

22.2972

30 April, 2024

Ekistics  
Level 3, 431 King William Street,  
Adelaide SA 5000

Attention: Ryan Moyle

Dear Ryan

RE: LAKESIDE GOOLWA INVESTIGATIONS TO INFORM PROPOSED CODE AMENDMENT –  
SERVICES INFRASTRUCTURE AND STORMWATER MANAGEMENT

GREENHILL have been engaged to undertake infrastructure and stormwater management investigations to inform the Proposed Code Amendment for a possible expansion of the existing residential park known as Lakeside Goolwa. The subject land is located at Banfield Road and Fidock Road Goolwa North.

The proposed expansion of the Residential Park is to create approximately 175 residential dwellings for retirement living, along with associated community facilities.

## Site Description

The site is located north of the Lakeside Goolwa Residential Park at Banfield Road, Goolwa North and east of Currency Creek with an area is approximately 9.5 hectares. Comprised of existing rural living allotments, the majority of the allotments are grasslands used for livestock. There is a single residential dwelling located at number 6 Banfield Road, as well as various other small structures, including farm sheds and rainwater tanks on the allotments. An aerial image of the Affected Area is shown below.



Figure 1 – Aerial image of Subject Land, Banfield and Fidock Roads, Goolwa North

The existing topography in the area is generally flat, undulating in level between about 3 m AHD and 1.5 metres AHD. Site contour information taken from Goolwa digital aerial photogrammetry is shown below to illustrate.



Figure 2 – Site Contour Plan, Goolwa North

### Infrastructure Review and Assessment

Investigations have been made to obtain information upon the existing services infrastructure, and to consider its capacity to serve the Affected Area. That has included a Before-You-Dig Australia (BYDA) enquiry and review of the existing services infrastructure networks with relevant service authorities including SA Water, SAPN, NBN Co, and Alexandrina Council. A copy of the response to the BYDA enquiry is attached.

The existing services infrastructure and investigations undertaken are outlined as follows:

#### 1. Wastewater Management

There is an existing community wastewater management scheme under the care, control and management of Alexandrina Council, that services properties in the area including the existing Banfield Road area and the Lakeside Goolwa Residential Park.

The existing system is a vacuum sewer system, and includes a 150 mm PVC vacuum sewer main in Banfield Road adjoining the Affected Area. Wastewater from the Banfield Road, Goolwa North area is served by the vacuum sewer main, which extends west, increasing in size to a 250 mm vacuum sewer main at the existing Vacuum Sewer Pump station located near the junction of Franklin Street and Banfield Road.

There is no wastewater infrastructure in Fidock Road to the north. Existing rural living allotments in Fidock Road are anticipated to each have existing on-site waste water treatment system (septic tank system or equivalent).

Initial investigation indicated that the existing vacuum sewer system has additional capacity to service residential growth in the area. Upon recent enquiry with the Alexandrina Council, Stewart Ratcliff (Team Leader Water Infrastructure) advised:

*“Goolwa North is serviced via both gravity and vacuum sewerage networks. Due to site topography, areas generally north of Fenchurch Street are serviced via the vacuum system.*

*Council holds a Goolwa North Vacuum Masterplan developed by WGA. Generally, land holdings north of Byrnes Road sit outside of this masterplan scope.*

*Prior to offering advice on system capacities / constraints, we ask that Greenhill provide a hydraulic report on future Lakeside Lifestyle Village site. Once received, we will ask that WGA reviews & offers capacity / constraint advice.*

*I do wish to flag at this early stage, the Goolwa North Vacuum Station is subject to proposed growth pressures from several growth areas; including the Lakeside Affected Area. The existing vacuum station & associated pumping network in its current form are also subject to infill / operational pressures.”*

As advised by Council, additional investigation will be required to confirm the capacity of the existing wastewater system to serve a proposed additional development, and consider any upgrade or augmentation works that may be required. This will be undertaken at the time of a future Development Application, when the actual detail and demand/capacity of the development is known.

## 2. Potable Water Supply

There is an existing SA Water 100 mm diameter potable water main network in Banfield Road and adjoining roads. The existing network is connected to larger SA Water potable water mains (200 mm diameter and 150 mm diameter) in Fenchurch Street.

The existing potable water network will allow connection for potable water supply, but will require review of the capacity of the network to serve the Affected Area by SA Water, and works to augment the existing system may be required.

SA Water have been requested to investigate and provide advice in relation to the existing potable water **network’s capacity to serve a proposed expansion of the Lakeside Goolwa Residential Park but to date we have not received.**

## 3. Electrical Supply

There is an existing SA Power Networks (SAPN) 11 KV high voltage (HV) overhead and underground power line in Banfield Road and Fidock Road.

SAPN have been requested to review and assess the capacity of their existing network to serve a proposed expansion of the Lakeside Goolwa Residential Park.

An initial response was received from Mark McKell, (SAPN Customer Solutions Manager -St Marys) advising:

*“SAPN could “possibly” install a connection point (load switch) on the transformer pole (see photo below) and then the rest of the extension becomes contestable work.*

*For a load of this magnitude, we would need to gain further information from our Network Planning department to determine if any augmentation works would also be required.*

*I will get this allocated to one of my team members who will then issue a Request for Preliminary Information letter for this enquiry.”*

Then upon further review Natalie Visconte, Network Project Officer – St Marys, has advised

*“Considering the load of this magnitude, we would need to gain further information from our Network Planning department to determine if any augmentation works would also be required.*

*I will provide you with an update further once I have received this information.”*

Subject to the SAPN Network assessment to confirm, it would appear the existing HV network will allow connection, with an extension of the existing high voltage network required to serve the subject site, most likely including a HV tie between the Banfield Road and Fidock Road power lines.

#### 4. Telecommunications Supply

There is existing telecommunications infrastructure along Fidock Road and Banfield Road. That should enable telecommunications connection for the Affected Area, subject to assessment and meeting with the requirements of the service provider.

#### 5. Gas Supply

There is no existing gas infrastructure serving Goolwa North.

#### 6. Stormwater

##### ▪ Existing stormwater drainage

There is an existing stormwater system in Noble Avenue that drains to an existing retention and detention basin, located to the south of the Affected Area, at Allison Avenue. An existing stormwater side entry pit on the northern side of Banfield Road, at the junction with Noble Avenue captures road drainage and conveys stormwater via the downstream underground pipe system, which is a 450 mm diameter reinforced concrete pipe. Road surface drainage flows, from the southern side of the Banfield Road, drain via Noble Avenue to the south and downstream side entry pits, at the sag point in Noble Avenue. Stormwater flows are captured by the existing side entry pits and drain via the existing underground pipe system (525 mm diameter) to the downstream stormwater pond and basin at Allison Avenue.

Stormwater from the majority of the subject area is currently expected to runoff overland, south to Banfield Road, or to the east to Currency Creek. Minor storm events are expected to be partially retained within localised on-site depressions. During large storm events, significant overland stormwater flows may be expected to arrive at Banfield Road, or flow into Currency Creek.

The existing drainage system in Noble Avenue is anticipated to have limited stormwater drainage capacity, and does not provide a suitable outlet for a proposed development of the Affected Area.

The existing peak stormwater flow from the site is estimated to be in the order of 300 l/s, in the minor storm event (10% Annual Exceedance Probability (AEP)), and approximately 850 l/s. Peak flows are

expected to be significantly increased and will need to be managed to prevent overloading of the existing downstream drainage systems and ensure properties are not inundated by stormwater.

The Affected Area is elevated above the recorded 1956 River Murray Flood level, as illustrated in the Flood Awareness map. See screenshot below.

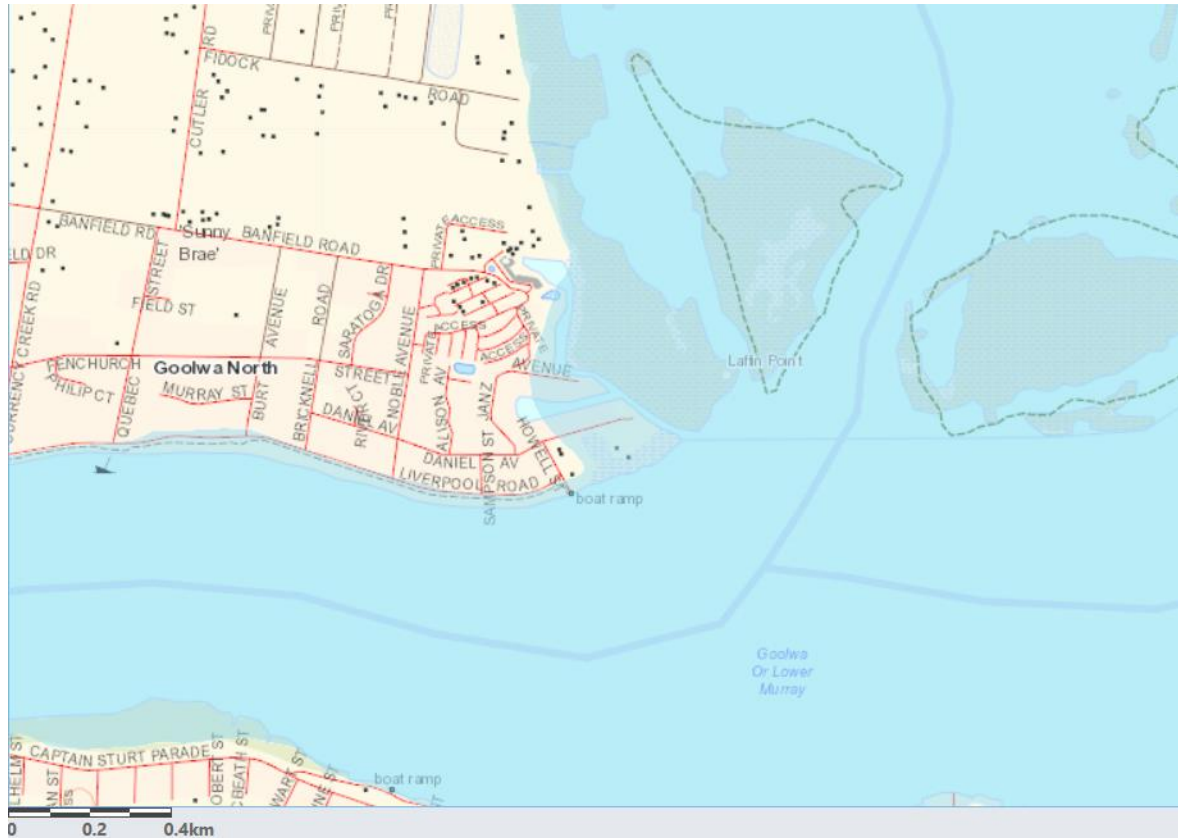


Figure 3 – Extent of recorded 1956 River Murray Flood

#### ■ Proposed Stormwater Management

The majority of stormwater runoff from a development of the Affected Area will require stormwater drainage and stormwater management systems to enable stormwater runoff to be retained and detained on-site, with outflow directed to the existing Lakeside Goolwa site and Marina.

A combination of underground stormwater drainage pit and pipe systems, vegetated swales, bioretention basin/s, a stormwater pond system or wetland, will be required to meet with recommended urban stormwater drainage standards and Water Sensitive Urban Design (WSUD) objectives. It may be suitably designed to manage minor and major storm flows, and to treat the quality of stormwater runoff to levels that are acceptable for overflow and outlet into the existing Marina.

The inclusion of rainwater tanks incorporated into a development of the Affected Area will enable capture and reuse of stormwater on-site, and contribute to meeting the WSUD outcomes, as well as reduce potable water demand.

If stormwater runoff is managed to direct flows to an outlet directly to the existing Marina, then provision of stormwater detention storage is not critical.

Apart from contributing to the management of stormwater, a vegetated swale or waterway will be required because of the Affected Area topography and the need to direct stormwater runoff to the east, to the Marina and Currency Creek.

## 7. Summary

Infrastructure and stormwater management investigations have been undertaken to inform the proposed Code Amendment for an expansion of the existing residential park, known as Lakeside Goolwa.

The investigations generally found that connection to existing services infrastructure is available but further investigation is required to confirm services infrastructure network capacity, and any augmentation requirements that may be required.

Specifically, infrastructure network investigations by the Authorities are required for supply of potable water (SA Water), wastewater management (Alexandrina Council), and electrical power supply (SAPN).

Stormwater runoff from a development of the Affected Area will require stormwater drainage and stormwater management systems to enable stormwater runoff to be retained and detained on-site, with stormwater outflow from the majority of the Affected Area to be directed to the existing Lakeside Goolwa site and Marina. A combination of underground stormwater drainage pit and pipe systems, vegetated swales, bioretention basin/s, a stormwater pond system or wetland, will be required to meet with recommended urban stormwater drainage standards and Water Sensitive Urban Design (WSUD) objectives. It may be suitably designed to manage minor and major storm flows, and to treat the quality of stormwater runoff to levels that are acceptable for overflow and outlet into the existing Marina.

Yours sincerely,  
For GREENHILL



Dean Mathews  
Technical Director

Enc. BYDA Enquiry Information

**To:**

Greenhill - William Haprov

Level 1,178 Fullarton Road

Dulwich

SA

5065

Enquiry Details		
Utility ID	50800	
Sequence Number	223981858	
Enquiry Date	28/04/2023 15:06	
Response	<b>AFFECTED</b>	
Address	6 Banfield Road Goolwa North	
Location in Road	Road,Nature Strip,Footpath	
Activity	Planning and Design,Subdivision	

Enquirer Details		
Customer ID	3386596	
Contact	William Haprov	
Company	Greenhill	
Email	WHaprov@greenhillaustralia.com.au	
Phone	+61884061300	Mobile

## Underground cable locations ASSETS FOUND

### The process:

1. You made an enquiry with Dial Before You Dig (1100).
2. Dial Before You Dig referred your enquiry to SA Power Networks (South Australia's Distribution Network).
3. SA Power Networks has checked their records and have found underground assets in your request area.
4. Please review the attached Asset Map(s) in regard to your excavation, as there may be some restrictions that apply if your excavation is greater than 300mm below ground level and less than 3.0m from an SA Power Networks Asset. Further explanation of restricted and exclusion zones can be found at <http://www.sapowernetworks.com.au/public/download.jsp?id=1775> OR search [sapowernetworks.com.au](http://www.sapowernetworks.com.au) for NICC 404 and by referring to the figure on page 10, 11 or 12.
5. An on-site assessment and/or technical drawings may also be necessary to ascertain the exact cable/asset location. This service can be provided by SA Power Networks and may incur a cost.
6. Please contact your local SA Power Networks Location Officer to schedule work or make further enquiries regarding this request either by return email or the contact number supplied. Other general enquiries can be made on (08) 8292 0218.
7. If you have damaged SA Power Networks Assets immediately notify Faults & Emergencies on (08) 8404 4496.

**Please note: Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of works. Persons conducting works will be held responsible for any resulting loss or damage to the services associated with infrastructure**

## Important information and conditions of use for users of underground services information supplied by SA Power Networks

### Indicative information only

The accompanying information is intended only to indicate the presence of SA Power Networks' underground services and/or to convey general indicative information in respect of the location marked on the plans. **The information does not necessarily provide current, comprehensive or accurate description or location of the underground services or associated infrastructure.**

The information may also describe or indicate the presence of underground services or infrastructure not owned by SA Power Networks, for example, electrical services connected to an SA Power Networks' service point. SA Power Networks takes no responsibility for services or infrastructure that is not owned or operated by SA Power Networks or the accuracy or completeness of their description or location in the accompanying information.

Additional technical information may be requested from SA Power Networks for planning or engineering design (non-digging) purposes. Such requests are to be directed to SA Power Networks Builders and Contractors Electrical Service Line (1300 650 014).



