

# INFRASTRUCTURE REPORT

## 104-116 REGENT STREET REDFERN, WEE HUR STUDENT HOUSING

24 NOVEMBER 2021



## CONTACT



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# WEE HUR GROUP WEE HUR STUDENT VILLAGE

## Infrastructure Report

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**Checker** Kakoli Das



**Approver** Kakoli Das



**Report No** F001 - 30080661

**Date** 24/11/2021

**Revision Text** 02

This report has been prepared for Wee Hur in accordance with the terms and conditions of appointment for Redfern Student Accommodation. Arcadis Australia Pacific Pty Limited (ABN 76 104 485 289) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

## REVISIONS

Revision	Date	Description	Prepared by	Approved by
01	8/11/2021	Draft Issue	BF	KD
02	24/11/2021	Final Issue	BF	KD

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# 1 . EXECUTIVE SUMMARY

## 1.1 Purpose

The purpose of this report is to assess the existing Electrical, Communications and Hydraulics services provisions to the newly proposed Student Accommodation building at 104-116 Regent Steet, Redfern.

The assessment is based on the following:

- Review of “Dial Before You Dig (DBYD)” information
- Review of architectural drawings of the proposed development
- Preliminary maximum demand calculations based on initial architectural designs
- Review of Sydney Water Pressure and Flow enquiry

Further coordination and discussions with the respective authorities will be required to be carried out at the detailed design stage to confirm the supply arrangement and modification to infrastructure work required.

This report needs to be read in conjunction with the BCA report, fire engineering report and site remediation report. The report shall not be relied upon as providing any warranty or guarantee of the project, its services or equipment.

## 1.2 Authority

Authority to undertake this report was provided by Wee Hur in July 2021.

## 2 INTRODUCTION

### 2.1 Site Information

The proposed development site is located on the corner of Regent Street and Margaret Street, Redfern. The Existing building is proposed to be demolished and a new 18 story student housing complex built. The architectural drawings show that the site will incorporate student housing accommodation rooms, common areas (e.g. common rooms, communal kitchen, communal laundry, Gym etc), and a retail tenancy.

### 2.2 Description of Building

The proposal comprises the redevelopment of the site as summarised below:

- Construction of an 18-storey building comprising a total of 9,562m<sup>2</sup> gross floor area with a mix of land use activities including:
  - Level 1: 72 m<sup>2</sup> of retail floorspace, 500m<sup>2</sup> of communal area for the student accommodation, 104 bicycle parking spaces, loading and waste management facilities and ancillary services and facilities.
  - Upper levels: student accommodation providing a total of 411 beds, including ensuite rooms, studios and two-bedroom configurations, with indoor and outdoor communal spaces on Levels 2, 4 and 16 and additional indoor communal areas on Levels 2 and 4.
- Hard and soft landscaping within the outdoor communal terraces on the roof-top of the podium level and Levels 4 and 16.
- Public domain improvements including provision of a landscaped through-site link connecting William Lane to Margaret Street and associated improvements to the Regent Street and Margaret Street frontages, including awnings and footpath upgrades.

### 2.3 Work Undertaken by Arcadis

Arcadis have undertaken the following works in consideration of the infrastructure requirements to the site in relation to the SEPP requirements for utilities adjacent and on the development site:

- Calculated electrical maximum demand, based on the architectural plans and areas schedule.
- Undertaken water flow calculations
- Review DBYD information received from utilities including Sydney water, Ausgrid, Telstra, Optus.
- Reviewed Sydney Water Pressure and Flow statement

Arcadis analysis is a desktop study only based on documents available at the time when this report was written. The list of available documents is included in section 3 of this report.

## 3 EXISTING INFRASTRUCTURE

The following Infrastructure provisions were noted.

### 3.1 Electrical Services

The Ausgrid Geotechnical (GIS) drawings for this area are attached as Appendix A. This indicates that there are services in close proximity to the property, with a current LV connection to the property.

### 3.2 Communications Services

The DBYD drawings received from services providers showing their network in the vicinity of the proposed site are attached as Appendix C.

The current development site survey indicates a telecom connection pit at the front of the site with telecom connection at Regent Street.

### 3.3 Water & Sewer Services

The drawings received from Sydney water showing their network in the vicinity of the proposed site are attached as Appendix B. The current development site survey indicates a DN150DICL water main at the front of the property running down Regent Street.

There is a sewer pipe running underneath the proposed development from William Lane to the sewer maintenance point on Margaret St. This sewer main has been proposed to be made redundant under the works of 13-24 Gibbons St and 90-104 Regent St project with a new services proposed to install along William Lane. This is being handled in a separate package of works in conjunction with a WSC. A provision will be made under this work to allow for the connection of the 104-116 Regent St.

### 3.4 Gas Services

The drawings received from Jemena showing their network in the vicinity of the proposed site are attached as Appendix C.

The current development site survey indicates a medium pressure gas main at the front of the development for a gas connection from Regent Street. There is also a main branch running along Margaret Street that's proposed to be connected.

### 3.5 Surrounding Developments and future demand

As part of the detailed design and construction documentation, updated loading requirements will be provided (through ASP level 3 and Sydney water coordinator) so that utilities providers can assess the demand and impact on their network to and advice regarding supply arrangement /network augmentation.

### 3.6 Contamination

The development site is situated on an existing BP service station. Remedial works to the site have been completed under City of Sydney DA D/2020/1095 in accordance with the Contaminated Land Management Act 1997.



## 4 PROPOSED INFRASTRUCTURE

It should be noted that where capacities are commented on, these are at the point in time when this report is prepared and may change subject to other developments in the vicinity.

### 4.1 Electrical Services

Our assessed maximum demand calculation based on extrapolation of load from Wee Hur's existing and operating student housing facility in Brisbane with further diversification of 0.9, VA/sq.m allowance for retail and AS3000:2018 for lifts, is 883kVA. This is based on the assumption that Hot water system is gas and also the Driers in communal laundry are Gas.

A new 1MVA mini chamber substation is proposed to be installed as part of the development to support the above load, Utilizing Ausgrid Standard Surface Chamber Distribution Substation Single Transformer Up to 1000KVA Layout 1. If building electrification is considered (i.e. removal of fossil fuel/gas) there will be a major impact on the electrical maximum demand and associated substation capacity, in addition to increased spatial requirements for both the substation and main switch room.

A formal application requesting "Design Information Package" (DIP) will have to be made to Ausgrid during the detail design stage by the appointed Level 3 ASP. This will be required for the preparation of the Level 3 design associated with the provision of HV supply from Ausgrid nominated connection point/zone substation and the new distribution substation within the property boundary.

### 4.2 Communications Services

With the DBYD results indicating there is optic fibre connections in the vicinity of the site. Superloop, Wee Hur's preferred provider, is upgrading their infrastructure in this area, under these works new connection will be provided for connection to the building.

As part of the development and new lead in cable would need to be installed to allow connection to the network from the new Superloop infrastructure. As this is a new development a new comms room will be required to be installed and is currently proposed to be located on the basement floor.

### 4.3 Water Services

Preliminary calculations indicate a minimum flow rate of approximately 10.5 L/s will need to be available in the towns main system for the potable water service based upon the requirements from AS3500.1. In addition to the requirements of the potable water demands, the fire water demand needs to be taken into account. This is calculated to be approximately 43.4L/s, requiring a total maximum flow rate of 53.8L/s.

A summary of the anticipated requirements is provided below:

Water Use	Total Loading Units	PSFR (L/s)	Mains Connection Size (mm)
Development Total	3366	10.22	100
Retail	12	0.29	N/A
Accommodation	3288	10	N/A
Communal Spaces	27	0.42	N/A
Laundry	39	0.45	N/A

Fire	Flow Rate (L/s)
Development Total	43.4
Hydrants	20L/s
Sprinklers	23.4L/S

After receiving a statement of pressure and flow from Sydney Water regarding the available pressure and flow to the site it has been indicated that the existing 150DICL water main running along Regent Street provided mains has insufficient pressure to service the development. Therefore a Water Services Co-ordinator (WSC) will need to be engaged to design and project manage the works including a section 73 application to Sydney water, following the lodgement of the DA documentation. Following the application of the section 73, a notice of requirements from Sydney water will inform as to the required mains upgrades to be undertaken as part of the project to ensure sufficient pressure and flow to the property. These works are required to be carried out by a Sydney Water accredited contractor. A water Services Co-ordinator should be engaged following the approval of the DA works and future updates from Sydney water following lodgement of section 73.

As part of the two previous projects undertaken by Wee Hur, located at 13-23 Gibbons Street Redfern & 90-102 Regent Street, consultation with Sydney water has taken place regarding the section 73 requirements at those locations. Both projects have already had DA submission and there may be some ability to extend the upgrade works currently being undertaken to be suitable for this site. As such discussion with Sydney Water in conjunction with the WSC should be undertaken to determine how best to provide the required upgrade works to this site, in conjunction to the current proposed upgrades. Following DA submission, further updates can be provided to Sydney water.

A summary of the anticipated requirements is provided below:

Water Use	Total Loading Units	PSFR (L/s)	Mains Connection Size (mm)
Development Total	3366	10.22	100
Retail	12	0.29	N/A
Accommodation	3288	10	N/A
Communal Spaces	27	0.42	N/A
Laundry	39	0.45	N/A

## 4.4 Sewer Services

The peak sewer demand has been estimated based on the loading from the various fixtures within the development. Based on 80% of the total potable demand being disposed of through the sanitary system it is anticipated that the peak sanitary flow would be approximately 8.4L/s.

The anticipated sewer loading is as follows:

Sewer Use	Total Loading Units	Mains Connection Size (mm)
Development Total	4198	225
Retail	10	N/A
Accommodation	4110	N/A
Communal Spaces	39	N/A
Laundry	39	N/A

The sanitary drainage is proposed to be connected into relocated sewer main running through William Lane, provision has been made to accommodate this in the design of the sewer relocation.

## 4.5 Gas Services

It is proposed to connect into the 75NY 210kPa Jemina Gas main running along Regent Street, with Jemena Plans indicating this as the primary gas main in the vicinity of the development. As part of the development a new lead in gas connection will be established to the building in consultation with Jemena. After preliminary inquiries with Jemena, they have indicated that the gas supply to the building would have to be upgraded to suit the development, this will need to be confirmed during the design phase.

The anticipated gas loading for the development is as follows:

Gas Use	Gas Consumption (MJ/hr)
Development Total	2025
Hot Water	1025
Laundry	800
Communal Cooking Facilities	200

## 4.6 Summary

This report has identified that the site at 104-116 Regent Street there is current suitable NBN Connection available, with additional suitable infrastructure connection by Superloop being installed. There is existing Ausgrid electrical connection in the vicinity of the site. Preliminary application to Ausgrid will be required to confirm the electrical connections available to the site. These discussion to occur between ASP3 designer to confirm connection to site.

Due to the proposed scale of the development, subject to a formal Section 73 application to Sydney Water there will need to be upgrades undertaken potable water supply for the fire and drinking water requirements to the development which is anticipated to be further developed from the current upgrade works being undertaken by Wee Hur, located at 13-23 Gibbons Street Redfern & 90-102 Regent Street. The Sewer connection will feed into the new sewer line currently being relocated into William Lane under Wee Hur's 13-23 Gibbons Street project. The relocation connection has been deemed suitable for this project.

There are Gas mains available if Gas is required for the development, however these would have to be upgraded to meet the requirements of the development.

## APPENDIX A – AUSGRID NETWORK DRAWING

If further information is required, please contact:

Ausgrid DBYD

Phone: (02) 4951 0899

Fax: (02) 4951 0729



**Emergency Phone Number 131388**

## Underground Cable Location Search Advice

-- Ausgrid Assets Affected --

To:	Mr benjamin fogerty arcadis Level 16 580 George Street Sydney NSW 2000		
		Phone No:	0435526993
		Issue Date:	20/05/2021

In response to your enquiry, Sequence No: 109940923 the records of Ausgrid disclose that there **are** Ausgrid underground cables in the defined search location and relevant Ausgrid plans have been provided.

This search is based on the geographical position of the dig site as denoted in the Dial Before You Dig caller confirmation sheet and an overview is provided:

Address:	104-116 Regent Street Redfern NSW 2016
Job #:	21660085



### **\*\*Important\*\***

- All information provided to you is **ONLY VALID FOR 30 DAYS** from the date of issue
- You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret plans.
- If you require a full size print of A0 plans and don't have the resources to do so please contact our office on 49510899 to request a hard copy to be posted. **Please allow 3 working days for delivery.**
- Please note you will ONLY receive portions of your search area that contain Ausgrid Underground Assets

### **YOU MUST READ AND UNDERSTAND THE SUPPLEMENTARY MATERIAL CONTAINED IN THIS ADVICE BEFORE PROCEEDING WITH ANY WORKS.**

#### **Summary of Supplementary Information:**

<b>Material</b>	<b>Purpose</b>	<b>Location</b>
Important Information.pdf	Details important information	Attached
Working near Ausgrid Cables.pdf	Summary of NS156	Attached
COMN0119 How to Read Ausgrid Plans.pdf	Details how to read Ausgrid plans	Attached
SafeWork NSW "Work near underground assets: Guide"	To assist you in deciding appropriate measures to eliminate or control risks when working near underground assets.	Web Link <a href="#">[Click Here]</a>
Ausgrid's Network Standard NS156	For important information for work near or around underground cables	Web Link <a href="#">[Click Here]</a>
Ausgrid's Network Standard NS199	This Network Standard applies to specific work on Ausgrid Low Voltage Underground Assets and associated Hazards	Web Link <a href="#">[Click Here]</a>
Working in Confined Spaces	For important information when working in confined spaces	Web Link <a href="#">[Click Here]</a>

## IMPORTANT INFORMATION

### YOU MUST BE AWARE THAT:

1. There may be underground cables owned by other utilities, in the vicinity of your work, about which Ausgrid has no information.
2. Ausgrid does not usually keep plans of privately owned underground cables or its underground service cables on private property. (Refer NS 156 for further information.)

