Building Services Infrastructure Report

Pacific Brook Christian School

Prepared For:
Impact Group

Prepared By:
Building Services Engineers

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Summary

The project involves stage 1 of the proposed Pacific Brook Christian School. The extent of the project is as detailed within the preliminary architectural drawings dated 18.04.24 prepared by NBRS and will include the following:

- Building A with 4x GLAs
- Building B with 4x GLAs
- Amenities block
- Private road, ongrade carparking and landscaping

BSE have been engaged to provide advice on the suitability of the existing services infrastructure to accommodate the proposed works. The intent of this report is to summarise the information gathered by BSE and provide advice with respect to the modification/additions anticipated to be required to the existing services infrastructure to accommodate the proposed works. We understand that this information will form part of an overall feasibility study.

We have summarised our finding as follows:

- Water
  - A new connection to the existing Ø100mm uPVC potable water main within Maitland St shall be made for the stage 1 works.
  - Stage 1 does not require connection for fire protection services (e.g. hydrant, sprinklers etc.), so a booster assembly, pumps or tanks are not proposed.
- Sewer
  - A new connection to the existing gravity sewer main reticulating through the site along Maitland St frontage shall be made for the stage 1 works.
- Gas
  - There is no existing gas connection to the current site and we understand gas is not required for the proposed development.
- Electrical Power
  - The existing 1 storey clad dwelling is provided with power supply from the existing underground LV street network via a pillar on the Maitland street frontage. We propose that this supply is maintained for the stage 1 works unless the supply authority requests consolidation of supplies.
  - The balance of the existing structures on site is provided with power supply from the existing underground LV street network via a pillar on the Maitland street frontage. We propose that this supply is de-commissioned and a new 80 Amps/phase service is provided from the existing pillar.
- Communications
  - From the NBN Co. website, connection to the NBN for this site will be via FTTP (Fibre to the Premises). We anticipate that NBN connection will be available from the existing Telstra pits along Maitland St.

Refer to the body of this report for further information.

1. Introduction

1.1. Purpose and scope

The primary objective of this report is to review the existing services infrastructure in conjunction with the proposed works and provide advice on any modifications required to be included as part of an overall feasibility study.

This report contains the findings of BSE's review of the following:

- Review of DialB4UDig information to understand existing inground services
- Receipt of response from application to Ausgrid
- Receipt of pressure and flow enquiry results

The following services were investigated:

- Water (Muswellbrook Shire Council)
- Sewer (Muswellbrook Shire Council)
- Electrical Power (Ausgrid)
- Communications (Telstra and NBN Co.)

This report does not cover the following:

- Inspection of services on site
- Investigation of structural or civil
- Measurement of services performance (e.g. data-logging)
- Review/verification of architectural design with respect to services provisions

1.2. Referenced documentation

1.2.1. General

NCC	National construction code (Building code of Australia)

1.2.2. Hydraulic services

AS3500	Plumbing and drainage
PCA	Plumbing Code of Australia (NCC VOL 3)
Muswellbrook Shire Council	DBYD plans and pressure and flow enquiry results

1.2.3. Electrical services

AS/NZS 3000	Electrical installations (known as the Australian/New Zealand Wiring Rules)
NSW SIR	NSW Service and Installation Rules
AS/CA S009:2013	Communications Alliance Ltd – Installation requirements for customer cabling (Wiring Rules)
Telstra	DBYD plans

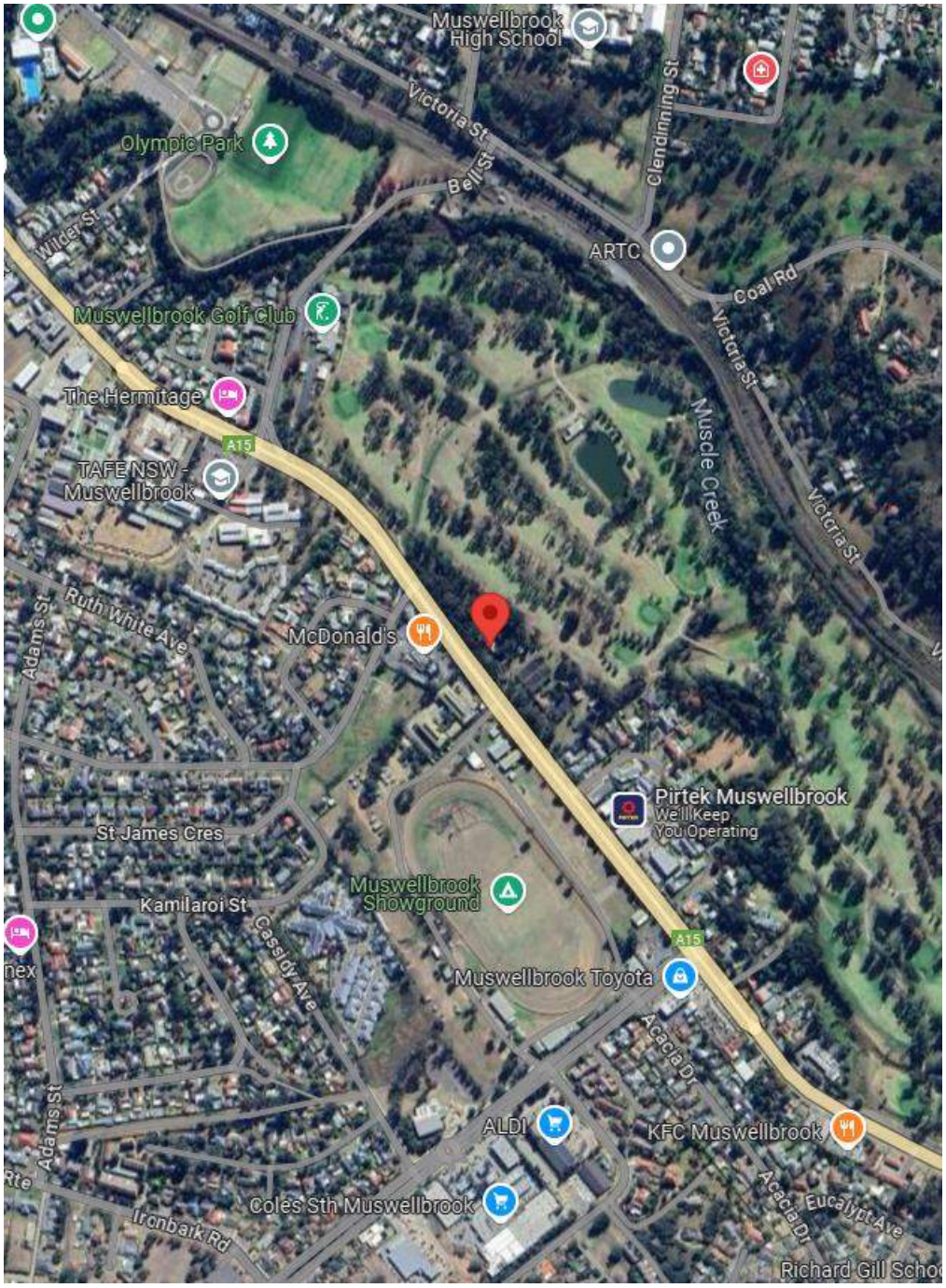
Ausgrid	DBYD plans, Authority design and construction standards and response to application for connection
NBN Co.	DBYD plans and NBN Co. website and address enquiry

1.3. Definitions & abbreviations

BCA	Building code of Australia
BSE	Building Services Engineers
DBYD	Dial before you dig
HV	High Voltage (i.e. 11kV+)
LV	Low Voltage (i.e. 400V/230V)
MSB	Main switchboard
NBN	National Broadband Network
NCC	National construction code

2. The site

The site is located at 72 Maitland St, Muswellbrook NSW 2333 and currently contains several building and structures to be demolished. We note that there is an existing 1 storey clad dwelling and 1 storey shed that will be maintained as part of stage 1.



Location of the development Source: Google Maps

The proposed works will include stage 1 of the proposed Pacific Brook Christian School. Following discussion with Impact Group, we understand the client wishes to only install infrastructure required for phase 1. This is the basis for this report and recommendations within.

3. Services Connections

3.1. Water

Based on the DBYD plans, potable water is currently supplied via the Ø100mm uPVC water main located within Maitland St. We propose that a new connection is made for the stage 1 works.

We have received pressure and flow results for the potable water main and have attached to the appendix of this report. Stage 1 does not require connection for fire protection services (e.g. hydrant, sprinklers etc.), so a booster assembly, pumps or tanks are not proposed.

3.2. Sewer

Based on the DBYD plans, there is an existing gravity sewer main reticulating through the site along Maitland St frontage. We propose that a new connection be made to this existing sewer for the stage 1 works.

3.3. Electrical power

3.3.1. Existing Supply

The existing 1 storey clad dwelling is provided with power supply from the existing underground LV street network via a pillar on the Maitland street frontage. We propose that this supply is maintained for the stage 1 works unless the supply authority requests consolidation of supplies.

The balance of the existing structures on site is provided with power supply from the existing underground LV street network via a pillar on the Maitland street frontage. We propose that this supply is de-commissioned and a new supply is provided from the existing pillar.