### **Identifying the location of underground services**

Working near or around live electrical cables can be hazardous. **An on-site assessment is strongly recommended prior to undertaking ANY works and is necessary to determine the location of the underground services.** This can be undertaken by SA Power Networks or an alternative professional locating service provider. Enquiries can be made about SA Power Networks' cable location service by telephoning (08) 8292 0218.

Restrictions may apply in regard to your excavation particularly if your excavation is greater than 300mm below ground level and less than 3.0m from an SA Power Networks asset. Further explanation regarding restricted exclusion zones can be found at <http://www.sapowernetworks.com.au/public/download.jsp?id=1775> OR search sapowernetworks.com.au for NICC 404 and by referring to the figures on pages 10, 11 or 12.

Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of the works. Persons conducting works will be held responsible for any resulting loss or damage to the services or associated infrastructure.

### **Working near high voltage 66kV underground cables**

Persons intending to conduct earthworks in the vicinity of an SA Power Networks high voltage 66kV underground cable MUST first obtain a site-specific clearance by contacting the SA Power Networks Cable Management Technical Officer on 0403 582 174.

### **Basis of information supply**

The accompanying information is supplied at the request of, and is only provided for use by, the requestor. The information is valid for 30 days from the date of issue.

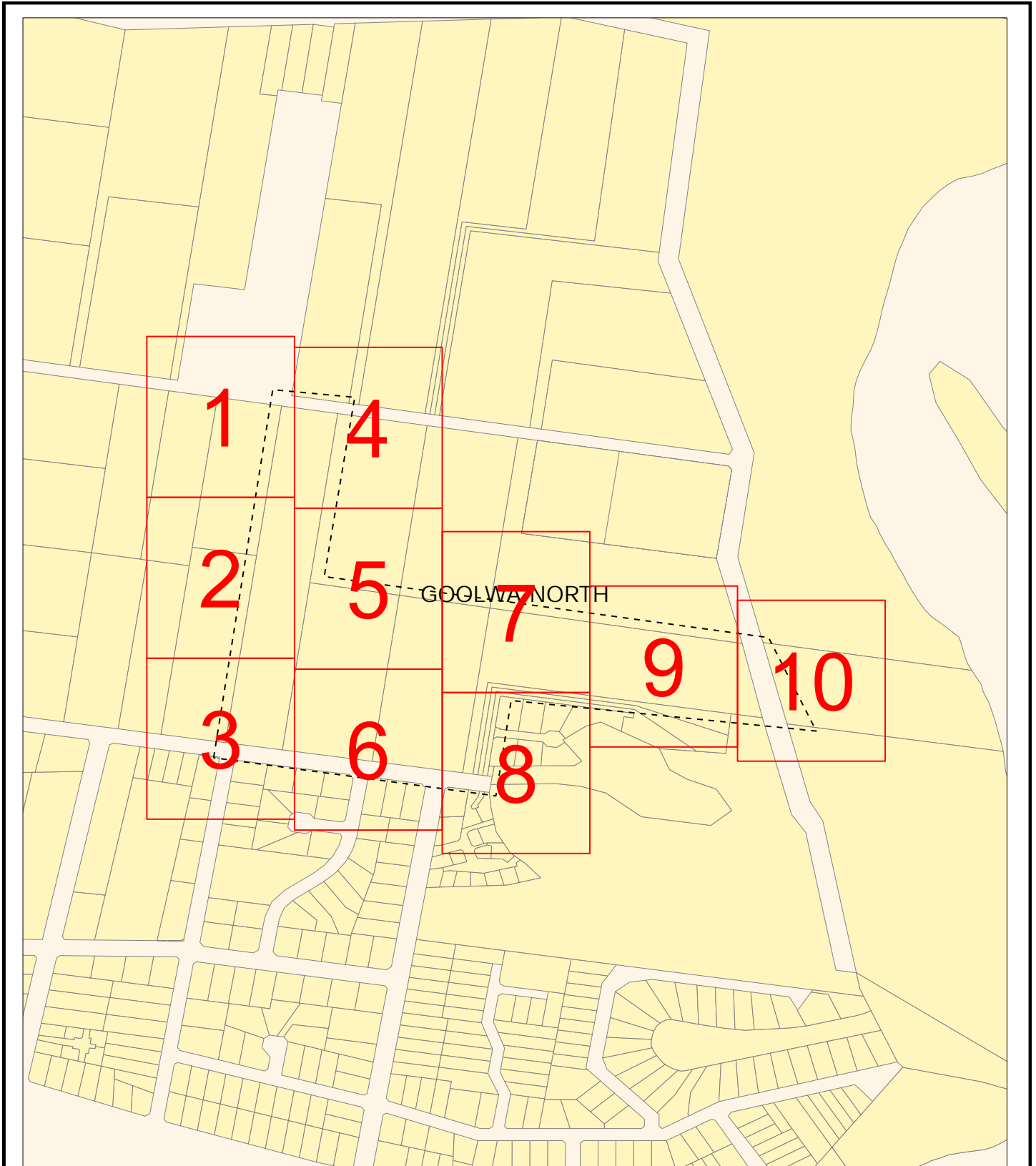
SA Power Networks, its employees, agents and contractors shall accept no responsibility for any inaccuracy or incompleteness in the information provided or liability in respect of any personal injury, death, loss or damage to any real or personal property or otherwise that arises out of or in connection with, directly or indirectly, the provision of or reliance upon the information.

It is the requestor's responsibility to ensure that the information provided accords with the area depicted on the requestor's Dial Before You Dig request. The information provided should not be used in respect of any area outside of the area depicted on the Dial Before You Dig request. SA Power Networks does not warrant that the information is suitable for the requestor's intended purposes.

**Any use of the accompanying information is subject to the requestor's agreement to the conditions contained in this document.** Upon acceptance of these conditions, SA Power Networks grants the requestor permission to use the information. The information must be returned to SA Power Networks if the conditions are not accepted.

***Important note: It is an offence under the Electricity Act 1996 (SA) to cause damage to or interfere with electrical infrastructure***

Date: 28/04/2023



**Disclaimer:** The Plan/Sketch is supplied at your request and is subject to your agreement that SA Power Networks shall not be liable or responsible for the correctness or otherwise of any such information supplied pursuant to this request. Upon acceptance of this condition SA Power Networks grants you permission to use the Plan/Sketch as a guide to the location of SA Power Networks assets. The Plan/Sketch must be returned to SA Power Networks if you fail to accept the conditions of use.



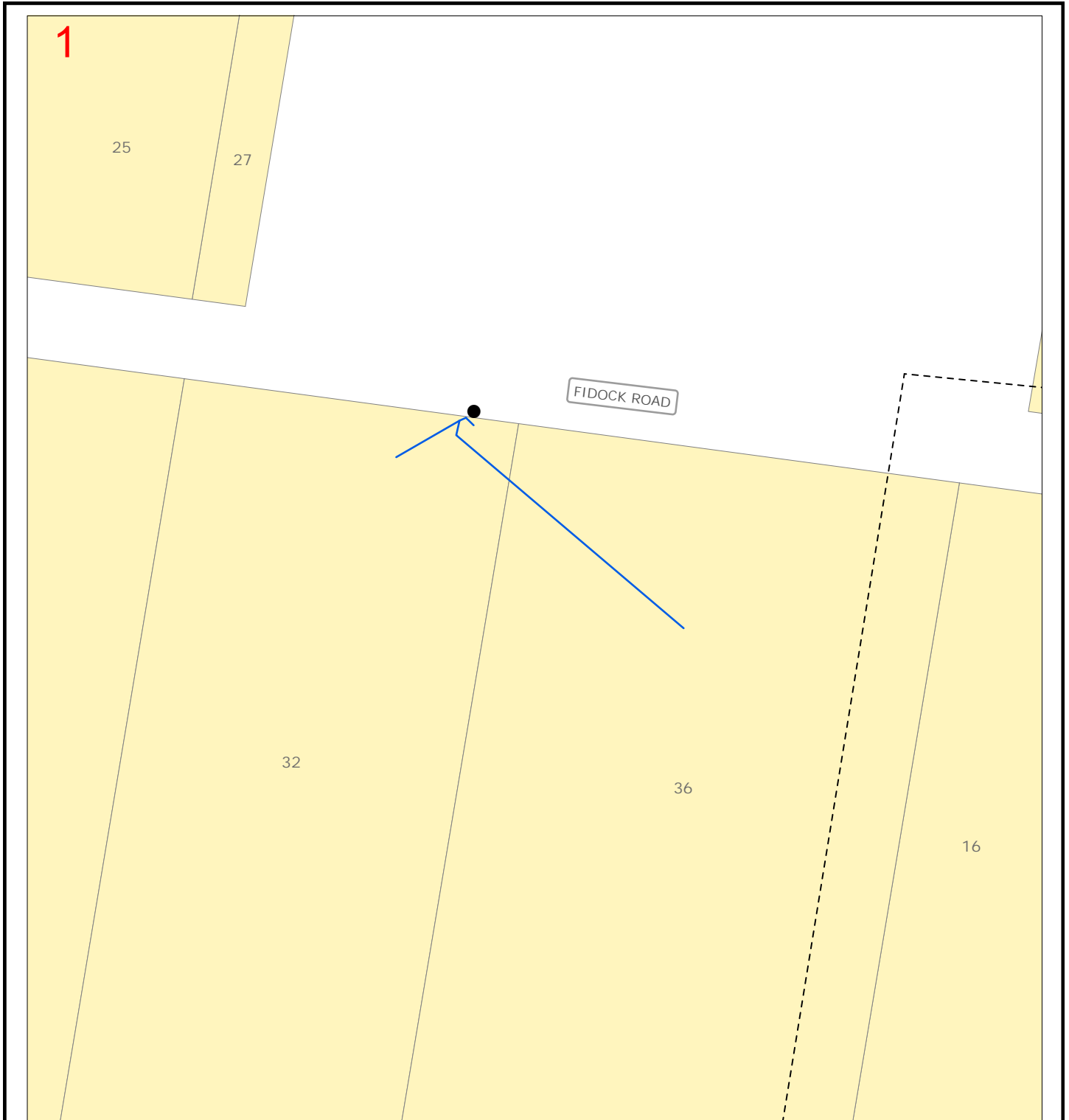
**LEGEND:**



Detail Map



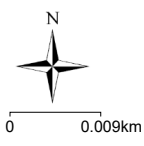
DBYD Requested Area

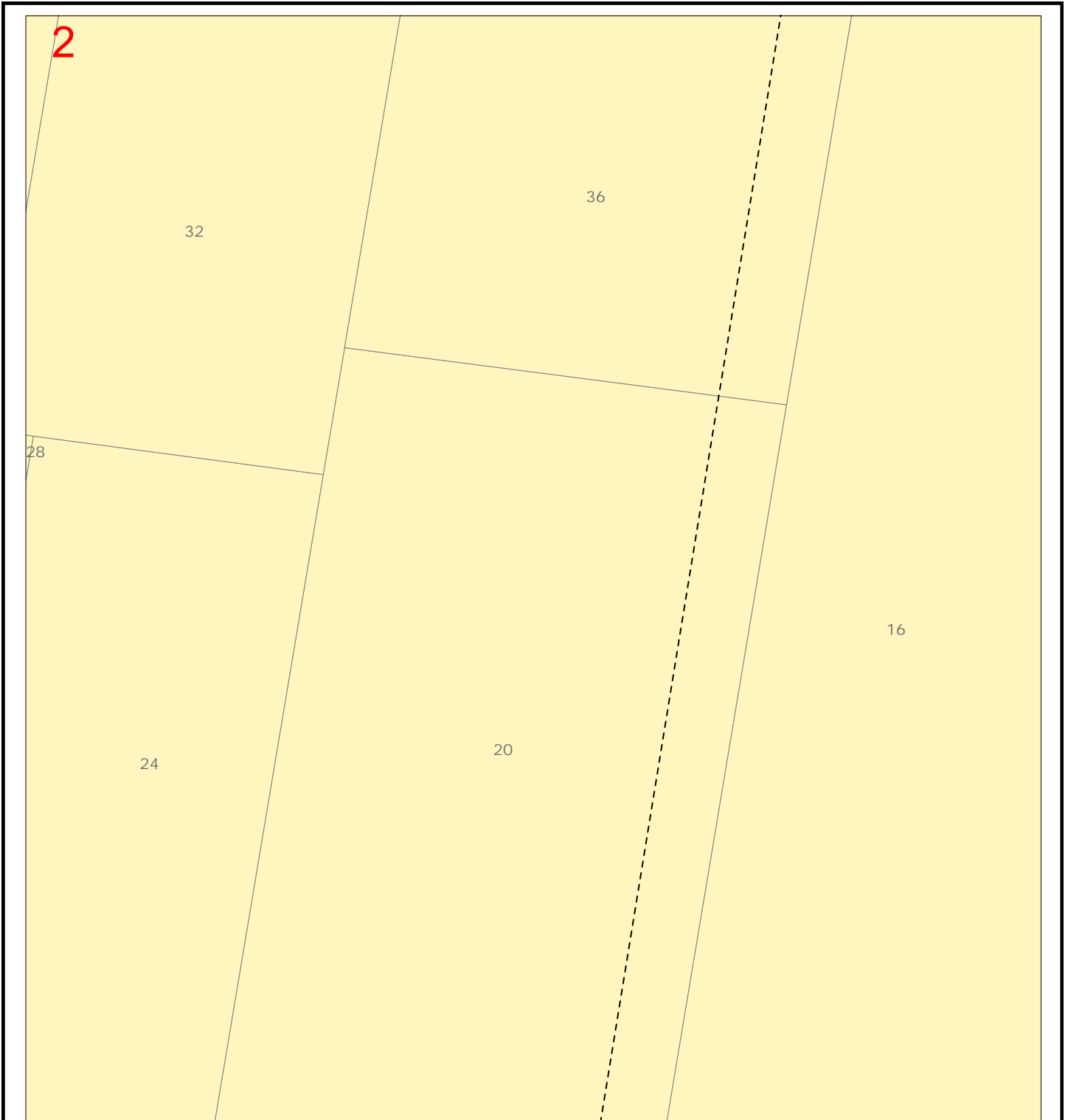


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

**LEGEND:**

Cable Exits		Cables			
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switch Unit
	19kV		19kV		Transformer Unit
	11kV		11kV		HV Joint Bay
	Other HV		Other HV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Pit
	Low Voltage		Low Voltage		Electrical Earthing Area
					Fibre Cable/Duct
					Fibre Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column

