



Report

Merrifield North PSP – Situational Analysis Report

Prepared for: Department of Transport and Planning – Victoria Planning Authority
23 March 2026



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Executive Summary

This Situational Analysis Report provides a high-level review of existing utility infrastructure within and surrounding the Merrifield North Precinct Structure Plan (PSP) area to support the Department of Transport and Planning – Victoria Planning Authority (VPA) in preparing the PSP, future urban structure and indicative development yields. The report compiles available baseline information (including Dial Before You Dig responses, utility asset portals and available spatial datasets) and outlines key servicing constraints, risks and opportunities across stormwater and flooding, potable and recycled water, sewer, electricity, gas and telecommunications.

Key findings

- **Stormwater and flooding:** Stormwater and flood management is a primary constraint on land use and staging. Major waterways and open channels (including Kalkallo Creek), floodplain areas and a retarding basin influence developable areas and the timing/sequence of works. Land Subject to Inundation Overlay (LSIO) and Flood Overlay (RFO) apply to significant parts of the Precinct. Melbourne Water advice references the Kalkallo Creek Drainage Scheme and associated requirements for flood management and water quality treatment.
- **Potable and recycled water (Yarra Valley Water):** Existing reticulation is present at the southern boundaries (including within adjacent established/under-construction estates), with trunk infrastructure indicated along the Hume Freeway and planned future trunk connections generally at Cameron Street and near Gunns Gully Road/Hume Freeway. At the time of report issue, formal Preliminary Servicing Advice had not yet been received from Yarra Valley Water, and the assessment is based on available asset mapping and planned works shown therein.
- **Sewer (Yarra Valley Water):** The Precinct is influenced by major existing sewer infrastructure along/through the southern portion (including a large-diameter outfall crossing the Hume Freeway near Cameron Street) and provision for planned branch sewer extensions that may also service growth areas to the north. Formal confirmation of future servicing requirements from Yarra Valley Water is pending.
- **Electricity (AusNet and Jemena):** The Precinct lies near the boundary of two distribution businesses. Existing 22kV distribution and nearby sub-transmission infrastructure (including lines along key road corridors) are relevant to servicing strategy. Detailed servicing strategy confirmation is still required from the distributors, including requirements for kiosk substations, easements/reserves and augmentation needs.
- **Gas (APA / AGIG):** A major gas transmission pipeline traverses the Precinct, creating a significant planning constraint. Pipeline operator requirements typically limit co-location of other assets within the pipeline easement and influence PSP layout (e.g., linear reserves, minimised crossings, separation from sensitive uses). Reticulated gas extension into employment areas is generally demand-led; broader policy settings (including building electrification regulatory changes) may also affect future gas uptake and infrastructure planning assumptions.
- **Telecommunications (NBN and Telstra):** Existing Telstra assets are present along key corridors, and NBN assets exist in surrounding growth areas with further expansion expected. New development will require “fibre-ready” pit and pipe delivered by developers, with fibre provision via NBN or an alternative carrier. Formal advice from NBN is still to be confirmed.

Implications for PSP planning

The findings highlight that PSP layout and sequencing will need to respond early to (i) flood conveyance and storage requirements associated with Kalkallo Creek and the Melbourne Water drainage scheme, and (ii) the constraints associated with the APA gas transmission pipeline and its easement. These constraints should be treated as primary structuring elements alongside the Hume Freeway interface and the proposed Outer Metropolitan Ring Road (OMR). Ongoing engagement with Utility Service Providers (USPs) is required to confirm capacity, connection points, augmentation triggers, corridor planning and delivery responsibilities.

1. Introduction

1.1 Project Context

Merrifield North (the Precinct) is an employment precinct identified in the Northern Growth Corridor Plan (NGCP) and located 35 kilometres northwest of Melbourne's Central Business District (CBD) and to the west of the existing Kalkallo township. The Precinct is approximately 988 hectares in area and sits in both the Mitchell Shire Council and Hume City Council local government areas on the traditional land of the Wurundjeri People, represented by the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWCHAC).

The Merrifield North precinct is bordered by:

- The Merrifield Central Employment Area
- Merrifield West PSP (south)
- The Hume Highway (east)
- The proposed Outer Metropolitan Ring Road (OMR) (west and north)

A Locality Plan is provided in Appendix A illustrating the location and boundaries of the Precinct.

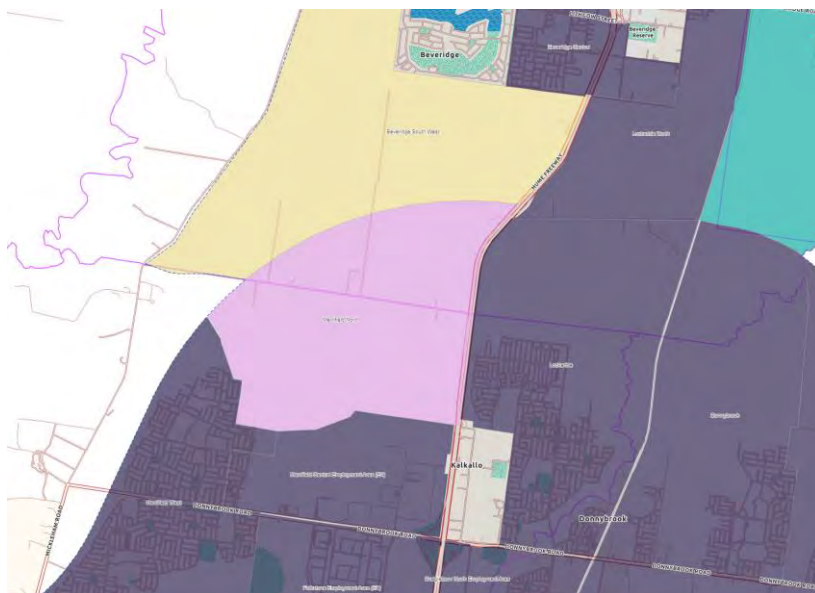


Figure 1 - Project location

1.1.1 Project Overview

Merrifield North is a strategically significant employment precinct within Melbourne's Northern Growth Corridor and is expected to accommodate major industrial and commercial development supported by substantial new infrastructure.

SMEC has been commissioned to prepare the Utility and Servicing Assessment for the Precinct. This work comprises two key components: a Situational Analysis Report and a Utility Servicing Assessment.

The Situational Analysis Report examines the existing utility infrastructure within and surrounding the Precinct, identifying key constraints, opportunities, and considerations relevant to future development. Upon completion of this report, the VPA will prepare the Precinct's Future Urban Structure and indicative development yields.

In parallel with this process, SMEC will engage with relevant Utility Service Providers (USPs) to understand servicing strategies and infrastructure requirements necessary to support the proposed development. The outcomes of these consultations will inform the Utility Servicing Assessment, which will outline the anticipated utility servicing arrangements for the Precinct.

1.1.2 Existing Land Use

The Precinct is currently predominantly underdeveloped, rural properties. The Precinct has several land zoning categories, including:

- Urban Growth Zone (UGZ)
- Farming Zone (FZ)
- Public Use Zone – Service and Utility (PUZ1)
- A small pocket of Urban Floodway Zone (UFZ)

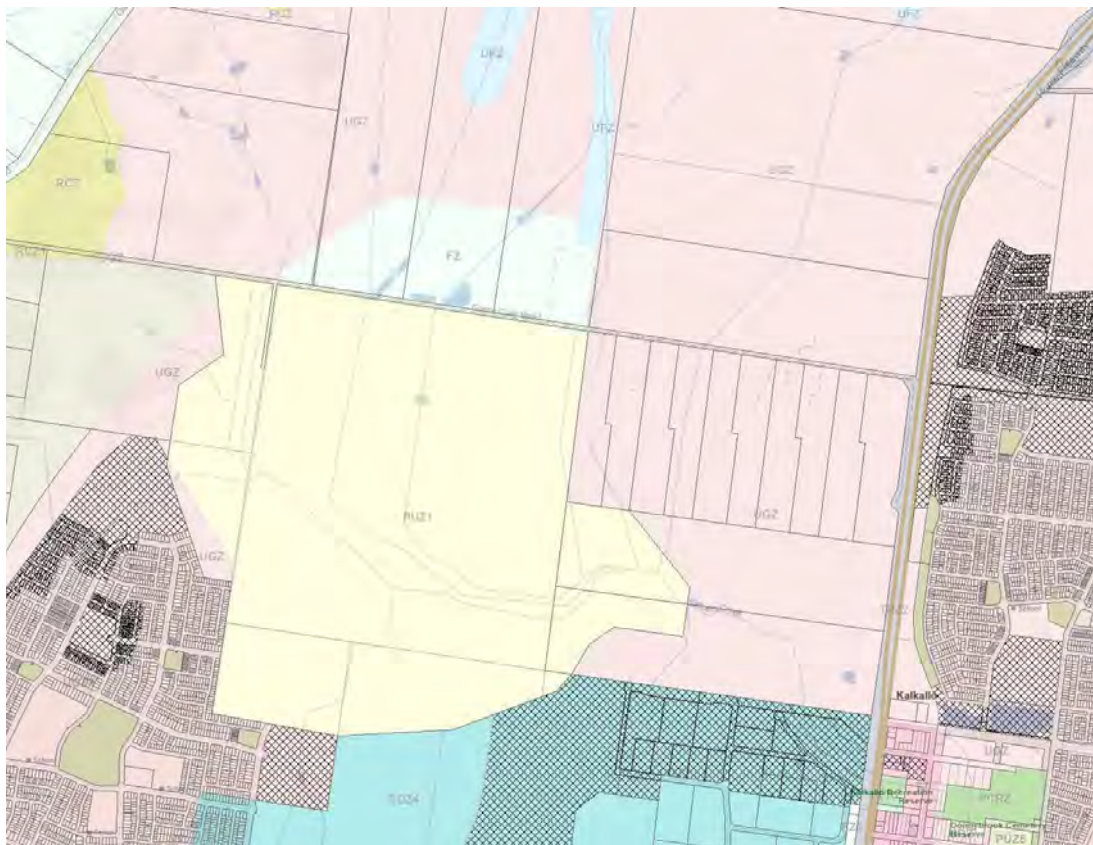


Figure 2 – VicPlan – Planning Zones

1.2 Purpose of this Report

The purpose of this report is to provide a high-level utility servicing review of the Merrifield North precinct to inform the preparation of Precinct Structure Plan and the requirements for the following services:

- Sewer Reticulation
- Potable Water
- Recycled Water
- Electricity
- Gas
- Telecommunications
- Storm water drainage (noting that a separate detailed stormwater drainage and flooding assessment will be undertaken by others).
- Any other relevant utility service infrastructure on or adjoining the Merrifield North precinct.