3.3.2. Maximum Demand

The maximum demand of the stage 1 works has been calculated as approximately 70 Amps/phase. BSE have submitted an application for connection to Ausgrid for an 80 Amps/phase service and have received response that the existing LV street network has capacity to accommodate direct connection without upgrade.

3.3.3. Proposed Supply

We propose that a new 80 Amps/phase service is provided from the existing LV street network pillar to the stage 1 main switchboard.

3.4. Communications

From the NBN Co. website, connection to the NBN for this site will be via FTTP (Fibre to the Premises). They note that some premises may need additional work to be completed first. The NBN DBYD plans show an existing inground Telstra network has already been installed along Maitland St. We anticipate that NBN connection will be available from these existing pits.

4. Referenced Documentation

Table of referenced documentation attached to this report are listed below:

Document description	Source	Quantity of Pages
Stage 1 architectural drawings dated 18.04.24	NBRS Architects	2
Flow and pressure test results dated 24.05.24	Muswellbrook Shire Council	1
Water/sewer DBYD enquiry plans dated 07.05.24	Muswellbrook Shire Council	6
Ausgrid response email to application for connection dated 31.05.24	Ausgrid Muswellbrook	2
Electrical power DBYD enquiry plans dated 07.05.24	Ausgrid	1
Telstra communications DBYD enquiry plans dated 07.05.24	Telstra	2
NBN Co communications DBYD enquiry plans dated 07.05.24	NBN Co	6

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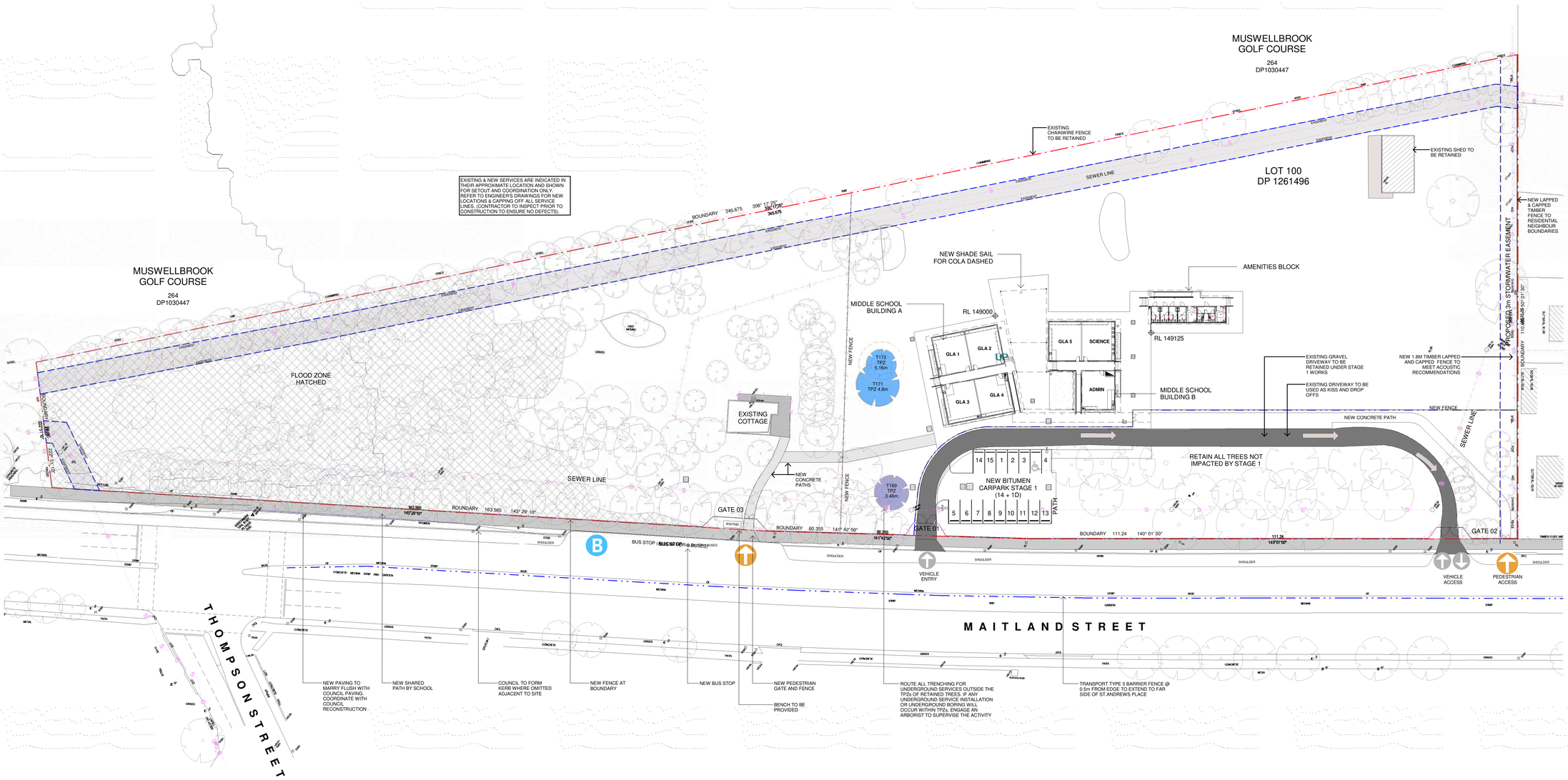
PRELIMINARY

LEGEND

- BOUNDARY
- EXISTING FENCE
- EXISTING ELECTRIC (E)
- EXISTING GAS (G)
- EXISTING SEWER (S)
- EXISTING STORMWATER (SW)
- EXISTING TEL COMMS (T)
- FLOOD EASEMENT
- EXISTING TREES TO BE RETAINED
- EXISTING TREE PROTECTION ZONE (TPZ) (trees identified as significant & to be protected during works as per arborist report)
- EXISTING TREE PROTECTION ZONE (TPZ) (trees potentially impacted by works showing TPZ as noted by arborist)
- EXISTING TREES TO BE REMOVED (refer to arborist report)
- PROPOSED TREES (refer to landscape drawings)
- PROPOSED LOCATION FOR STORMWATER EASEMENT
- PROPOSED LOCATION FOR PEDESTRIAN FOOTPATH ON COUNCIL LAND
- PROPOSED LOCATION FOR PEDESTRIAN FOOTPATH WITHIN SCHOOL
- PEDESTRIAN ACCESS
- VEHICLE ENTRY/EXIT
- BUS STOP

ABBREVIATION

GLA	GENERAL LEARNING AREA
COLA	COVERED OUTDOAR LEARNING AREA
TAS	TECHNOLOGY AND APPLIED SCIENCE



1 DA_STAGE 1 SITE PLAN
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Issue

No.	Date	Description	Chkd
1	09.04.2024	ISSUE FOR CLIENT APPROVAL TO PROCEED	NBRS
2	18.04.2024	ISSUE FOR CONSULTANT COORDINATION	NBRS

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Project
Pacific Brook Christian School

at
Lot 100 DP1261496, 72-74 Maitland Street, Muswellbrook NSW

for
Pacific Brook Christian School Ltd

Drawing Title
STAGE 1 SITE PLAN

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Drawing Reference
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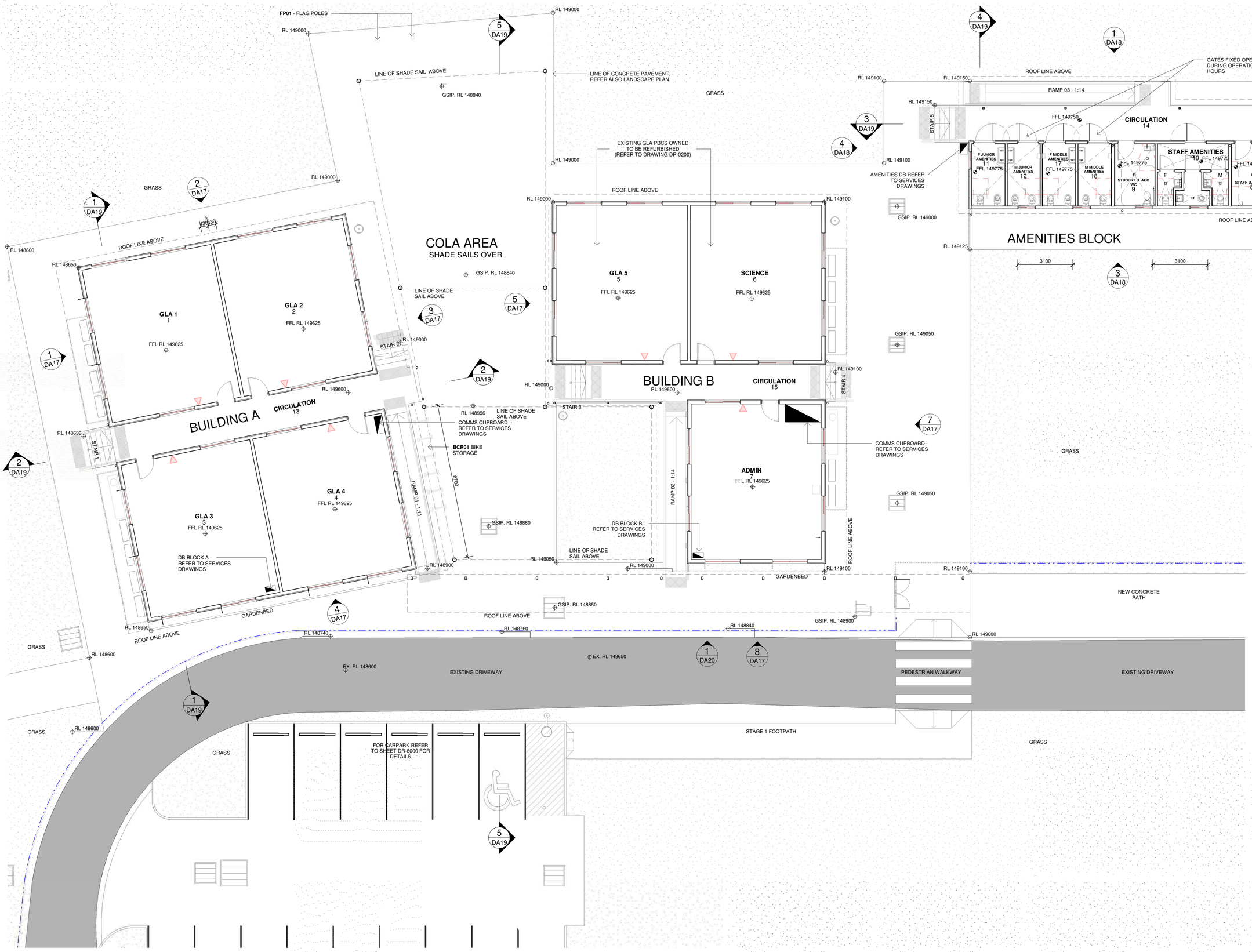