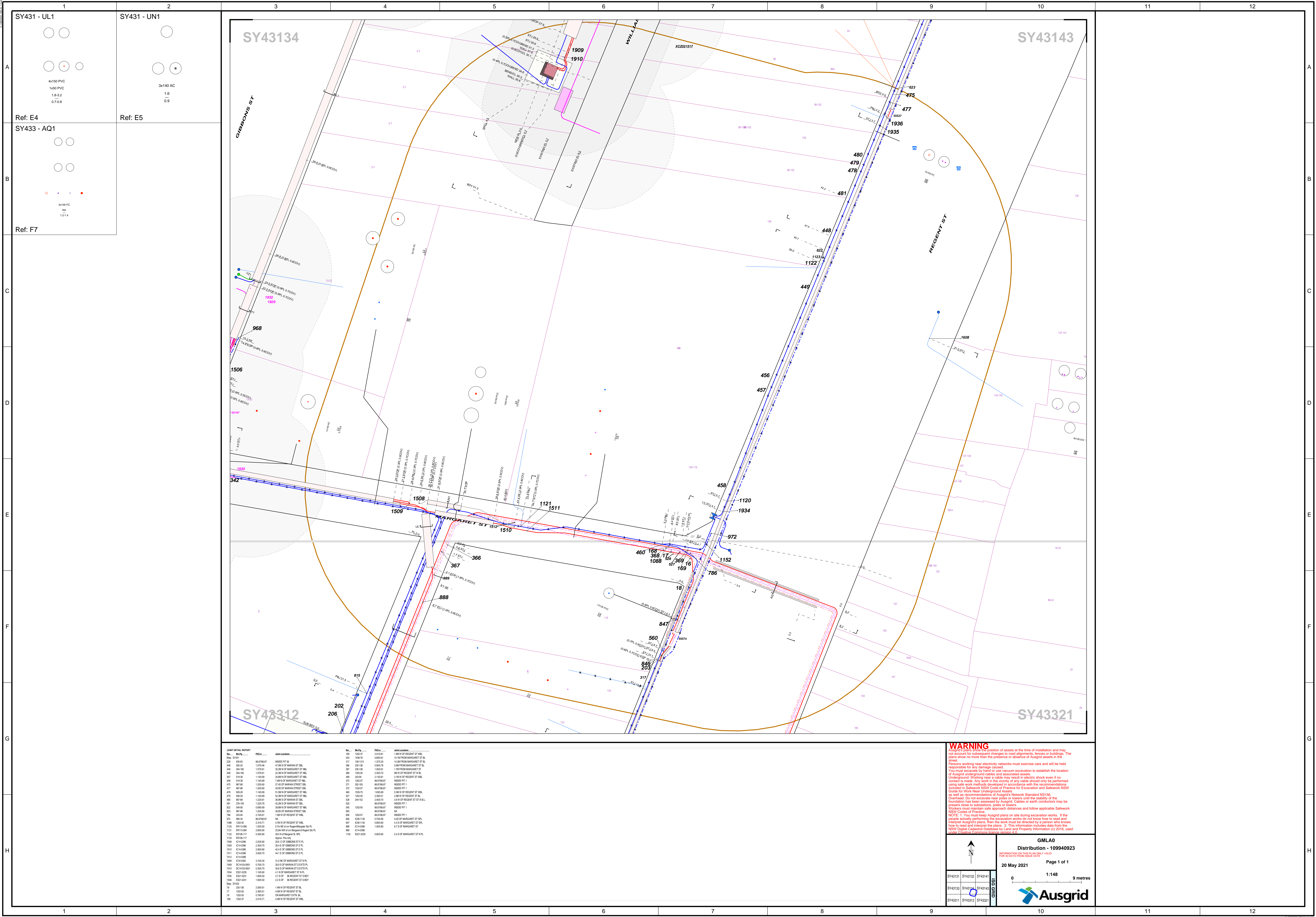
### YOU MUST MAKE YOUR OWN ENQUIRIES IN RESPECT OF THESE CABLES.

### YOU MUST UNDERSTAND THAT:

1. Ausgrid takes all reasonable care in providing details of its underground cables. However, owing to changes in road and footway alignments and levels, and the age and incompleteness of some records, it is not possible to conclusively specify the location of all of Ausgrid's underground cables. The accuracy and completeness of the information provided to you cannot be guaranteed. It is intended to be indicative only. It must not be **solely** relied upon when undertaking underground works.
2. Except to the extent that liability may not be capable of lawful exclusion, Ausgrid, its servants and agents will be under no liability whatsoever to any person for loss or damage (including indirect or consequential loss or damage) however caused (including without limitation, for breach of contract, negligence and breach of statute) which may be suffered or incurred from or in connection with the advice provided.
3. Due to the inherent dangers associated with **excavation, under boring and directional drilling** in the vicinity of underground cables, precautions must always be taken when undertaking any underground works. Ausgrid's Network Standard NS 156 specifies standards for working in the vicinity of underground cables. It is deemed to be part of this Advice, and it must be read by you.
4. Due to the inherent risk of compromising the stability of Ausgrid's power poles during excavation which could lead to pole movement or collapse, precautions must always be taken. If excavation is to be carried out within 1m from a power pole, Ausgrid must be contacted at [construction.works@ausgrid.com.au](mailto:construction.works@ausgrid.com.au) for advice. Do not proceed until you have received such advice from Ausgrid.

**YOU MUST READ [NETWORK STANDARD NS 156](#), *WORKING NEAR OR AROUND UNDERGROUND CABLES*. IT IS PART OF THIS ADVICE.**





JOINT DETAIL REPORT			JOINT LOCATION		
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**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.

You must excavate by hand or use 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.

Workers must maintain safe approach distances and follow applicable SafeWork NSW Code of Practice.

NOTE: 1. You must always Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed to a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Customer Database for Land and Property Information (c) 2016, used under Creative Commons license version 4.0.

**GMLAO**

Distribution - 109940923

Page 1 of 1

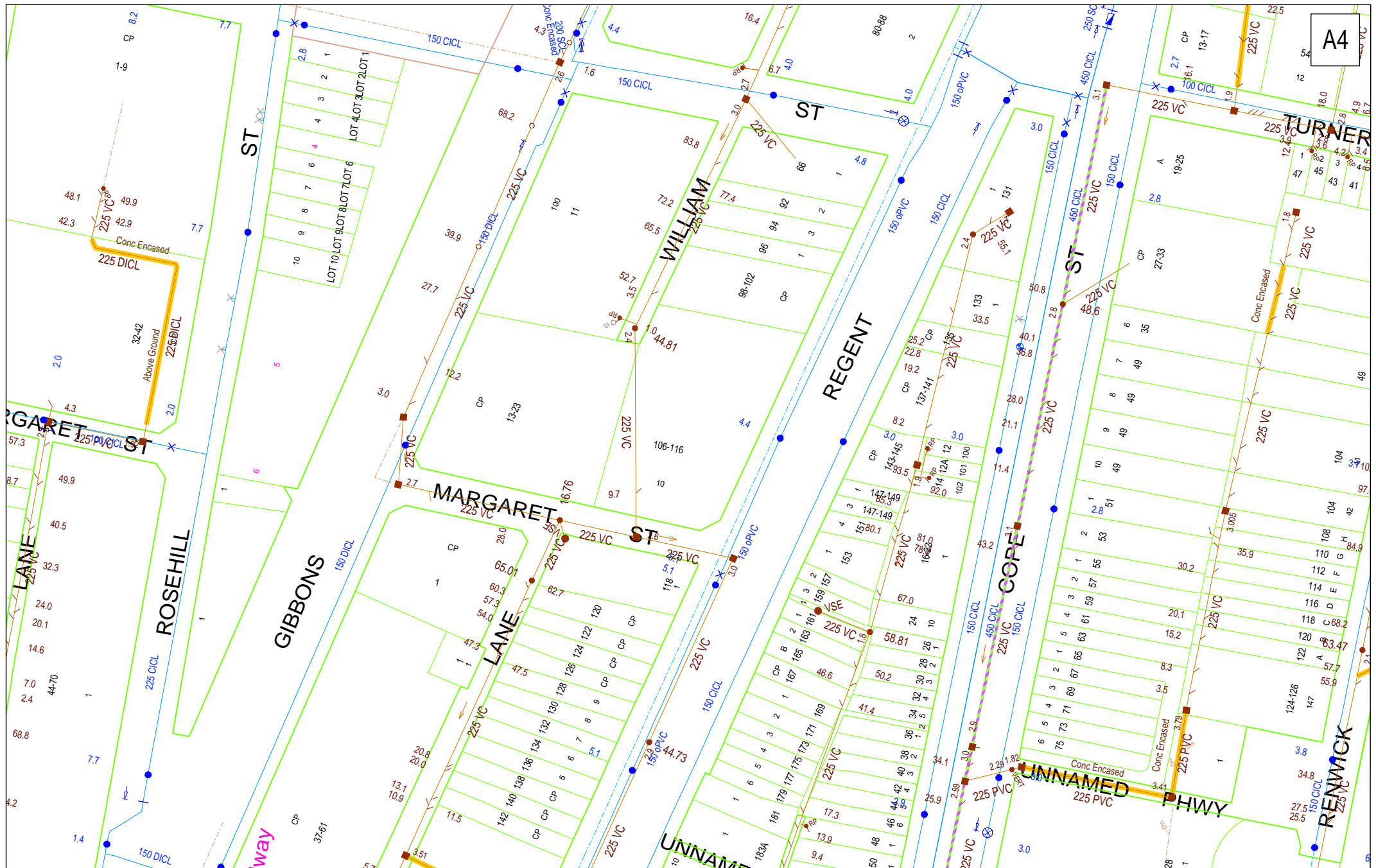
20 May 2021

1:148 9 metres

**Ausgrid**

## APPENDIX B – SYDNEY WATER



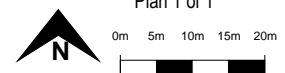


DBYD Address:  
104-116 Regent  
Street  
Redfern NSW 2016

DBYD Job No: 21660085  
DBYD Sequence No: 109940927

Copyright Reserved Sydney Water 2021  
No warranty is given that the information shown is complete or accurate.  
SYDNEY WATER CORPORATION

Scale: 1:1000  
Date of Production: 20/05/2021



Plan 1 of 1

# Statement of Available Pressure and Flow

**Thomas Kneebone**  
**580 George Street**  
**Sydney, NSW 2000**

**Attention: Thomas Kneebone**

**Date:** 02/06/2021

**Pressure & Flow Application Number: 1130737**

**Your Pressure Inquiry Dated: 2021-05-03**

**Property Address: 106-116 Regent Street, Redfern, NSW 2016**

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

## ASSUMED CONNECTION DETAILS

Street Name: Regent Street	Side of Street: West
Distance & Direction from Nearest Cross Street	20 metres North from Margaret Street
Approximate Ground Level (AHD):	25 metres
Nominal Size of Water Main (DN):	150 mm (Nominated Asset ID: 10233460)

## EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	50 metre head
Minimum Pressure	21 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	21
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	5	21
	10	21
	15	21
	20	21
	26	21
	30	20
	40	19
	50	18
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	5	21
	10	21
	15	20
	20	20
	26	20
	30	19
	40	19
	50	18
Maximum Permissible Flow	67	15

(Please refer to reverse side for Notes)

**For any further inquiries regarding this application please email :**

[swtapin@sydneywater.com.au](mailto:swtapin@sydneywater.com.au)

## General Notes

This report is provided on the understanding that (i) the applicant has fully and correctly supplied the information necessary to produce and deliver the report and (ii) the following information is to be read and understood in conjunction with the results provided.

1. Under its Act and Operating Licence, Sydney Water is not required to design the water supply specifically for fire fighting. The applicant is therefore required to ensure that the actual performance of a fire fighting system, drawing water from the supply, satisfies the fire fighting requirements.
2. Due to short-term unavoidable operational incidents, such as main breaks, the regular supply and pressure may not be available all of the time.
3. To improve supply and/or water quality in the water supply system, limited areas are occasionally removed from the primary water supply zone and put onto another zone for short periods or even indefinitely. This could affect the supply pressures and flows given in this letter. This ongoing possibility of supply zone changes etc, means that the validity of this report is limited to one (1) year from the date of issue. It is the property owner's responsibility to periodically reassess the capability of the hydraulic systems of the building to determine whether they continue to meet their original design requirements.
4. Sydney Water will provide a pressure report to applicants regardless of whether there is or will be an approved connection. Apparent suitable pressures are not in any way an indication that a connection would be approved without developer funded improvements to the water supply system. These improvements are implemented under the Sydney Water 'Urban Development Process'.
5. Pumps that are to be directly connected to the water supply require approval of both the pump and the connection. Applications are to be lodged online via Sydney Water Tap in™ system - Sydney Water Website – [www.sydneywater.com.au/tapin/index.htm](http://www.sydneywater.com.au/tapin/index.htm). Where possible, on-site recycling tanks are recommended for pump testing to reduce water waste and allow higher pump test rates.
6. Periodic testing of boosted fire fighting installations is a requirement of the Australian Standards. To avoid the risk of a possible 'breach' of the Operating Licence, flows generated during testing of fire fighting installations are to be limited so that the pressure in Sydney Water's System is not reduced below 15 metres. Pumps that can cause a breach of the Operating Licence anywhere in the supply zone during testing will not be approved. This requirement should be carefully considered for installed pumps that can be tested to 150% of rated flow.