The information contained within this report will support the VPA in the preparation of the Merrifield North Precinct Structure Plan (PSP).

This report plays a critical role in facilitating early engagement with Utility Service Providers (USPs) that own or operate infrastructure within the Precinct, and in providing pre-planning information to inform future development outcomes.

Table 1 outlines the Utility Service Providers who service the precinct. This report contains information and advice regarding existing and future infrastructure servicing of the Precinct.

Table 1: Utility Service Providers – Merrifield North Precinct

Utility	Service Provider
Stormwater Drainage	Hume City Council
	Mitchell Shire Council
	Melbourne Water
Water	Yarra Valley Water
Sewer	Yarra Valley Water
Electrical	Jemena Electricity Networks
	AusNet Electricity Services
Gas	AusNet Gas Services
	APA Group Gas Transmission
	APA Group Gas Networks
Telecommunication	NBN Co VicTas
	Telstra VicTas

1.3 Methodology

SMEC undertook an investigation to compile all baseline information required to understand servicing conditions across the precinct. The desktop review involved compiling aerial imagery, existing GIS layers, utility authority databases, capital works programs, servicing strategies and a Dial Before You Dig (DBYD) enquiry.

This investigation yielded a collection of asset information including locations, capacities, depths, easements, future upgrade plans and operational constraints. The spatial data obtained has been collated and utilised to create Asset Plan sketches found in Appendix A.

Several of the Utility Service Providers transferred detailed spatial data and these were utilised where possible. Where spatial data was not accessible, plans have been digitised from the DBYD responses and online asset portals/maps.

The following table outlines the Utility Service Providers and the data types used in the creation of the Asset Plans.

Table 2. Utility Service Providers – Data Types

Utility Service Provider	Data Type
Hume City Council	Digitised DBYD

Mitchell Shire Council	No assets present
Melbourne Water	Digitised DBYD
Yarra Valley Water	Spatial Data – Open Asset Map
Jemena Electricity Networks	Digitised DBYD
AusNet Electricity Services	Digitised DBYD & Digitised Asset Map
AusNet Gas Services	No assets present
APA Group Gas Transmission	Spatial Data
APA Group Gas Networks	Digitised DBYD
NBN Co VicTas	Digitised DBYD
Telstra VicTas	Spatial Data and Digitised DBYD

SMEC consulted with the Utility Service Providers to obtain:

- The current servicing context across the precinct.
- Capacity limitations or gaps that may influence development sequencing.
- Opportunities for co-location, shared corridors or alternative alignments.
- Early implications for PSP layout and infrastructure planning.

2. Stormwater Drainage Infrastructure and Flooding Conditions

The Precinct lies within the Porth Phillip and Westernport catchment region where Melbourne Water is the catchment management authority which has the waterway and catchment management responsibilities. As the Precinct is split across Mitchell Shire Council and Hume City Council, both councils are responsible for the local drainage networks in their given areas.

2.1 Existing Infrastructure

The existing Stormwater Drainage Assets are shown in Appendix A – Stormwater Drainage Assets.

Stormwater and Flood management is a major factor when it comes to the future land use of the Precinct. There are open waterway channels as well as Kalkallo Creek which dominate large portions of the site. Flows enter the site from the southern, western and northern boundaries with a large flood plain and retarding basin dominating the western half of the precinct. Flows leave the area via Kalkallo Creek in the south eastern corner where it crosses the Hume Freeway.

2.1.1 Melbourne Water (MWC)

Melbourne Water is responsible for several assets within the region. There are existing assets crossing the Gunns Gully Road which connect a channel to Kalkallo Creek through the 105 Gunns Gully Road property. There are 2 sets of pipes coming into the southern boundary of the Precinct. One set of pipes arrives via Rosehill Blvd, and another slightly to the east of Rosehill Boulevard in the adjoining land parcel. Both sets of pipes are connected to Kalkallo Creek via open drainage channels. There is also one drainage crossing of Kalkallo Creek within the 1425 Hume Freeway parcel which is enabled by a single Melbourne water Pipe. This pipe is at the neck of the Land Subject Inundation Overlay and is the outlet for the Kalkallo Retarding Basin.

2.1.2 Mitchell Shire Council

Mitchell Shire Council has not flagged any existing infrastructure within their portion of the Precinct.

2.1.3 Hume City Council

Hume City Council have several assets which border and enter the precinct. Assets enter the site in the south west corner when a recent development's drainage outlet into open channels.

A 600mm Dia pipe and 1200mm Dia. Pipe enter the site from Errol Boulevard and consolidate into a 1350mm dia. pipe which daylight after approximately 150m. Lynwood Drive also has 2 pipes entering the PSP area (675mm and 600mm). These consolidate into a 900mm dia. pipe which terminates into an open channel approximately 110m into the site. Belmore Parade has 2 x 1050mm dia. Pipes enter the site for a short distance (~10m) before both terminate into an open channel. Rosehill Boulevard has 2 pipes which also cross the boundary (~10m for a 750mm and 600mm dia. pipes) which also daylight to an open channel.

2.1.4 Flood Overlays

A Land Subject to Inundation Overlay (LSIO) and Flood Overlay (RFO) is applicable to a large portion of the site. These areas are around Kalkallo Creek and can be seen in Appendix A – Stormwater Drainage Assets.

The LSIO identifies flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority. It is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To identify waterways, major flood paths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding. They ensure that any development maintains the free passage

and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

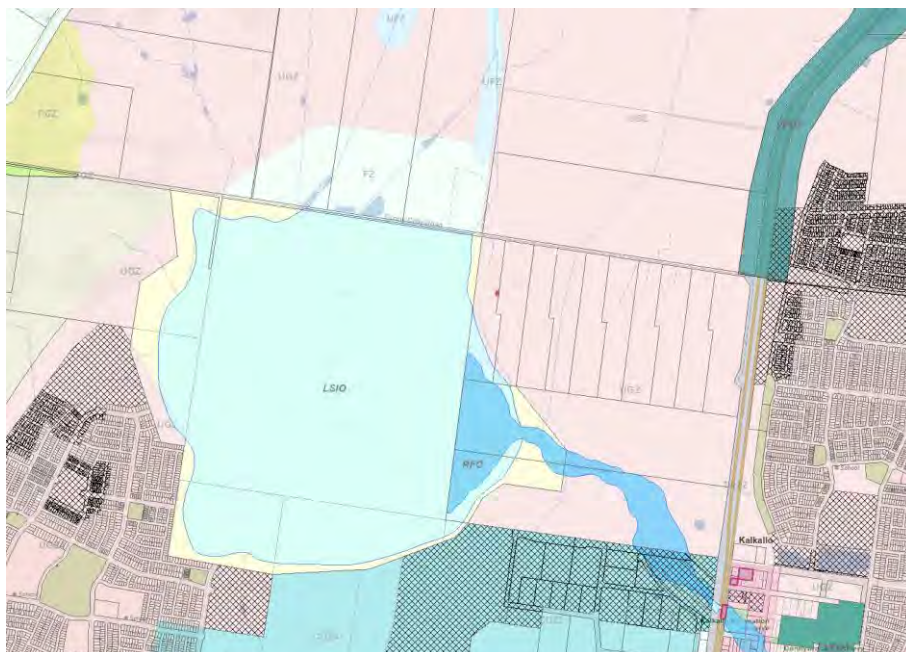


Figure 3 – VicPlan – Planning Zones and Overlays - (<https://mapshare.vic.gov.au/vicplan/>)

2.2 Issues and Opportunities

2.2.1 Melbourne Water

MWC provided pre-development advice for the Precinct. The site in question is located within Melbourne Water's Merrifield Estate Strategy, Kalkallo Creek DS, Hume City, Mitchell Shire Development Services Scheme.

The Kalkallo Creek Drainage Scheme details the drainage infrastructure required. This includes pipeline, retarding basins, wetlands, flood ways , overland flow paths and water quality treatment measures.

MWC advised of the Urban Stormwater Best Practice Environmental Management Guidelines require that runoff from all new developments (including redevelopments) are treated to comply with the following targets:

- 80% Total Suspended Solids reduction
- 45% Total Phosphorus reduction
- 45% Total Nitrogen reduction

MWC identified some potential constraints that may impact the development of the precinct which included:

- Sequencing of the development including both temporary and permanent flood management.
- The location and buffers around the gas transmission pipeline.