2 DA STAGE 1 - GF PLAN

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Drawing Title
STAGE 1 FLOOR PLANS

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Drawing Reference
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WATER & WASTEWATER

Phone: (02) 6549 3840
Email: council@muswellbrook.nsw.gov.au

P.O. Box 122
MUSWELLBROOK NSW 2333

FLOW & PRESSURE TEST

Person/Company Requiring Test	Wade Pendergast – BSE
Address	72-74 Maitland Street Muswellbrook
Date	24/05/2024
Static Pressure	800 kPa
Size of Main and Material	100mm PVC through a 65mm Fire Stand Hydrant: 170807

Residual Flow Pressure (kPa)	Litres Per Second
750	2
700	4
625	6
500	8
400	10
225	12
175	14
0	**Maximum Flow – 15.5**

Kind Regards

Shahzad Khizer
Asset Manager
Water & Wastewater

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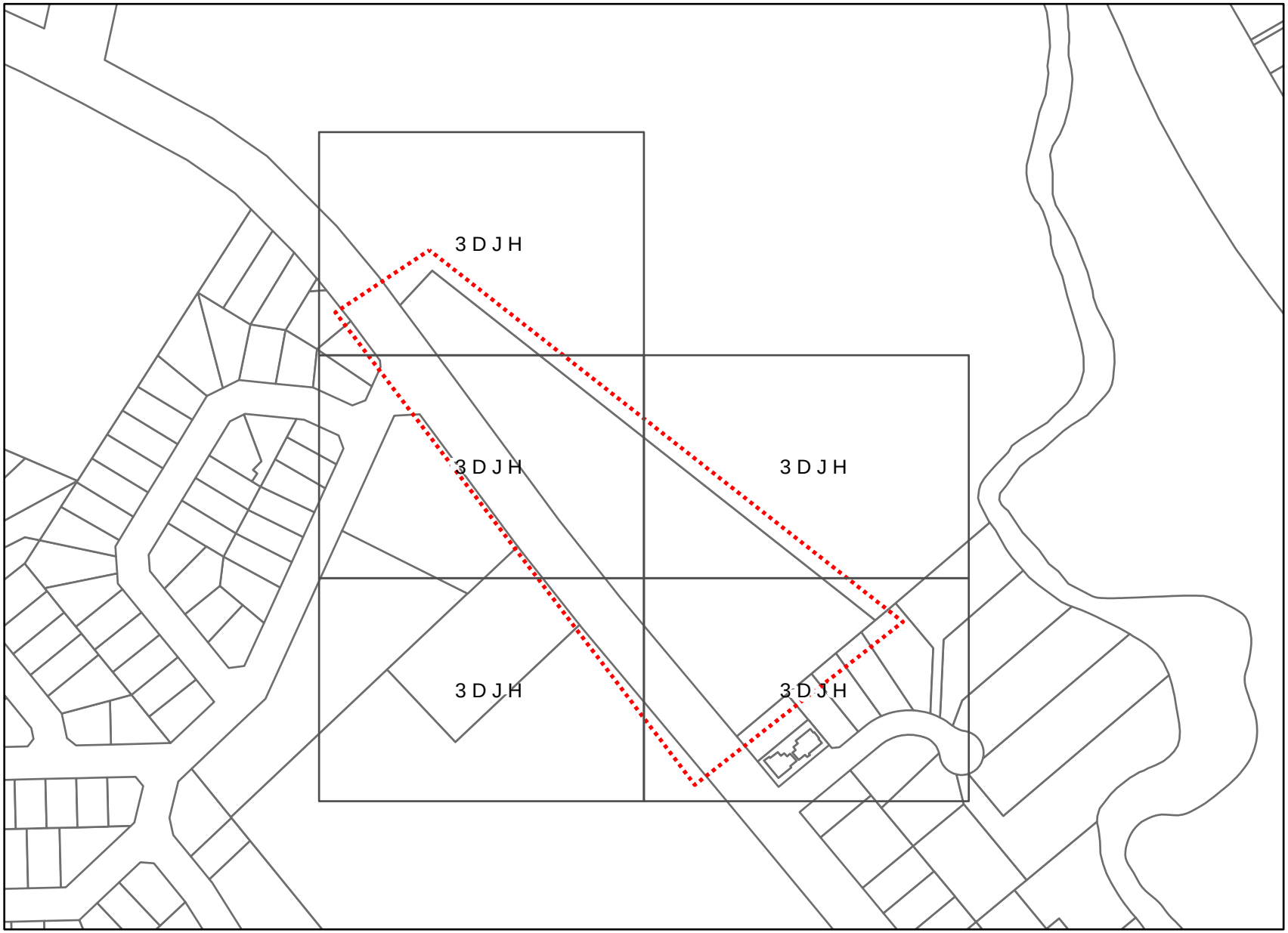

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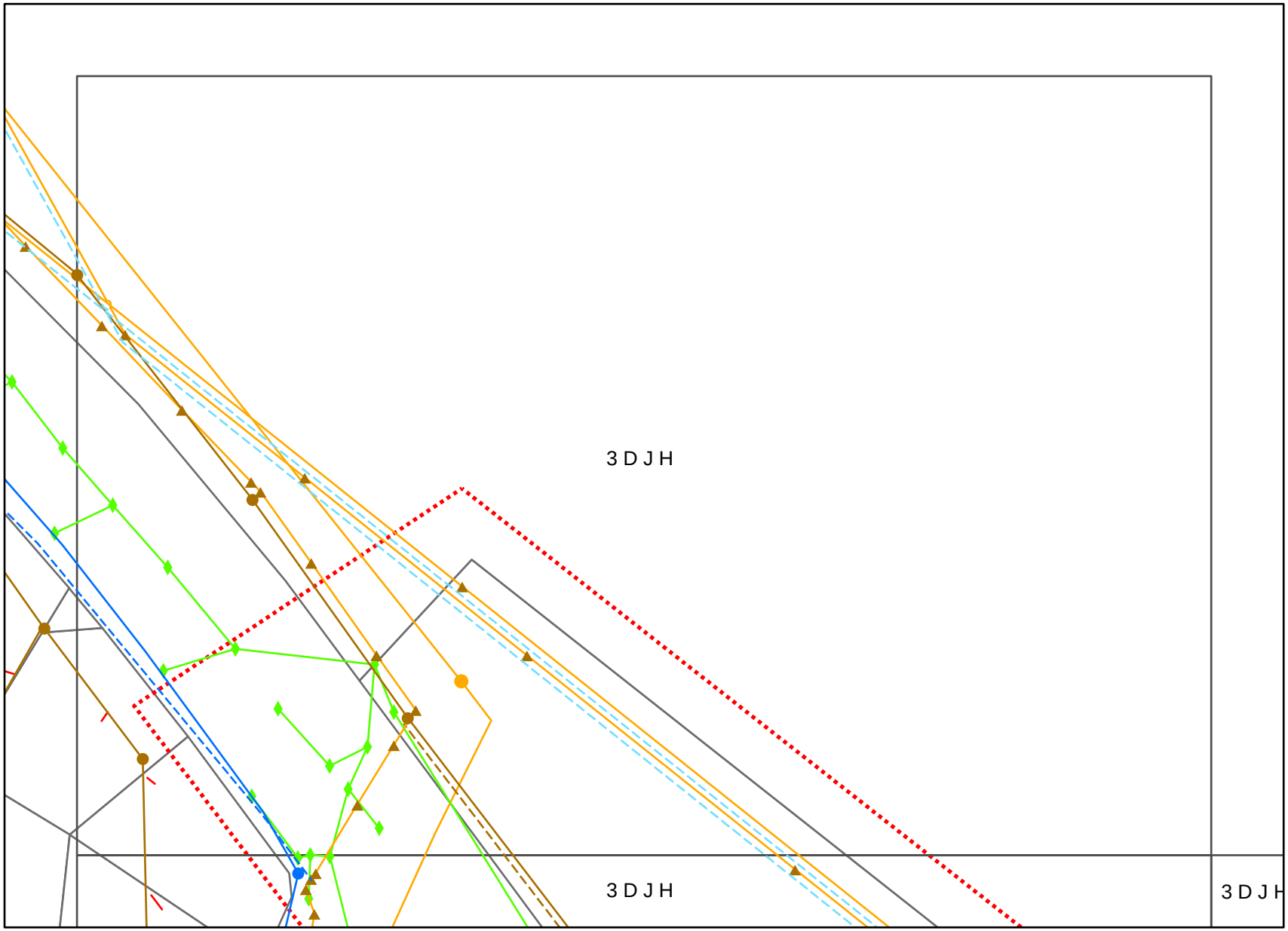