## Notes on Models

1. Calibrated computer models are used to simulate maximum demand conditions experienced in each supply zone. Results have not been determined by customised field measurement and testing at the particular location of the application.
2. Regular updates of the models are conducted to account for issues such as urban consolidation, demand management or zone change.
3. Demand factors are selected to suit the type of fire-fighting installation. Factor 1 indicates pressures due to system demands as required under Australian Standards for fire hydrant installations. Factor 2 indicates pressures due to peak system demands.
4. When fire-fighting flows are included in the report, they are added to the applicable demand factor at the nominated location during a customised model run for a single fire. If adjacent properties become involved with a coincident fire, the pressures quoted may be substantially reduced.
5. Modelling of the requested fire fighting flows may indicate that local system capacity is exceeded and that negative pressures may occur in the supply system. Due to the risk of water contamination and the endangering of public health, Sydney Water reserves the right to refuse or limit the amount of flow requested in the report and, as a consequence, limit the size of connection and/or pump.
6. The pressures indicated by the modelling, at the specified location, are provided without consideration of pressure losses due to the connection method to Sydney Water's mains.

# Statement of Available Pressure and Flow

**Thomas Kneebone**  
**580 George Street**  
**Sydney, NSW 2000**

**Attention: Thomas Kneebone**

**Date:** 02/06/2021

**Pressure & Flow Application Number: 1130737**

**Your Pressure Inquiry Dated: 2021-05-03**

**Property Address: 106-116 Regent Street, Redfern, NSW 2016**

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

## ASSUMED CONNECTION DETAILS

Street Name: Regent Street	Side of Street: West
Distance & Direction from Nearest Cross Street	20 metres North from Margaret Street
Approximate Ground Level (AHD):	25 metres
Nominal Size of Water Main (DN):	150 mm (Nominated Asset ID: 10233460)

## EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	50 metre head
Minimum Pressure	21 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	21
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	5	21
	10	21
	15	21
	20	21
	26	21
	30	20
	40	19
	50	18
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	5	21
	10	21
	15	20
	20	20
	26	20
	30	19
	40	19
	50	18
Maximum Permissible Flow	67	15

(Please refer to reverse side for Notes)

**For any further inquiries regarding this application please email :**

[swtapin@sydneywater.com.au](mailto:swtapin@sydneywater.com.au)

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## APPENDIX C – DIAL BEFORE YOU DIG (DBYD)



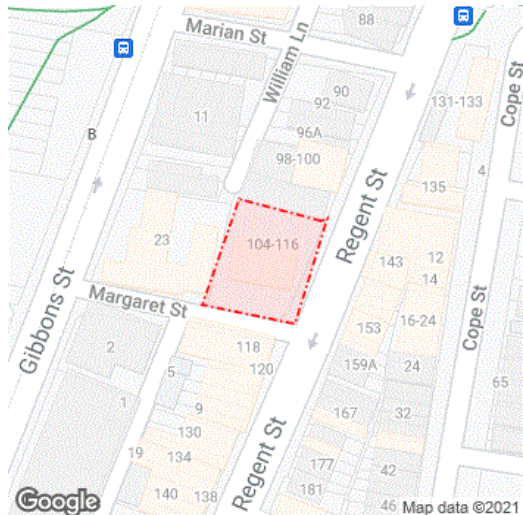
## Caller Details

**Contact:** Mr benjamin fogerty  
**Company:** arcadis  
**Address:** Level 16 580 George Street  
Sydney NSW 2000

**Caller Id:** 1908092  
**Mobile:** 0435526993  
**Email:** benjamin.fogerty@arcadis.com  
**Phone:** 0435526993  
**Fax:** Not Supplied

## Dig Site and Enquiry Details

**WARNING:** The map below only displays the location of the proposed dig site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.



**User Reference:** 104-116 Regent Street  
**Working on Behalf of:** Private  
**Enquiry Date:** 20/05/2021  
**Start Date:** 21/05/2021  
**End Date:** 23/12/2022

**Address:**  
104-116 Regent Street  
Redfern NSW 2016

### Job Purpose:

Design

### Onsite Activity:

Planning & Design

### Location of Workplace:

Private Property

### Location in Road:

Not Supplied

- Check the location of the dig site is correct. If not submit a new enquiry.
- If the scope of works change, or plan validity dates expire, resubmit your enquiry.
- Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.

### Notes/Description of Works:

## Your Responsibilities and Duty of Care

- The lodgement of an enquiry does not authorise the project to commence. You must obtain all necessary information from any and all likely impacted asset owners prior to excavation.
- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you MUST advise the asset owner immediately.
- By using this service, you agree to Privacy Policy and the terms and disclaimers set out at [www.1100.com.au](http://www.1100.com.au)
- For more information on safe excavation practices, visit [www.1100.com.au](http://www.1100.com.au)

## Asset Owner Details

The assets owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.

\*\* Asset owners highlighted by asterisks \*\* require that you visit their offices to collect plans.

# Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
109940923	Ausgrid	0249510899	NOTIFIED
109940921	City of Sydney (IMS)	0292659819	NOTIFIED
109940926	Jemena Gas South	1300880906	NOTIFIED
109940928	NBN Co, NswAct	1800626329	NOTIFIED
109940922	Nextgen, NCC - NSW	1800032532	NOTIFIED
109940925	Optus and/or Uecomm, Nsw	1800505777	NOTIFIED
109940930	Sydney Metro	0282659400	NOTIFIED
109940927	Sydney Water	132092	NOTIFIED
109940924	Telstra NSW, Central	1800653935	NOTIFIED
109940929	Vocus Communications	0892446114	NOTIFIED

END OF UTILITIES LIST

## Dial Before You Dig (DBYD): Asset Location Response

arcadis - Mr benjamin fogerty  
Level 16 580 George Street  
Sydney NSW 2000  
benjamin.fogerty@arcadis.com

City of Sydney has been advised that you have placed an enquiry through the Dial Before You Dig service. Our records indicate the enquiry with the following details are affecting City of Sydney asset(s) as per the attached plans.

Enquiry Details	
Sequence Number	109940921
Enquiry Date	20/05/2021 14:06
Response	<b>AFFECTED</b>
Address	104-116 Regent Street Redfern
Location in Road	Not Supplied
Activity	Planning and Design

**It is important to read and understand all the information and disclaimers provided below and the responsibilities outlined in the attachment prior to commencing work(s)**

Due to the nature and the age of assets and records, the accuracy and/or completeness of the information in the attached plan(s) cannot be guaranteed. The City does not make any representation or give any guarantee, warranty or undertaking as to the accuracy, currency, completeness, effectiveness or reliability of the information.

**Plan(s) are indicative only and all information needs to be verified through field survey including the use of appropriately qualified personnel and equipment.**

This information has been generated by an automated system based on the information specified by the Enquirer. It is the Enquirer's responsibility to ensure that the work site has been properly identified and is accurately reflected in the information provided by the City. If the information does not match the work site, resubmit your enquiry for the correct site.

To the extent of any inconsistency, the information contained in this document will prevail over any other information provided to you by the City and Dial Before You Dig.



## Duty of Care

**When working in the vicinity of City Assets you have a “duty of care” that must be observed.**

Works or proposed works should be planned to allow for minimal impact and appropriate protection of City Assets.

### Locating Assets

It is the Enquirer’s responsibility to:

- Request plans of City Assets for a particular location at a reasonable time before work begins. If you have any doubts as to the exact location of City Assets, we strongly recommend that you engage the service of a suitably qualified locator; and
- Visually locate City Assets. For buried assets this should be done by hand digging or using non-destructive methods such as water jetting (pot holing) where construction activities may damage or interfere with City Assets.

### Damage of Assets

Damage to City Assets must be reported immediately to 02 9265 9333 or [council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au) anytime, any day.

Enquirers and other parties undertaking works will be held responsible for all damage that occurs or impacts City Assets as a result of the works. This includes interfering with City Assets, conducting unauthorised modification works and interfering with City Assets in a way that prevents the City or a third party from accessing or using City Assets in the future.

The City reserves all rights to recover compensation for any Loss (including consequential losses).

### Relevant Approvals

Relevant approval must be obtained prior to commencement of works on or near City Assets. The Enquirer is responsible to ensure that all requisite approvals have been obtained prior to works and that all works are undertaken in accordance with the requirements of any approval.

There is a variety of legislation, regulation and City policies that govern requirements for approval to install or modify City Assets. These requirements will also vary depending on the type of asset. Additional guidance may be provided in subsequent sections of this document. This is intended for guidance purposes only and is not comprehensive. It should also be acknowledged that standards may vary from time to time and the information supplied regarding approvals or standards may be out of date or superseded.

## User Risk

The Enquirer acknowledges that they use the information at their own risk. In consideration of the information provided by the City to the fullest extent permitted by law:

- All conditions and guarantees concerning the information (whether as to quality, outcome, fitness, care, skill or otherwise) expressed or implied by statute, common law, equity, trade, custom or usage or otherwise are expressly excluded. To the extent that those statutory guarantees cannot be excluded, the liability of the City to the Enquirer is limited to the supplying of the information again;
- In no event will the City be liable for, and the Enquirer releases the City from, any Loss arising from or in connection with the information, including the use of or inability to use the information and delay in the provision of the information;
- The Enquirer will indemnify the City against any Loss arising from or in connection with the information and the works; and
- The Enquirer assumes all risks associated with the use of the Dial Before You Dig and City websites, including risk to the Enquirer's computer, software or data being damaged by any virus, and release and discharge the City from all Loss which might arise in respect of your use of the websites.

## Glossary

*“City” means The Council of the City of Sydney.*

*“City Assets” mean those items that are under the ownership, care or control of the City*

*“Enquirer” is the person(s) or organisation(s) requesting or using the information.*

*“Loss” includes any loss, cost, expense, claim, liability or damage (including arising in connection with personal injury, death or any damage to or loss of property and economic or consequential loss, lost profits, loss of revenue, loss of management time, opportunity costs or special damages).*

If you have any further enquiries in regards to assets affected in this referral, please contact the following:

- For **Survey Infrastructure** contact Don Urquhart or Paul Corry via email [Surveyors@cityofsydney.nsw.gov.au](mailto:Surveyors@cityofsydney.nsw.gov.au) or phone: (02) 9265 9333.
- For **Stormwater** contact Shah Alam via email [Stormwater@cityofsydney.nsw.gov.au](mailto:Stormwater@cityofsydney.nsw.gov.au) or phone (02) 9265 9333.
- For **Electrical** contact Frank Morosin or Malik Huda via email [Electrical@cityofsydney.nsw.gov.au](mailto:Electrical@cityofsydney.nsw.gov.au) or phone (02) 9265 9333.

# Overview Map

**Sequence No: 109940921**  
 104-116 Regent Street Redfern

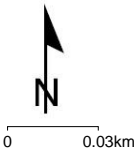


**LEGEND:**

Affected DBYD Work Area

1

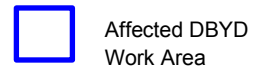
Detail Map



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 Copyright © Land and Property Information, All Rights Reserved.  
 This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from the use, error or omissions therein.