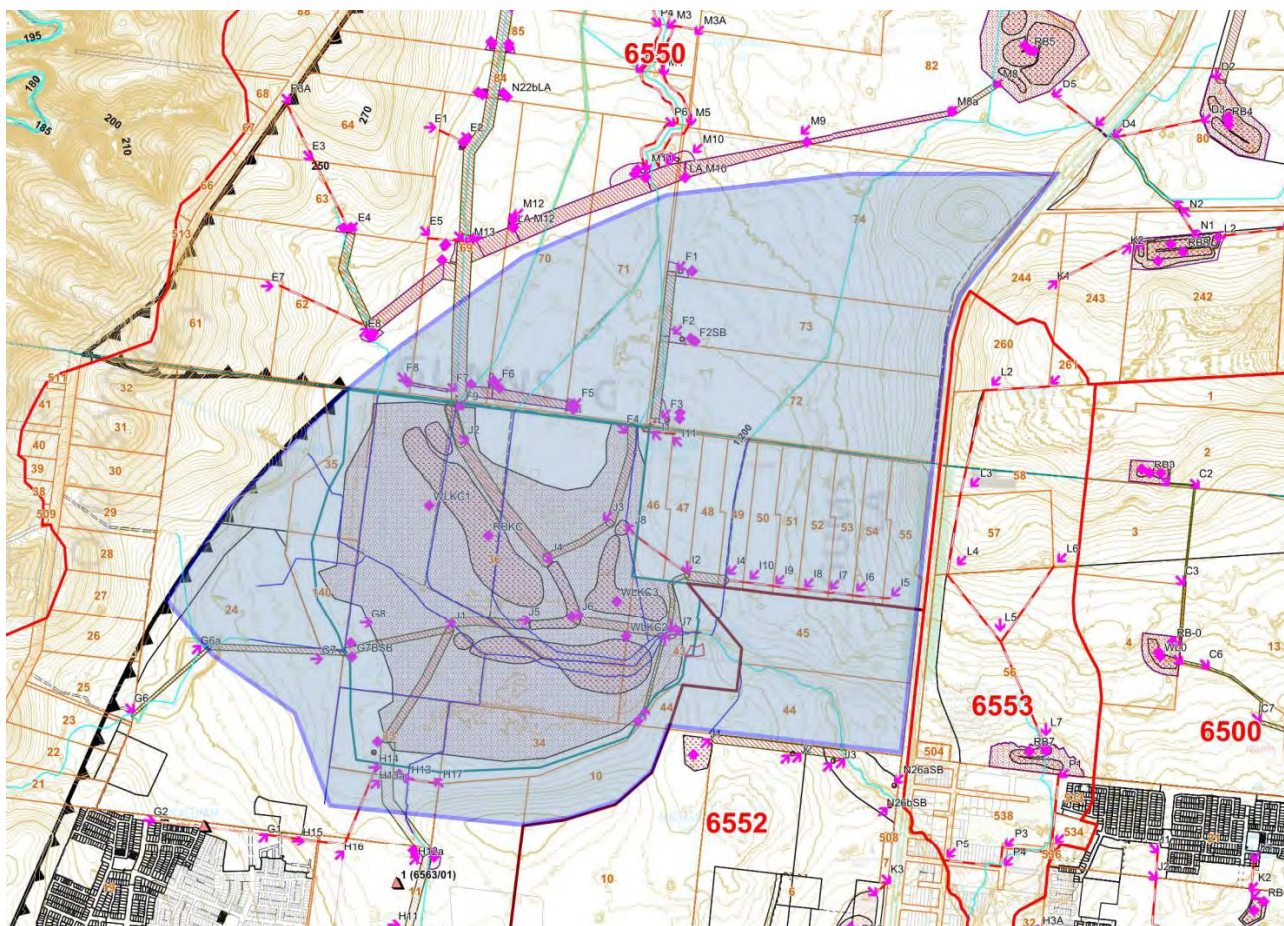


Figure 4 – Melbourne Water – Kalkallo Creek Drainage Scheme Map

Lots 44/45 shown on the above drainage scheme plan fall in the Merrifield Estate Strategy area. As of 2nd July 2013 (Amendment 575) Merrifield Estate Strategy was developed in consultation with the owners of the developable land. No contribution rates will apply within this strategy boundary, and no reimbursements for works are applicable.

3. Water Infrastructure

Yarra Valley Water (YVW) the responsible authority for the provision of potable water and recycled water supply infrastructure to service the Merrifield North PSP precinct. As development within the precinct area progresses, each developer will be required to extend services from the designated network connection location.

Preliminary Servicing Advice confirmation was sought from YVW to ascertain their requirements to service the precinct. Prior to the initial release of this report, this advice is yet to be obtained. Therefore, information prepared in this report has been obtained solely from the YVW Asset Web Map including future planned infrastructure. An application for Preliminary Servicing Advice has been submitted with an expected turnaround time of 12 weeks. We will continue to chase YVW.

3.1 Existing Infrastructure

The existing infrastructure for the site is shown in Appendix A

3.1.1 Potable Water

The Precinct has several locations surrounding the site with Potable Water. The Hume Freeway bordering the eastern boundary of the site houses a 450mm dia. Mild steel cement line transfer main. The main crosses from Cameron Street across the Highway and extends beyond the northern boundary of the site.

There are several 150mm dia. Mains within the industrial estate at the south east corner of the site.

The bordering estate in the south west corner of the site has several roads with water terminating at the boundary. Errol Boulevard, Belmore Parade and Rosehill Boulevard house 150mm dia. mains, whilst Georges Blvd. Bonanza Street, Lynwood Drive, Goodwood Drive all have 100mm dia. Mains terminating at the Precincts boundary.

There is no water infrastructure along Gunns Gully Road nor Old Sydney Road.

3.1.2 Recycled Water

The Precinct has several locations surrounding the site with Potable Water.

There are several 150mm dia. Mains and a 225mm dia. main within the industrial estate at the south east corner of the site. Like the potable water, the bordering estate in the south west corner of the site has several roads with recycled water terminating at the boundary. Errol Boulevard, Belmore Parade and Rosehill Boulevard house 150mm dia. mains, whilst Georges Blvd. Bonanza Street, Lynwood Drive, Goodwood Drive all have 100mm dia. mains terminating at the Precincts boundary.

There is no water infrastructure along Gunns Gully Road nor Old Sydney Road.

3.2 Issues and Opportunities

The YVW Asset Map overlaid into the Sketches provided in Appendix A highlights future planned Water Assets and their planned sizes.

3.2.1 Potable Water

There are 2 major connection points for trunk potable water mains. The site is planned to be serviced with future connections at Cameron Street and at the intersection of Gunns Gully Road and the Hume Freeway.

It is planned for a 450mm dia. main to come from the Hume freeway and run approximately 600m down the eastern leg of Gunns Gully Road where a Pressure Reducing Station will reduce the pressure. It is at this location where it is planned for a 225mm dia. main to run north and service the northern area of the precinct. It is from this location a branch will also go south and cross Kalkallo Creek and tie in at the Camerons Street Extension via a 225mm dia. Main. This main will also continue to the east along the southern border of the Precinct and likely to tie into the main with Blackmore Road.

3.2.2 Recycled Water

Similar to the Potable Water, the Recycled water will have 2 primary connection points for trunk mains. The first service comes via Gunns Gully Road from the East, connect across the Hume Freeway and running west via Gunns Gully Road (Approximately 600m). It is here a pressure reducing station with lower the pressure before the main turn southward crossing the site. The second truck access point is via Cameron Street just beyond the southern border of the site.

4. Sewer Infrastructure

Yarra Valley Water (YVW) the responsible authority for the provision of sewer infrastructure to service the Merrifield North PSP precinct. As development within the precinct area progresses, each developer will be required to extend services from the designated network connection location.

Preliminary Servicing Advice confirmation was sought from YVW to ascertain their requirements to service the precinct. Prior to the initial release of this report, this advice is yet to be obtained. Therefore, information prepared in this report has been obtain solely from the YVW Asset Web Map including future planned infrastructure. An application for Preliminary Servicing Advice has submitted with an expected turnaround time pf 12 weeks. We will continue to chase YVW.

4.1 Existing Infrastructure

The existing infrastructure for the site is shown in Appendix A

Site is services by the Merrifield Central Branch Sewer – Section 1. This sewer follows southern boundary of the Precinct before crossing the site and connecting into Errol Boulevard. The sites intended sewer outfall is via a 1400mm Dia. Glass Reinforced Plastic (GRP) pipe built in 2018, which crosses the Hume Freeway at Cameron Street.

Moving upstream (westward) the pipe upsizes to a 1600mm dia. GRP pipe. Before downsizing to ta 644mm dia. GRP pipe at maintenance structure KAL11. This structure includes a 1200mm dia. Stub which will allow connection for the RCMS Stage 2. This stub has a northern alignment and is planned to cross Kalkallo Creek and service both the Northern portion of the site (north or Gunns Gully Road) as well as crossing the future Outer Metropolitan Ring Road and service Beveridge.

4.2 Issues and Opportunities

Prior to receiving a formal response from YVW regarding the future Precinct, it appears that YVW had planned for the sites servicing with existing outfalls at the site's boundary and allowance for planned branch sewers to service not only the site but the regions to the north.

5. Electrical Infrastructure

The Precinct borders 2 of the 5 electricity distributors in Victoria. Majority of the precinct is operated by AusNet Electricity, however Jemina powers the Mickleham development bordering the south west corner of the site and some proportion of the sites southern and western areas. The below image identifies the border between the distribution providers.

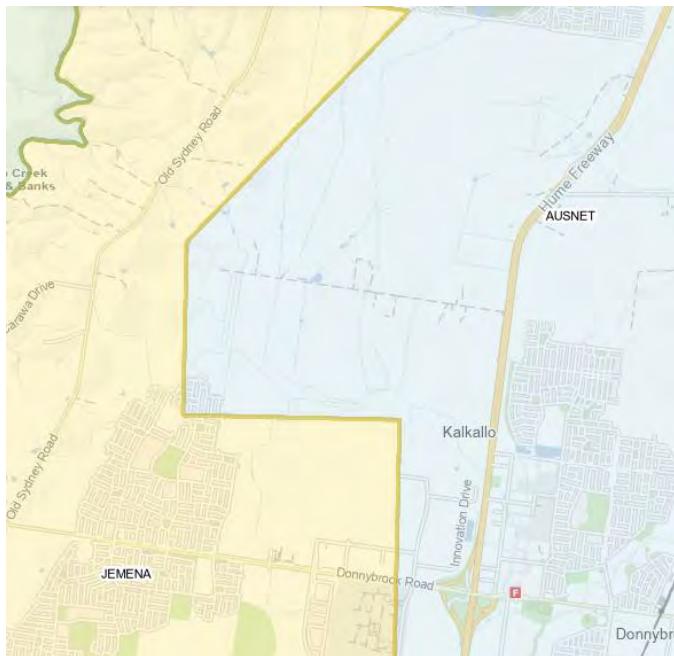


Figure 5 – Energy Victoria – Distributor Map (<https://www.energy.vic.gov.au/households/find-your-energy-distributor>)

5.1 Existing Infrastructure

The existing infrastructure for the site and close surrounding is shown in Appendix A.

5.1.1 Transmission

There are no Transmission lines within the precinct or adjoining parcels of land.

5.1.2 Distribution

5.1.2.1 AusNet Electricity

AusNet Electricity has two 66kb Overhead Sub-Transmission Lines within the surrounding suburbs (shown red in the image below). The first, runs along Old Sydney Road to the West of the site. The second, is located around the intersection of the Hume Freeway and Donnybrook Road. The lines provide power to the Kalkallo Zone Substation located on Innovation Drive. This Zone substation connects the distributions mains surrounding and within the precinct.

AusNet is responsible for 22kV Distribution lines within and surrounding the Precinct. There are overhead lines located on the Hume Freeway and Guns Gully Road with one of the lines extending into private property (on Guns Gully Road). To the south, the Merrifield Central Employment area is serviced with 22kV underground Distribution mains with connections back to the Kalkallo Zone Substation.