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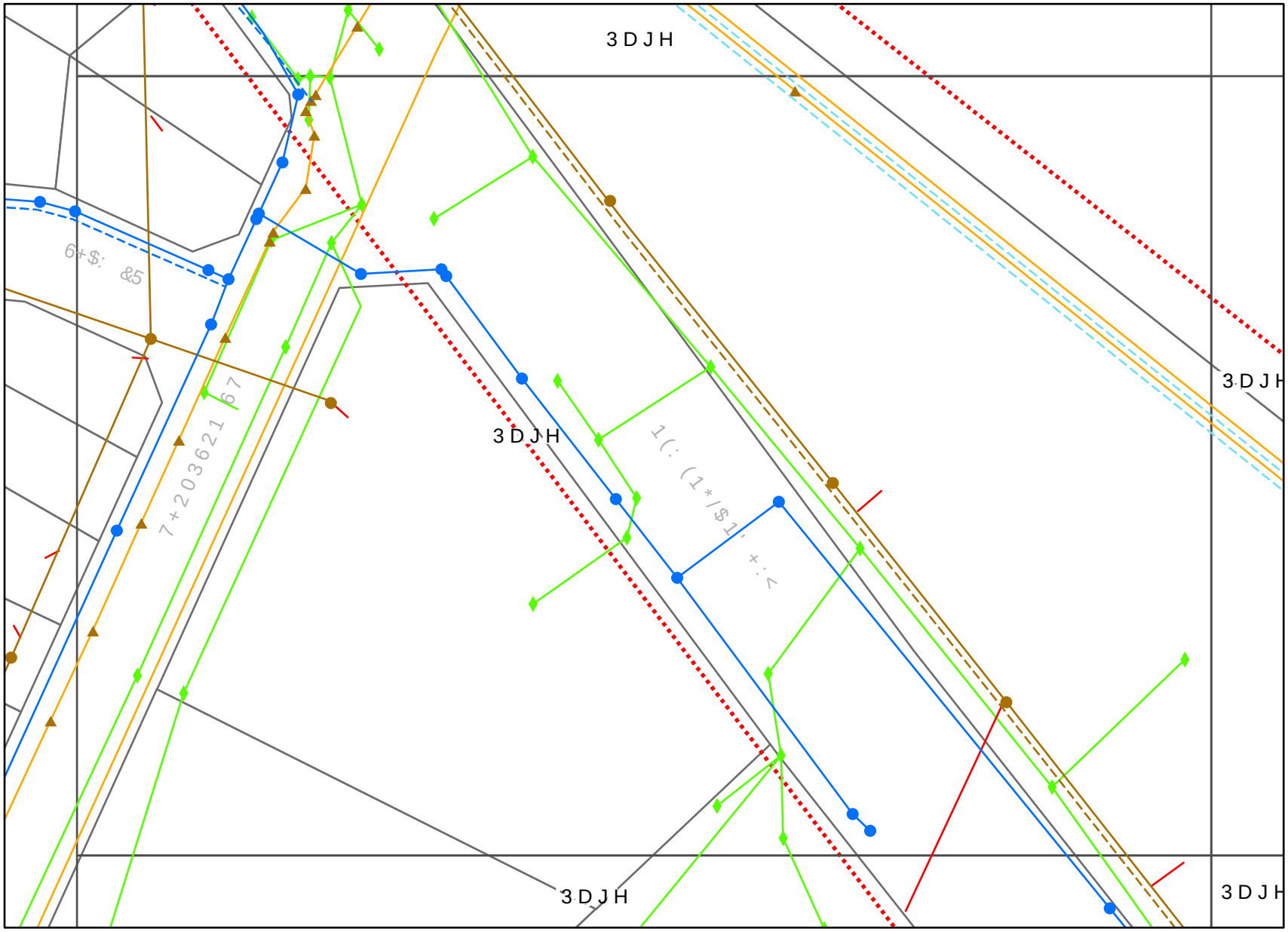

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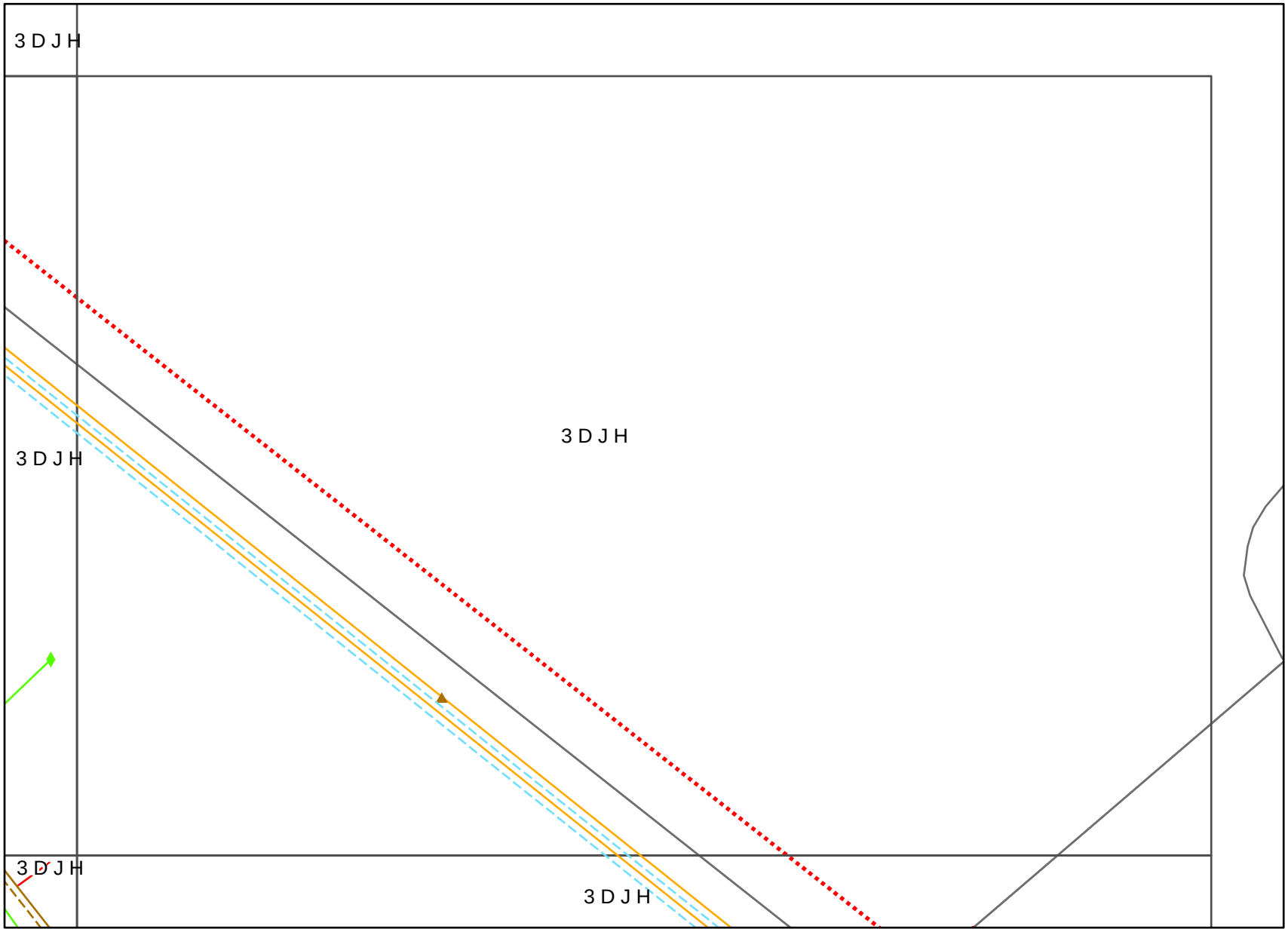