#### LEGEND:



#### Survey Infrastructure

- ☒ Permanent Mark
- △ Trigonometrical Station
- ⊙ State Survey Mark
- ✚ Miscellaneous Mark
- ◇ Cadastral Reference Mark

#### Stormwater

- ★ Stormwater Gross Pollutant Traps
- Stormwater Structures
- Stormwater Conduit
- Stormwater Raingardens

#### Electrical

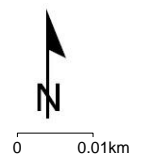
- Lighting Points
- Smart Poles

#### Electrical Services

- Main Switch Board
- Distribution Board
- Special Small Service
- Electrical Pit
- Supply Feature
- ▲ Other

#### Electrical Conduits & Cables

- Underground
- - - Building
- . - . - Aerial



#### Disclaimer:

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## SURVEY CONNECTIONS

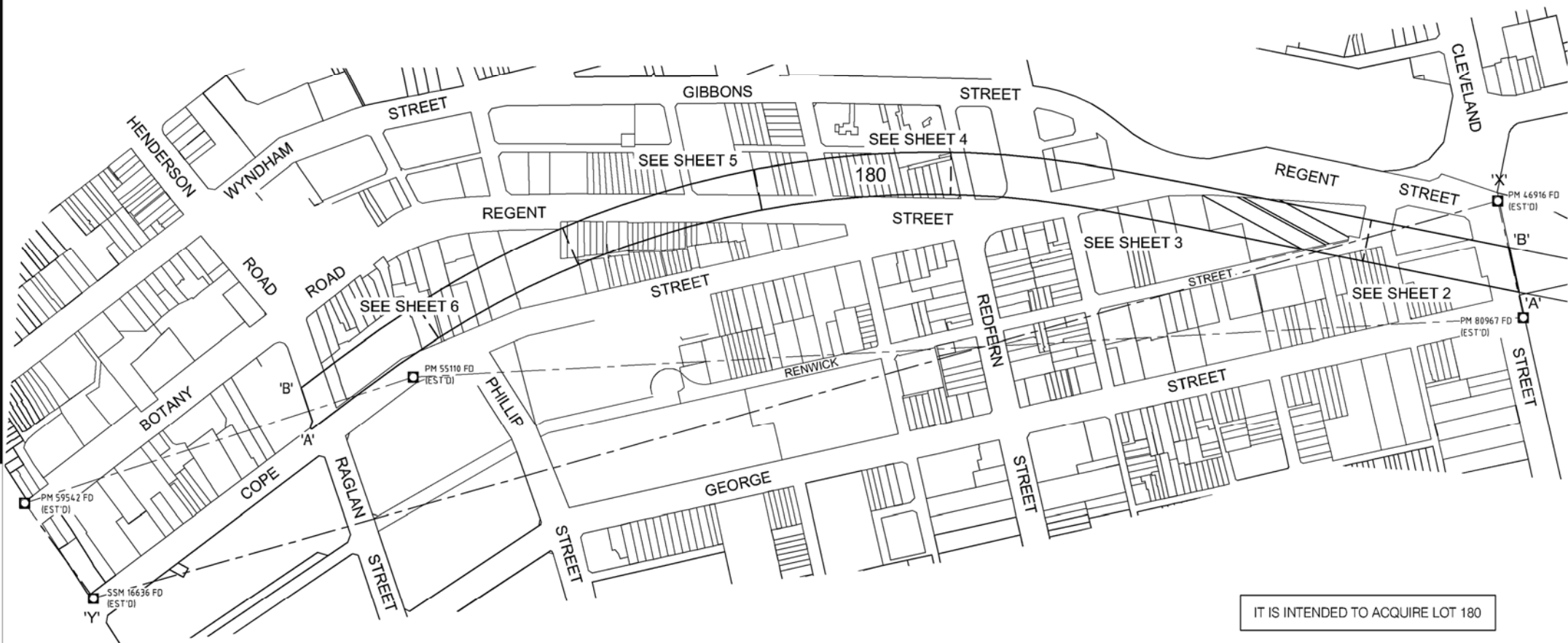
PM 46916-SSM 16636 184°59'29" - 1059.839 MGA GRND "X"-"Y"  
 SSM 16636-PM 59542 184°59'29" - 1059.811 SURVEY  
 255°03'10" - 85.327 MGA GRND  
 PM 59542-PM 55110 255°03'10" - 85.330 SURVEY  
 2°44'30" - 296.643 MGA GRND  
 PM 55110-PM 80967 2°44'20" - 296.635 SURVEY  
 17°47'33" - 807.194 MGA GRND  
 PM 80967-PM 46916 17°47'30" - 807.20 SURVEY  
 278°32'16" - 87.16 MGA GRND  
 278°31'15" - 87.145 SURVEY

## TOTAL AREA

LOT 180 2.77ha

SURVEYING AND SPATIAL INFORMATION REGULATION 2012 : CLAUSE 35(1)(b) & 61(2) AND 62									
MARK	MGA EASTING	MGA NORTHING	CLASS	ORDER	AHD	CLASS	ORDER	METHOD	ORIGIN
SSM 16636	333 638 504	6 247 636 847	B	2	14.585	LB	L2	SCIMS	SCIMS
PM 46916	333 730 710	6 248 692 597	B	2	28.577	LB	L2	SCIMS	SCIMS
PM 55110	333 570 258	6 247 911 124	C	4				SCIMS	SCIMS
PM 59542	333 556 07	6 247 616 840	D	4	15.138			SCIMS	SCIMS
PM 80967	333 816 898	6 248 679 658	C	4		LC	L3	SCIMS	SCIMS
COMBINED SCALE FACTOR = 0.999935					ZONE 56				
SOURCE: M.G.A. CO-ORDINATES AND SCALE FACTOR ADOPTED FROM SCIMS ON THE 6th MARCH 2017									

M.G.A.



IT IS INTENDED TO ACQUIRE LOT 180

NOTE THE ACQUISITION OF LAND IN A STRATA SCHEME AFFECTS COMMON PROPERTY ONLY.

SEE SHEETS 8 & 9 FOR SECTIONS A-A, B-B & C-C  
 SEE SHEET 9 FOR ROAD OWNERSHIP TABLE  
 SEE SHEET 10 FOR STRATUM NOTE TABLE

Surveyor: JOHN NELSON PETERSEN

Date of Survey: 16.05.2017

Surveyor's Ref: PR124856-DP18  
 2017M7100 (792 & 799)

PLAN OF  
 ACQUISITION FOR RAILWAY PURPOSES

L.G.A.: SYDNEY

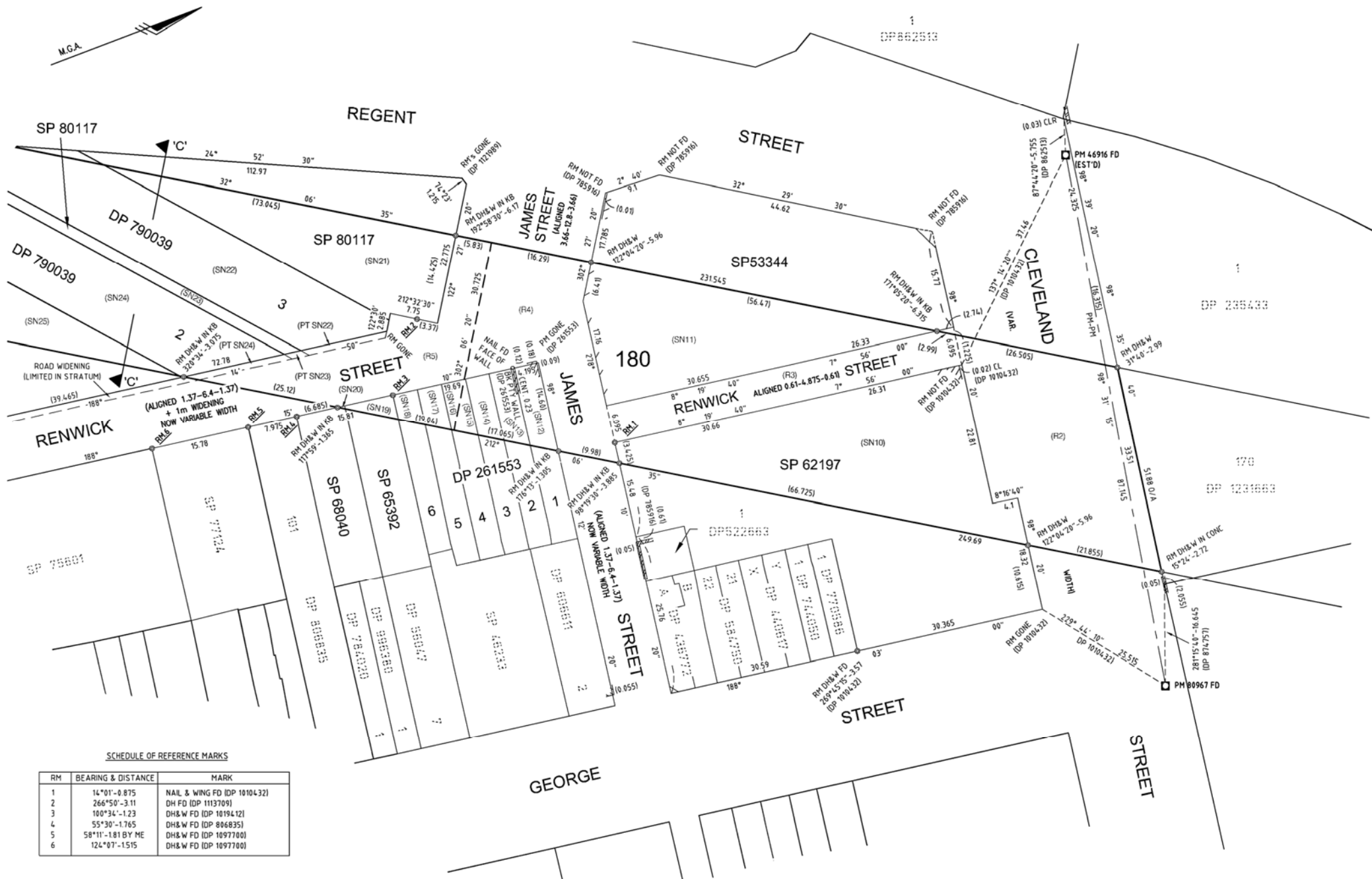
Locality: REDFERN, WATERLOO

Subdivision No: \_\_\_\_\_  
 Lengths are in metres. Reduction Ratio 1: 2000

Registered:

 18.04.2018

DP1232400



SEE SHEET 8 FOR SECTION C-C

Surveyor: JOHN NELSON PETERSEN

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2017M7100 (792 & 799)PLAN OF  
ACQUISITION FOR RAILWAY PURPOSES

L.G.A.: SYDNEY

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Subdivision No: —

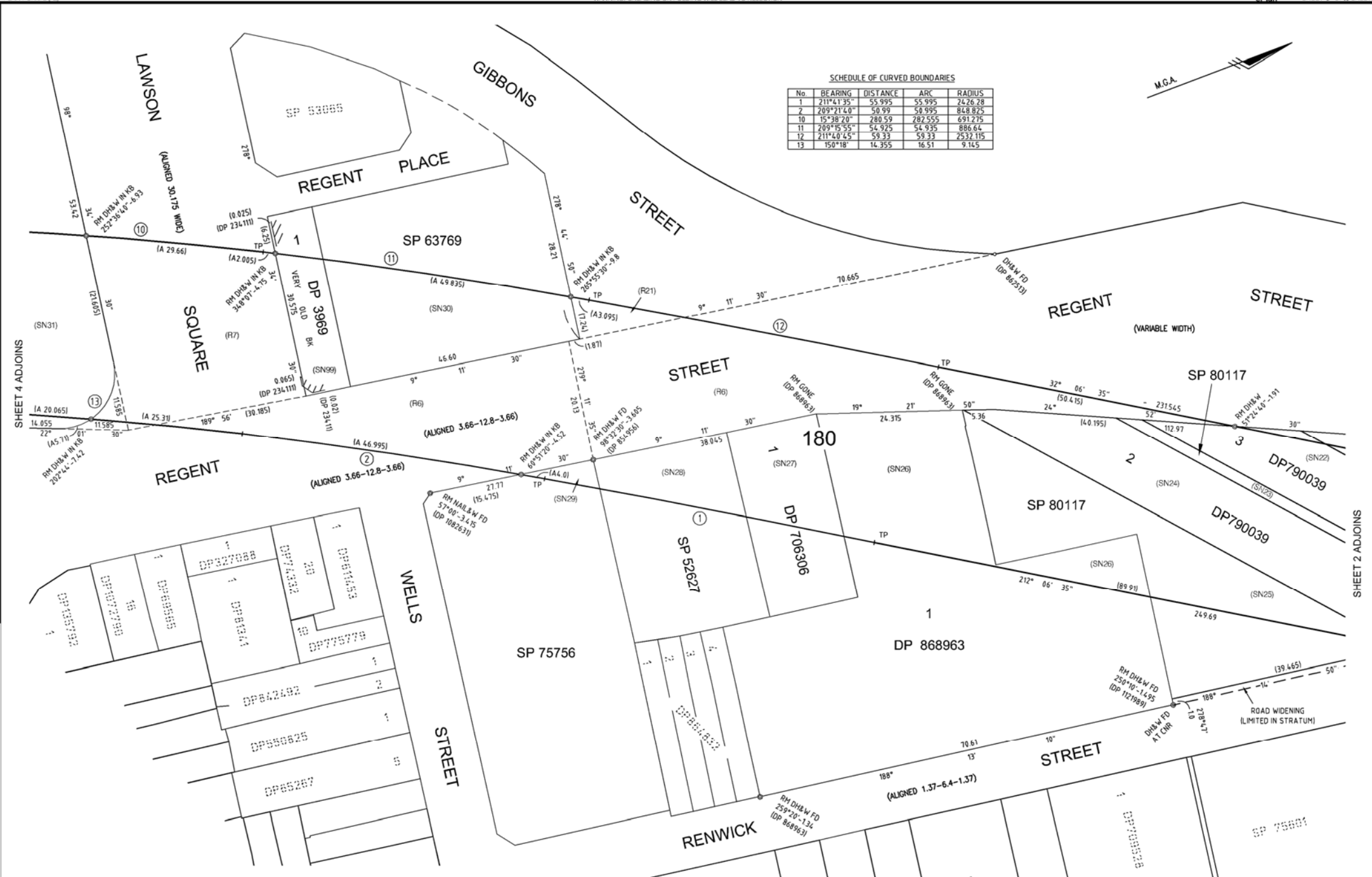
Lengths are in metres. Reduction Ratio 1: 400