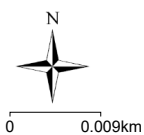


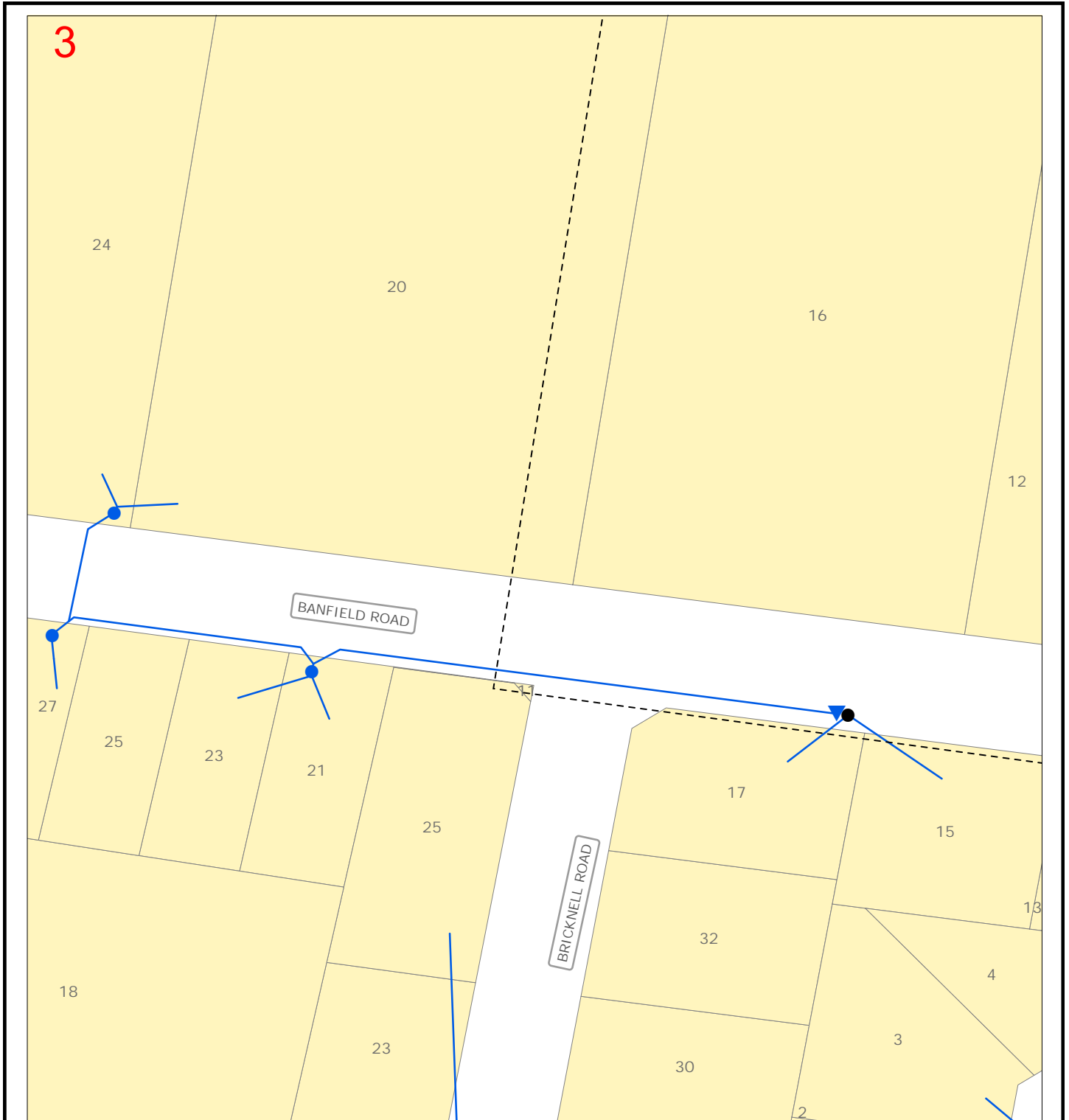


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

**LEGEND:**

Cable Exits		Cables			
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switch Unit
	19kV		19kV		Transformer Unit
	11kV		11kV		HV Joint Bay
	Other HV		Other HV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Pit
	Low Voltage		Low Voltage		Electrical Earthing Area
					Fibre Cable/Duct
					Fibre Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column

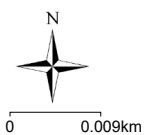


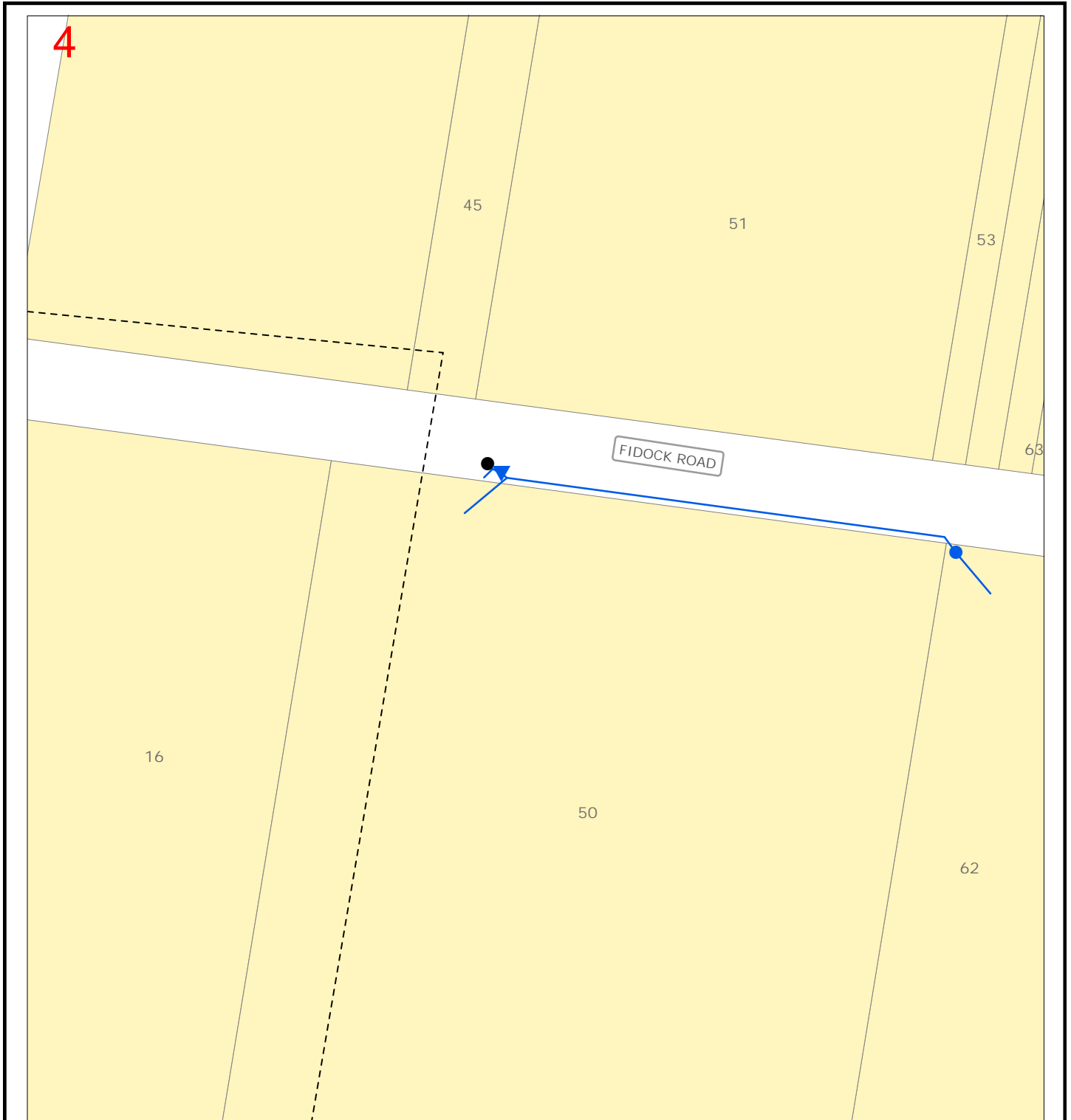


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

**LEGEND:**

Cable Exits		Cables		DBYD Requested Area		Fibre Cable/Duct	
	66kV/132kV		66kV/132kV				Fibre Cable/Duct
	33kV		33kV		HV Switch Unit		Fibre Pit
	19kV		19kV		Transformer Unit		Pilot Cable
	11kV		11kV		HV Joint Bay		Pilot Manhole/Pit
	Other HV		Other HV		LV Switching Cubicle/Pit		Substation
	Not In Service		Not In Service		Pit		Electricity Pole
	Low Voltage		Low Voltage		Electrical Earthing Area		Light Column

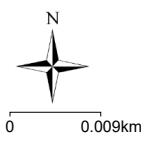


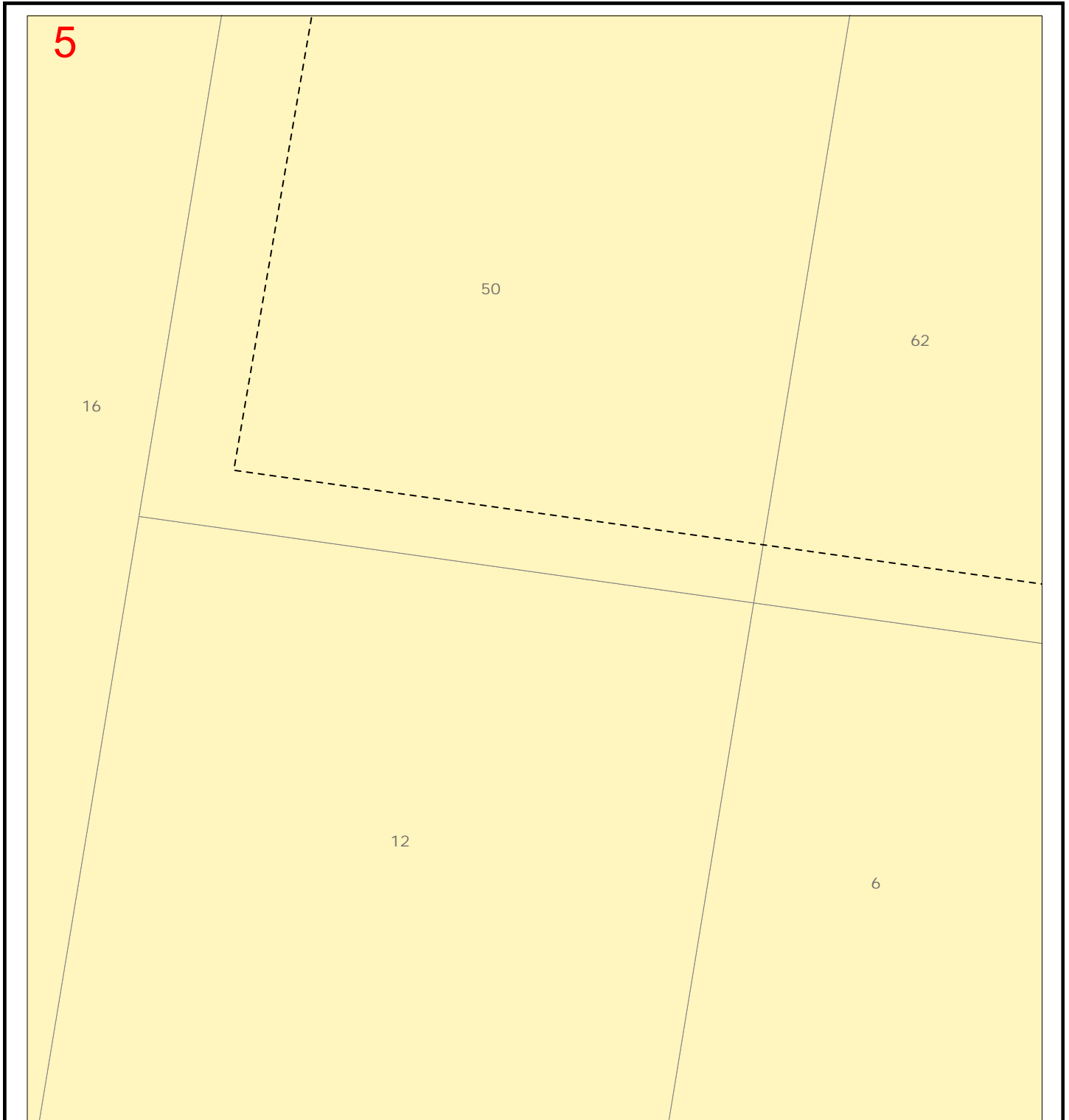


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

**LEGEND:**

Cable Exits		Cables		DBYD Requested Area		Fibre Cable/Duct	
	66kV/132kV		66kV/132kV		DBYD Requested Area		Fibre Cable/Duct
	33kV		33kV		HV Switch Unit		Fibre Pit
	19kV		19kV		Transformer Unit		Pilot Cable
	11kV		11kV		HV Joint Bay		Pilot Manhole/Pit
	Other HV		Other HV		LV Switching Cubicle/Pit		Substation
	Not In Service		Not In Service		Pit		Electricity Pole
	Low Voltage		Low Voltage		Electrical Earthing Area		Light Column

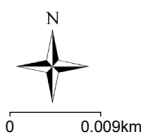


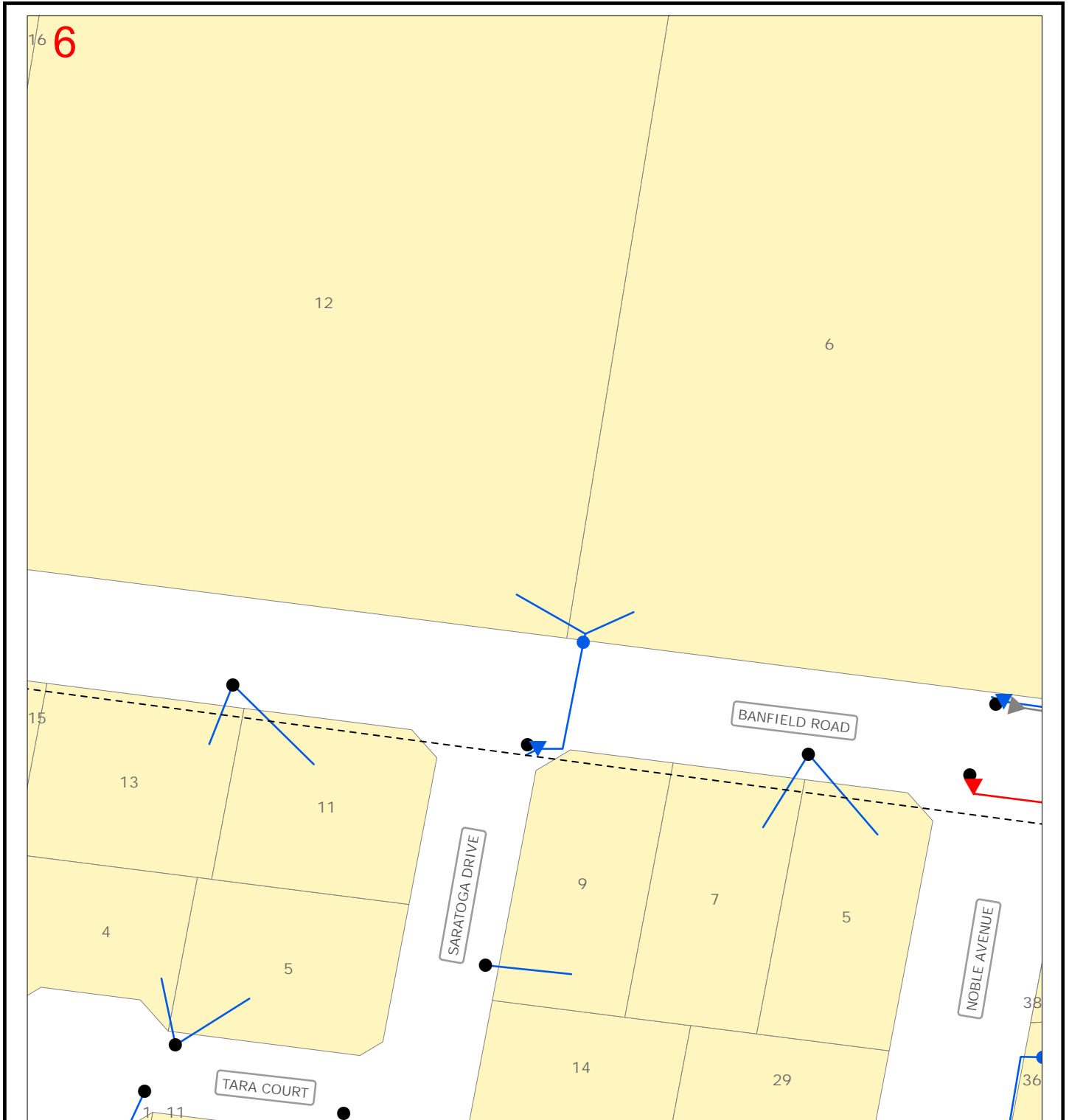


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

**LEGEND:**

Cable Exits		Cables			
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switch Unit
	19kV		19kV		Transformer Unit
	11kV		11kV		HV Joint Bay
	Other HV		Other HV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Pit
	Low Voltage		Low Voltage		Electrical Earthing Area
					Fibre Cable/Duct
					Fibre Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column