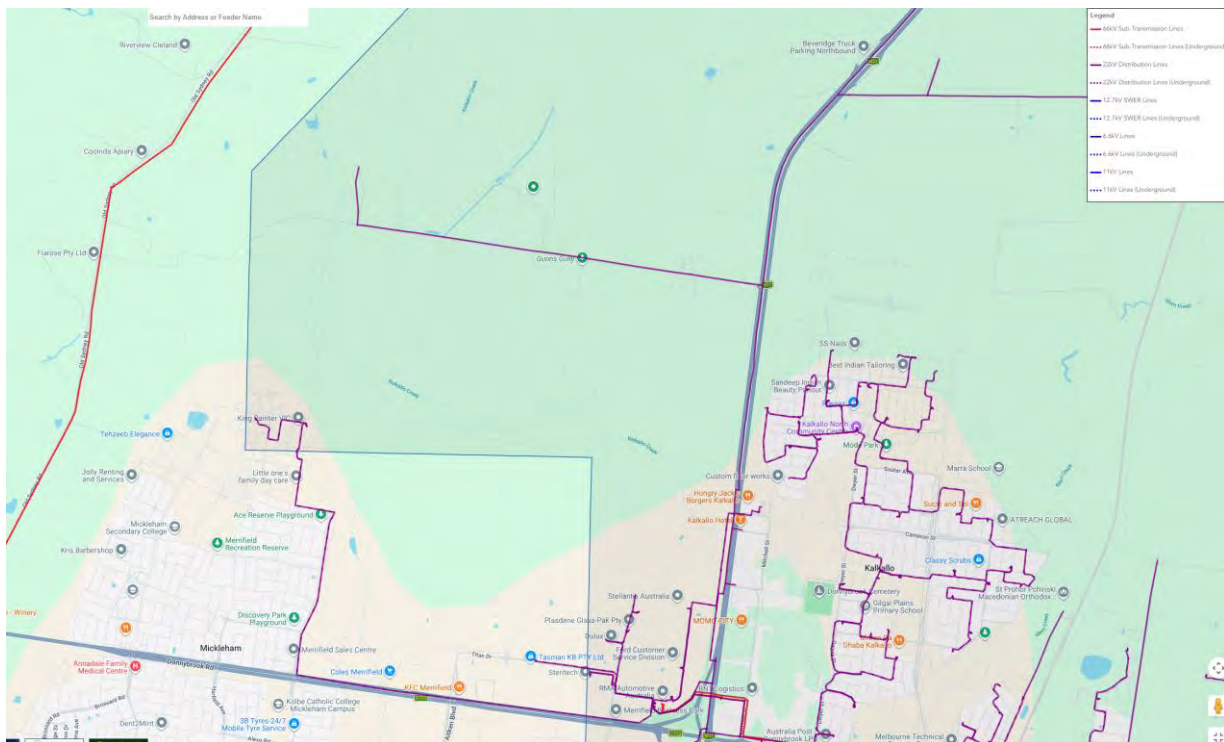


Figure 6 – AusNet GridView – Rosetta data Portal (<https://gridview.ausnetservices.com.au/>)

5.1.2.2 Jemena

The Mickleham Development to the south west is partly in the Jemena Region with one corner crossing into AusNet's area. This development is under construction and is likely that additional assets will be live when the PSP is formulated. High Voltage Lines and associated substations are littered throughout the development. Figure 7 below highlights the Constrained High Voltage Feeder locations (Orange) and Distribution Substations (D).

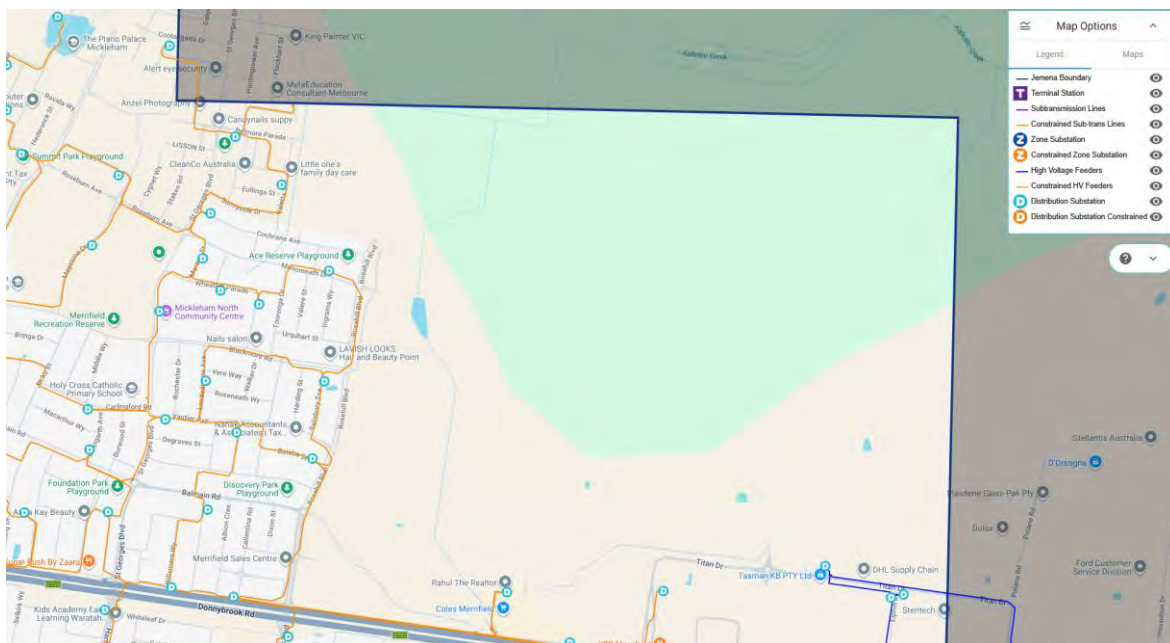


Figure 7 – Distribution Annual Planning Report – Jemena (<https://dapr.jemena.com.au/>)

5.2 Issues and Opportunities

5.2.1 Servicing

Yet to receive servicing strategy from AusNet and Jemena.

A Substation located on the Lynwood Drive at the boarder of the PSP

Connection to the Kalkallo Zone Substation should the 22kV distribution lines not have the necessary capacity.

5.2.2 Distribution

AusNet have previously advised the following regarding some of its other distribution network location:

Provision of land will be required for local kiosk substations.

Provisions for easements or reserves are required for any future substations and underground cables, should there be a preference for underground assets.

Throughout the development of the Precinct, ensuring that its existing customers are supplied with electricity is a priority and therefore planning is necessary to ensure planned shut downs are kept to a minimum.

6. Gas Infrastructure

APA Group owns the gas transmission network and APT O&M services (APA) operates and manages the natural gas reticulation network within the Precinct on behalf of Australian Gas Networks (AGN).

AusNet Gas Services was flagged when conducting a Dial Before You Dig enquiry however no assets were in the area.

For APA - Information regarding Residential Gas and Gas Distribution networks has moved to the Australian Gas Infrastructure Group (AGIG). The operation and management of APA gas distribution networks and residential gas services have transitioned to the [Australian Gas Infrastructure Group \(AGIG\)](#).

6.1 Existing Infrastructure

The existing infrastructure for the site and close surrounding is shown in Appendix A

6.1.1 Transmission

APA Group is responsible for the Plumpton – Wollert Transmission Pipeline which runs through the precinct. This is a 500mm Dia. Steel Pipeline which runs along Guns Gully Road before diverting south westerly when approaching the future public acquisition overlay at the OMR. This pipeline is situated primarily in private property easements.

6.1.2 Distribution

The Merrifield Central Employment area to the south is supplied via a 300S7 Main crossing the Hume Free to the south of Innovation drive. As the Industrial Estate extends north (toward Merrifield North) the roads carry 125P8 mains.

The Mickleham Development (Merrifield Estate) is supplied with a 180P8 main within St Georges Blvd. and a 125P8 main in Errol Blvd. Errol Blvd east of St Georges Blvd provides the future Merrifield North precinct with a 180mm dia. Connection to help service the site.

East of the Hume Freeway the Kalkallo Development is serviced internally and the lots and road reserves closest to Hume only contain small 63mm dia. Mains. These main have not been mapped in the Asset Plans found in Appendix A.

6.2 Issues and Opportunities

6.2.1 Transmission

APA Group stated that the easement associated with the transmission pipeline allows for access to the existing pipeline and any future duplication if required. APA Group does not typically permit road reserves or any utility infrastructure to be located within the easement, other than perpendicular utility service crossings approved by APA Group.

Energy Safe Victoria were contacted regarding the pipeline and provided advice. The PSP will require a pipeline location class change from R1 to T1. And therefore, APA may require a Safety Management Study to be conducted in relation to the location class change.

Where there is a location class change from rural to urban some (not necessarily all) layout requirements generally sought by pipeline operators, include:

- The pipeline easement should be located within a linear reserve.
- Road crossings of a pipeline should be minimised. (*i.e.: new road crossings of a pipeline should be at a 90-degree angle*).

- Sensitive uses, including schools, aged care, child care, children’s playground should be located outside the pipeline measurement length or area of consequence.
- Lots directly adjacent to the pipeline reserve should be separated by a local road or additional reserve and these lots should be a lower density (*i.e.: to reflect a low-risk approach*) compared to lots that are further away.
- Construction management and other pipeline protection requirements are likely to be required.
- Waterway crossings or drainage basins crossing the pipeline will require additional pipeline protection measures.

6.2.2 Distribution

For industrial & commercial zoned areas, AGIG extend their reticulation only upon request to connect to natural gas by a customer – and supply is extended based upon their specific demand and pressure requirements.

AGIG do not speculatively extend gas supply into Employment Zones as if reticulation is supplied, it may not be sufficient for specific customer needs or there may be not uptake in connections leaving AGIG with stranded assets.

The Victorian Government has also finalised the Building Electrification Regulations in late December 2025. The new regulations confirm:

- The continuation of gas cooking and gas heating in existing owner-occupied homes, including the ability to replace these gas appliances at end of life.
- [Class 8](#) buildings **will remain eligible** to connect to the gas network.
- From **1 January 2027**, all **new homes and most new commercial buildings** will need to be built all-electric.
- From **1 January 2027**, **existing commercial buildings cannot receive a new connection to gas (class 8 buildings are exempt from this requirement)**.
- From **1 March 2027**, gas hot water systems in existing homes (specifically [Class 1](#) and [Class 2](#) residential buildings) must be replaced with electric alternatives when they reach end-of-life.

7.1.2 NBN

There is NBN pit and pipe assets within the Mickleham development to the south east of the Merrifield North Precinct. There are also NBN assets in the Kalkallo development to the east however are yet to be mapped on our asset plans. The Merrifield Central Employment area also has NBN assets under development which will extend to the precinct's southern boundary in future stages.

