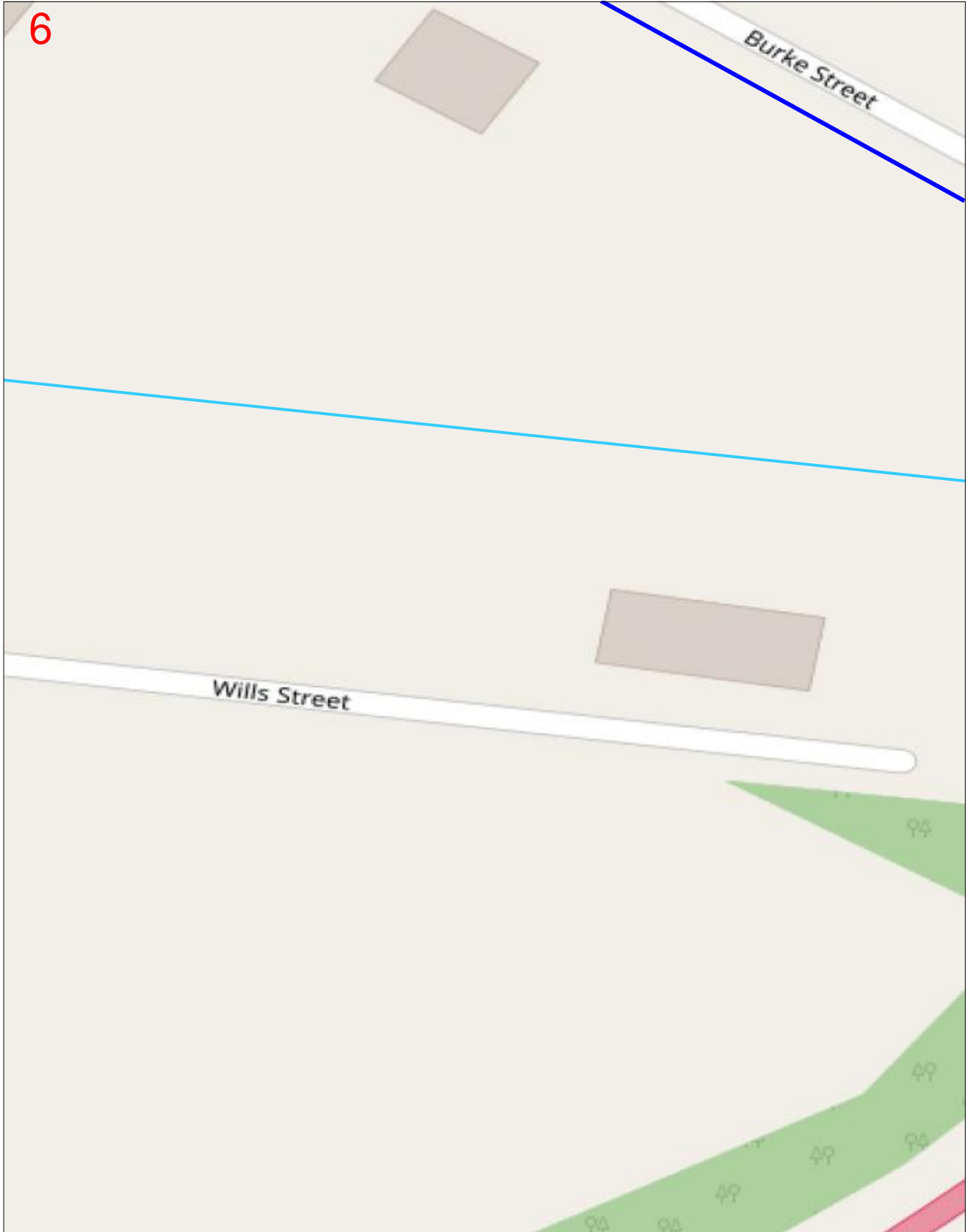
LEGEND:

— Asset

□ Affected DBYD Work Area

◆ Pit Asset

6



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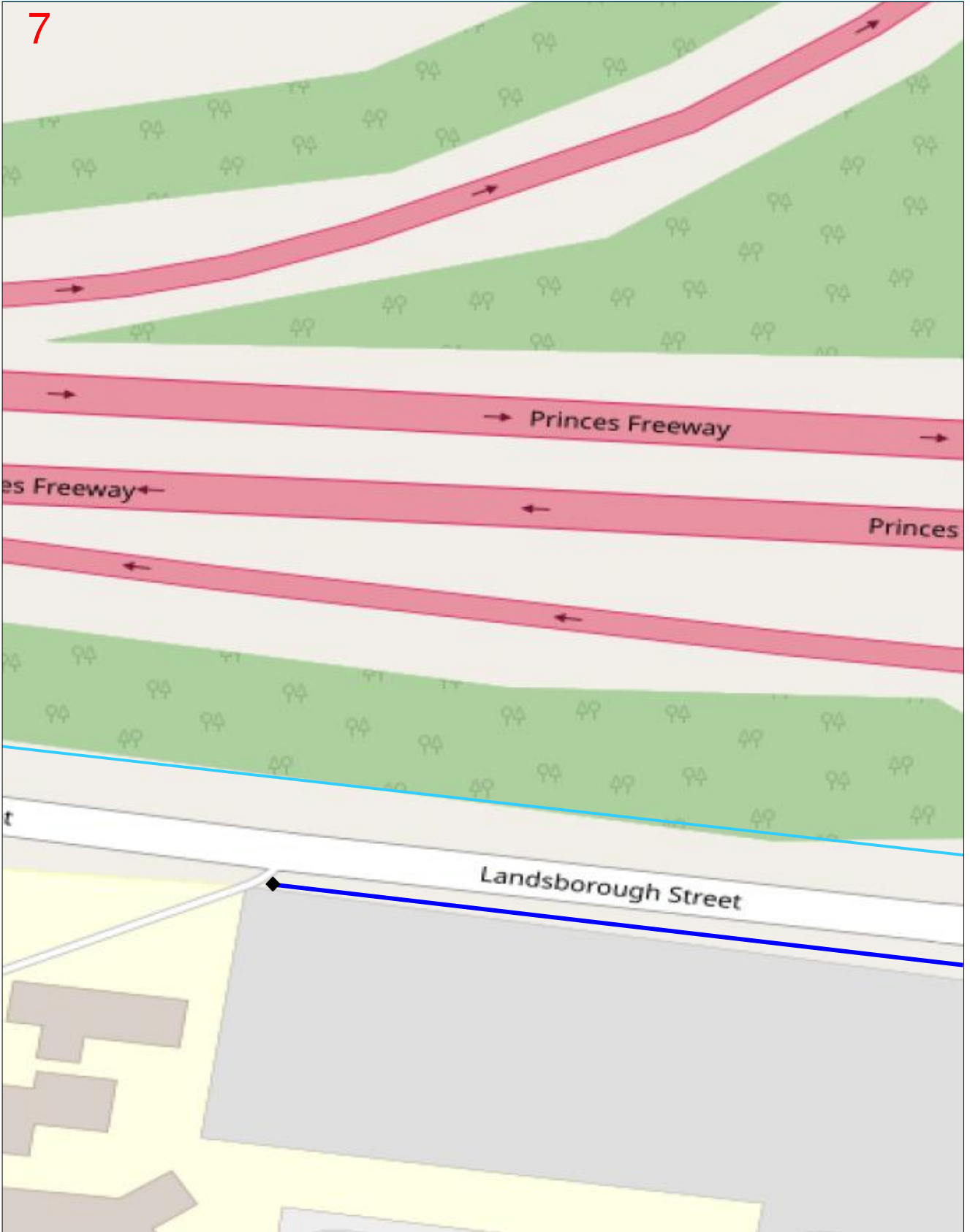
LEGEND:

— Asset

□ Affected DBYD Work Area

◆ Pit Asset

7



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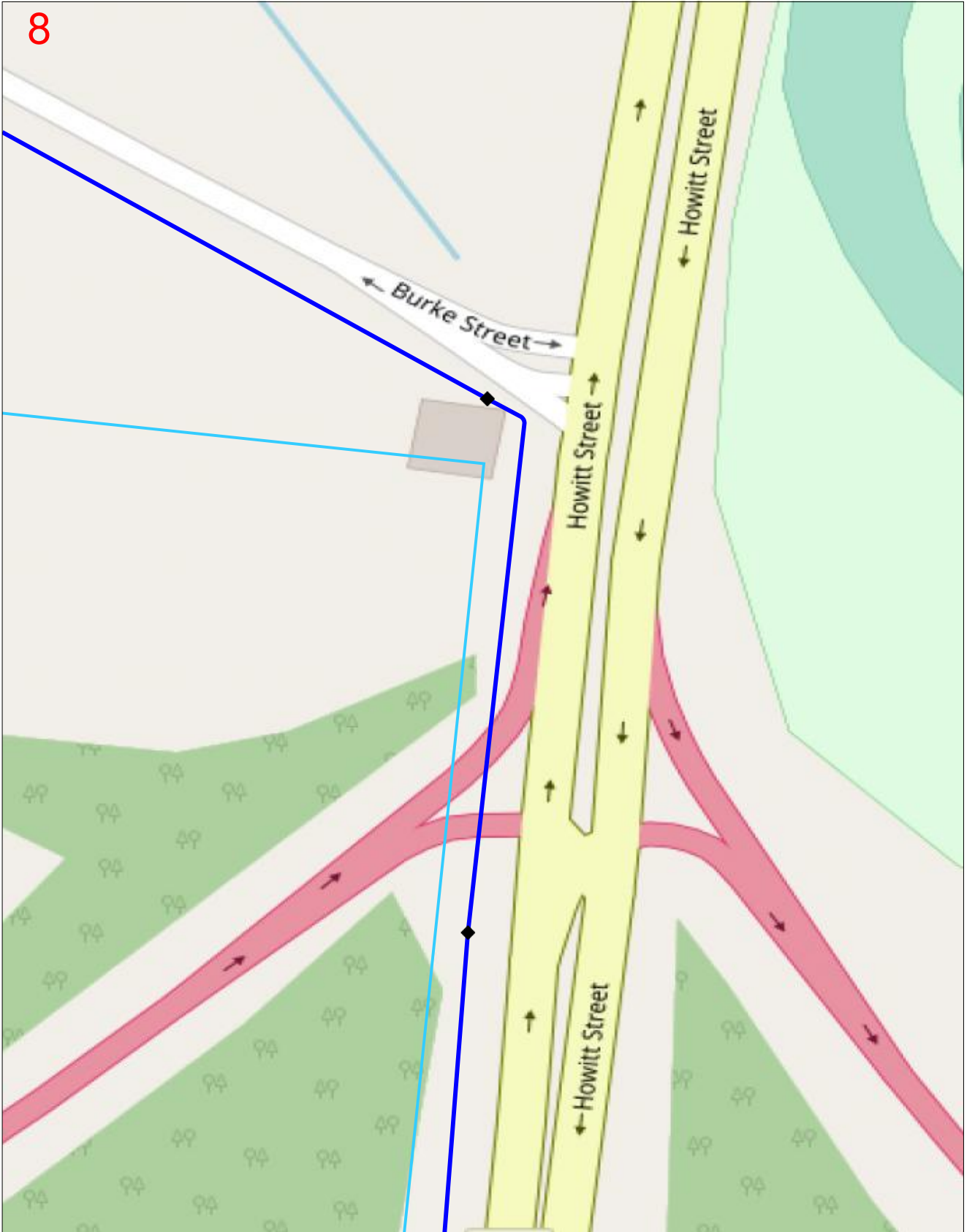
LEGEND:

— Asset

□ Affected DBYD Work Area

◆ Pit Asset

8



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LEGEND:

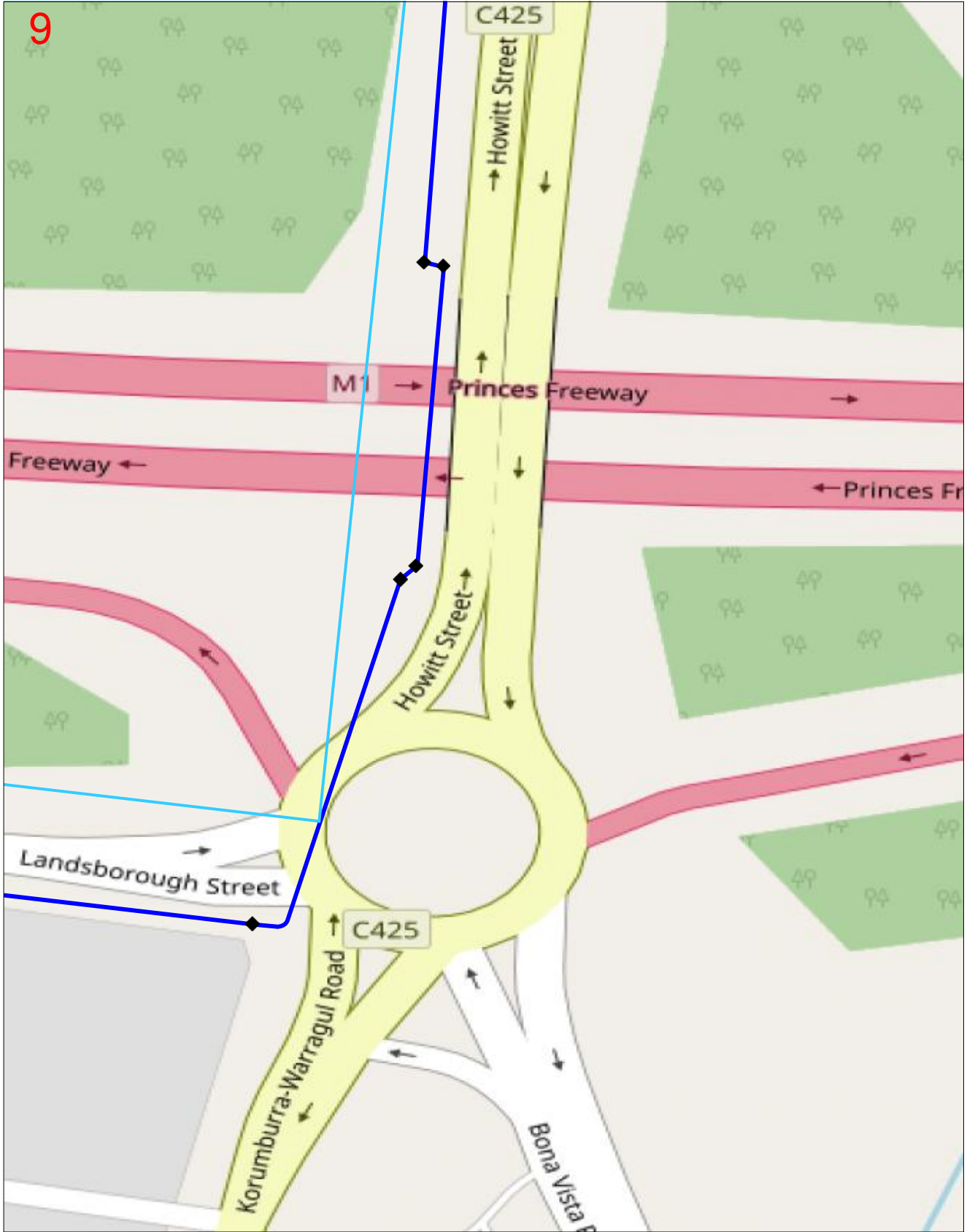


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— Asset

□ Affected DBYD Work Area

◆ Pit Asset



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LEGEND:



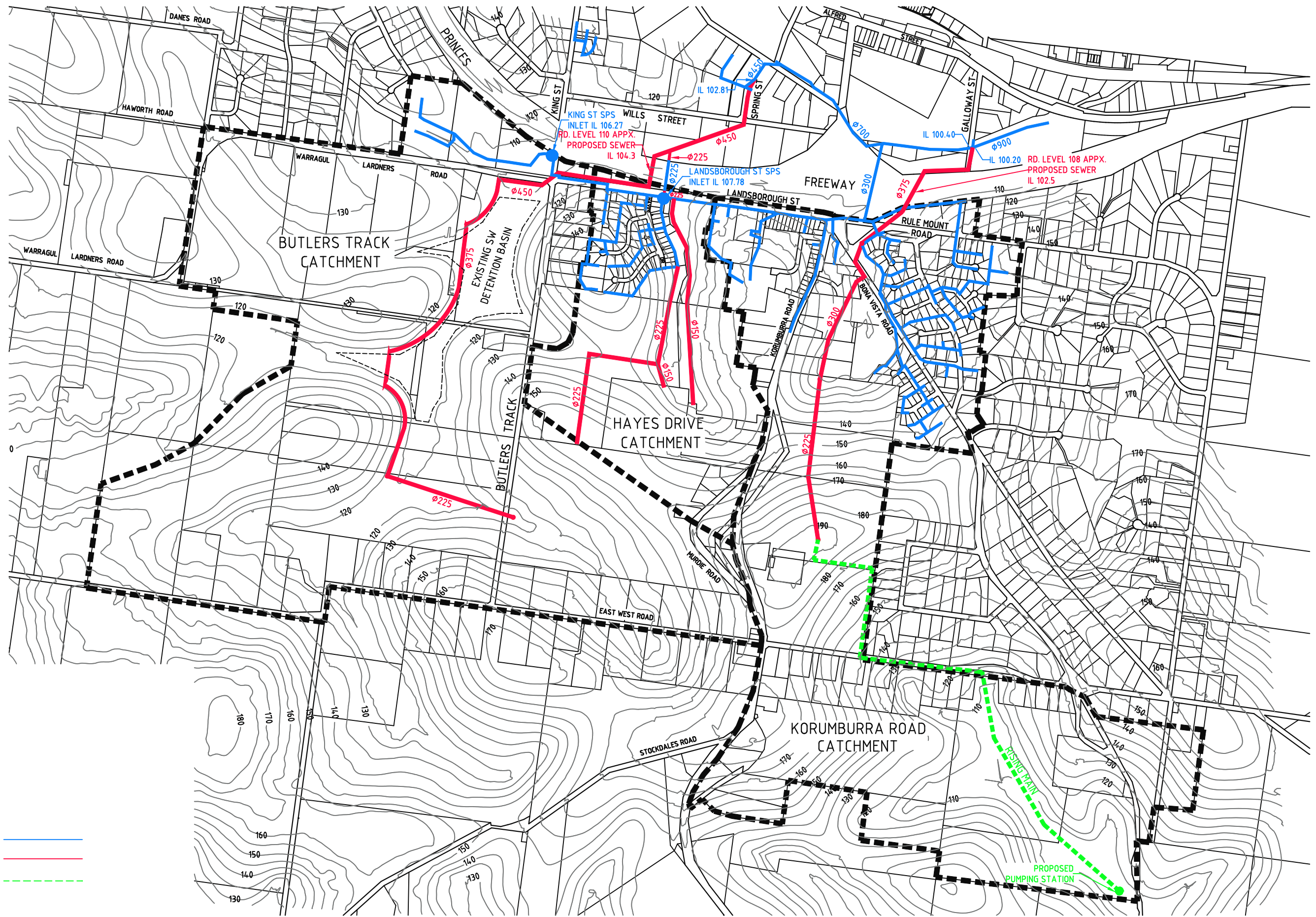
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— Asset

□ Affected DBYD Work Area

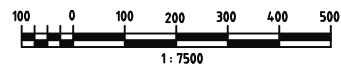
◆ Pit Asset

Appendix 2 – Sewer Servicing Plan



LEGEND

- EXISTING SEWERS —
- PROPOSED TRUNK SEWERS —
- PROPOSED RISING MAIN - - -



No.	DATE	DESCRIPTION	APP'D	REFERENCES	
				PLAN No.	TITLE

DESIGNED BY:

Kevin Hart
 Consulting Pty Ltd
 A.C.N. 005 631 738

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 P.O. Box 236, Sale 3850
 Telephone/Facsimile (03) 5144 4170
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DO NOT SCALE	GIPPSLAND WATER DRAWING STATUS	DESIGN DRAWING	GIPPSLAND WATER FACILITY CODE 41CR41
CERTIFICATION OF COMPLIANCE WITH GIPPSLAND WATER'S DESIGN & DRAFTING REQUIREMENTS. DESIGNED: 15/12/17 K. HART. DRAWN: 17/12/17 B. HUTTON. CHECKED: 19/12/17 K. HART.		GIPPSLAND WATER WARRAGUL SEWERAGE RETICULATION WAARAGUL SOUTH SEWER STRATEGY PROPOSED TRUNK SEWERS SCHEMATIC LAYOUT	
		DRAWING No. A1-65497 REV. A	