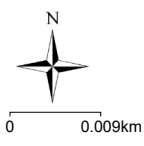




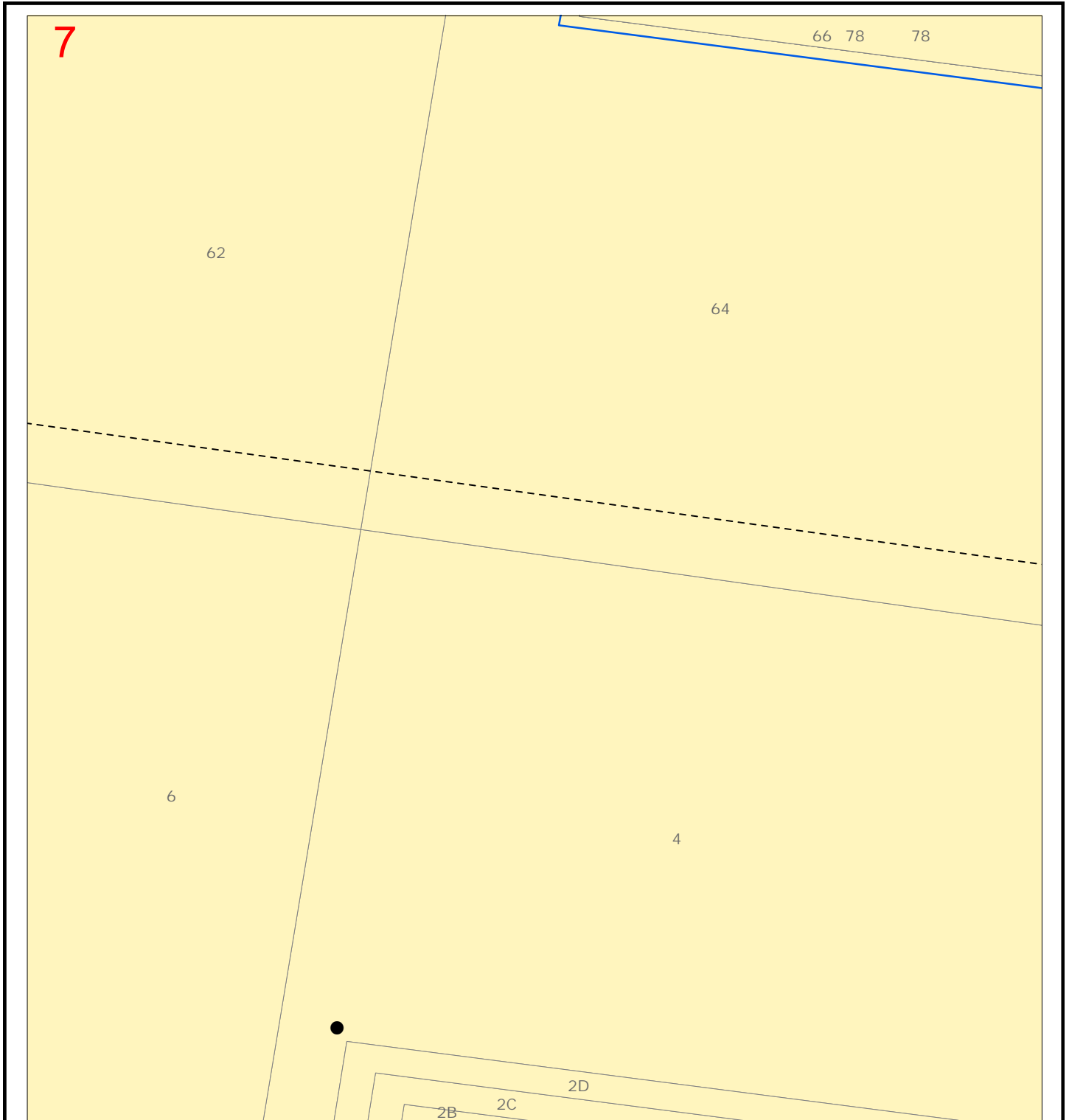
Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

**LEGEND:**

Cable Exits		Cables			
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switch Unit
	19kV		19kV		Transformer Unit
	11kV		11kV		HV Joint Bay
	Other HV		Other HV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Pit
	Low Voltage		Low Voltage		Electrical Earthing Area
					Fibre Cable/Duct
					Fibre Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column



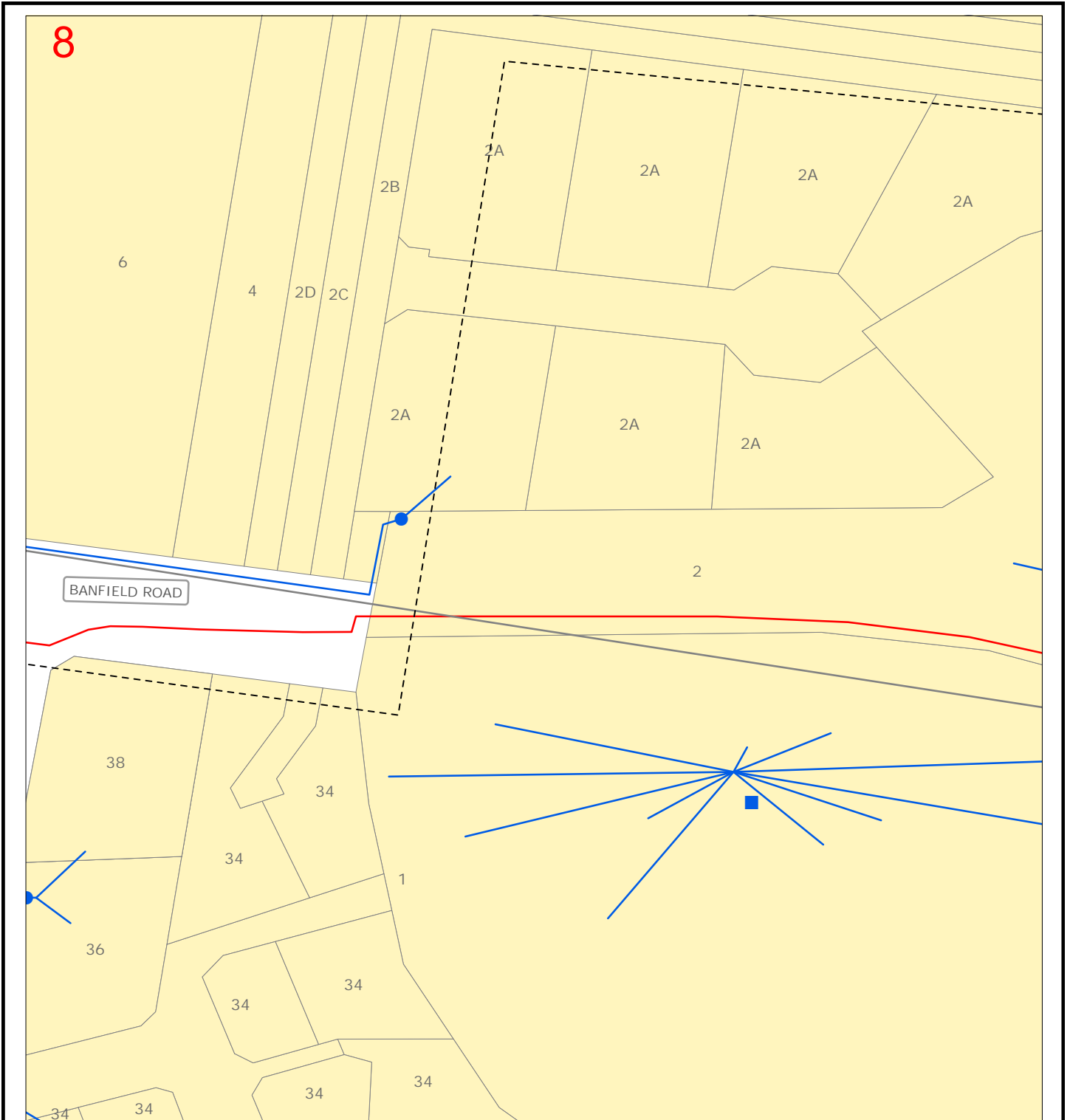




Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

**LEGEND:**

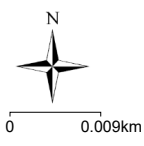
Cable Exits		Cables			
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switch Unit
	19kV		19kV		Transformer Unit
	11kV		11kV		HV Joint Bay
	Other HV		Other HV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Pit
	Low Voltage		Low Voltage		Electrical Earthing Area
					Fibre Cable/Duct
					Fibre Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column

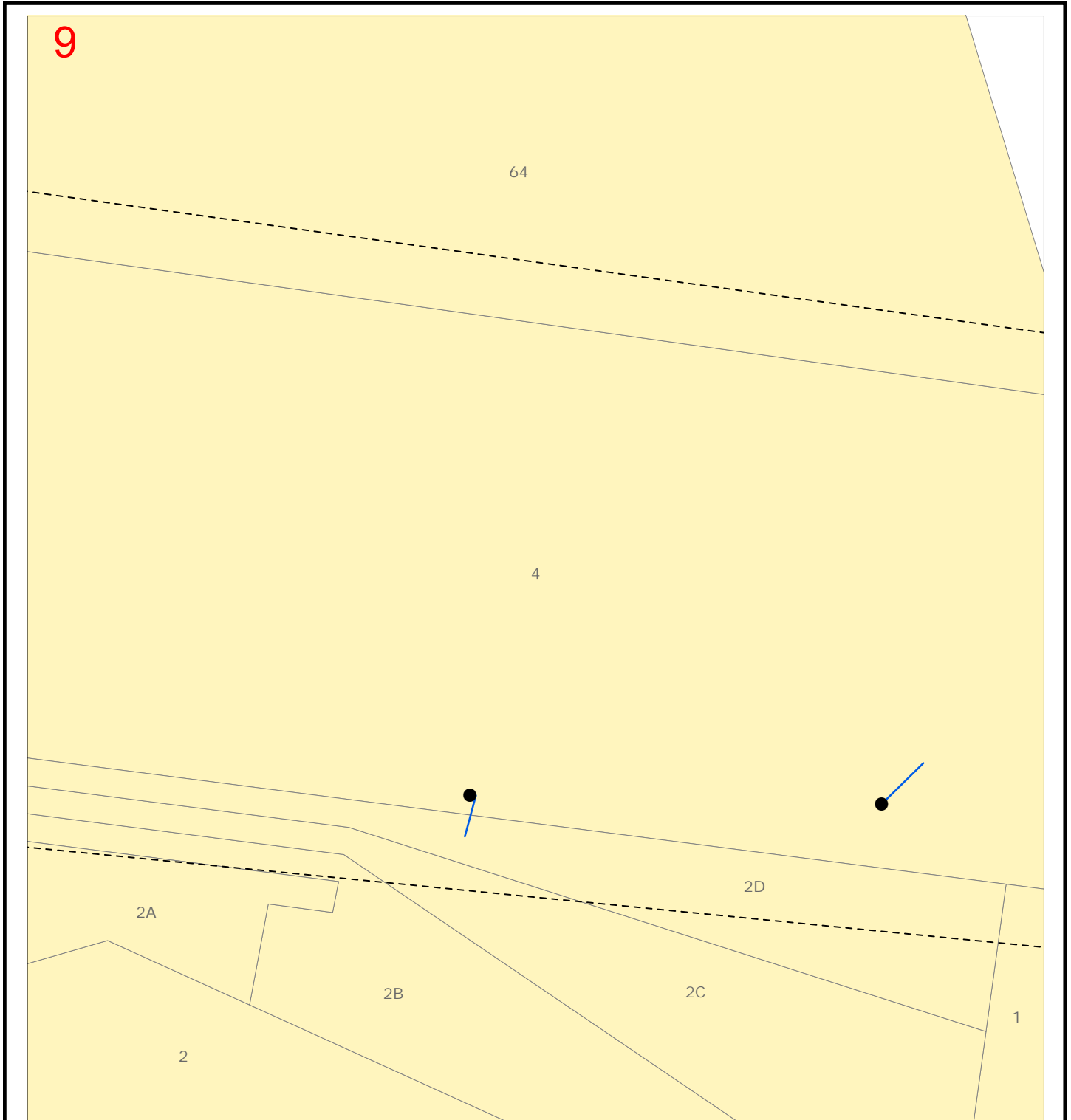


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

**LEGEND:**

Cable Exits		Cables		Other	
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switch Unit
	19kV		19kV		Transformer Unit
	11kV		11kV		HV Joint Bay
	Other HV		Other HV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Pit
	Low Voltage		Low Voltage		Electrical Earthing Area
					Fibre Cable/Duct
					Fibre Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column

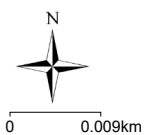


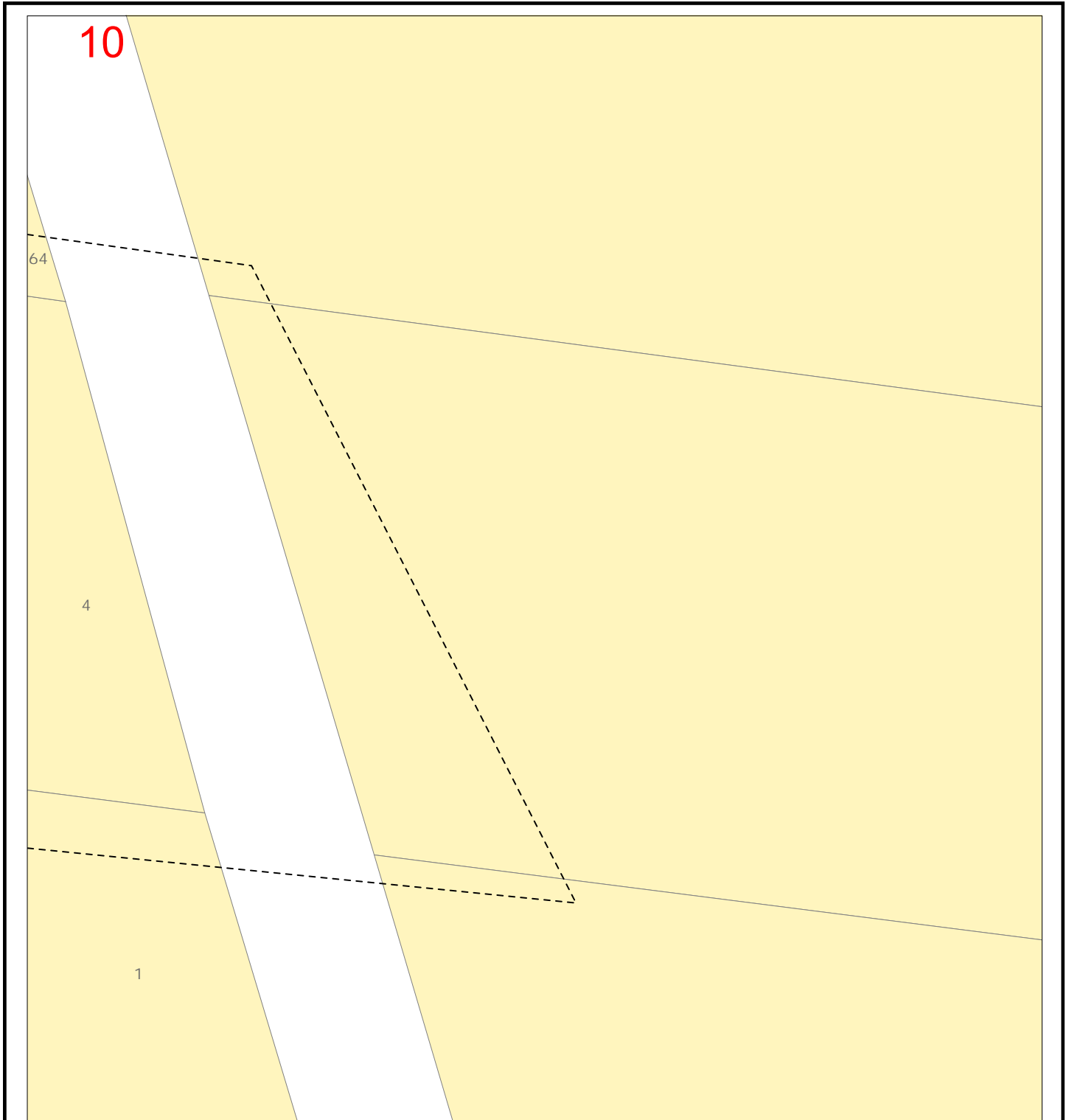


Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

**LEGEND:**

Cable Exits		Cables		DBYD Requested Area		Fibre Cable/Duct	
	66kV/132kV		66kV/132kV		DBYD Requested Area		Fibre Cable/Duct
	33kV		33kV		HV Switch Unit		Fibre Pit
	19kV		19kV		Transformer Unit		Pilot Cable
	11kV		11kV		HV Joint Bay		Pilot Manhole/Pit
	Other HV		Other HV		LV Switching Cubicle/Pit		Substation
	Not In Service		Not In Service		Pit		Electricity Pole
	Low Voltage		Low Voltage		Electrical Earthing Area		Light Column