Registered:



18.04.2018

DP1232400



Surveyor: JOHN NELSON PETERSEN  
 Date of Survey: 16.05.2017  
 Surveyor's Ref: PR124856-DP18  
 2017M7100 (792 & 799)

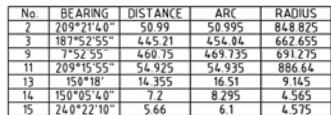
PLAN OF  
 ACQUISITION FOR RAILWAY PURPOSES

L.G.A.: SYDNEY  
 Locality: REDFERN, WATERLOO  
 Subdivision No: —  
 Lengths are in metres. Reduction Ratio 1: 400

Registered:  
 18.04.2018

DP1232400



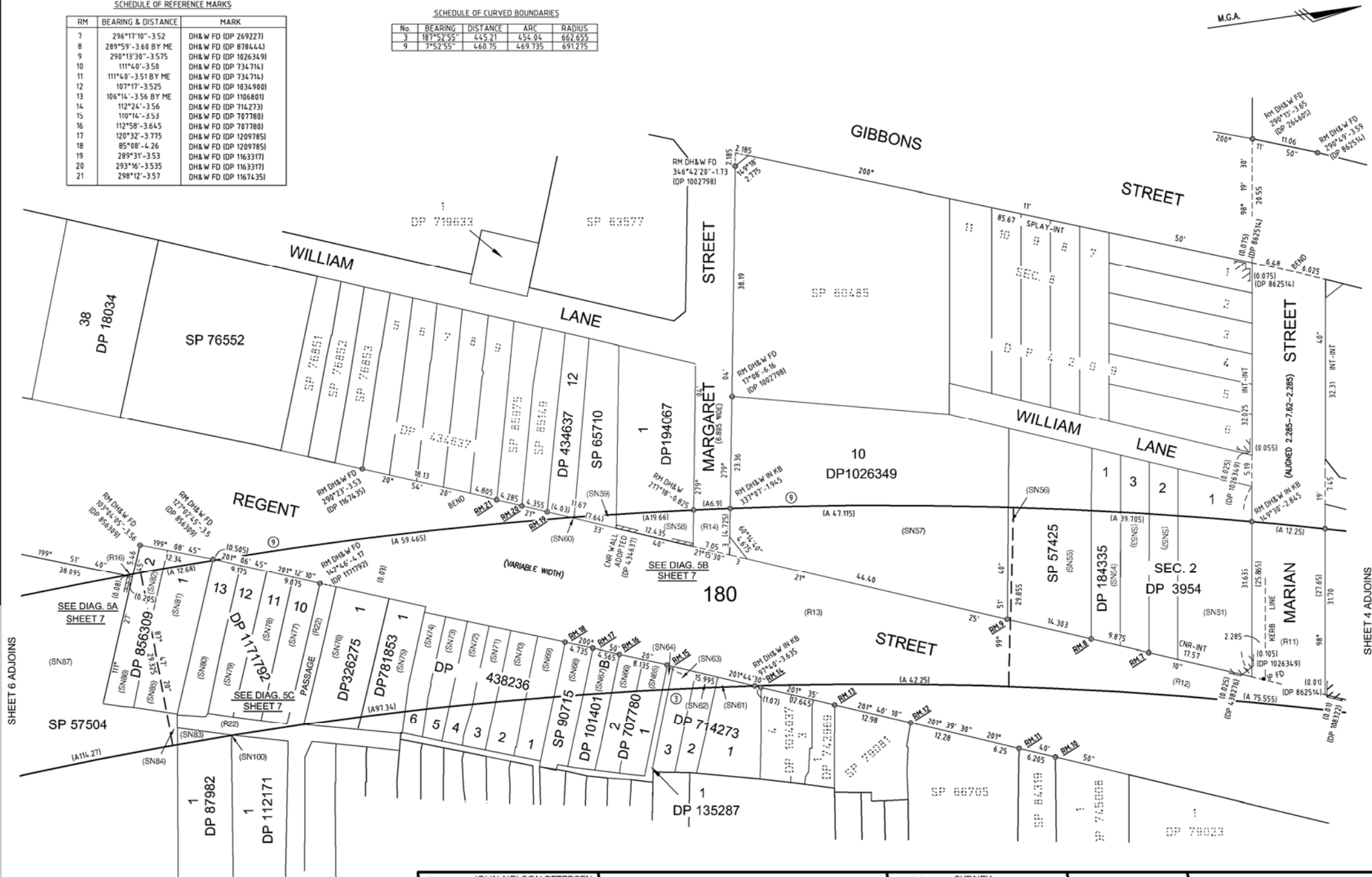


DP1232400



RM	BEARING & DISTANCE	MARK
7	296°17'10"-3.52	DH&W F/D (DP 269227)
8	289°59'-3.60 BY ME	DH&W F/D (DP 878444)
9	290°13'30"-3.575	DH&W F/D (DP 1026349)
10	111°40'-3.50	DH&W F/D (DP 734714)
11	111°40'-3.51 BY ME	DH&W F/D (DP 734714)
12	107°17'-3.525	DH&W F/D (DP 1034900)
13	106°14'-3.56 BY ME	DH&W F/D (DP 1106001)
14	112°24'-3.53	DH&W F/D (DP 714273)
15	110°14'-3.53	DH&W F/D (DP 707780)
16	112°58'-3.645	DH&W F/D (DP 707780)
17	120°32'-3.175	DH&W F/D (DP 1209785)
18	85°08'-4.26	DH&W F/D (DP 1209785)
19	289°31'-3.53	DH&W F/D (DP 1163317)
20	293°16'-3.535	DH&W F/D (DP 1163317)
21	298°12'-3.57	DH&W F/D (DP 1167435)

No.	BEARING	DISTANCE	ARC	RADIUS
3	187°52'55"	445.21	454.04	662.655
9	7°52'55"	460.75	469.735	691.275



2017M7100 (792 &amp; 799)

Lengths are in metres.      Reduction Ratio 1: **400**

DP1232400



(Cad Ref: PR124856-DP18-001L.dwg)

PLAN OF  
ACQUISITION FOR RAILWAY PURPOSES

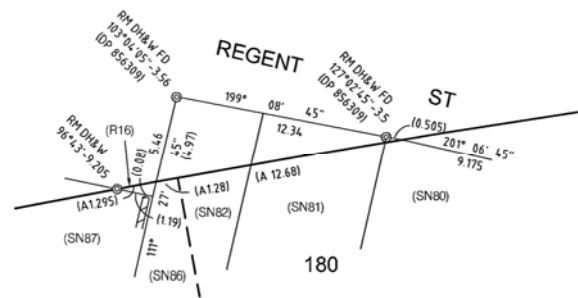
Locality: REDFERN, WATERLOO

Subdivision No: \_\_\_\_\_

Lengths are in metres.      Reduction Ratio 1: **400**

 18.04.2018

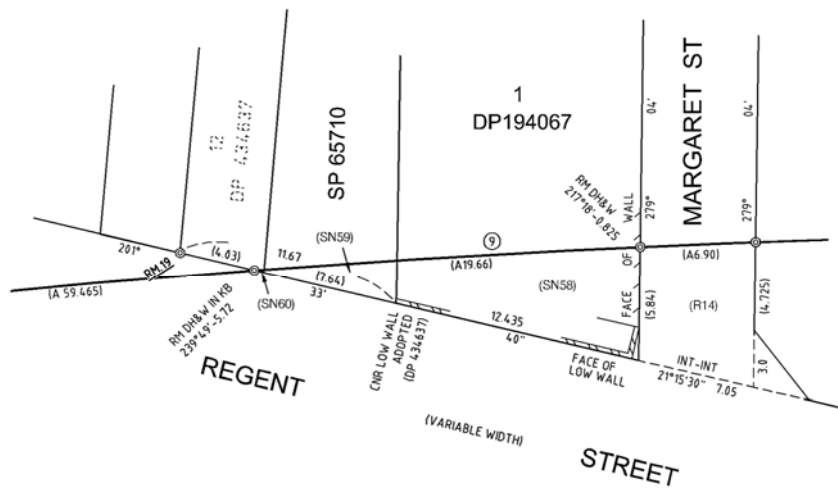
DP1232400



**DIAGRAM 5A**  
NOT TO SCALE

**SCHEDULE OF REFERENCE MARKS**

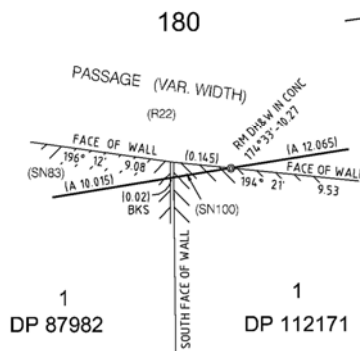
RM	BEARING & DISTANCE	MARK
19	289°31'-3.53	DH&W FD (DP 1163317)



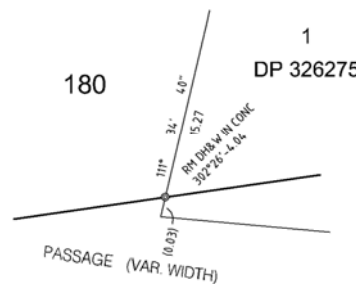
**DIAGRAM 5B**  
SCALE 1:200

**SCHEDULE OF CURVED BOUNDARIES**

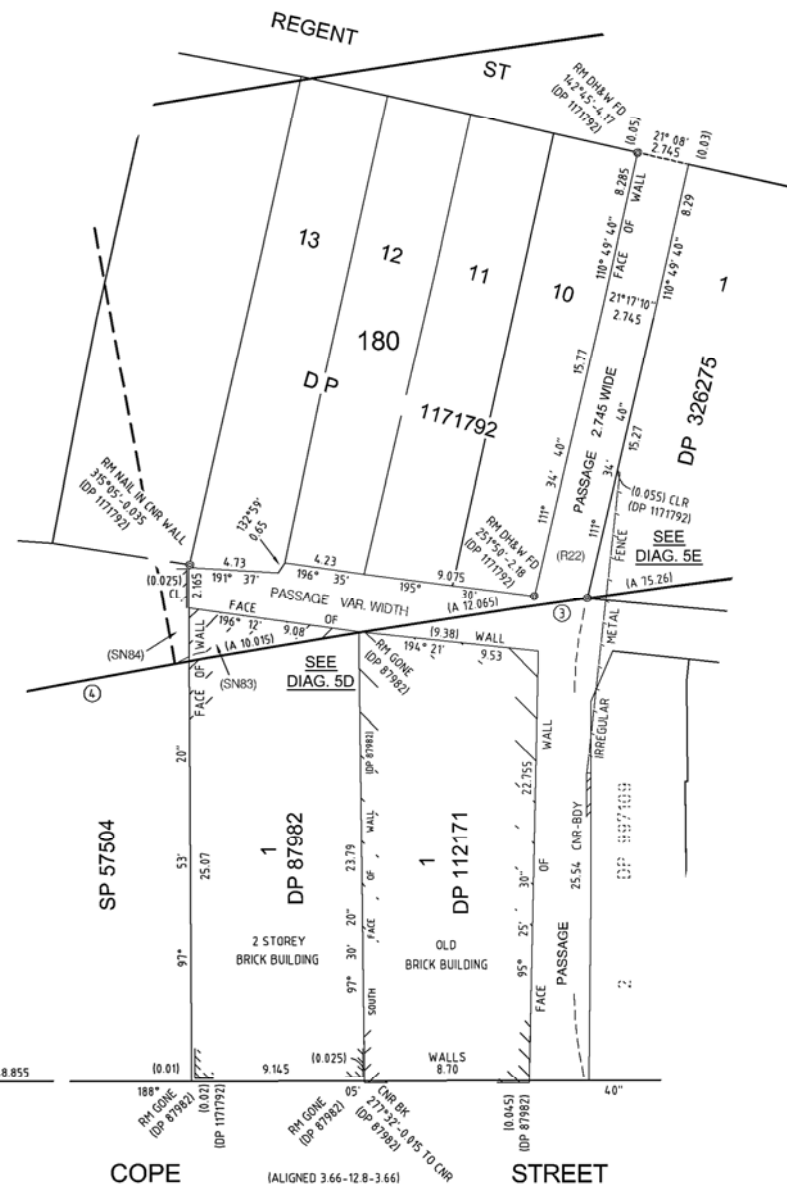
No.	BEARING	DISTANCE	ARC	RADIUS
3	187°52'55"	445.21	454.04	662.655
9	7°52'55"	460.75	469.735	691.275



**DIAGRAM 5D**  
NOT TO SCALE



**DIAGRAM 5E**  
NOT TO SCALE



**DIAGRAM 5C**  
SCALE 1:200

Surveyor: JOHN NELSON PETERSEN  
Date of Survey: 16.05.2017  
Surveyor's Ref: PR124856-DP18  
2017M7100 (792 & 799)