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BEFORE YOU DIG
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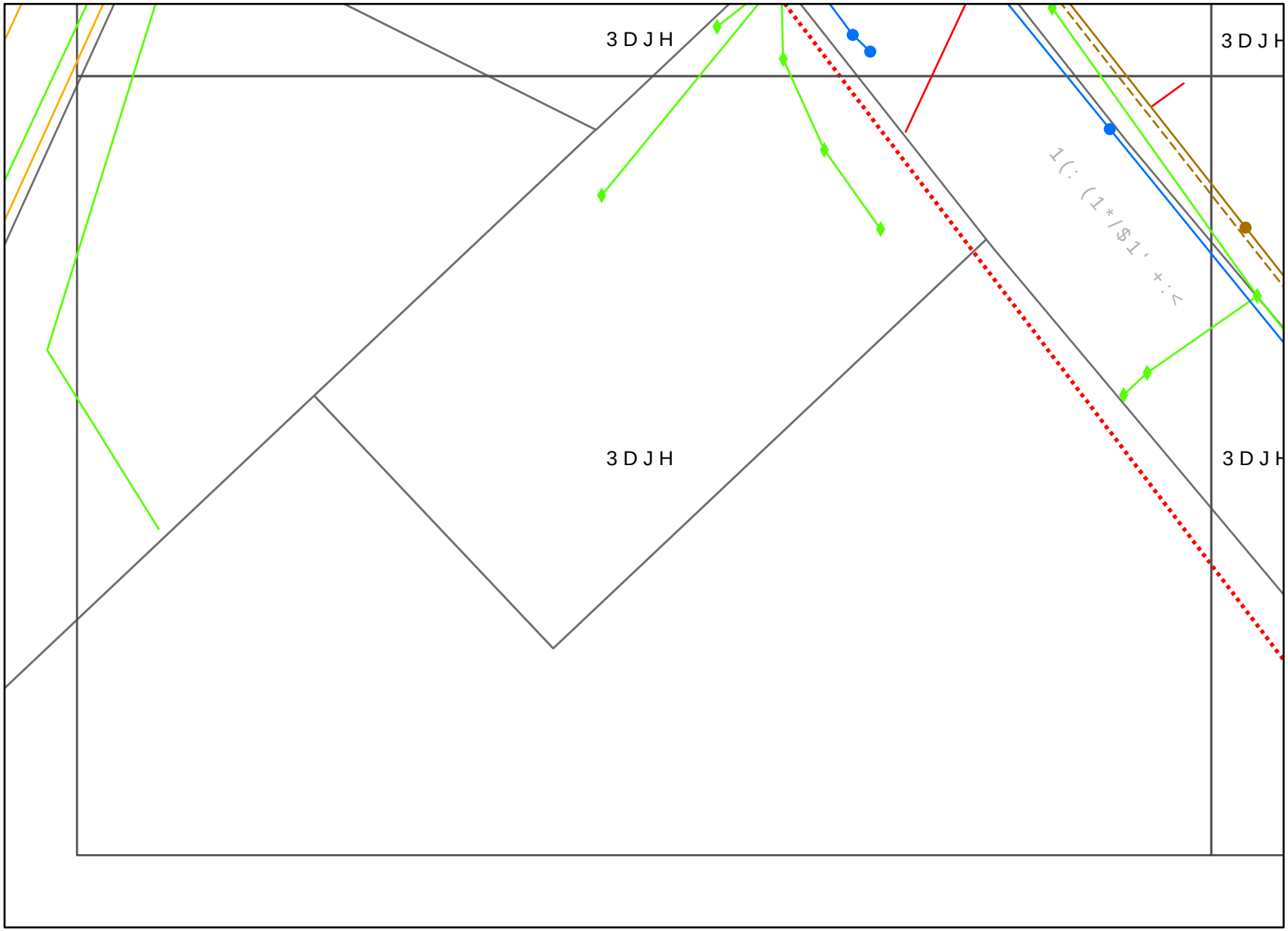

/HJHQG

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:DWHU

- :DWHU 3LSH)LWWLQJ
- :DWHU 3LSH

6HZHU

- 6HZHU
- 6HZHU 3LSH
- 6HZHU 5LVLQJ 0DLQ
- $VEHVWRV 6HZHU 3LSH
- 6HZHU -XQFWLRQ

'UDLQDJH

- 'UDLQDJH 6WUXFWXUH
- 'UDLQDJH

)LEUH

-)LEUH 3LSH

:DUQLQJ $VVHW ORFDWLRQ SO
0XVZHOOEURRN 6KLUH &RXQFLO
UHIHUHQFH GLDJUDPV DQG DUH
JXLGH RQO\ 6HUYLFHV EHORQJL
SDUWLHV DUH QRW LQFOXGHG R
7KHVH SODQV KDYH EHHQ SUHS
WKH XVH RI &RXQFLO DQG UHO
WKHVH SODQV E\ \RX LV HQWLL
ULVN 7KH DFFXUDF\ DQG RU F
WKH LQIRUPDWLRQ LQ WKHVH
JXDUDQWHHG DV SURSHUW\ ER
DQG RWKHU QDWXUDO ODQGVFD
RYHU WLPH DQG DFFRUGLQJO\
LQGLFDWLYH RQO\ &RXQFLO GR
KROG RXW WKDW WKH SODQV
DFFHSWV QR UHVSRQVLELOLW\
LQDFFXUDF\ DQG RU RPLVVLRQ
SODQV
,W LV \RXU UHVSRQVLELOLW\ W
DVVHWV SULRU WR DQ\ H[FDYDW
DQG WR H[HUFLVH GXH FDUH DQ
H[FDYDWLRQ &RXQFLO ZLOO VH
IRU DQ\ GDPDJH FDXVHG WR LW
ORVVHV VXIIHUHG E\ &RXQFLO G
RI LWV DVVHWV
8VH RI VXFK LQIRUPDWLRQ LQ
VXEMHFW WR DQG FRQVWLWXW
WKHVH WHUPV