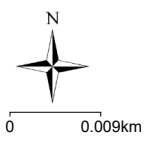




Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

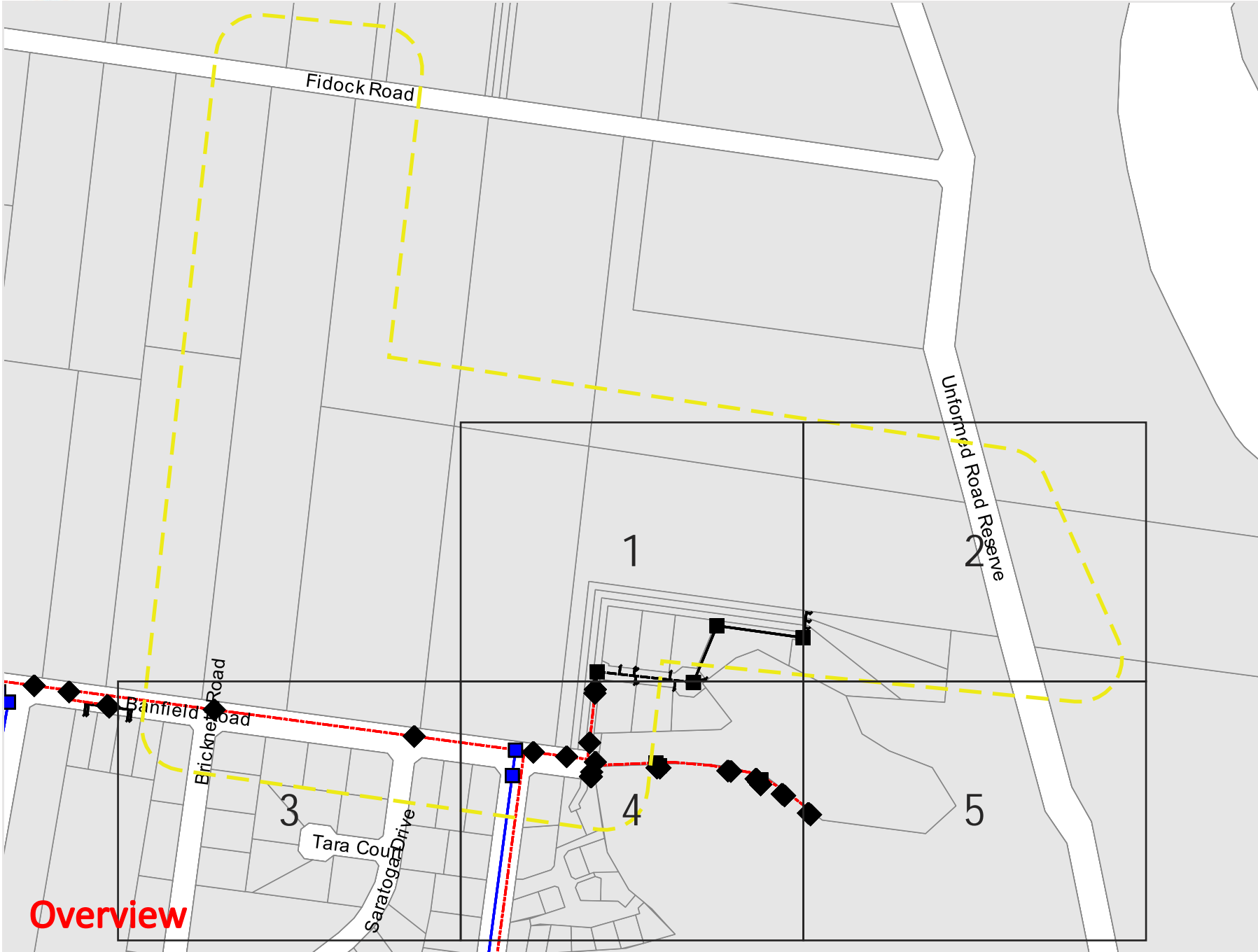
**LEGEND:**

Cable Exits		Cables			
	66kV/132kV		66kV/132kV		DBYD Requested Area
	33kV		33kV		HV Switch Unit
	19kV		19kV		Transformer Unit
	11kV		11kV		HV Joint Bay
	Other HV		Other HV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Pit
	Low Voltage		Low Voltage		Electrical Earthing Area
					Fibre Cable/Duct
					Fibre Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column





Sequence No: 223981855  
 Job No: 34095606  
 Location: 6 Banfield Road, Goolwa North, SA 5214



**Legend**

- Fibre Optic
- Water Point
- Water Pipe
- Sewer Point
- ◆ Sewer Treatment Works
- Sewer - Connection Point
- Sewer - Gravity Drain
- Sewer - Gravity Main
- Sewer - Rising Main
- Sewer - Vacuum Main
- Sewer - Vacuum Pipe
- Stormwater Point
- ◆ Stormwater Treatment Works
- Stormwater Pipe
- Railway Line
- Parcel Boundary
- Alexandrina Council Boundary
- Enquiry Object

We request you take appropriate care when digging and reinstate the area when finished. Please be advised excavation permits may be required. Parcel and Property boundary (Cadastral) information is supplied by the Department of Environment and Natural Resources (DENR). Council advises engagement of a licensed surveyor be obtained if boundary location is sought to be relied upon. This information is given for private use only. Reproduction or on selling without written permission from Alexandrina Council is an infringement of copyright laws.



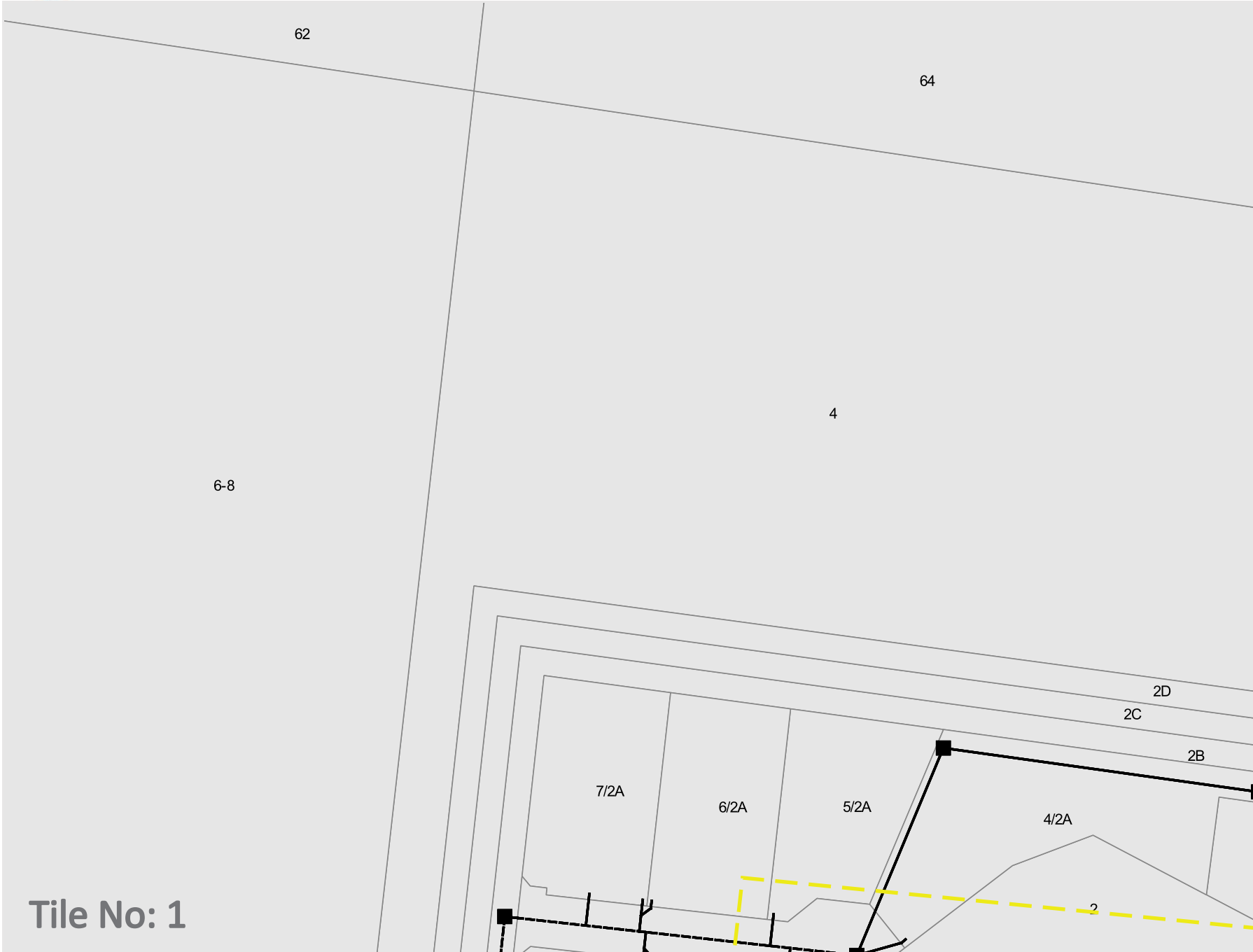
Scale: 1:3662  
 Expires: 26 May 2023

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Alexandrina Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

**Overview**



Sequence No: 223981855  
 Job No: 34095606  
 Location: 6 Banfield Road, Goolwa North, SA 5214



- Legend**
- Fibre Optic
  - Water Point
  - Water Pipe
  - Sewer Point
  - ◆ Sewer Treatment Works
  - Sewer - Connection Point
  - Sewer - Gravity Drain
  - Sewer - Gravity Main
  - Sewer - Rising Main
  - Sewer - Vacuum Main
  - Sewer - Vacuum Pipe
  - Stormwater Point
  - ◆ Stormwater Treatment Works
  - Stormwater Pipe
  - Railway Line
  - Parcel Boundary
  - Alexandrina Council Boundary
  - Enquiry Object

We request you take appropriate care when digging and reinstate the area when finished. Please be advised excavation permits may be required. Parcel and Property boundary (Cadastral) information is supplied by the Department of Environment and Natural Resources (DENR). Council advises engagement of a licensed surveyor be obtained if boundary location is sought to be relied upon. This information is given for private use only. Reproduction or on selling without written permission from Alexandrina Council is an infringement of copyright laws.



Scale: 1:1000  
 Expires: 26 May 2023

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Alexandrina Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Tile No: 1



Sequence No: 223981855  
 Job No: 34095606  
 Location: 6 Banfield Road, Goolwa North, SA 5214



**Legend**

- Fibre Optic
- Water Point
- Water Pipe
- Sewer Point
- Sewer Treatment Works
- Sewer - Connection Point
- Sewer - Gravity Drain
- Sewer - Gravity Main
- Sewer - Rising Main
- Sewer - Vacuum Main
- Sewer - Vacuum Pipe
- Stormwater Point
- Stormwater Treatment Works
- Stormwater Pipe
- Railway Line
- Parcel Boundary
- Alexandrina Council Boundary
- Enquiry Object

We request you take appropriate care when digging and reinstate the area when finished. Please be advised excavation permits may be required. Parcel and Property boundary (Cadastral) information is supplied by the Department of Environment and Natural Resources (DENR). Council advises engagement of a licensed surveyor be obtained if boundary location is sought to be relied upon. This information is given for private use only. Reproduction or on selling without written permission from Alexandrina Council is an infringement of copyright laws.