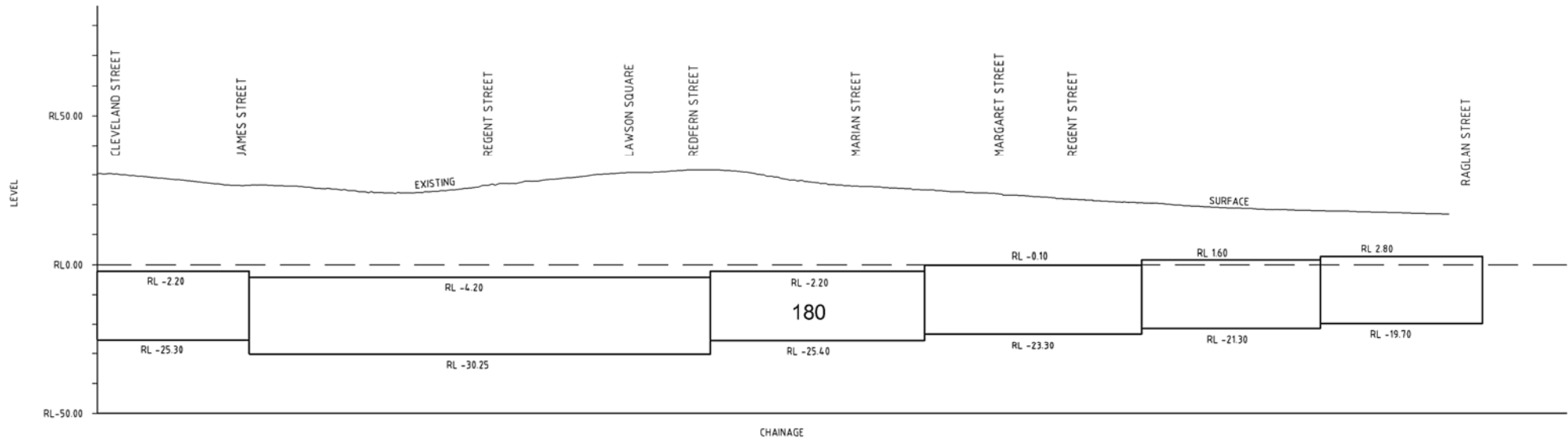
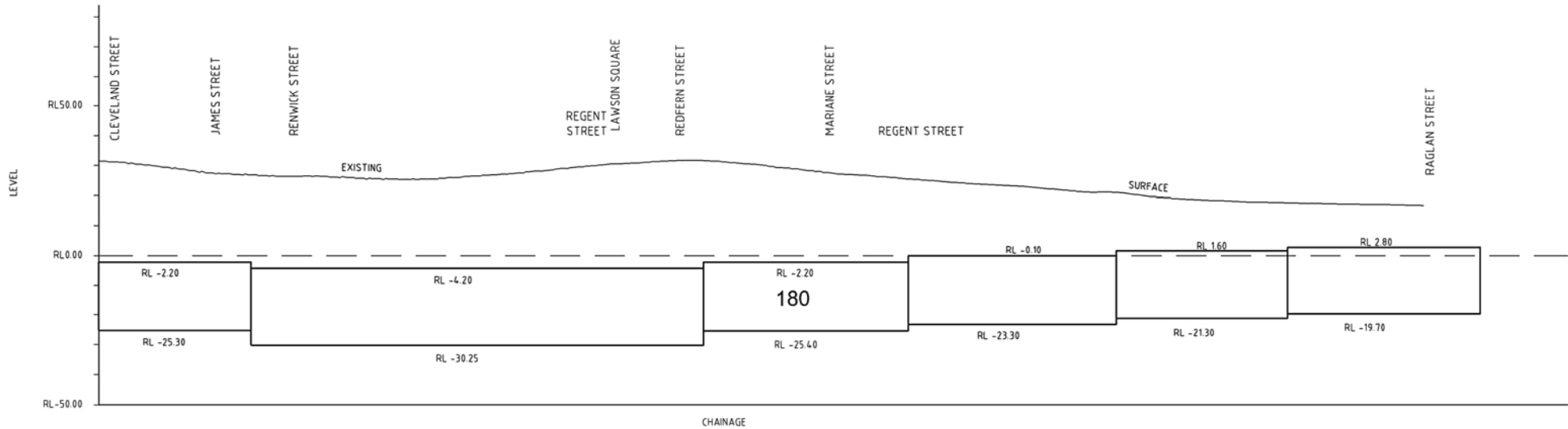
PLAN OF  
ACQUISITION FOR RAILWAY PURPOSES

L.G.A.: SYDNEY  
Locality: REDFERN, WATERLOO  
Subdivision No: \_\_\_\_\_  
Lengths are in metres. Reduction Ratio 1: 200

Registered:  
 18.04.2018

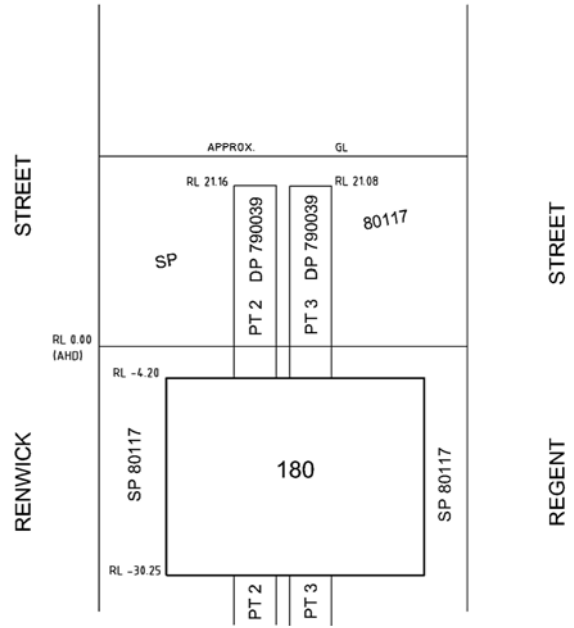
**DP1232400**

Req:R463730 /Doc:DP 1232400 P /Rev:18-Apr-2018 /Pgs:ALL /Prt:19-Apr-2018 03:31 /Seq:8 of 12  
Ref:lrs:eplan-eplan FOR SURVEYORS USE ONLY /Src:W



Surveyor: JOHN NELSON PETERSEN	PLAN OF ACQUISITION FOR RAILWAY PURPOSES	L.G.A.: SYDNEY	Registered: 18.04.2018	DP1232400
Date of Survey: 16.05.2017		Locality: REDFERN, WATERLOO		
Surveyor's Ref: PR124856-DP18 2017M7100 (792 & 799)		Subdivision No: _____ Lengths are in metres. Reduction Ratio 1: N.T.S.		

Req:R463730 /Doc:DP 1232400 P /Rev:18-Apr-2018 /Pgs:ALL /Prt:19-Apr-2018 03:31 /Seq:9 of 12  
Ref:lrs:eplan-eplan FOR SURVEYORS USE ONLY /Src:W



SECTION C-C

ROAD OWNERSHIP TABLE

AFFECTED ROAD	FEE SIMPLE
CLEVELAND STREET	O.S. ROAD PART OF GRANT TO WILLIAM REDFERN 18-10-1816 SERIAL 8 PG 260 GOVT GAZ 20-7-1990 FOL 6807
RENTWICK STREET	O.S. ROAD PART OF GRANT TO WILLIAM REDFERN 18-10-1816 SERIAL 8 PG 260 & GOVT GAZ 12-12-1865 FOL 2784, CT 10/785918
JAMES STREET	GOVT GAZ 12-12-1865 FOL 2784
RENT STREET	GOVT GAZ 12-12-1865 FOL 2784, GAZ 16-6-1876 FOL2389, GAZ 8-12-1995 FOL 8461 CT 1285-106, CT 4852- 143, CT 6191-243, GOVT GAZ 5-5-1989 FOL 2787 13/785918, 12/785918, 23/785917, 1/182698, CT 10044-153
LAWSON SQUARE	O.S. ROAD PART OF GRANT TO WILLIAM CHIPPENDALE SERIAL 12 PG 21, CT 2462-220
REDFERN STREET	O.S. ROAD PART OF GRANT TO WILLIAM CHIPPENDALE SERIAL 12 PG 21
LANE	CT 129-64
MARIAN STREET	O.S. ROAD PART OF GRANT TO WILLIAM CHIPPENDALE SERIAL 12 PG 21
WILLIAM LANE	O.S. ROAD PART OF GRANT TO WILLIAM CHIPPENDALE SERIAL 12 PG 21
MARGARET STREET	O.S. ROAD PART OF GRANT TO WILLIAM CHIPPENDALE SERIAL 12 PG 21
MARGARET STREET- RENT STREET	CT 32/522349, CT 9266-87
PASSAGE	O.S. ROAD PART OF GRANT TO WILLIAM CHIPPENDALE SERIAL 12 PG 21
RAGLAN STREET	O.S. ROAD GOVT GAZ 12-9-1969 FOL 3665 PART OF GRANT TO WILLIAM HITCHINSON SERIAL 14 PG 171
RAGLAN STREET-COPE STREET	CT 8083-228
COPE STREET	O.S. ROAD GOVT GAZ 12-12-1865 FOL 2784

PLAN FORM 2 (A2)  
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION  
ePlan SHEET 10 OF 10 SHEETS  
TABLE OF AFFECTATIONS AND STRATUM LIMITS  
Req:R463730 /Doc:DP 1232400 P /Rev:18-Apr-2018 /Pgs:ALL /Prt:19-Apr-2018 03:31 /Seq:10 of 12  
Ref:lrs:epan-epan FOR SURVEYORS USE ONLY /Src:W

# TABLE OF AFFECTATIONS AND STRATUM LIMITS

AFFECTED PROPERTY	EXTENT OF ACQUISITION					
	PLAN NOTATION	APPROX. GROUND SURFACE LEVEL (RL)	UPPER STRATUM LIMIT	LOWER STRATUM LIMIT	PART AREA (approx.) (m <sup>2</sup> )	TOTAL AREA (approx.) (m <sup>2</sup> )
ACQUISITION LOT 180						
CP SP 62197	(SN10)	30	RL -2.20	RL -25.30	940	940
CP SP 53344	(SN11)	28	RL -2.20	RL -25.30	646	646
LOT 1 DP 261553	(SN12)	27	RL -2.20	RL -25.30	57	57
LOT 2 DP 261553	(SN13)	27	RL -2.20	RL -25.30	46	46
LOT 3 DP 261553	(SN14)	27	RL -2.20	RL -25.30	39	39
LOT 4 DP 261553	(SN15)	27	RL -2.20	RL -25.30	17	33
	(SN16)	27	RL -4.20	RL -30.25	16	
LOT 5 DP 261553	(SN17)	26	RL -4.20	RL -30.25	26	26
LOT 6 DP 261553	(SN18)	26	RL -4.20	RL -30.25	20	20
CP SP 65392	(SN19)	26	RL -4.20	RL -30.25	18	18
CP SP68040	(SN20)	26	RL -4.20	RL -30.25	1	1
CP SP 80117	(SN21)	25	RL -4.20	RL -30.25	497	1339
	(SN23)	25	RL -4.20	RL -30.25	132	
	(SN25)	25	RL -4.20	RL -30.25	710	
LOT 3 DP790039	(SN22)	25	RL -4.20	RL -30.25	715	715
LOT 2 DP790039	(SN24)	25	RL -4.20	RL -30.25	878	878
LOT 1 DP 668963	(SN26)	25	RL -4.20	RL -30.25	700	700
LOT 1 DP 706306	(SN27)	26	RL -4.20	RL -30.25	270	270
CP SP 52627	(SN28)	27	RL -4.20	RL -30.25	220	220
CP SP 75756	(SN29)	28	RL -4.20	RL -30.25	31	31
CP SP 63769	(SN30)	29	RL -4.20	RL -30.25	572	572
LOT 18 SEC C DP 7328	(SN31)	31	RL -4.20	RL -30.25	774	774
	(SN32)	32	RL -4.20	RL -30.25	94	291
LOT 1 DP 658995	(SN35)	31	RL -2.20	RL -25.40	197	
CP SP 86509	(SN34)	31	RL -2.20	RL -25.40	274	274
LOT B DP 108322	(SN36)	31	RL -2.20	RL -25.40	120	120
LOT C DP 108322	(SN37)	31	RL -2.20	RL -25.40	113	113
LOT D DP 108322	(SN38)	31	RL -2.20	RL -25.40	107	107
LOT E DP 108322	(SN39)	31	RL -2.20	RL -25.40	100	100
LOT F DP 108322	(SN40)	30	RL -2.20	RL -25.40	117	117
LOT 10 SEC 1 DP 3954	(SN41)	29	RL -2.20	RL -25.40	147	147
LOT 9 SEC 1 DP 3954	(SN42)	28	RL -2.20	RL -25.40	153	153
LOT 8 SEC 1 DP 3954	(SN43)	28	RL -2.20	RL -25.40	154	154
LOT 7 SEC 1 DP 3954	(SN44)	28	RL -2.20	RL -25.40	154	154
LOT 6 SEC 1 DP 3954	(SN45)	28	RL -2.20	RL -25.40	154	154
LOT A DP 105824	(SN46)	28	RL -2.20	RL -25.40	157	157
LOT B DP 105824	(SN47)	28	RL -2.20	RL -25.40	154	154
LOT C DP 105824	(SN48)	27	RL -2.20	RL -25.40	147	147
LOT D DP 105824	(SN49)	27	RL -2.20	RL -25.40	144	144
LOT E DP 105824	(SN50)	27	RL -2.20	RL -25.40	155	155
LOT 1 SEC 2 DP 3954	(SN51)	26	RL -2.20	RL -25.40	309	309
LOT 2 SEC 2 DP 3954	(SN52)	26	RL -2.20	RL -25.40	112	112
LOT 3 SEC 2 DP 3954	(SN53)	26	RL -2.20	RL -25.40	108	108
LOT 1 DP 184335	(SN54)	26	RL -2.20	RL -25.40	106	106
	(SN55)	25	RL -2.20	RL -25.40	268	279
CP SP 57425	(SN56)	25	RL -0.10	RL -23.30	13	
LOT 10 DP 1026349	(SN57)	24	RL -0.10	RL -23.30	619	619
LOT 1 DP 194067	(SN58)	23	RL -0.10	RL -23.30	49	49
CP SP 65710	(SN59)	23	RL -0.10	RL -23.30	9	9
LOT 12 DP 434637	(SN60)	23	RL -0.10	RL -23.30	1	1
LOT 1 DP 714273	(SN61)	24	RL -0.10	RL -23.30	6	6
LOT 2 DP 714273	(SN62)	24	RL -0.10	RL -23.30	8	8
LOT 3 DP 714273	(SN63)	24	RL -0.10	RL -23.30	13	13
BK135 No 289 (LOT 1 DP 135287)	(SN64)	24	RL -0.10	RL -23.30	4	4
LOT 1 DP 707780	(SN65)	24	RL -0.10	RL -23.30	20	20
LOT 2 DP 707780	(SN66)	24	RL -0.10	RL -23.30	24	24
LOT B DP 101401	(SN67)	24	RL -0.10	RL -23.30	33	33
CP SP 90715	(SN68)	24	RL -0.10	RL -23.30	40	40
LOT 1 DP 438236	(SN69)	24	RL -0.10	RL -23.30	46	46
LOT 2 DP 438236	(SN70)	24	RL -0.10	RL -23.30	53	53
LOT 3 DP 438236	(SN71)	23	RL -0.10	RL -23.30	47	47
LOT 4 DP 438236	(SN72)	22	RL -0.10	RL -23.30	52	52
LOT 5 DP 438236	(SN73)	22	RL -0.10	RL -23.30	57	57
LOT 6 DP 438236	(SN74)	22	RL -0.10	RL -23.30	60	60
LOT 1 DP 781853	(SN75)	22	RL -0.10	RL -23.30	122	122
LOT 1 DP 326275	(SN76)	21	RL -0.10	RL -23.30	197	197
LOT 10 DP 1171792	(SN77)	21	RL -0.10	RL -23.30	109	109