,Q DQ HPHUJHQF\ FRQWDFW 0XVZHOOEURRN 6KLUH &RXQFLO RQ
YDOLG IRU GD\V

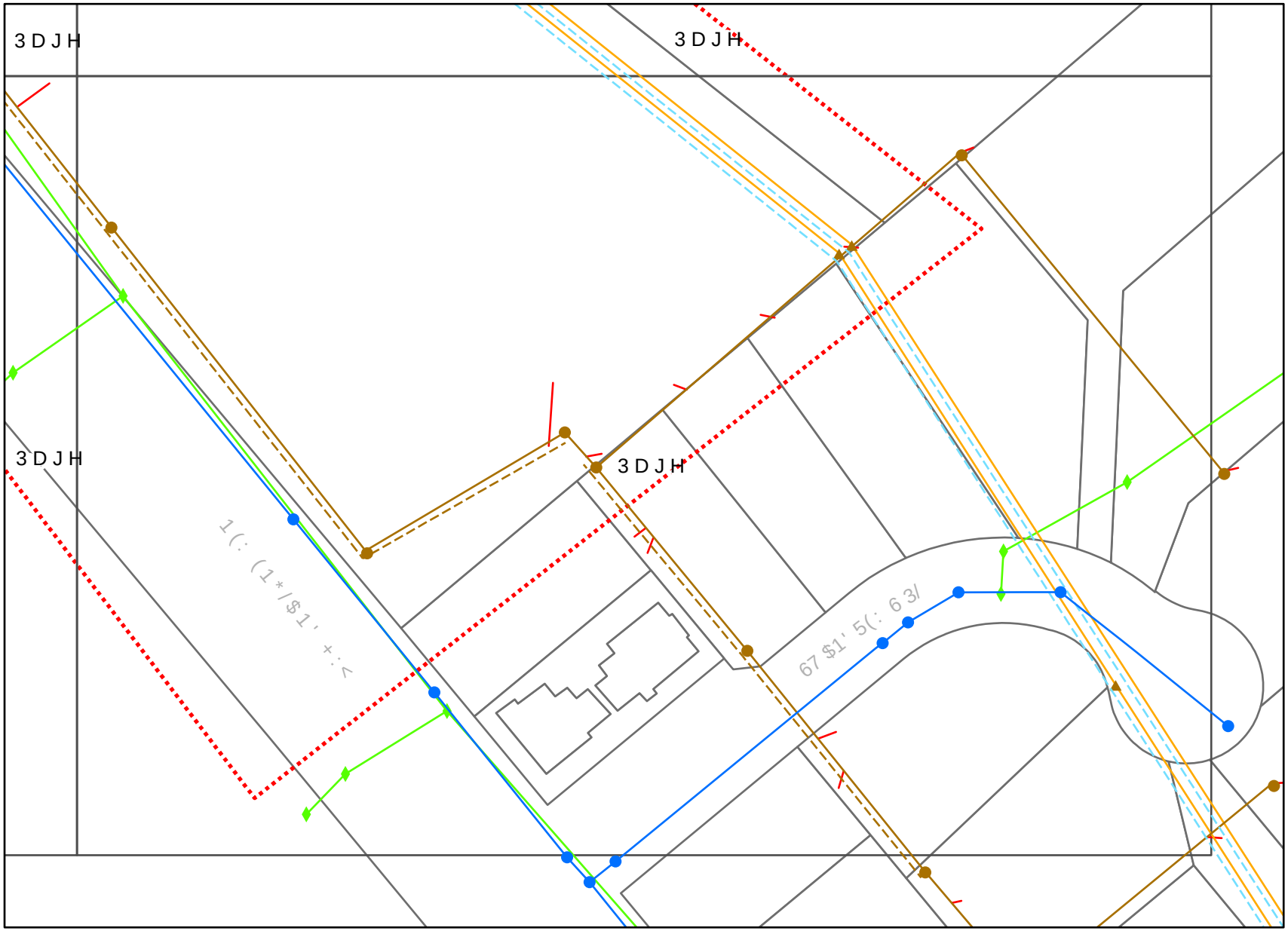
3ODQV JHQHUDWHG E\ 6PDUWHU:;Œ $XWRPDWH

P p 6FDOH

muswellbrook shire council

-RE
6HT
3URYLGHG E\ 0XVZHOOEURRN 6KLUH &RXQFLO

BEFORE YOU DIG
www.byda.com.au



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:DWHU

- :DWHU 3LSH)LWWLQJ
- :DWHU 3LSH
- $VEHVWRV 5LVLQJ 0DLQ

6HZHU

- 6HZHU
- 6HZHU 5LVLQJ 0DLQ 3LW
- 6HZHU 3LSH
- 6HZHU 5LVLQJ 0DLQ
- $VEHVWRV 6HZHU 3LSH
- 6HZHU -XQFWLRQ

'UDLQDJH

- 'UDLQDJH 6WUXFWXUH
- 'UDLQDJH

:DUQLQJ $VVHW ORFDWLRQ SO
0XVZHOOEURRN 6KLUH &RXQFLO
UHIHUHQFH GLDJUDPV DQG DUH
JXLGH RQO\ 6HUYLFHV EHORQJL
SDUWLHV DUH QRW LQFOXGHG R
7KHVH SODQV KDYH EHHQ SUHS
WKH XVH RI &RXQFLO DQG UHO
WKHVH SODQV E\ \RX LV HQWLL
ULVN 7KH DFFXUDF\ DQG RU F
WKH LQIRUPDWLRQ LQ WKHVH
JXDUDQWHHG DV SURSHUW\ ER
DQG RWKHU QDWXUDO ODQGVFD
RYHU WLPH DQG DFFRUGLQJO\
LQGLFDWLYH RQO\ &RXQFLO GR
KROG RXW WKDW WKH SODQV
DFFHSWV QR UHVSRQVLELOLW\
LQDFFXUDF\ DQG RU RPLVVLRQ
SODQV
,W LV \RXU UHVSRQVLELOLW\ W
DVVHWV SULRU WR DQ\ H[FDYDW
DQG WR H[HUFLVH GXH FDUH DQ
H[FDYDWLRQ &RXQFLO ZLOO VH
IRU DQ\ GDPDJH FDXVHG WR LW
ORVVHV VXIIHUHG E\ &RXQFLO G
RI LWV DVVHWV
8VH RI VXFK LQIRUPDWLRQ LQ
VXEMHFW WR DQG FRQVWLWXW
WKHVH WHUPV

,Q DQ HPHUJHQF\ FRQWDFW 0XVZHOOEURRN 6KLUH &RXQFLO RQ
YDOLG IRU GD\V

3ODQV JHQHUDWHG E\ 6PDUWHU:;Œ $XWRPDWH

P p 6FDOH

-----Original Message-----
From: datamuswellbrook@ausgrid.com.au <datamuswellbrook@ausgrid.com.au>
Sent: Friday, May 31, 2024 3:11 PM
To: Gino Biasucci <Gino.Biasucci@bse.com.au>
Cc: datamuswellbrook@ausgrid.com.au
Subject: NMI: 4104121349 - PACIFIC BROOK CHRISTIAN SCHOOL 72-74 MAITLAND ST MUSWELLBROOK 2333

[You don't often get email from datamuswellbrook@ausgrid.com.au. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Notification Letter - Sites under 100 Amps

Connection Premises Address: PACIFIC BROOK CHRISTIAN SCHOOL 72-74 MAITLAND ST MUSWELLBROOK 2333
NMI: 4104121349

As this is an application for a new connection, please contact your electricity retailer to arrange for metering to be installed.
Installations MUST NOT be energised until a National Electricity Rule compliant metering installation has been connected by your nominated electricity retailer.

Application Date: 29-05-2024

Ausgrid is pleased to inform you that it has processed your application for connection services received on 29-05-2024 in respect of the premises referred to above.

The services you have applied for are basic connection services.

SUMMARY OF CONNECTION SERVICES
Ausgrid provides connection services in accordance with our standard form connection contract known as Contract for Basic 100 Amps Connections. You indicated in the connection application that you wish the connection contract to be expedited and you consider that this model standing offer is acceptable. Therefore, in accordance with the provisions of Chapter 5A of the National Electricity Rules, the Contract for Basic 100 Amps Connections commenced on the date Ausgrid received your connection application.

The connection details are as specified by you in your connection application.

Ausgrid and the connection customer are the parties to the contract. If you have applied for the connection on behalf of the connection customer, you have done so as that person's agent.

IMPORTANT - WHAT YOU NEED TO DO NEXT

The NMI at the top of this letter should be provided to the customer's retailer of choice. This is also the time to discuss with your electricity retailer, the metering options that are available to you.

Please let us know if you wish us to send you a copy of the connection contract.

Ausgrid's application forms and ES Documents are located on the website:

https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.ausgrid.com.au%2FCommon%2FOur-network%2FStandards-and-Guidelines%2FElectrical-supply-standards.aspx&data=05%7C02%7Cstuart.johnson%40bse.com.au%7C1f2616262e584896823d08dc85049534%7Cf1a66975f9be4ce69a6e98550b775e98%7C0%7C0%7C638531501938135869%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=OuNtuVxX4SawrASR2WNIGWvrkYKcUqx0JvAUM7%2B7muE%3D&reserved=0

Yours faithfully

Installation Data Operations & Minor Connections
Phone: 02-43998000
Email: datanorth@ausgrid.com.au

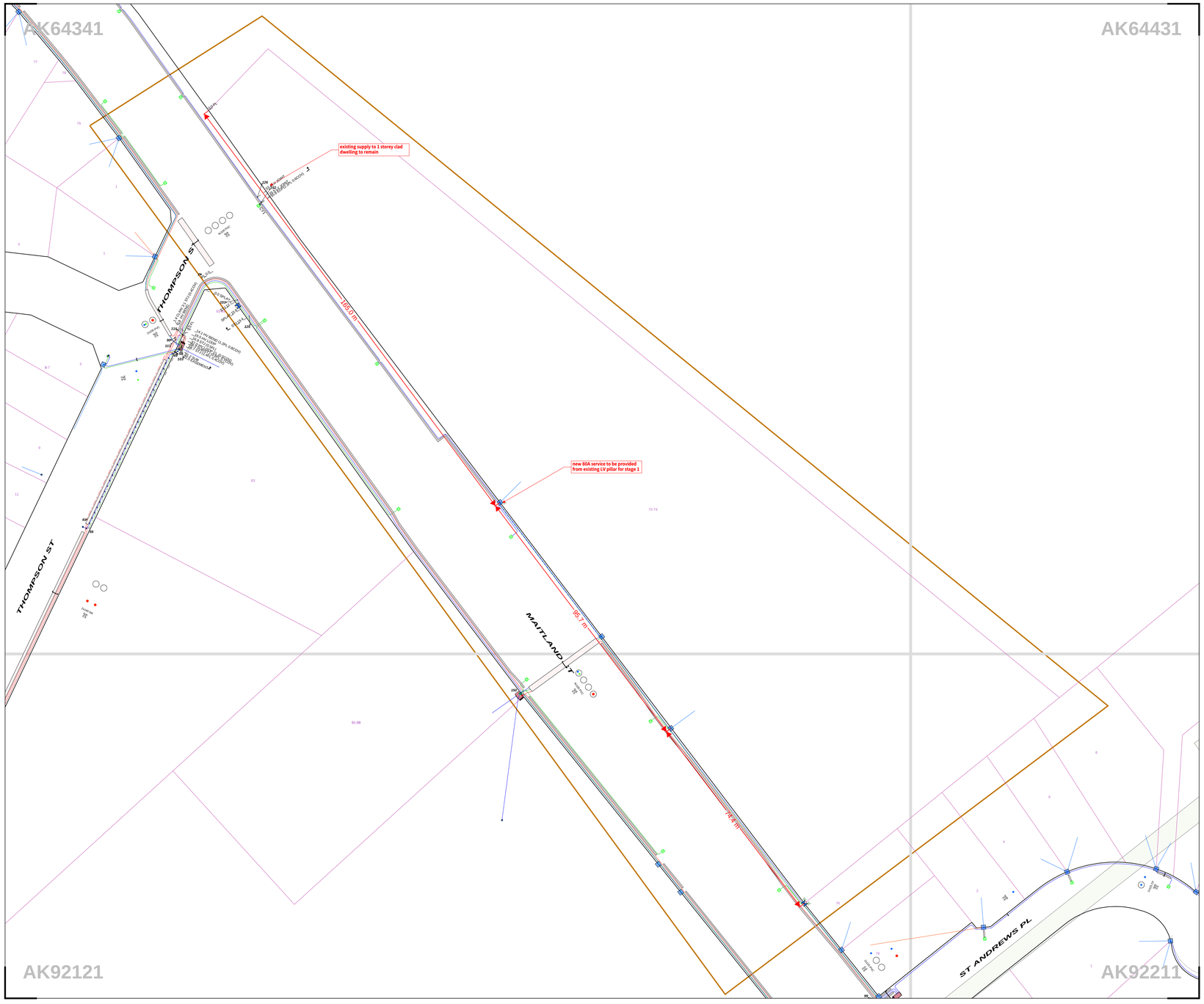
AK643 - CY1

1x50 PVC

2.3

0.6

Ref: B4



JOINT DETAIL REPORT

No.....	Sh.Pg.....	PSCx/.....	Joint Location.....
Map:	AK643		
125	AK0267b-0001	0.400:50	19.4 SE OF THOMPSON ST W PL
126	AK0267b-0001	2.400:50	33.4 SE OF 72 MAITLAND ST N BDY
151	AK0267b-0001	0.200:50	12.7 SE OF THOMPSON ST W PL
152	AK0267b-0001	2.400:60	35.5 N OF MAITLAND STREET W PL
Map:	AK921		
150			

WARNING

Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the street.