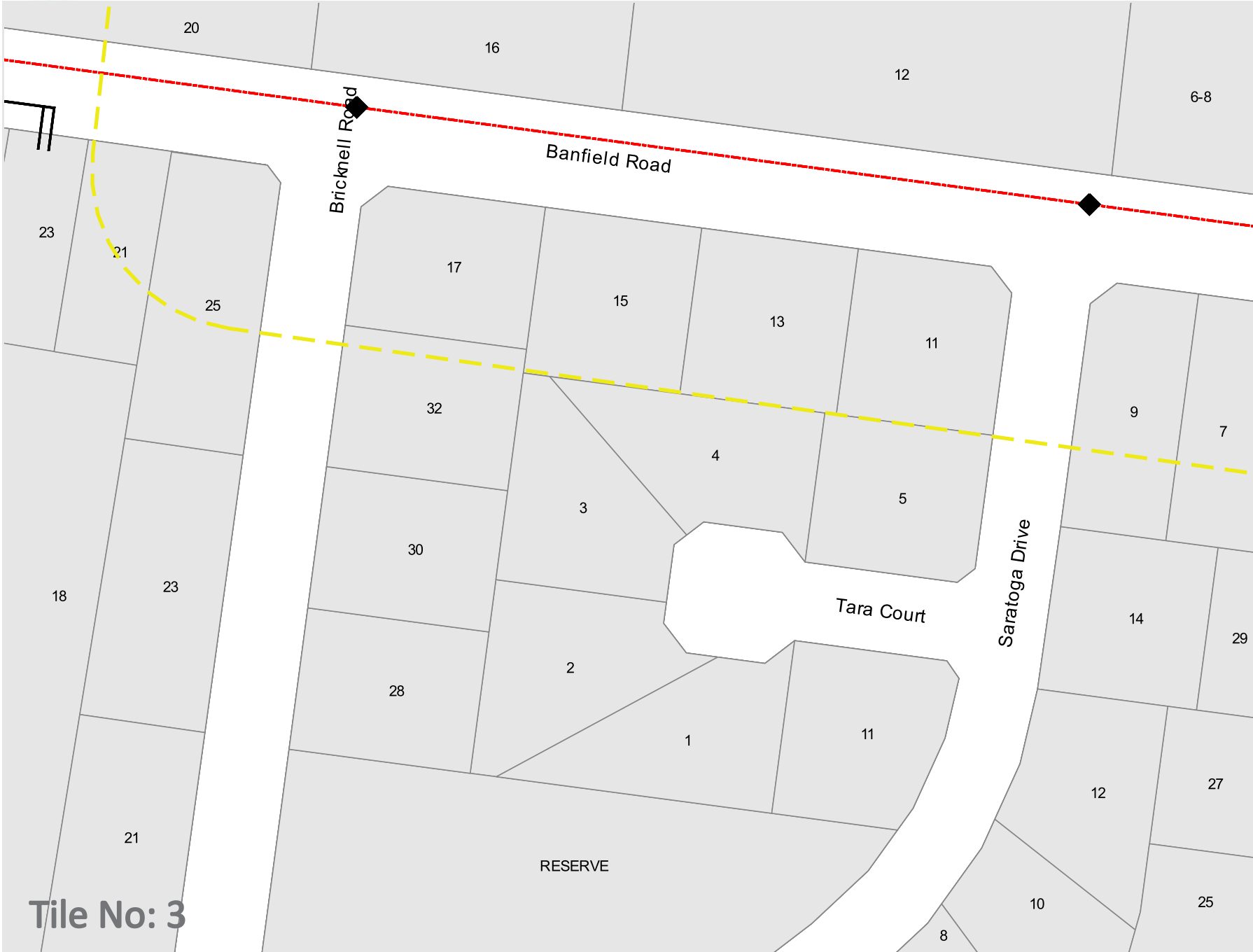
Scale: 1:1000  
 Expires: 26 May 2023

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Alexandrina Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

**Tile No: 2**



Sequence No: 223981855  
 Job No: 34095606  
 Location: 6 Banfield Road, Goolwa North, SA 5214



- Legend**
- Fibre Optic
  - Water Point
  - Water Pipe
  - Sewer Point
  - ◆ Sewer Treatment Works
  - Sewer - Connection Point
  - Sewer - Gravity Drain
  - Sewer - Gravity Main
  - - - Sewer - Rising Main
  - - - Sewer - Vacuum Main
  - Sewer - Vacuum Pipe
  - Stormwater Point
  - ◆ Stormwater Treatment Works
  - Stormwater Pipe
  - Railway Line
  - Parcel Boundary
  - Alexandrina Council Boundary
  - - - Enquiry Object

We request you take appropriate care when digging and reinstate the area when finished. Please be advised excavation permits may be required. Parcel and Property boundary (Cadastral) information is supplied by the Department of Environment and Natural Resources (DENR). Council advises engagement of a licensed surveyor be obtained if boundary location is sought to be relied upon. This information is given for private use only. Reproduction or on selling without written permission from Alexandrina Council is an infringement of copyright laws.



Scale: 1:1000  
 Expires: 26 May 2023

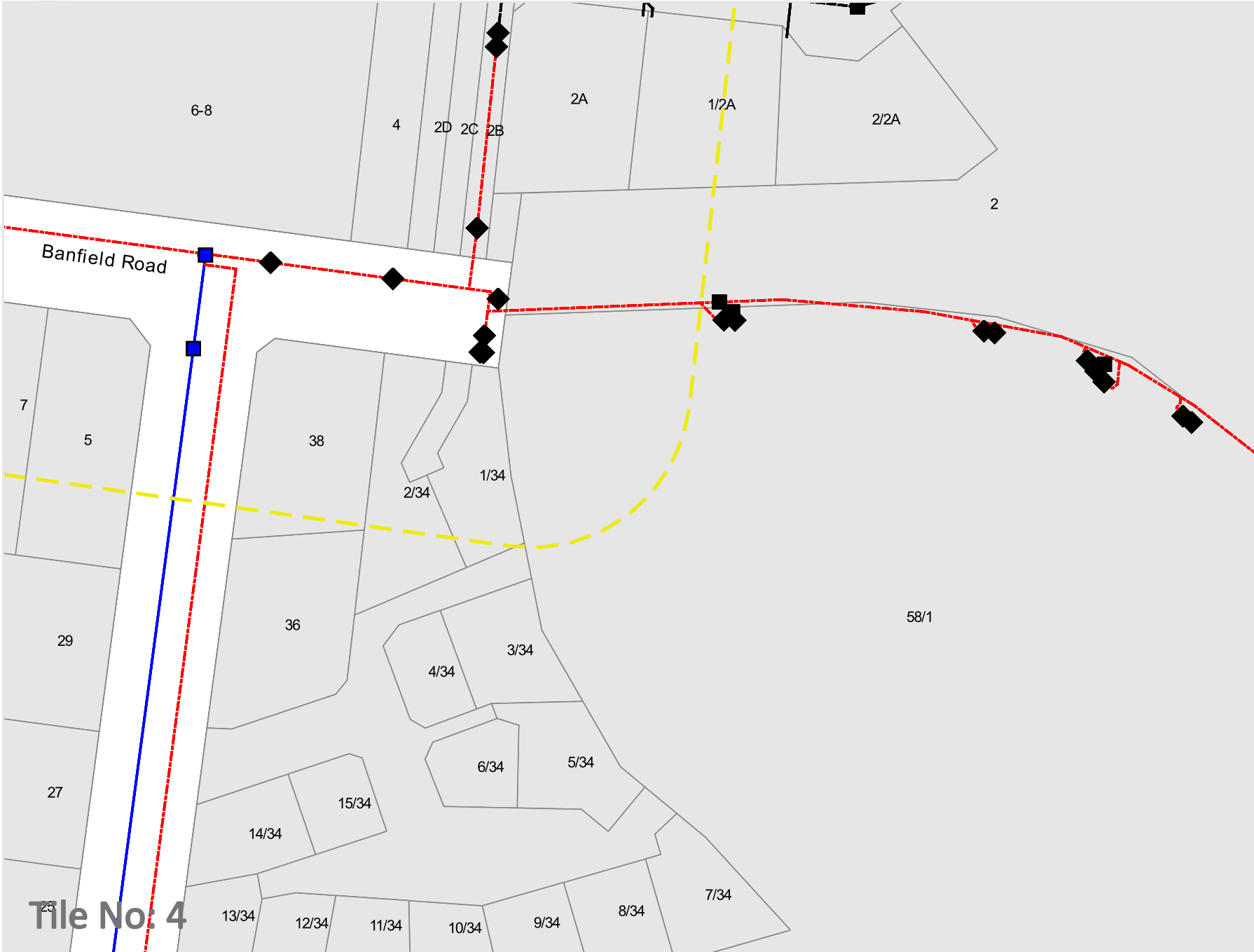
**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Alexandrina Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Tile No: 3





Sequence No: 223981855  
 Job No: 34095606  
 Location: 6 Banfield Road, Goolwa North, SA 5214



**Legend**

- Fibre Optic
- Water Pipe
- Sewer Point
- Sewer Treatment Works
- Sewer - Connection Point
- Sewer - Gravity Drain
- Sewer - Gravity Main
- Sewer - Rising Main
- Sewer - Vacuum Main
- Sewer - Vacuum Pipe
- Stormwater Point
- Stormwater Treatment Works
- Stormwater Pipe
- Railway Line
- Parcel Boundary
- Alexandrina Council Boundary
- Enquiry Object

We request you take appropriate care when digging and reinstate the area when finished. Please be advised excavation permits may be required. Parcel and Property boundary (Cadastral) information is supplied by the Department of Environment and Natural Resources (DENR). Council advises engagement of a licensed surveyor be obtained if boundary location is sought to be relied upon. This information is given for private use only. Reproduction or on selling without written permission from Alexandrina Council is an infringement of copyright laws.



Scale: 1:1000  
 Expires: 26 May 2023

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Alexandrina Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Tile No. 4



Sequence No: 223981855  
 Job No: 34095606  
 Location: 6 Banfield Road, Goolwa North, SA 5214



**Legend**

- Fibre Optic
- Water Point
- Water Pipe
- Sewer Point
- Sewer Treatment Works
- Sewer - Connection Point
- Sewer - Gravity Drain
- Sewer - Gravity Main
- Sewer - Rising Main
- Sewer - Vacuum Main
- Sewer - Vacuum Pipe
- Stormwater Point
- Stormwater Treatment Works
- Stormwater Pipe
- Railway Line
- Parcel Boundary
- Alexandrina Council Boundary
- Enquiry Object

We request you take appropriate care when digging and reinstate the area when finished. Please be advised excavation permits may be required. Parcel and Property boundary (Cadastral) information is supplied by the Department of Environment and Natural Resources (DENR). Council advises engagement of a licensed surveyor be obtained if boundary location is sought to be relied upon. This information is given for private use only. Reproduction or on selling without written permission from Alexandrina Council is an infringement of copyright laws.



Scale: 1:1000  
 Expires: 26 May 2023

**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Alexandrina Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Tile No: 5



# WATER RETICULATION

Seq # 223981859

Job # 34095606



- BYDA Enquiry
- Detailed map page
- No dig site assets

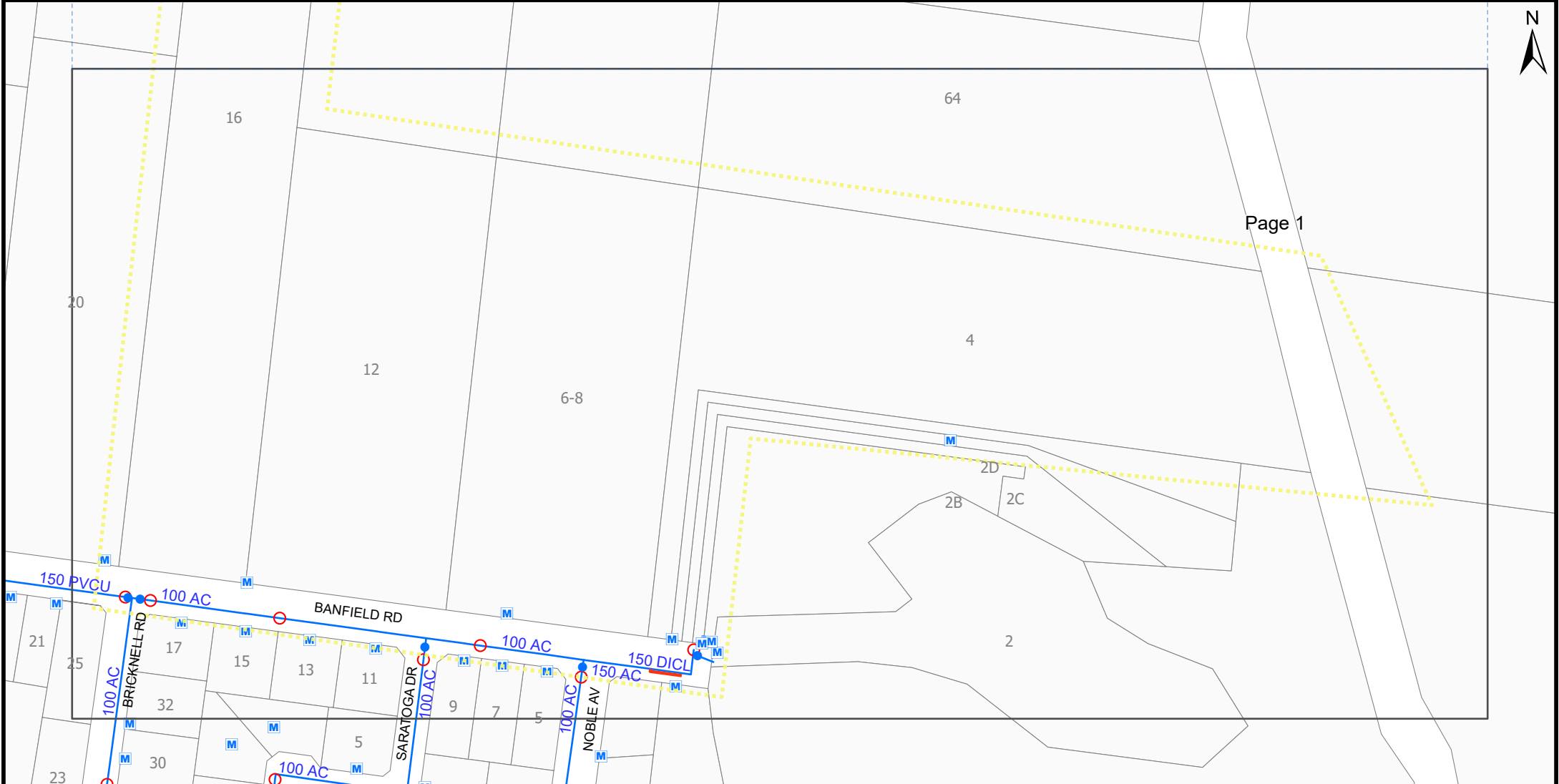
This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.



# WATER RETICULATION

Seq # 223981859

Job # 34095606



Page 1


BYDA Enquiry	Water Pillar Hydrant	CP Anode Cathode Cables	Shifted Water Meter*
Water Valves	Water Hydrant	CP Anode Bed Outlines	Water Meter
Water Main	CP Facility	Land Parcels	Suburbs and Towns
Decommissioned Asbestos Mains	CP Electricity Supply Cables		

Scale @ A4: 1:2,500

**\*Connection between water meter and pipe not shown**

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.

**To:** William Haprov  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** WHaprov@greenhillaustralia.com.au

<b>Dial before you dig Job #:</b>	34095606	
<b>Sequence #</b>	223981857	
<b>Issue Date:</b>	28/04/2023	
<b>Location:</b>	6 Banfield Road , Goolwa North , SA , 5214	