AFFECTED PROPERTY	EXTENT OF ACQUISITION					
	PLAN NOTATION	APPROX. GROUND SURFACE LEVEL (RL)	UPPER STRATUM LIMIT	LOWER STRATUM LIMIT	PART AREA (approx.) (m <sup>2</sup> )	TOTAL AREA (approx.) (m <sup>2</sup> )
ACQUISITION LOT 180						
LOT 10 DP 1171792	(SN77)	21	RL -0.10	RL -23.30	109	109
LOT 11 DP 1171792	(SN78)	21	RL -0.10	RL -23.30	113	113
LOT 12 DP 1171792	(SN79)	21	RL -0.10	RL -23.30	111	111
LOT 13 DP 1171792	(SN80)	21	RL -0.10	RL -23.30	124	124
LOT 1 DP 87982	(SN83)	21	RL -0.10	RL -23.30	15	15
LOT 1 DP 856309	(SN81)	21	RL -0.10	RL -23.30	151	191
	(SN85)	21	RL 1.60	RL -21.30	40	
LOT 2 DP 856309	(SN82)	21	RL -0.10	RL -23.30	16	110
	(SN86)	21	RL 1.60	RL -21.30	94	
	(SN84)	21	RL -0.10	RL -23.30	7	
CP SP 57504	(SN87)	21	RL 1.60	RL -21.30	1273	1280
CP SP 68853	(SN88)	19	RL 1.60	RL -21.30	641	641
LOT 2 DP 632406	(SN89)	18	RL 1.60	RL -21.30	349	349
LOT 2 DP 990709	(SN90)	18	RL 1.60	RL -21.30	333	333
LOT 1 DP 996766	(SN91)	18	RL 1.60	RL -21.30	218	218
LOT 1 DP 229594	(SN92)	18	RL 1.60	RL -21.30	3	238
	(SN93)	18	RL 1.60	RL -21.30	235	
LOT 3 DP 230664	(SN94)	18	RL 1.60	RL -21.30	47	47
	(SN95)	18	RL 1.60	RL -21.30	184	
CP SP 89805	(SN96)	18	RL 2.80	RL -19.70	297	481
	(SN97)	17	RL 2.80	RL -19.70	1809	
LOT 1 DP 738593	(SN98)	17	RL 2.80	RL -19.70	260	260
LOT 1 DP 3969	(SN99)	30	RL -4.20	RL -30.25	178	178
LOT 1 DP112171	(SN100)	21	RL -0.10	RL -23.30	1	1

AFFECTED ROAD	EXTENT OF ACQUISITION				
	PLAN NOTATION	UPPER STRATUM LIMIT	LOWER STRATUM LIMIT	PART AREA (approx.) (m <sup>2</sup> )	TOTAL AREA (approx.) (m <sup>2</sup> )
ACQUISITION LOT 180					
CLEVELAND STREET	(R2)	RL -2.20	RL -25.30	690	
RENWICK STREET	(R3)	RL -2.20	RL -25.30	345	345
JAMES STREET	(R4)	RL -2.20	RL -25.30	471	471
RENWICK STREET	(R5)	RL -4.20	RL -30.25	403	403
REGENT STREET	(R6)	RL -4.20	RL -30.25	1868	4183
	(R12)	RL -2.20	RL -25.40	369	
	(R13)	RL -0.10	RL -23.30	1945	
	(R16)	RL 1.60	RL -21.30	1	
LAWSON SQUARE	(R7)	RL -4.20	RL -30.25	886	886
REDFERN STREET	(R8)	RL -4.20	RL -30.25	315	316
	(R19)	RL -2.20	RL -25.40	1	
LANE	(R9)	RL -2.20	RL -25.40	85	86
	(R20)	RL -4.20	RL -30.25	1	
WILLIAM LANE	(R10)	RL -2.20	RL -25.40	5	5
MARIAN STREET	(R11)	RL -2.20	RL -25.40	326	326
MARGARET STREET	(R14)	RL -0.10	RL -23.30	51	51
LANE	(R15)	RL -0.10	RL -23.30	108	108
COPE STREET	(R17)	RL 2.80	RL -19.70	127	127
RAGLAN STREET	(R18)	RL 2.80	RL -19.70	570	570
GIBBON STREET	(R21)	RL -4.2	RL -30.5	65	65
PASSAGE	(R22)	RL -0.10	RL -23.3	107	107

Surveyor: JOHN NELSON PETERSEN	PLAN OF ACQUISITION FOR RAILWAY PURPOSES	L.G.A.: SYDNEY	Registered: 18.04.2018	DP1232400
Date of Survey: 16.05.2017		Locality: REDFERN, WATERLOO		
Surveyor's Ref: PR124856-DP18 2017M7100 (792 & 799)		Subdivision No: — Lengths are in metres. Reduction Ratio 1: N/A		


PLAN FORM 6 (2013)


WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Registered:  18.04.2018		Office Use Only	
Title System: TORRENS		Office Use Only	
Purpose: ACQUISITION		Office Use Only	
PLAN OF ACQUISITION FOR RAILWAY PURPOSES		DP1232400	
LGA: SYDNEY		Locality: REDFERN, WATERLOO	
Parish: ALEXANDRIA		County: CUMBERLAND	
<del>Crown Lands NSW/Western Lands Office Approval</del> I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: ..... Date: ..... File Number: ..... Office: .....		Survey Certificate I, JOHN NELSON PETERSEN ..... of RPS AUST EAST PTY LTD ..... a surveyor registered under the <i>Surveying and Spatial Information Act</i> 2002, certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> , is accurate and the survey was completed on 16.05.2017 *(b) The part of the land shown in the plan ("being" excluding A .....) was surveyed in accordance with the <i>Surveying and Spatial</i> <i>Information Regulation 2012</i> , is accurate and the survey was completed on ..... the part not surveyed was compiled in accordance with that Regulation. *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2012</i> . Signature: <i>John M. Petersen</i> Dated: <i>30/1/2018</i> Surveyor ID: 1831 ..... Datum Line: "X-Y" ..... Type: "Urban"/"Rural" The terrain is "Level-Undulating" / "Steep-Mountainous". *Strike through if inapplicable. ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	
<del>Subdivision Certificate</del> I, ..... *Authorised Person/General Manager/ Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and</i> <i>Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: ..... Accreditation number: ..... Consent Authority: ..... Date of endorsement: ..... Subdivision Certificate number: ..... File number: ..... *Strike through if inapplicable.		Plans used in the preparation of survey/compilation: DP7328, DP101401, DP105824, DP108322, DP194067, DP234111, DP235433, DP261553, DP434637, DP438236, DP448210, DP522863, DP561593, DP594873, DP606611, DP637261, DP658995, DP706306, DP707780, DP714273, DP781853, DP785916, DP785918, DP790039, DP804113, DP806835, DP854956, DP862513, DP862514, DP864832, DP868963, DP874757, DP878444, DP1010432, DP1011782, DP1014037, DP1017116, DP1019412, DP1021371, DP1026349, DP1038720, DP1042426, DP1062447, DP1078271, DP1082631, DP1087555, DP1097700, DP1106801, DP1113709, DP1121989, DP1153747, If space is insufficient continue on PLAN FORM 6A	
Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land. IT IS INTENDED TO ACQUIRE LOT 180 FOR RAILWAY PURPOSES		Surveyor's Reference: PR124856-DP18 2017M7100(792 & 799)	
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A			

PLAN FORM 6A (2012)		WARNING: Creasing or folding will lead to rejection		ePlan	
DEPOSITED PLAN ADMINISTRATION SHEET				Sheet 2 of 2 sheet(s)	
Registered:  18.04.2018		Office Use Only		Office Use Only	
PLAN OF ACQUISITION FOR RAILWAY PURPOSES		<div>DP1232400</div> <div>This sheet is for the provision of the following information as required:<ul style="list-style-type: none"><li>• A schedule of lots and addresses - See 60(c) SSI Regulation 2012</li><li>• Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919</li><li>• Signatures and seals- see 195D Conveyancing Act 1919</li><li>• Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul></div>			
Subdivision Certificate number: ..... Date of Endorsement: .....					
PLANS USED CONT'D					
DP1163317, DP1164832, DP1167435, DP1171792, DP1173023, DP1192536, DP1193790, DP1208937, DP1209785, 15887-3000, 1-1911, 405-907, SP80978					
Surveyor's Reference: PR124856-DP18      2017M7100(792 & 799)					





**SYDNEY METRO**

L43 680 George St  
Sydney NSW 2000 Australia

[smcswdbyd@transport.nsw.gov.au](mailto:smcswdbyd@transport.nsw.gov.au)

**Emergency only (24hrs) 1800 171 386**

Dear Sir / Madam,

Dial Before You Dig – Potential impact on tunnel assets

Thank you for your Dial Before You Dig enquiry. Sydney Metro has identified underground tunnel and/or station assets in the vicinity of the enquiry location. These assets may include, but are not limited to running tunnels, cross passages, cross over caverns, station structures and associated services.

Please be aware that damage to these assets could cause serious injury or death as well as major disruption to Sydney Metro rail infrastructure. Guidelines regarding works in the vicinity of Sydney Metro corridors can be found through an internet search for "Sydney Metro Corridor Protection".

A subsurface property stratum has been registered with the Land and Property Information office which describes the space in both plan and reduced level within which the tunnel assets are located. A copy of the relevant stratum plan is attached. The plan is provided subject to the provisions set out below.

- The actual depth of existing tunnel assets may vary significantly from the location shown on the attached plans as a result of changes to road, footpath or surface levels subsequent to installation.
- Any reliance placed on these plans by you is entirely at your risk. You must undertake your own investigations and enquiries to confirm the exact locations of underground assets.
- Sydney Metro is not responsible for any loss suffered by you or any other party (including indirect or consequential loss) in connection with the provision of the plan, however that loss may arise (including losses arising as a result of negligence by Sydney Metro and/or its employees, officers, consultants and contractors).
- Whilst Sydney Metro has taken all reasonable steps to ensure that the information contained in the plan is as accurate as possible, Sydney Metro gives no guarantee, warranty or undertaking as to the accuracy, currency, adequacy, suitability or completeness of the plan and does not assume any duty of care to you or any third party nor accept any liability for inaccuracies in the information shown on these plans.
- Sydney Metro's plans are frequently updated. The attached plans are valid for 6 months from date of issue.

You must review the attached plan(s) to ensure that any proposed works by you are not in conflict with Sydney Metro's assets.

The potential to impact the tunnels will depend upon the nature of works proposed. You must contact Sydney Metro prior to carrying out any works if any of the following apply:

1. your proposed excavation is greater than 2 metres below existing ground level (this includes trenching, bore holes, piles and similar ground penetrations) and is located in, above, below, or within 25m horizontally of the subsurface property stratum; **or**
2. significant additional loads are to be placed over, or within 25m horizontally of, the stratum area whether temporarily or permanently; **or**

3. significant vibration (i.e. driving piles) is to occur over or in the vicinity of the stratum.