7.1.3 Telecommunications Towers

There are two existing mobile phone towers within proximity of the Merrifield North Precinct. Locations are as follows.

- Site No: 3064002 – 1327 Hume Freeway, Mickleham – Users NBN, Optus, Telstra, Vodafone.
 - 40m Steel Triangular Lattice Tower
- Site No. 3753009 – 425 Old Sydney Road, Beveridge – User Telstra.
 - 30m Monopole

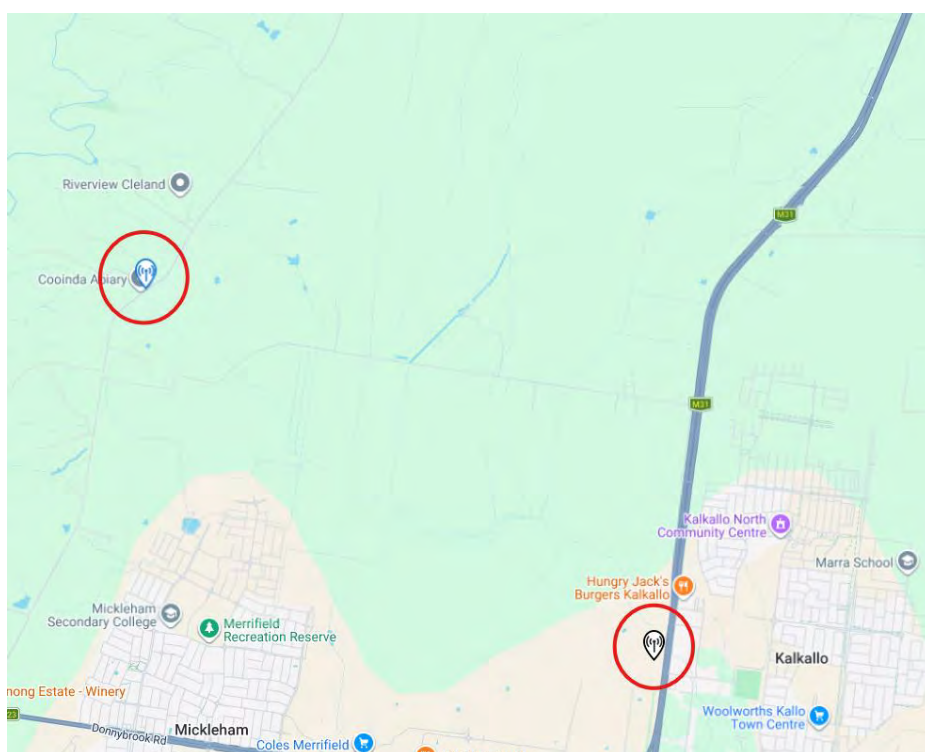


Figure 9 – Radio Frequency National Site Archive Maps (Source: <https://rfnsa.com.au>)



Figure 10 – Google Street Via image of 3064002 (Hume Fwy.) – Oct 2025

7.2 Issues and Opportunities

7.2.1 Telstra

Telstra advised that the proposed area for Merrifield North Precinct Structure Plan is a NBN Co fixed wireless with Telstra copper line obligations in-service.

If Telstra assets are impacted by the future development an enquiry must be raised with Telstra (via APRNewRequests@team.telstra.com) for Asset Protection and Relocation to review. Relocation of Telstra assets are at the disturber cost.

Any planned works in the future will be triggered by commercial agreements with developers and or individual businesses.

7.2.2 NBN

SMEC is yet to receive formal advice from NBN regarding the Asset Servicing Advice.

8. Typical Cross-Sections

Placement of utilities within road reserves is dictated by the requirements of the individual service authorities with consideration to future access for maintenance, cover for asset protection and clearance between other services to ensure safety and potential for future augmentation. Other ancillary requirements including depth of services to protect tree root zones may also be considered.

Table 3 is presented below which provides indication of typical utility placement and service authority appetite for alternative locations.

Table 3: Service Placement Guidelines

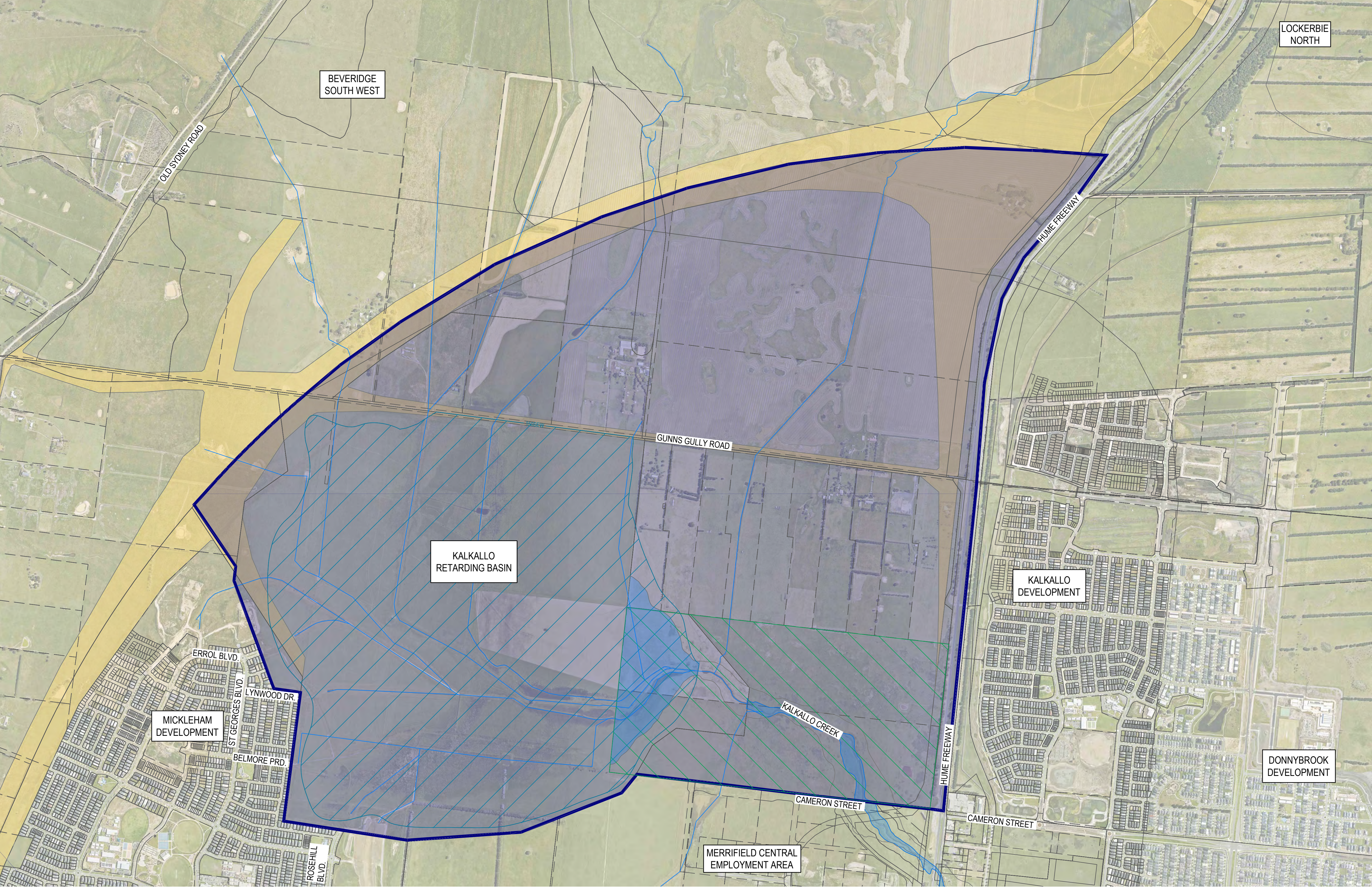
	Under Pedestrian Pavement	Under Nature Strips	Under Street Trees	Under Kerb	Under Road Pavement	Within Allotments
Sewer	Preferred	Possible	Not Preferred ²	No	Possible	Possible ⁴
Potable Water	Not Preferred	Preferred	Not Preferred ²	No	Possible ³	No
Recycled Water	Not Preferred	Preferred	Not Preferred ²	No	Possible ³	No
Electricity	Possible ⁶	Preferred	Not Preferred ²	No	Not Preferred	No
Telecommunications	Possible ⁷	Preferred	Not Preferred ²	No	No	No
Drainage	Not Preferred	Possible	Not Preferred ²	Preferred	Possible	Not Preferred
Trunk Services	Possible	Possible	Not Preferred²	Possible	Possible	No

Notes.

1. Trees are not to be placed directly over property service connections.
2. In accordance with IDM SD630 a tree root zone of 0.6 m depth must be applied where services exist in nature strips. Any service installation shall be at a greater depth than the tree root zone.
3. Placement of services under road pavement is typically not preferred by authorities. However, consideration may be given to placement of services beneath parking bays and bicycle lanes.
4. Rear Easement sewer and drainage lines are common within allotments. Less common are sewer and drainage easements within front setback of allotment.
5. Property connections under hard services require Fitzroy boxes for future maintenance operations.
6. Subject to Power authority approval.
7. Pits are to be placed either wholly within the footpath or wholly within the nature strip.

Items listed as “Possible” are typically not favoured by service authorities but may be considered by service authority on a case-by-case basis.