## Indicative Plans

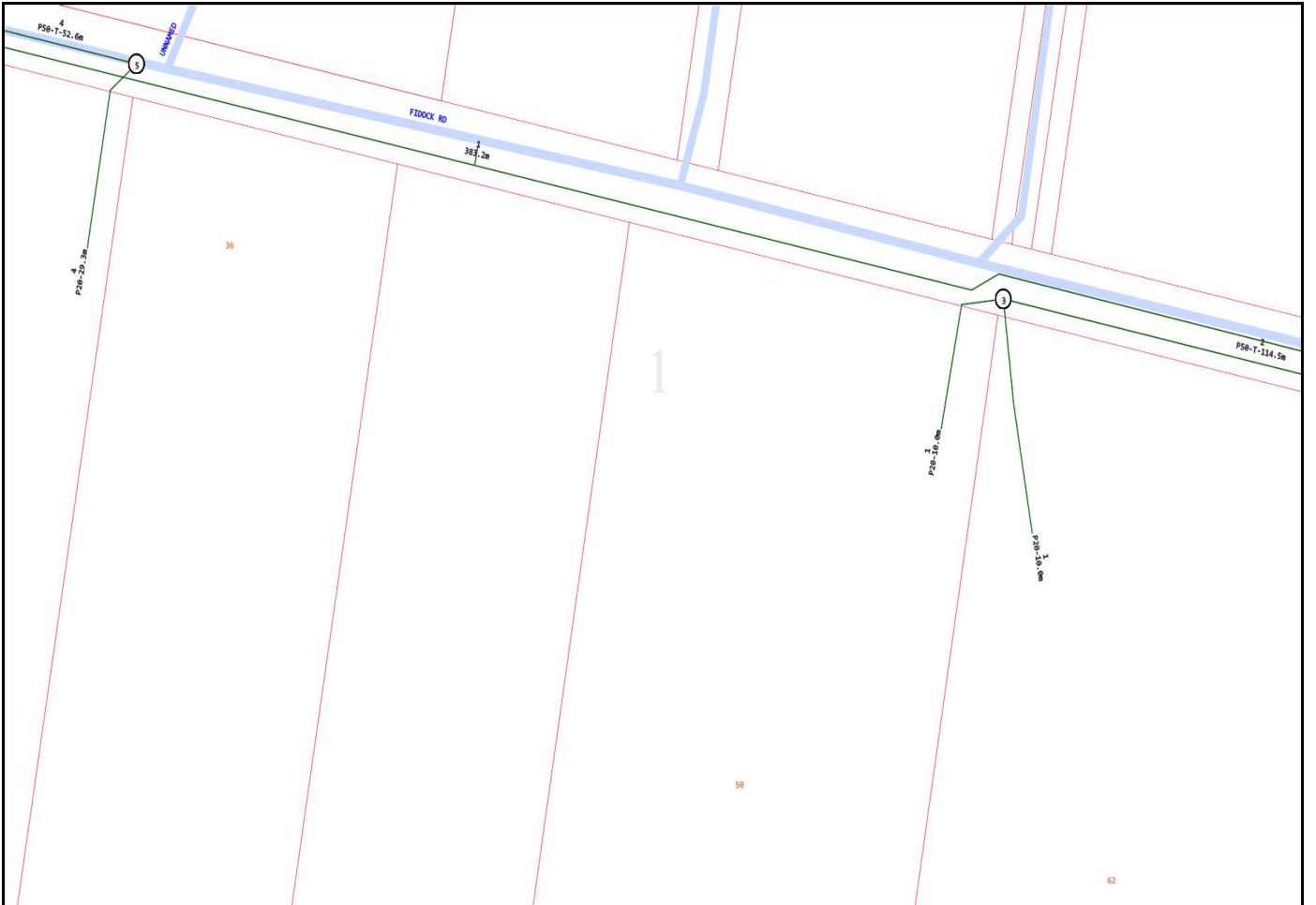
1	4
2	5
3	6

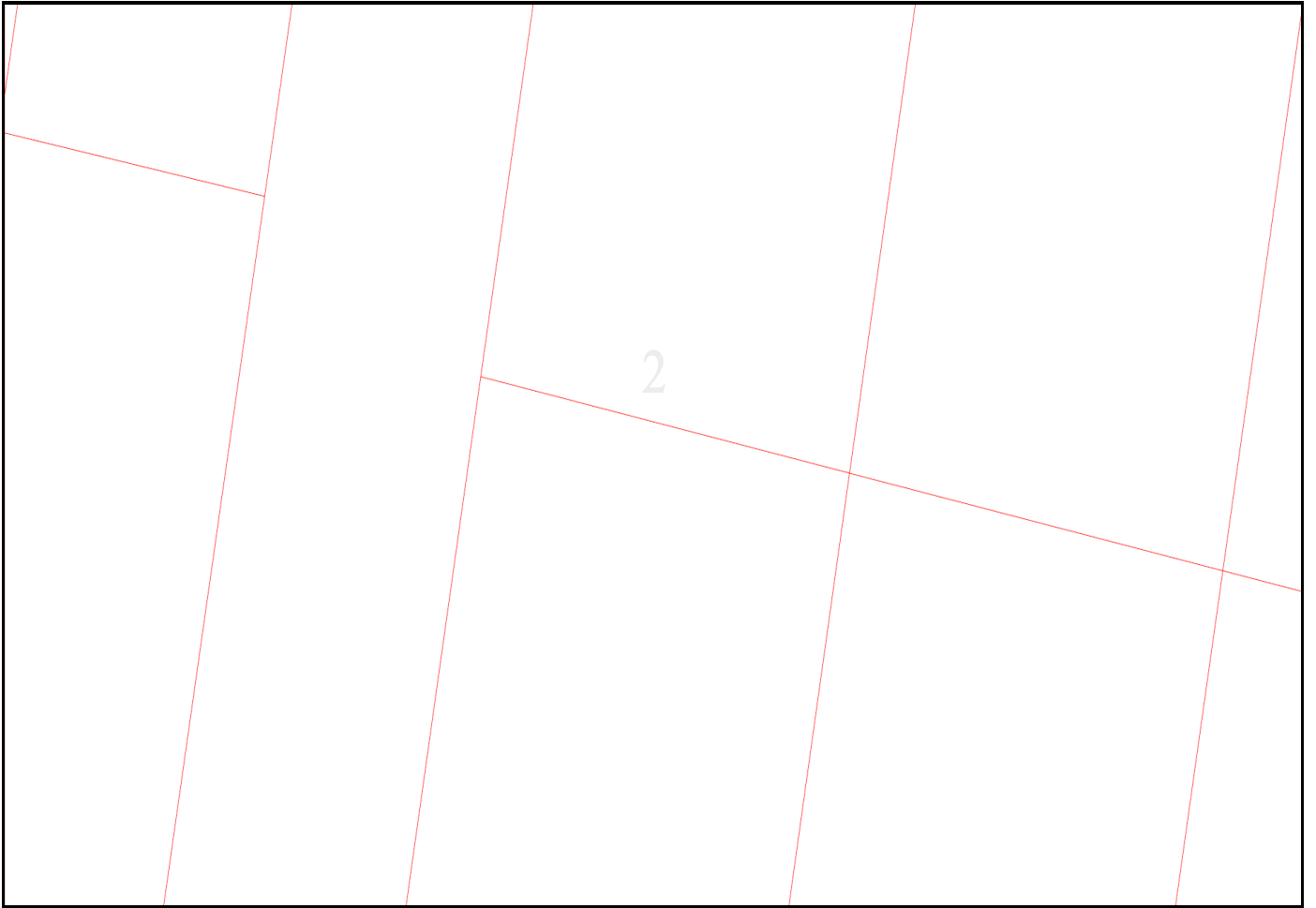


## LEGEND

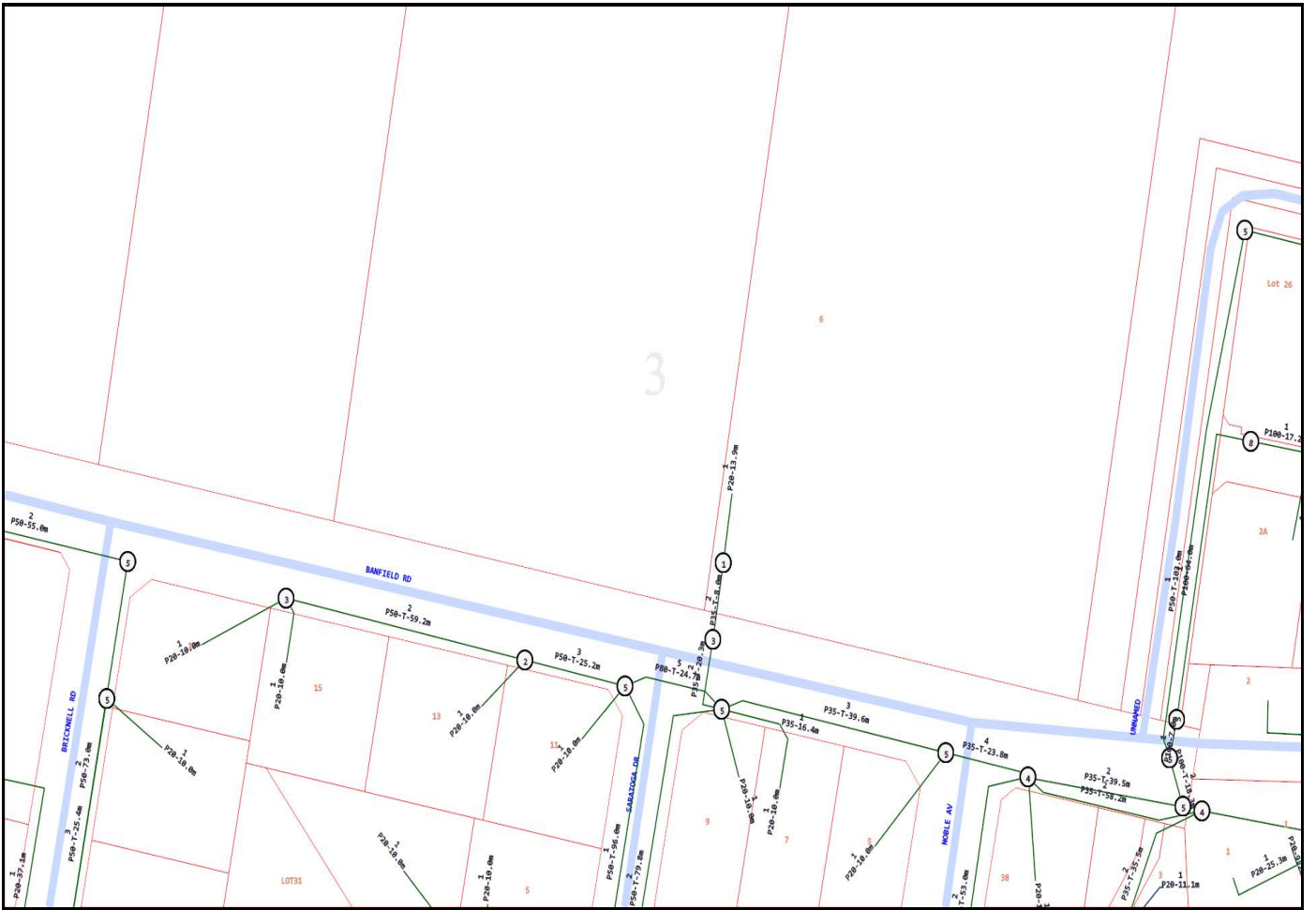


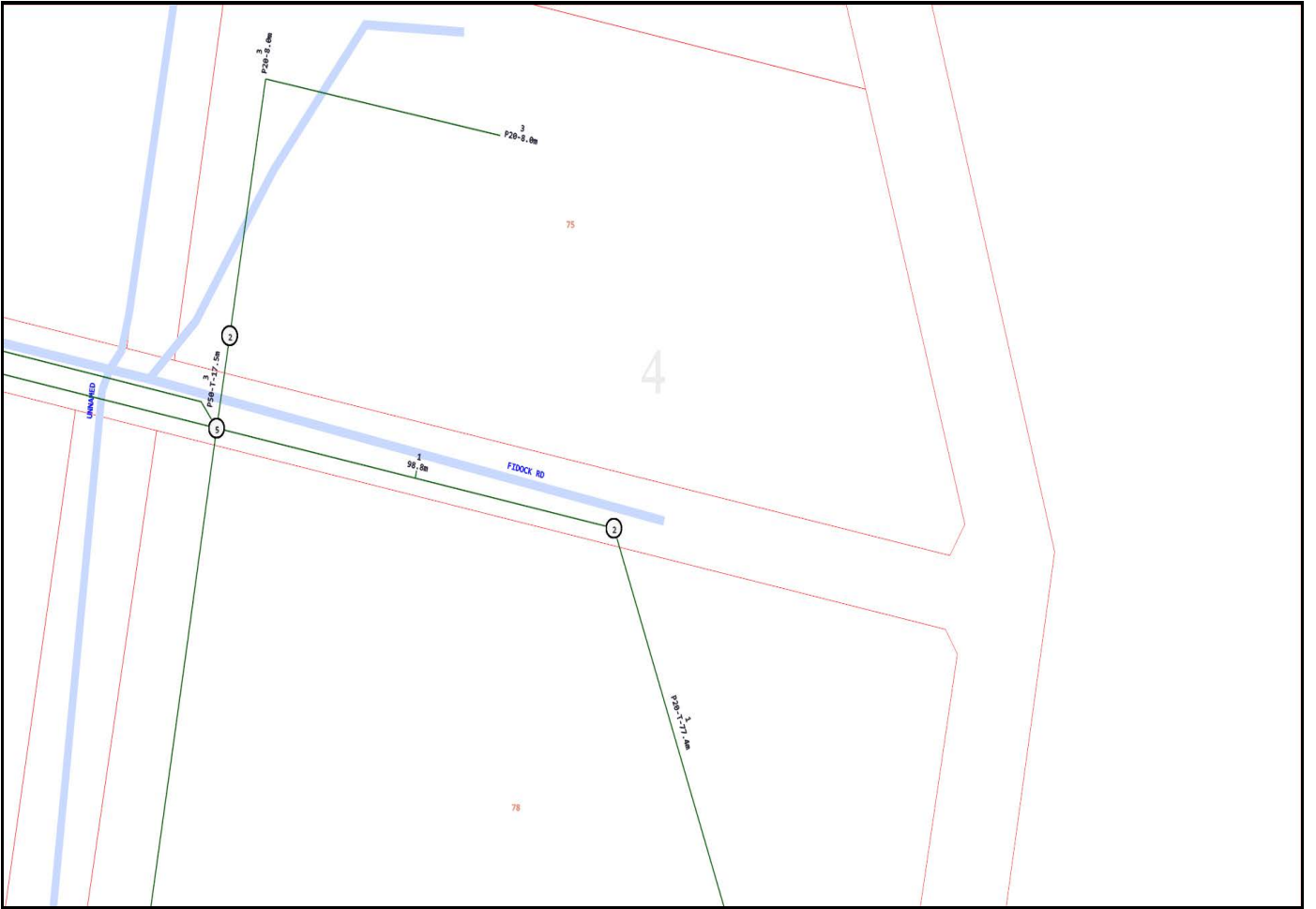
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) 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 <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m 