Persons working near electricity networks must exercise care and will be held responsible for any damage caused.

"Potholing" is a process using a suitable vacuum excavation to establish the location of Ausgrid underground cables and associated assets.

Underground: Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in Safework NSW Code of Practice for Excavation and Safework NSW Guide for Work Near Underground Assets

as well as recommendations of Ausgrid's Network Standard NS156.

Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.

Workers must maintain safe approach distances and follow applicable Safework NSW Codes of Practice.

NOTE: 1. You must keep Ausgrid plans on site during excavation works. If the work site is not in the same place as you work or you do not have access to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Cadastral Database by Land and Property Information (c) 2016, used under Creative Commons licence, version 4.0.

N

AK64341	AK64342
AK64431	AK64432
AK92121	AK92122
AK92211	AK92212

ISG GRID

GMLA0

Distr + Trans - 238847118

INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE

7 May 2024

Page 1 of 1

1:538

0 — 32 metres

Ausgrid

A0 MOCS_std_plot

Cable Plan

Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 07/05/2024 06:21:58

Sequence Number: 238847121

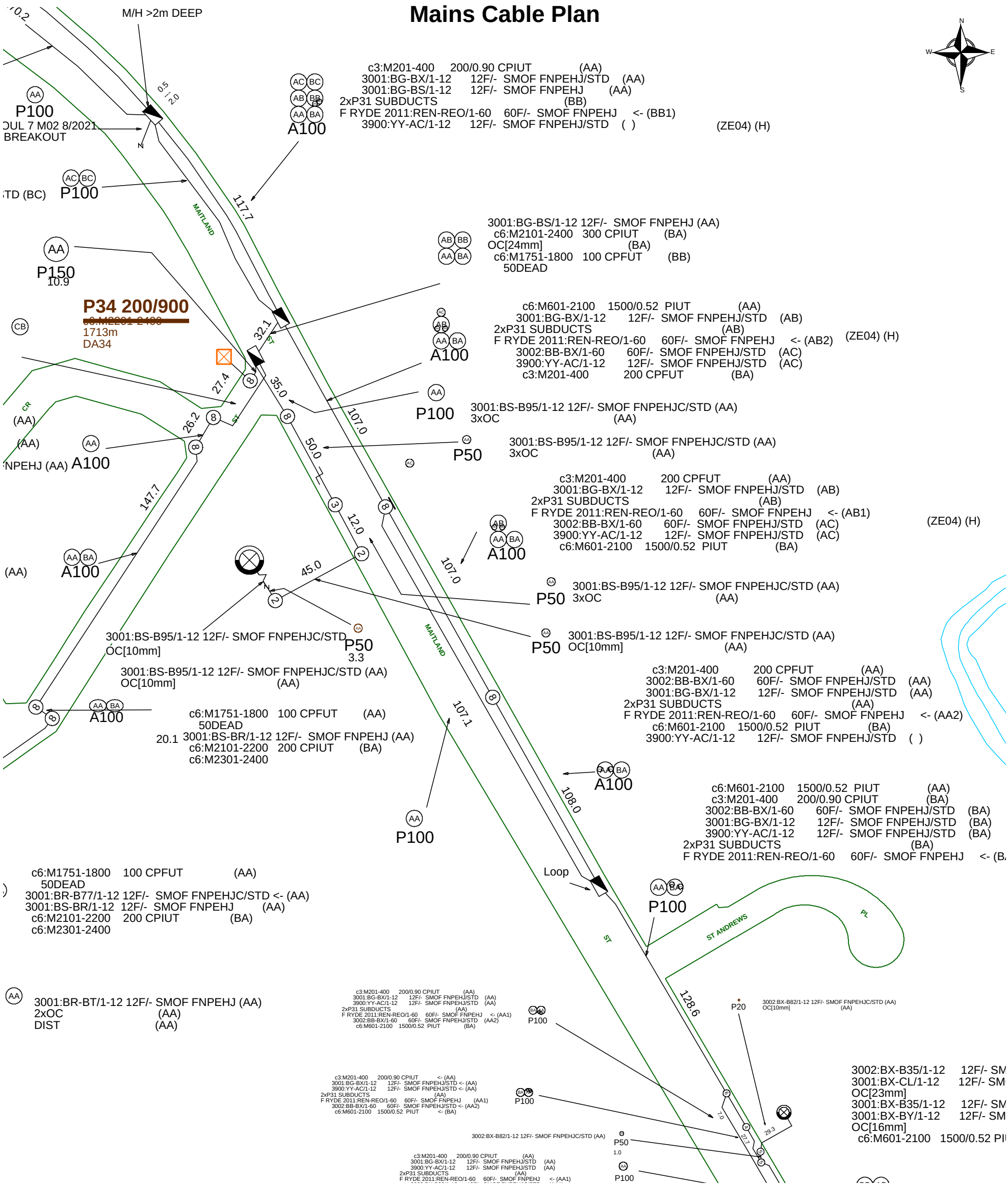
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.
As such,Telstra supplied location information is indicative only.Spatial accuracy is not applicable to Quality Level D.
Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.
A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan



Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment
Ph - 13 22 03
Email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 07/05/2024 06:22:01

Sequence Number: 238847121

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

WARNING
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A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

To:	Stuart Johnson
Phone:	Not Supplied
Fax:	Not Supplied
Email:	stuart.johnson@bse.com.au

Dial before you dig Job #:	36617286
Sequence #	238847116
Issue Date:	06/05/2024
Location:	72 Maitland Street , Muswellbrook , NSW , 2333

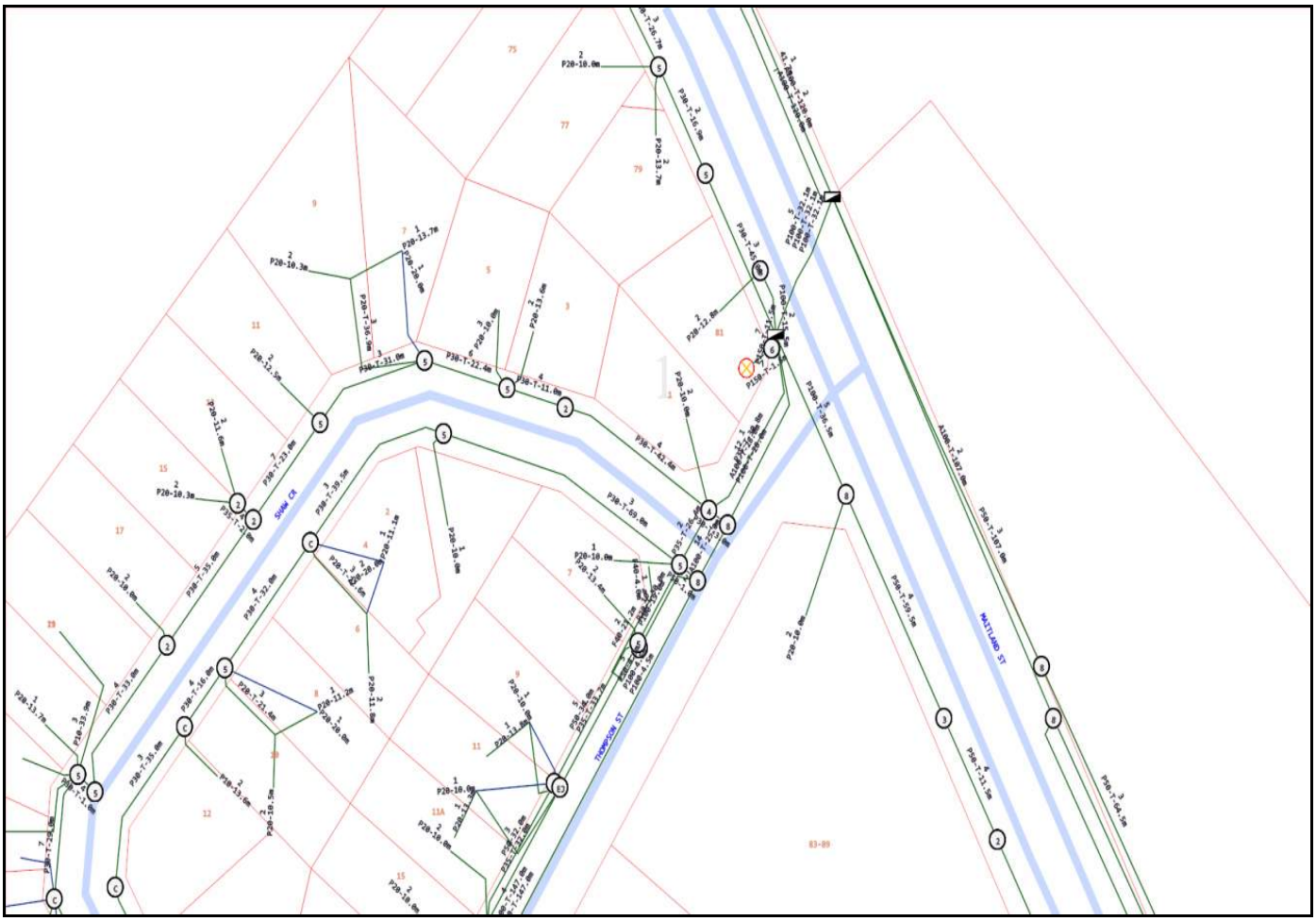
BEFORE YOU DIG
www.byda.com.au
Zero Damage - Zero Harm