A-1 Appendix A – Infrastructure Plans



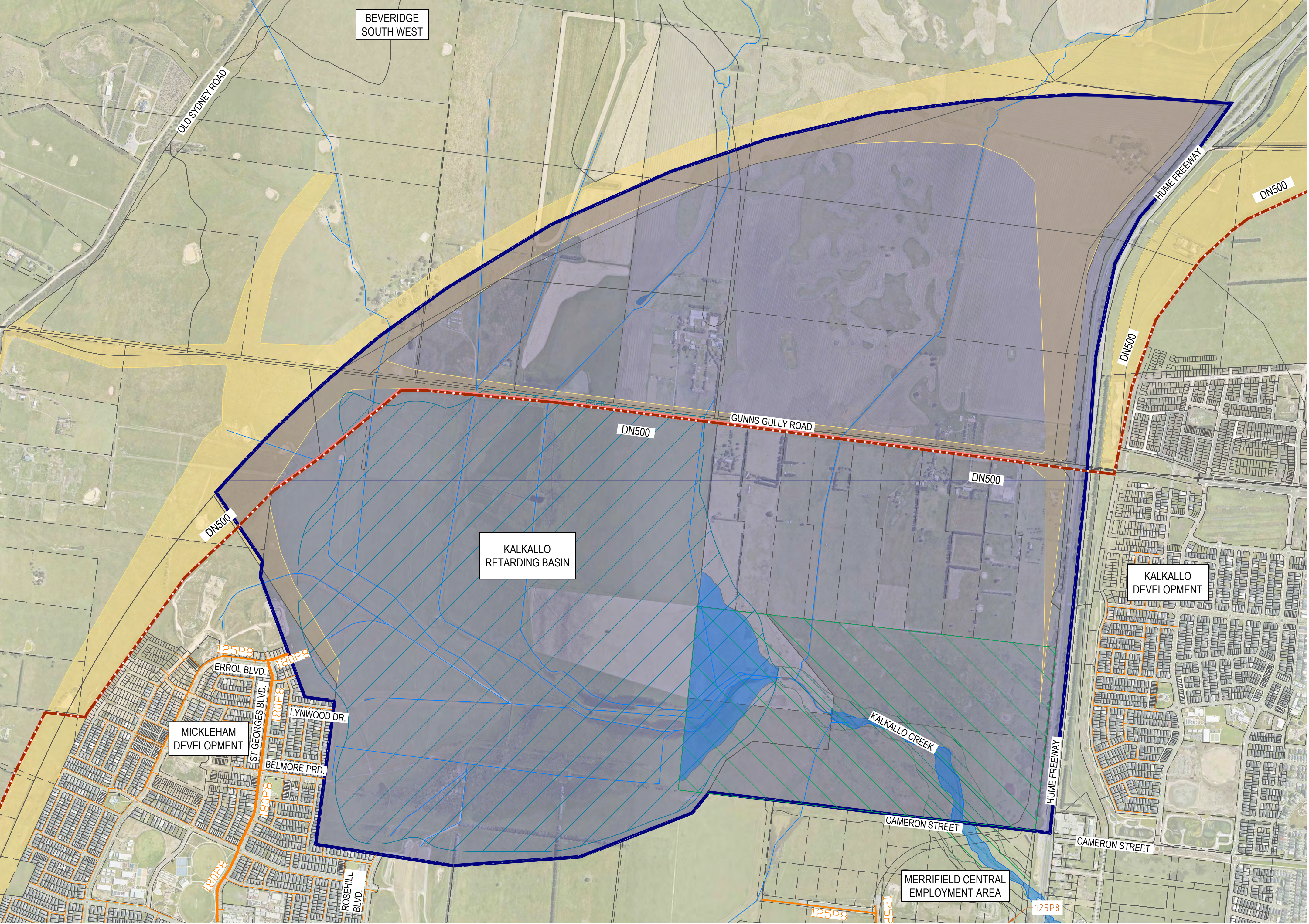
LEGEND	
	MERRIFIELD NORTH PRECINCT BOUNDARY
	PUBLIC ACQUISITION OVERLAY
	PARCEL
	WATERCOURSE
	WATERBODY
	KALKALLO RETARDING BASIN (INDICATIVE ONLY)
	CONSERVATION AREA

MERRIFIELD NORTH PSP

LOCALITY PLAN

Date Issued: 19.03.26 | Revision: A
Drawn by: K.SHRESTHA | Checked by: J.ALLISON
Project Number: 30043588E | Drawing Number: 3588E-SK-001





LEGEND	
	MERRIFIELD NORTH PRECINCT BOUNDARY
	PUBLIC ACQUISITION OVERLAY
	TRANSMISSION PRESSURE GAS PIPELINE, 500mm Dia
	PARCEL
	WATERCOURSE
	WATERBODY
	TRANSMISSION PRESSURE GAS PIPELINE, 500mm Dia
	APA GAS PIPELINE (LARGER DIA. LABELLED)
	APA EASEMENT
	KALKALLO RETARDING BASIN (INDICATIVE ONLY)
	CONSERVATION AREA

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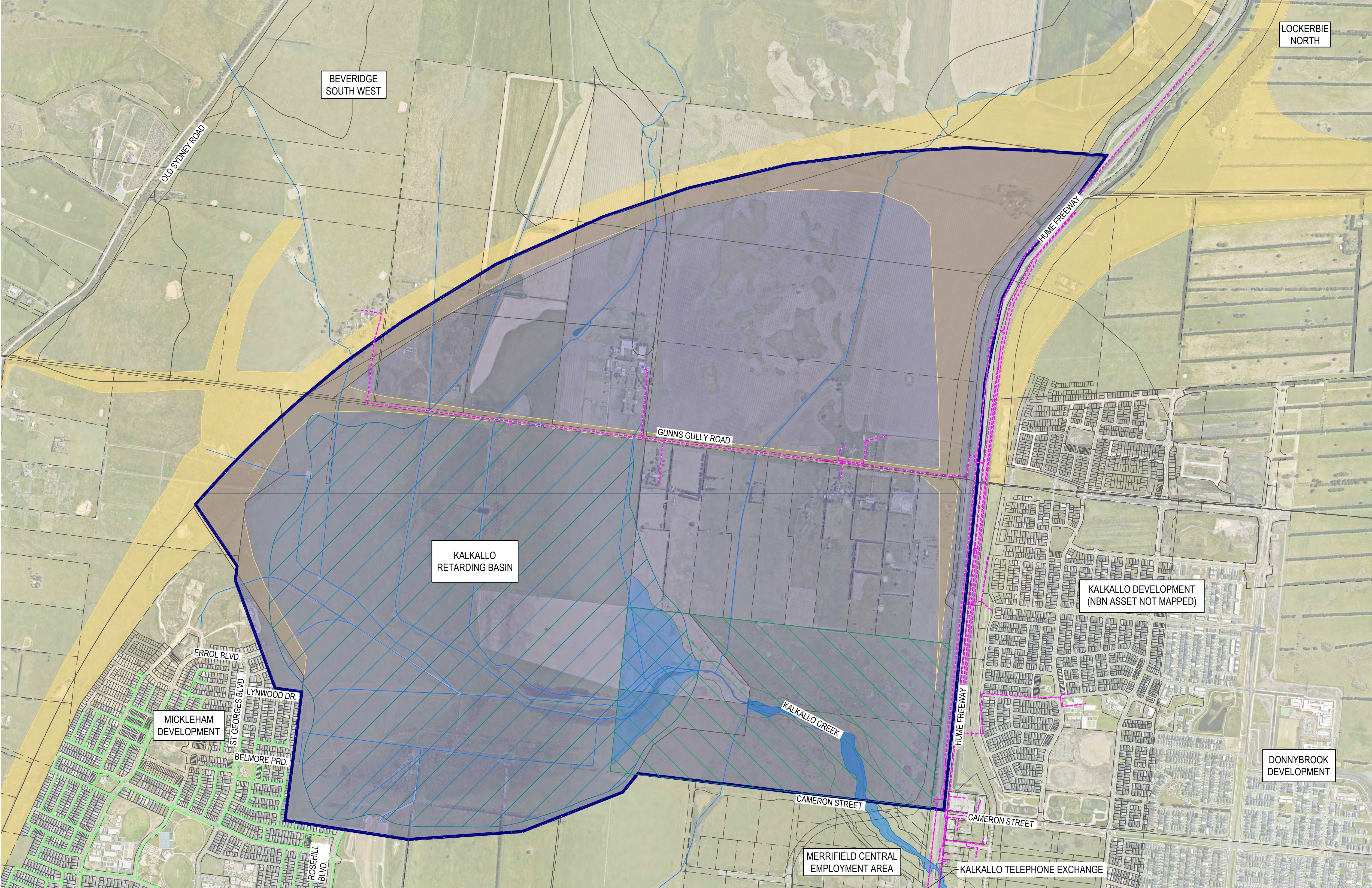
MERRIFIELD NORTH PSP

APA GAS ASSETS

Date Issued: 19.03.26 | Revision: A
Drawn by: K.SHRESTHA | Checked by: J.ALLISON
Project Number: 30043588E | Drawing Number: 3588E-SK-002



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Scale 1:10,000



LEGEND	
	MERRIFIELD NORTH PRECINCT BOUNDARY
	PUBLIC ACQUISITION OVERLAY
	TRANSMISSION PRESSURE GAS PIPELINE, 500mm Dia
	PARCEL
	WATERCOURSE
	WATERBODY
	NBN ASSETS
	TELSTRA ASSETS
	KALKALLO RETARDING BASIN (INDICATIVE ONLY)
	CONSERVATION AREA