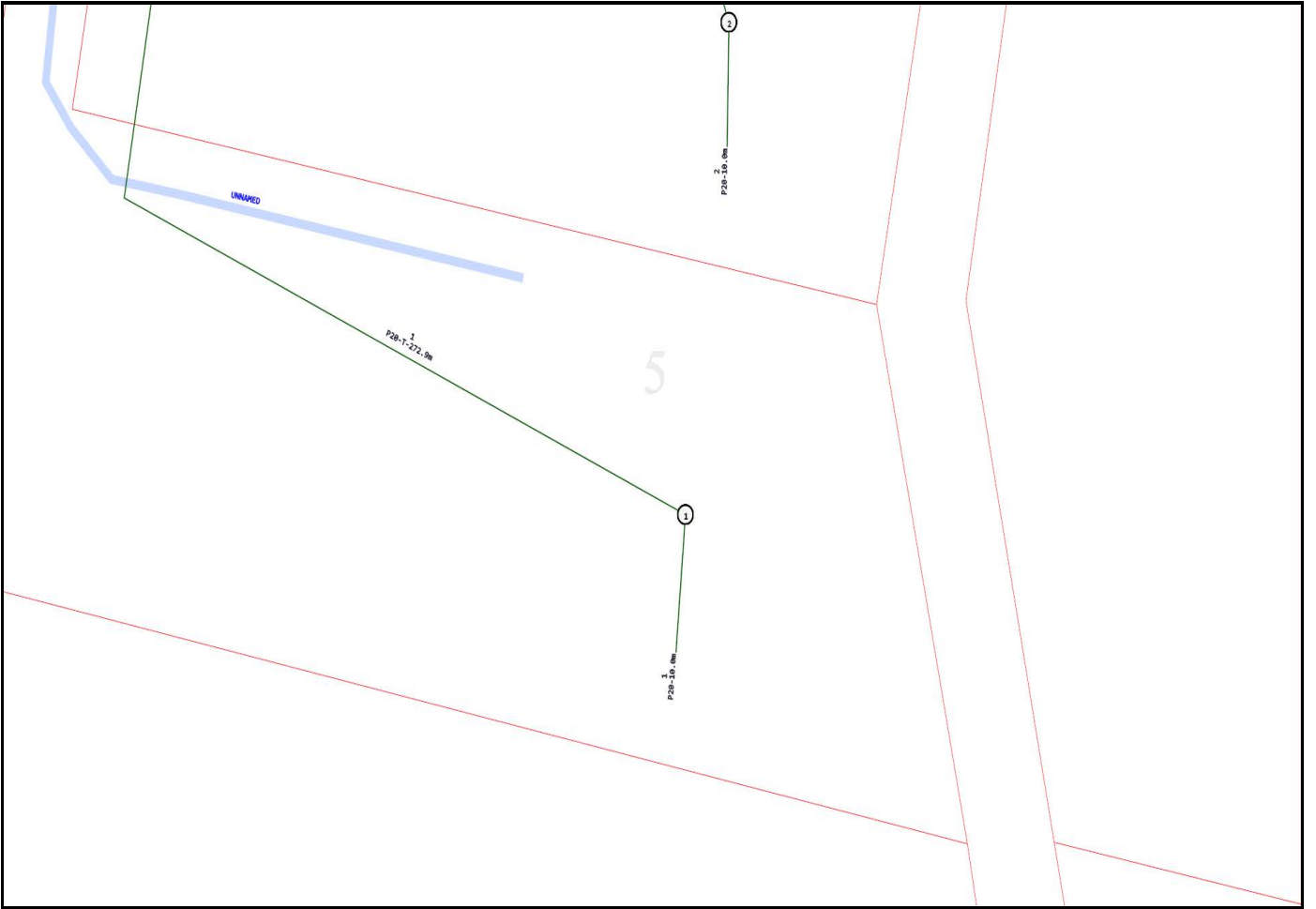


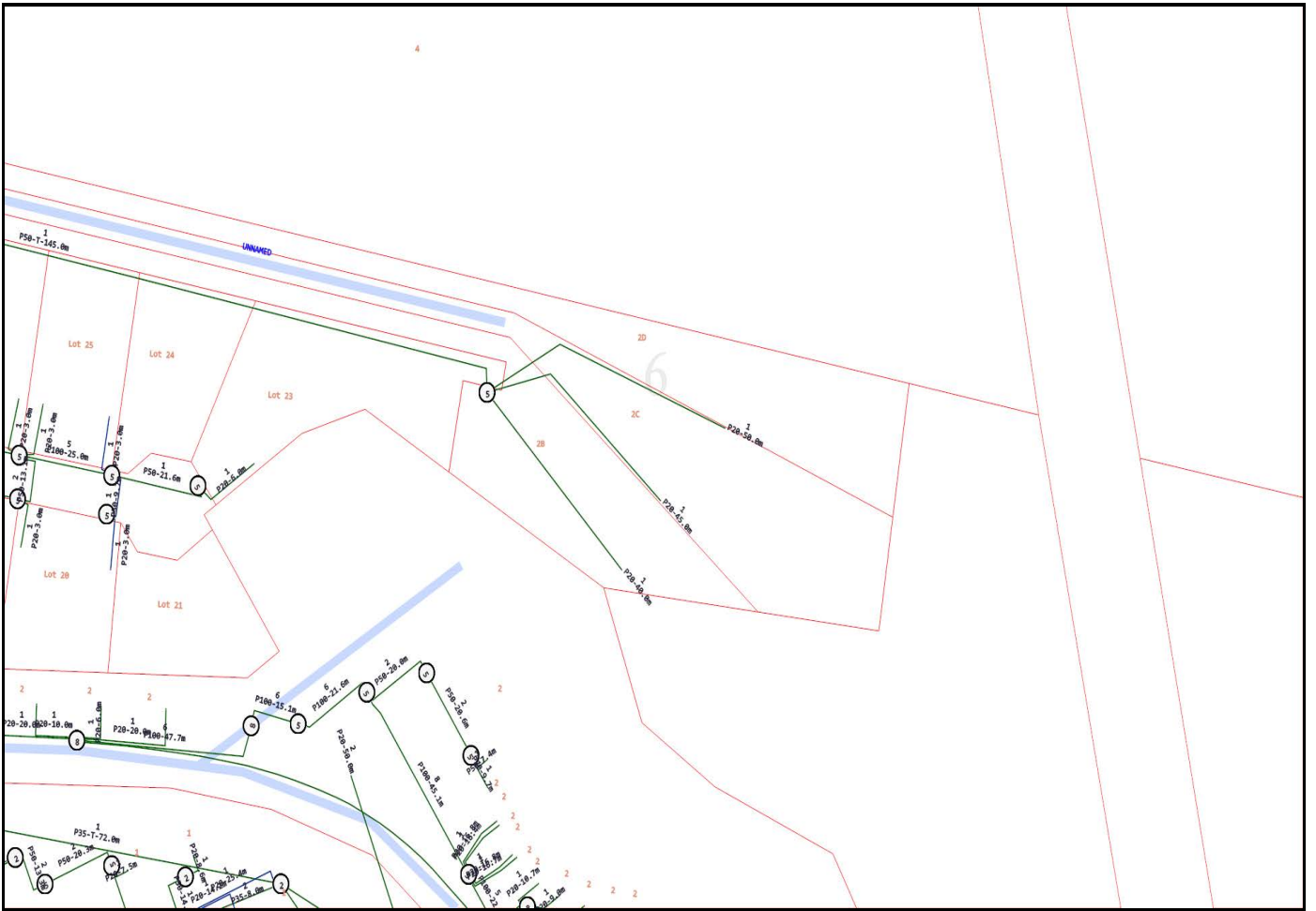












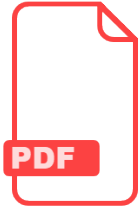
## Emergency Contacts

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



## OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



### PDF Map Files (max size A3)

Adobe Acrobat Reader ( <http://get.adobe.com/reader/> ),



### DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) ( <https://viewer.autodesk.com/> ) or

Autodesk Design Review ( <http://usa.autodesk.com/design-review/> ) for DWF files.  
(Windows)



### Telstra DBYD map related enquiries

email - [Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)

1800 653 935 (AEST Business Hours only)



### REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

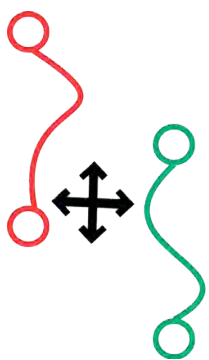
If you receive a message asking for a phone or account number say:

"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



### Telstra New Connections / Disconnections

13 22 00



**Telstra asset relocation enquiries:** 1800 810 443 (AEST business hours only).

[NetworkIntegrity@team.telstra.com](mailto:NetworkIntegrity@team.telstra.com)

<https://www.telstra.com.au/consumer-advice/digging-construction>

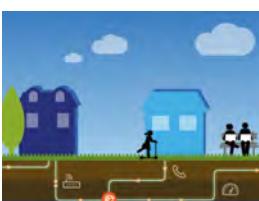
Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>



**DBYD Certification**

Please refer to attached Accredited Plant Locator.pdf




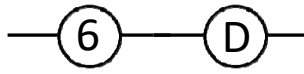


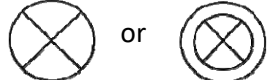

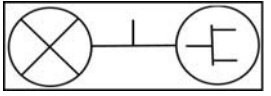







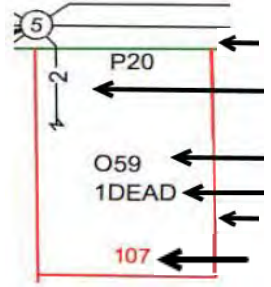
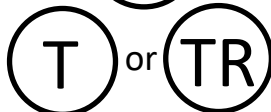
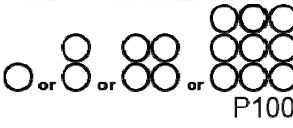

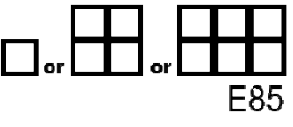

### Telstra Smart Communities

Information for new developments (developers, builders, homeowners)

<https://www.telstra.com.au/smart-community>

# LEGEND

For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935

	Exchange (Major Cable Present)		Cable Jointing Pit (number / Letter indicating Pit Type)
	Footway Access Chamber (can vary from 1-lid to 12-lid)		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet (above ground / free standing)		Telstra Plant in shared Utility trench
	Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity		Aerial Cable
	Other Carrier Telecommunications Cable/Asset		Aerial Cable (attached to joint Use Pole eg. Power)
	Distribution cables in Main Cable ducts		Direct Buried Cable
	Main Cable ducts on a Distribution plan Blocked or damaged duct.		Marker Post Installed
	<b>Roadside / Front Boundary</b> 2 pair lead-in to property from pit in street 1  O59 ← pair working (pair ID 059) 1DEAD ← 1 pair dead (i.e. spare, not connected) <b>Side / Rear Property Boundary</b> Property Number		Buried Transponder
	Single to multiple round conduit Configurations 1,2,4,9 respectively (attached text denotes conduit type and size)		Marker Post, Transponder
	Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)		Optical Fibre cable direct buried

**Some examples of conduit type and size:**

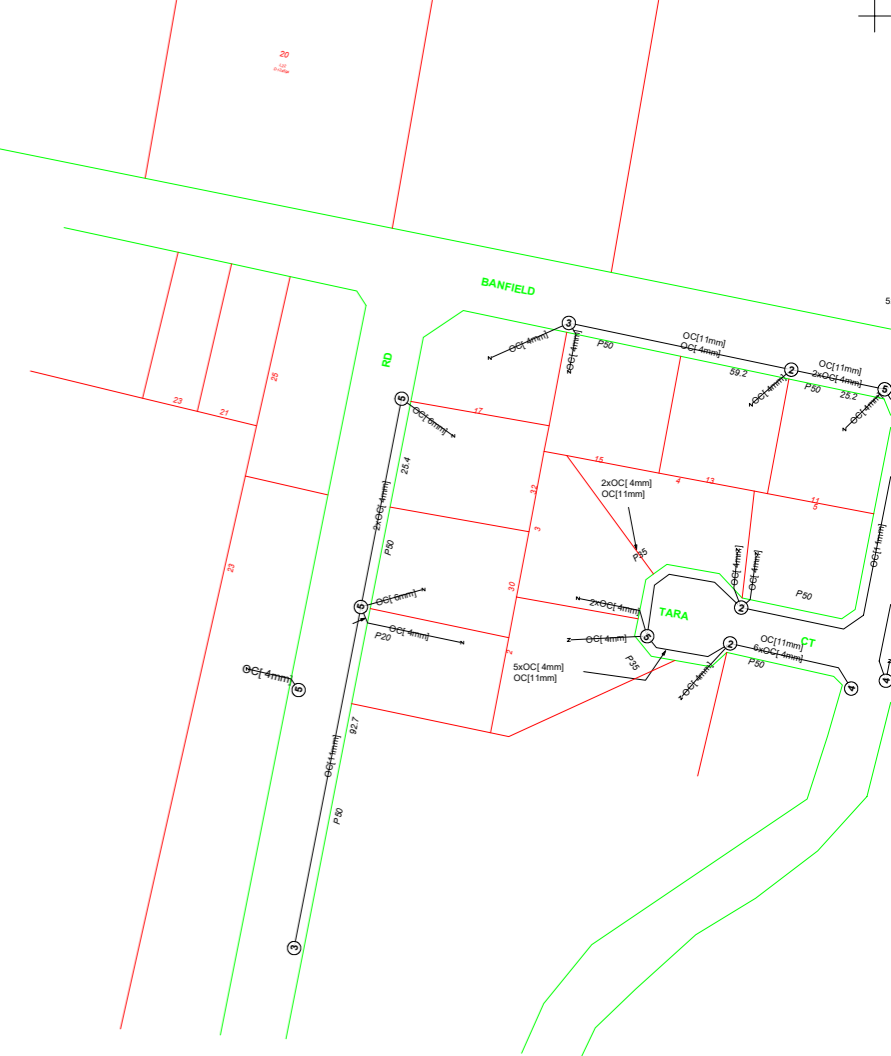
A - Asbestos cement, P - PVC / Plastic, C - Concrete,  
GI - Galanised iron, E - Earthenware  
Conduit sizes *nominally* range from 20mm to 100mm  
P50 50mm PVC conduit  
P100 100mm PVC conduit  
A100 100mm asbestos cement conduit

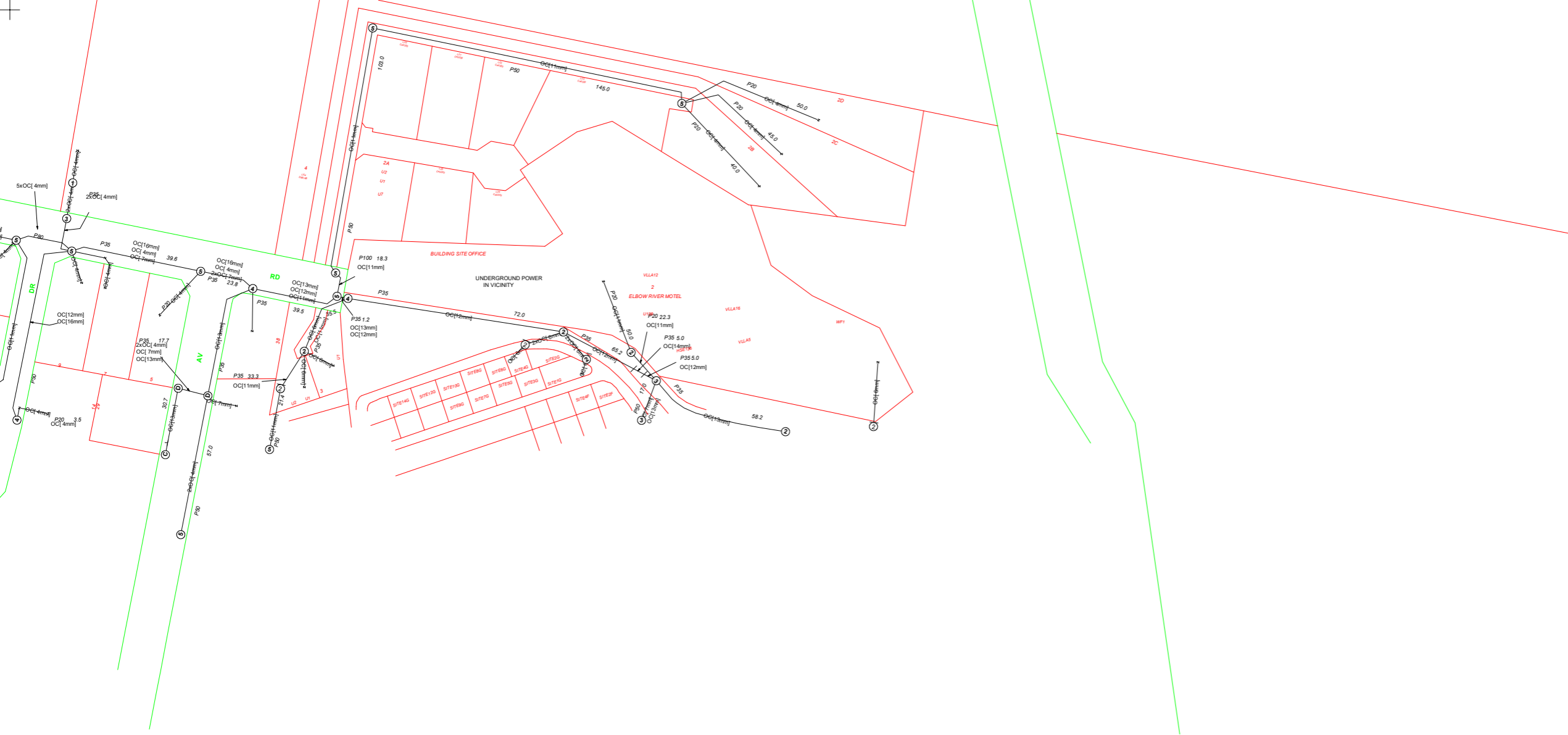
**Some Examples of how to read Telstra Plans**

One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

**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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.











NOTES:  
1. LOT 104

NOTES:  
1. lot 3