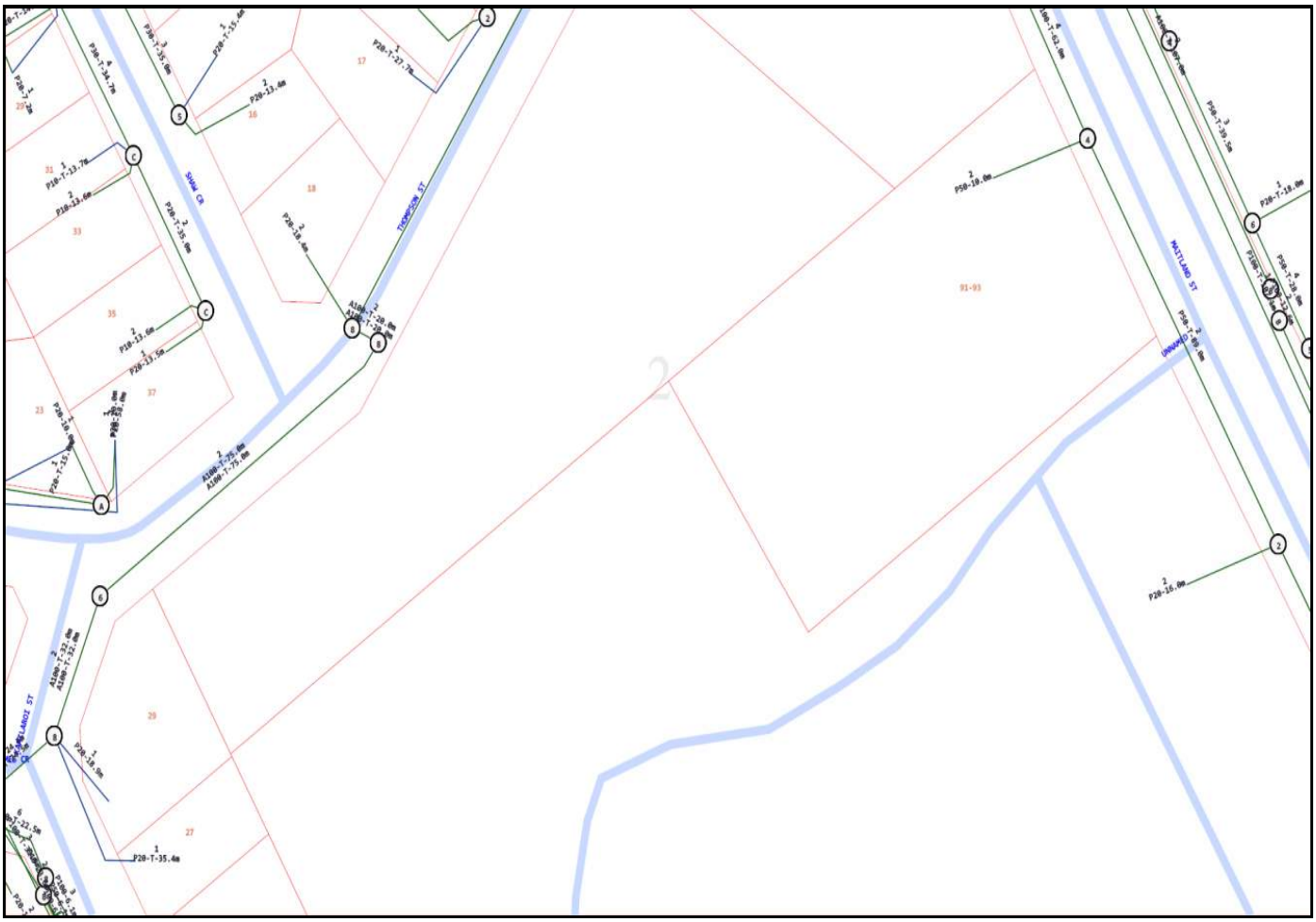
Indicative Plans

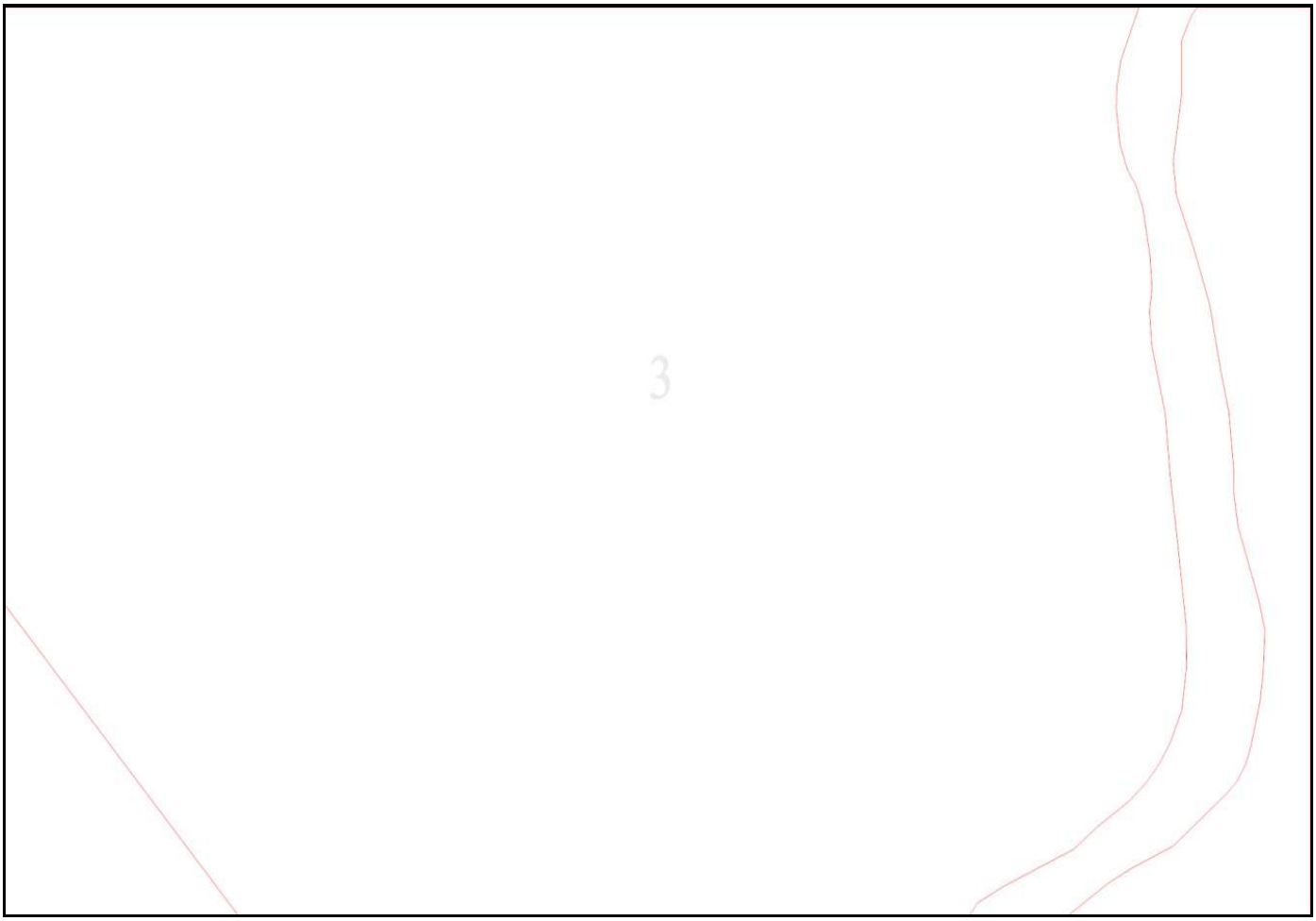
1	3
2	4

LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	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 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m


SHAW CR
THOMPSON ST
MAITLAND ST


SHAW CR
THOMPSON ST
MATTLAND ST
UNNAMED ST
P20-T-35.4m
P20-T-16.0m
P50-10.0m
91-93
17
16
18
33
35
37
23
29
27



Emergency Contacts

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