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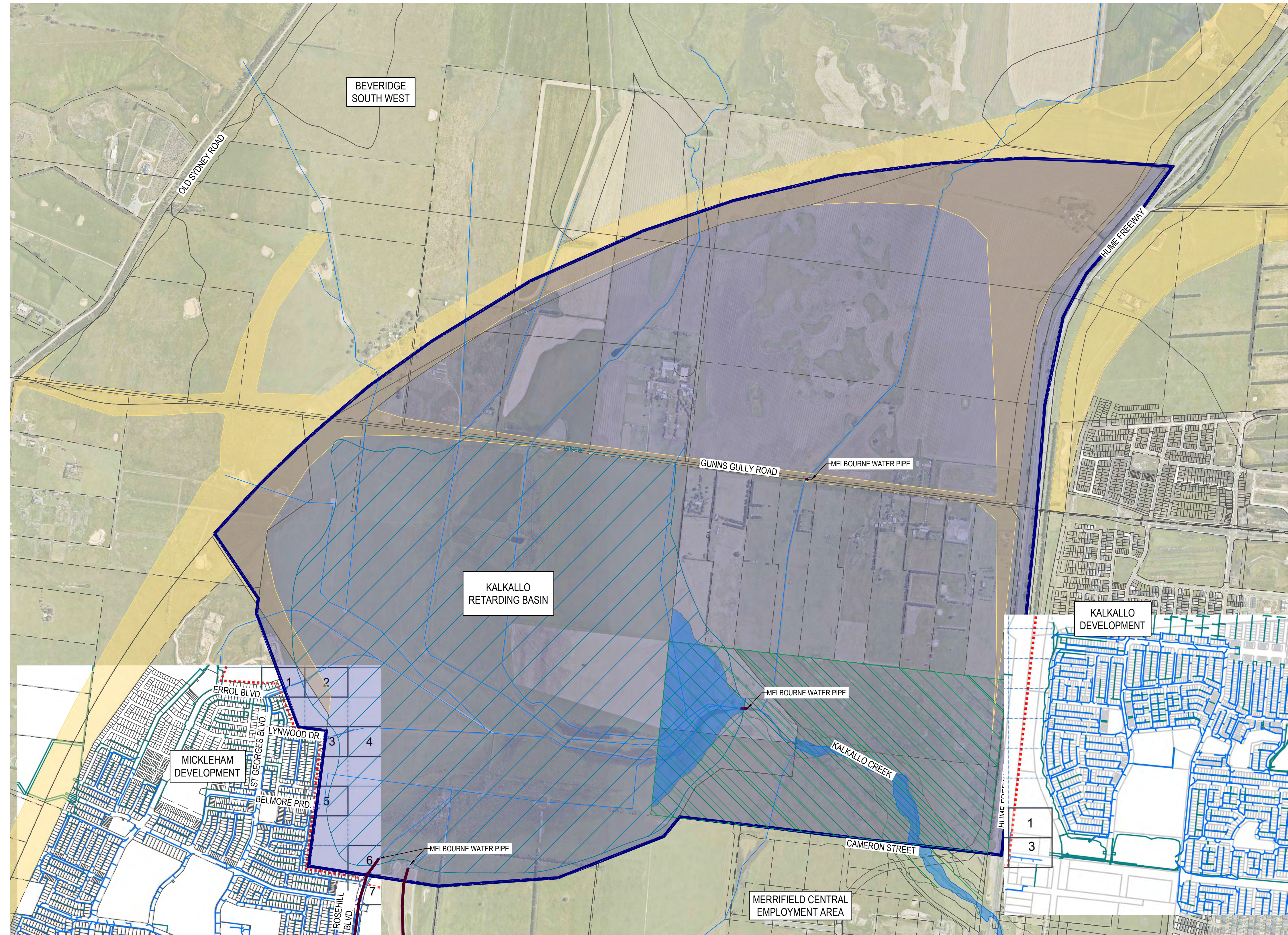
MERRIFIELD NORTH PSP

TELECOMMUNICATION ASSETS

Date Issued: 19.03.26 | Revision: A
Drawn by: K.SHRESTHA | Checked by: J.ALLISON
Project Number: 30043588E | Drawing Number: 3588E-SK-003



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Scale 1:10,000



LEGEND	
	MERRIFIELD NORTH PRECINCT BOUNDARY
	PUBLIC ACQUISITION OVERLAY
	TRANSMISSION PRESSURE GAS PIPELINE, 500mm Dia
	PARCEL
	WATERCOURSE
	WATERBODY
	DRAINAGE PIPE
	KALKALLO RETARDING BASIN (INDICATIVE ONLY)
	CONSERVATION AREA

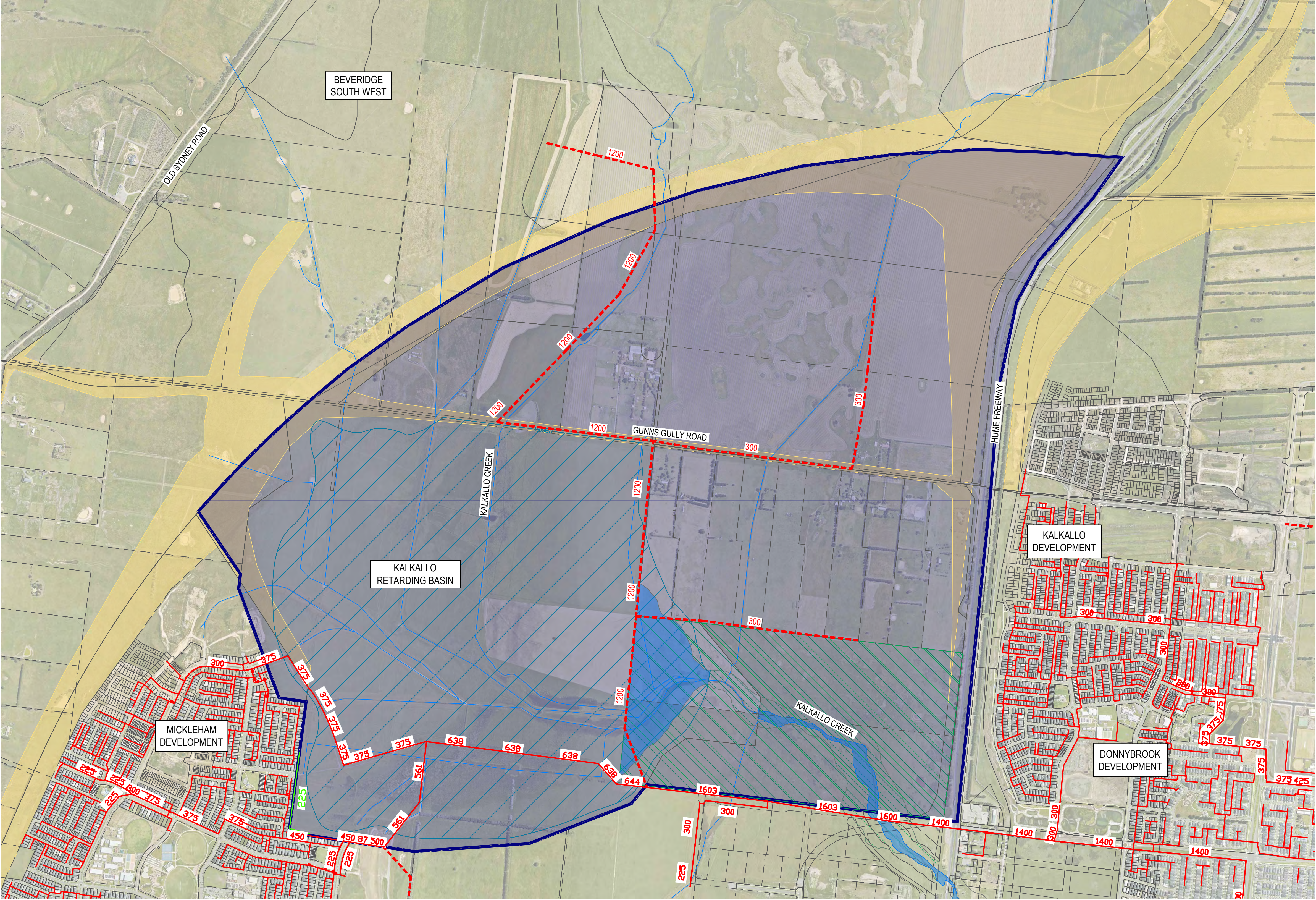
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MERRIFIELD NORTH PSP

STORMWATER DRAINAGE ASSETS

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Drawn by: K.SHRESTHA | Checked by: J.ALLISON
Project Number: 30043588E | Drawing Number: 3588E-SK-004





LEGEND	
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	PUBLIC ACQUISITION OVERLAY
	TRANSMISSION PRESSURE GAS PIPELINE, 500mm Dia
	PARCEL
	WATERCOURSE
	WATERBODY
	PLANNED SEWER PIPES
	SEWER PIPES
	PLANNED PRESSURE SEWER PIPE
	KALKALLO RETARDING BASIN (INDICATIVE ONLY)
	CONSERVATION AREA

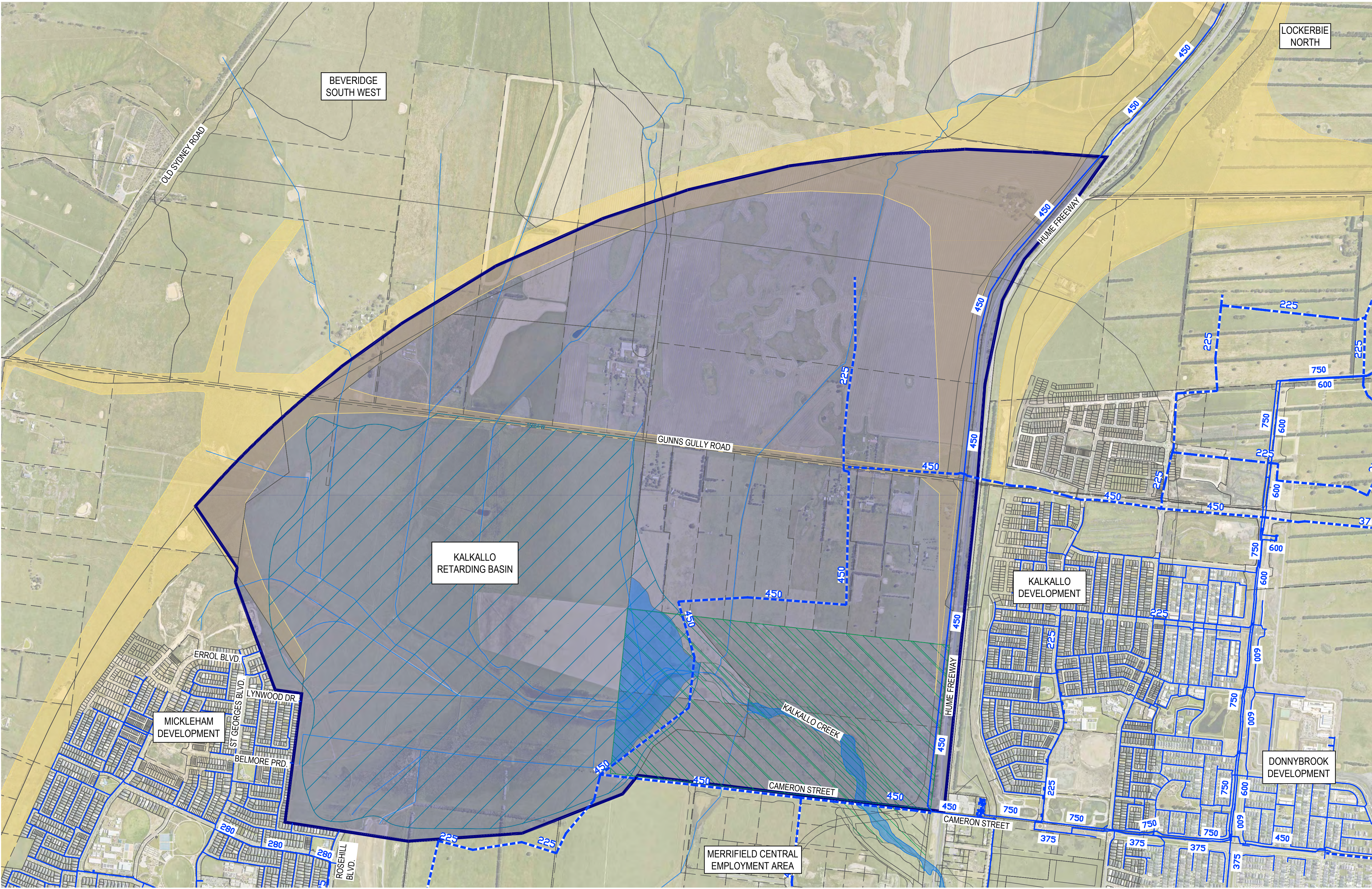
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MERRIFIELD NORTH PSP

SEWER ASSETS - EXISTING AND PLANNED

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Project Number: 30043588E | Drawing Number: 3588E-SK-005





LEGEND	
	MERRIFIELD NORTH PRECINCT BOUNDARY
	PUBLIC ACQUISITION OVERLAY
	TRANSMISSION PRESSURE GAS PIPELINE, 500mm Dia
	PARCEL
	WATERCOURSE
	WATERBODY
	PLANNED WATER PIPES
	WATER PIPES
	KALKALLO RETARDING BASIN (INDICATIVE ONLY)
	CONSERVATION AREA

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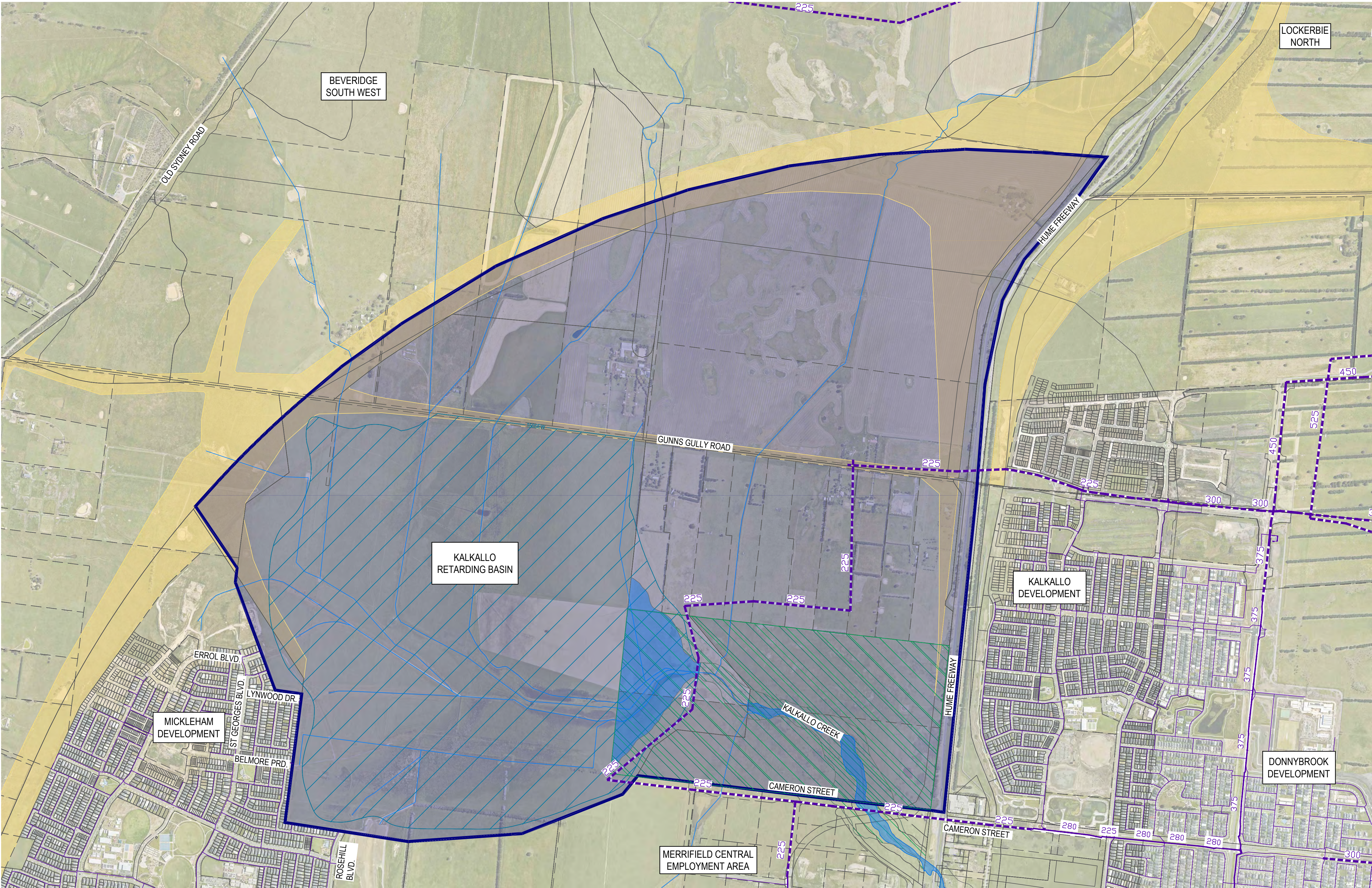
MERRIFIELD NORTH PSP

POTABLE WATER ASSETS - EXISTING AND PROPOSED

Date Issued: 19.03.26 | Revision: A
Drawn by: K.SHRESTHA | Checked by: J.ALLISON
Project Number: 30043588E | Drawing Number: 3588E-SK-006



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Scale 1:10,000



LEGEND	
	MERRIFIELD NORTH PRECINCT BOUNDARY
	PUBLIC ACQUISITION OVERLAY
	TRANSMISSION PRESSURE GAS PIPELINE, 500mm Dia
	PARCEL
	WATERCOURSE
	WATERBODY
	PLANNED NDW PIPES
	NDW PIPES
	KALKALLO RETARDING BASIN (INDICATIVE ONLY)
	CONSERVATION AREA

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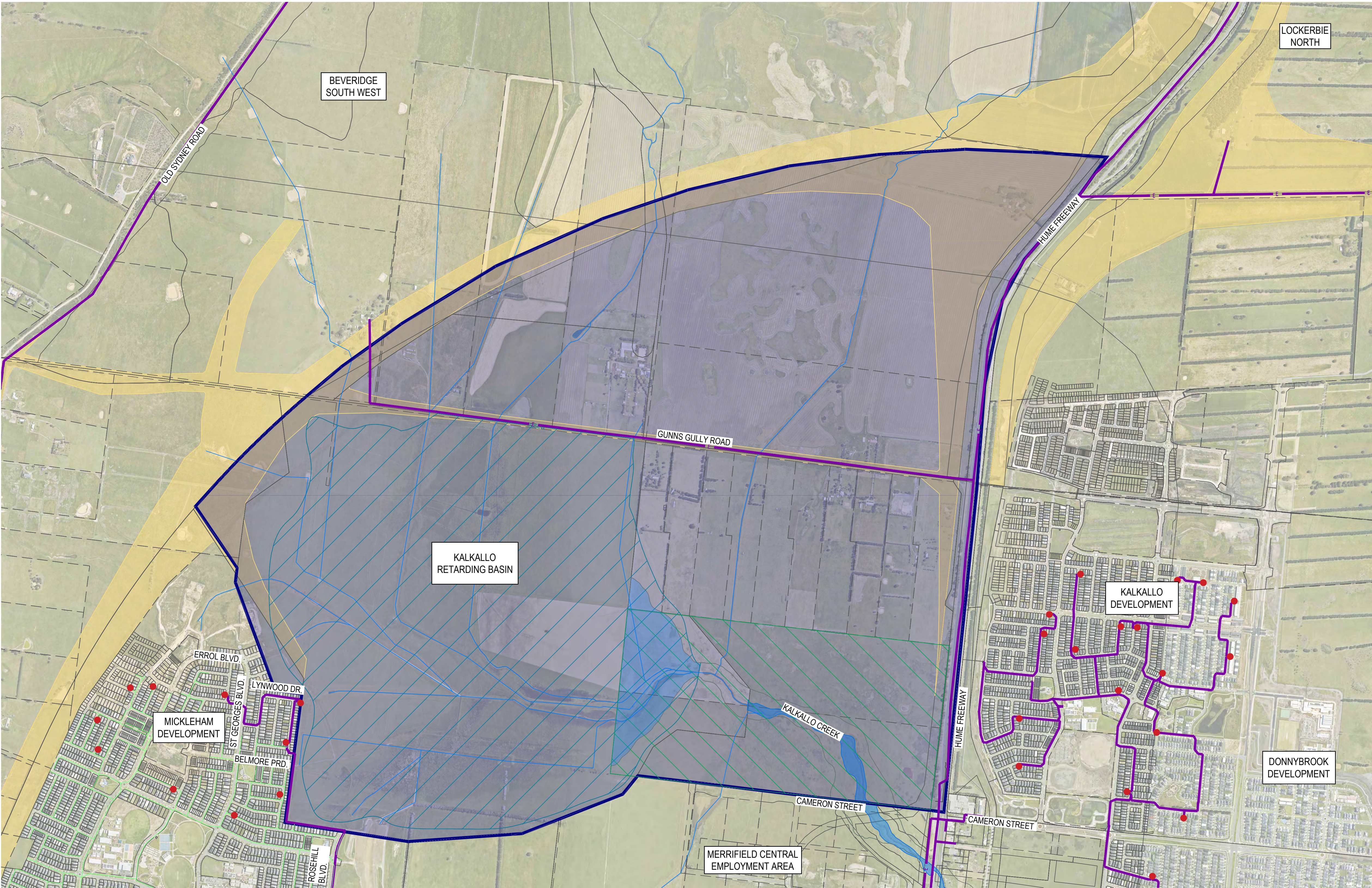
RECYCLED WATER ASSETS - EXISTING AND PROPOSED

Date Issued: 19.03.26 | Revision: A
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Project Number: 30043588E | Drawing Number: 3588E-SK-007



0 100 200 400
Scale 1:10,000





LEGEND	
	MERRIFIELD NORTH PRECINCT BOUNDARY
	PUBLIC ACQUISITION OVERLAY
	PARCEL
	WATERCOURSE
	AUSNET ELECTRICAL
	AUSNET ASSETS
	ELECTRICAL SUBSTATION
	JEMINA ASSETS
	KALKALLO RETARDING BASIN (INDICATIVE ONLY)
	CONSERVATION AREA

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ELECTRICAL ASSETS

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