In the event that the proposed works trigger any one of the above conditions:

- do not commence works;
- contact Sydney Metro via email [smcswdbyd@transport.nsw.gov.au](mailto:smcswdbyd@transport.nsw.gov.au);
- provide sufficient information to Sydney Metro to enable accurate review of the proposed work; and
- await positive confirmation from Sydney Metro that the works are allowed to proceed.

Any further information you may require can be requested during this contact.

You must:

- provide Sydney Metro with information about the proposed works with sufficient time to allow for adjustments to meet Sydney Metro's requirements;
- not modify the extent of work in the vicinity of the tunnels without prior notification to Sydney Metro;
- exercise due care and take all reasonable precautions in the vicinity where underground assets are indicated to avoid destroying, damaging or interfering with Sydney Metro assets and infrastructure;
- not relocate or alter any Sydney Metro tunnel assets or infrastructure under any circumstance;
- immediately notify Sydney Metro of any damage or threat of damage to its infrastructure that occurs as a result of your work, by telephoning the emergency contact number 1800 171 386; and
- ensure information provided in this response is printed and remains available on-site at all times throughout your construction phase.

Due to the inherent dangers associated with excavation in the vicinity of underground tunnel assets, precautions should be taken in the undertaking of any excavation or underground works, including, but not limited to the following:

- all personnel must be properly briefed, particularly those associated with the use of earthmoving equipment, trenching, boring and pneumatic equipment; and
- all excavations by you must be undertaken in accordance with all relevant laws and regulations including, in accordance with but not limited to, Work Cover NSW "Work near underground assets: Guide" and "Work Cover NSW "Excavation work: Code of practice".

You will be held responsible for any damage to any of Sydney Metro's assets or infrastructure or other loss caused (including consequential loss) as a result of excavation or earthworks by you or on your behalf.


**The provision of the attached drawing/s does not provide approval for your proposed works or diminish your obligations under NSW legislation. This includes the requirement to contact Sydney Metro prior to any work commencing which could affect our assets to discuss necessary safety and design aspects as detailed above.**

Yours sincerely,

**Sydney Metro**



**To:** Mr benjamin fogerty  
**Phone:** 0435526993  
**Fax:** Not Supplied  
**Email:** benjamin.fogerty@arcadis.com

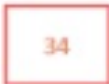




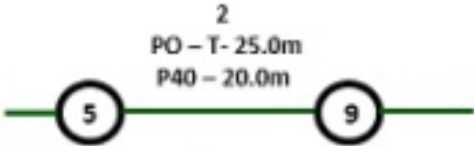
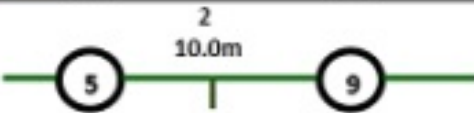





<b>Dial before you dig Job #:</b>	21660085	 <b>DIAL BEFORE YOU DIG</b> <a href="http://www.1100.com.au">www.1100.com.au</a>
<b>Sequence #</b>	109940928	
<b>Issue Date:</b>	20/05/2021	
<b>Location:</b>	104-116 Regent Street , Redfern , NSW , 2016	

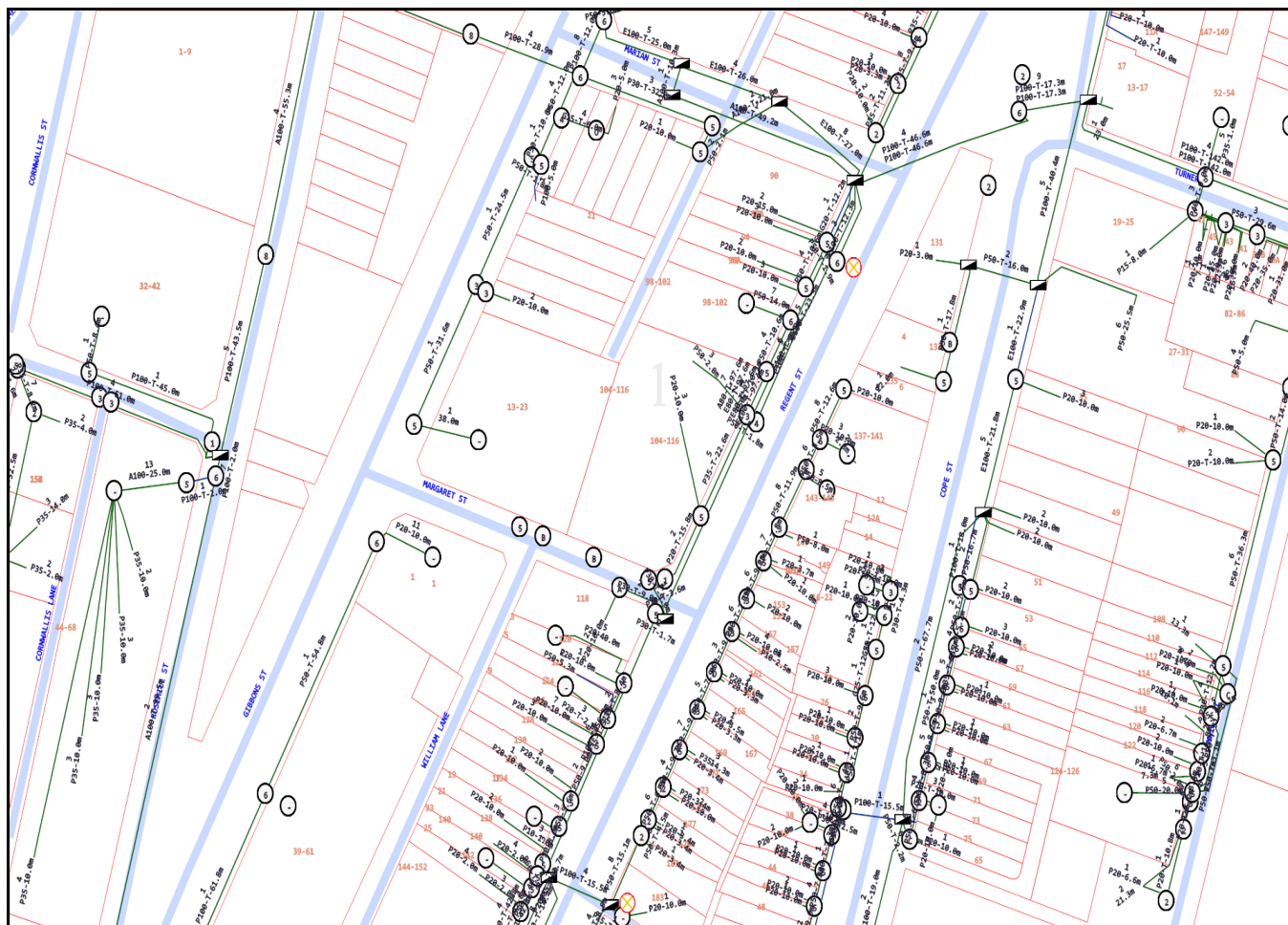
## Indicative Plans





## 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.



**To:** Mr benjamin fogerty  
**Phone:** 0435526993  
**Fax:** Not Supplied  
**Email:** benjamin.fogerty@arcadis.com

<b>Dial before you dig Job #:</b>	21660085	 <b>DIAL BEFORE YOU DIG</b> www.1100.com.au
<b>Sequence #</b>	109940928	
<b>Issue Date:</b>	20/05/2021	
<b>Location:</b>	104-116 Regent Street , Redfern , NSW , 2016	

## Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
<b>Communications</b>	Asset identified
<b>Electricity</b>	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

## Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn™**





Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. For any enquiries related to moving assets or Planning and Design activities, please visit the [nbn Commercial Works](#) website to complete the online application form. If you are planning to excavate and require further information, please email [dbyd@nbnco.com.au](mailto:dbyd@nbnco.com.au) or call 1800 626 329.

#### Notes:

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

## Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g DBYD Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
4. In carrying out any works in the vicinity of **nbn™** Facilities, you must maintain the following minimum clearances:
  - 300mm when laying assets inline, horizontally or vertically.
  - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
  - 1000mm when operating mechanical excavators.
  - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn™** fibre optic, copper and coaxial cables, and power cable feed to **nbn™** assets). Damage to underground electric cables may result in:
  - Injury from electric shock or severe burns, with the possibility of death.
  - Interruption of the electricity supply to wide areas of the city.
  - Damage to your excavating plant.
  - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn™** Facilities. These precautions may include but not limited to the following:
  - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
  - If any undisclosed underground cables are located, notify **nbn** immediately.



- All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
  - The safety of the public and other workers must be ensured.
  - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn™** Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans (including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans (including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)
	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

**nbn DBYD**

Date: 20/05/2021





This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co.

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Date: 20/05/2021  
To: Mr benjamin fogerty  
Company:  
Address: Level 16 580 George Street  
Sydney, NSW 2000

## ENQUIRY DETAILS

Location: 104-116 Regent Street, Redfern, NSW 2016  
Sequence No.: 109940925  
DBYD Reference: 21660085

In relation to your enquiry concerning the above location, Optus advises as follows:

**Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).**

**This reply is valid for a period of 30 days from the date above.**

## IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

**All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.**

**You MUST engage the services of one of the Optus Asset Accredited Locators to carry out asset location (refer to list of Accredited Locators attached to this DYBD response).**

**Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.**

## DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- a) Obtain location drawings (through the Dial Before You Dig process) of any existing Optus assets at a reasonable time before any planned works begin;
- b) Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- c) Contact Optus for further advice where requested to do so by this letter.

## **DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 500 253 IMMEDIATELY**

You, your head contractor and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

## **ASSET RELOCATIONS**

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth).

Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

## **APPROACH DISTANCES**

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- a) In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- b) In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- c) In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

**Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").**

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit.  No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.  Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	<p>Not to be driven across Optus conduits with less than 600mm of cover.</p> <p>Not to be driven across Optus direct buried cable with less than 1.2 meters of cover.</p> <p>Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.</p>
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	<p>Not within 1 meter.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.</p>

### ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

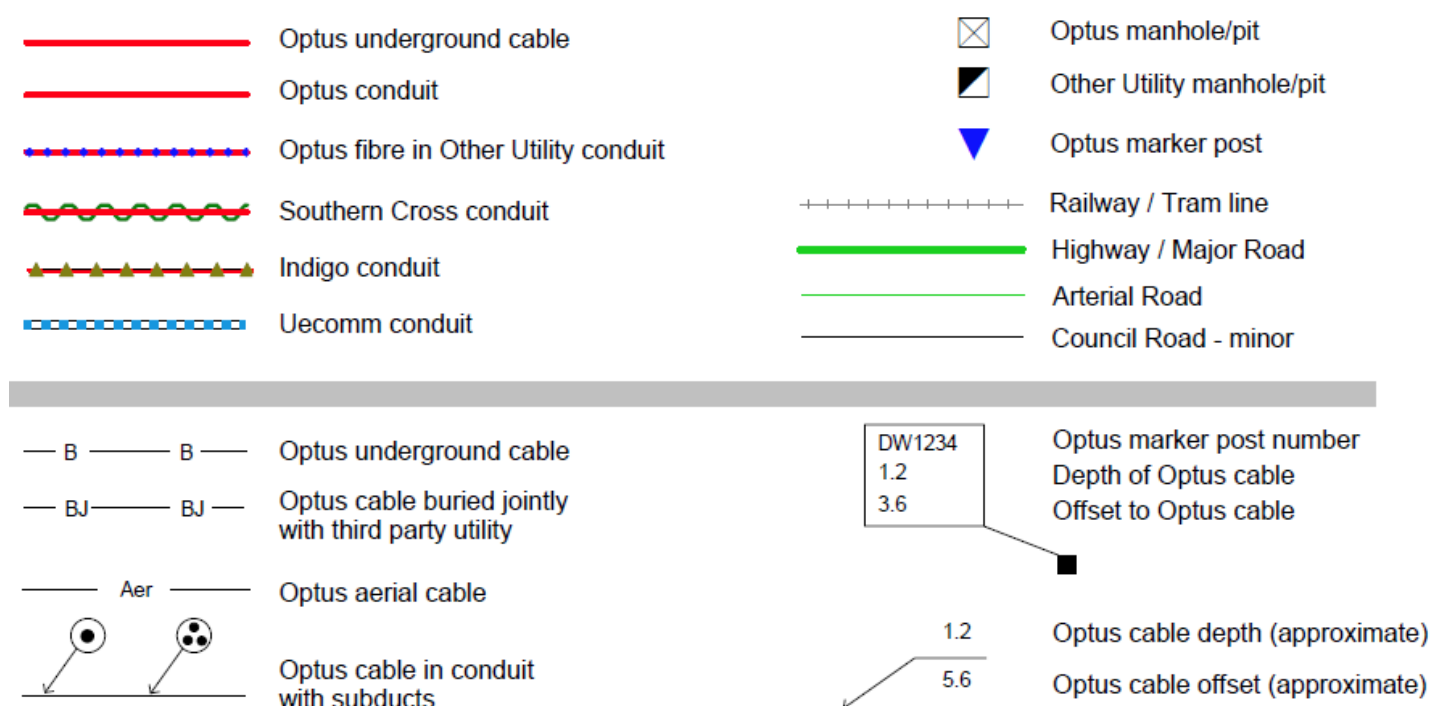
### FURTHER ASSISTANCE

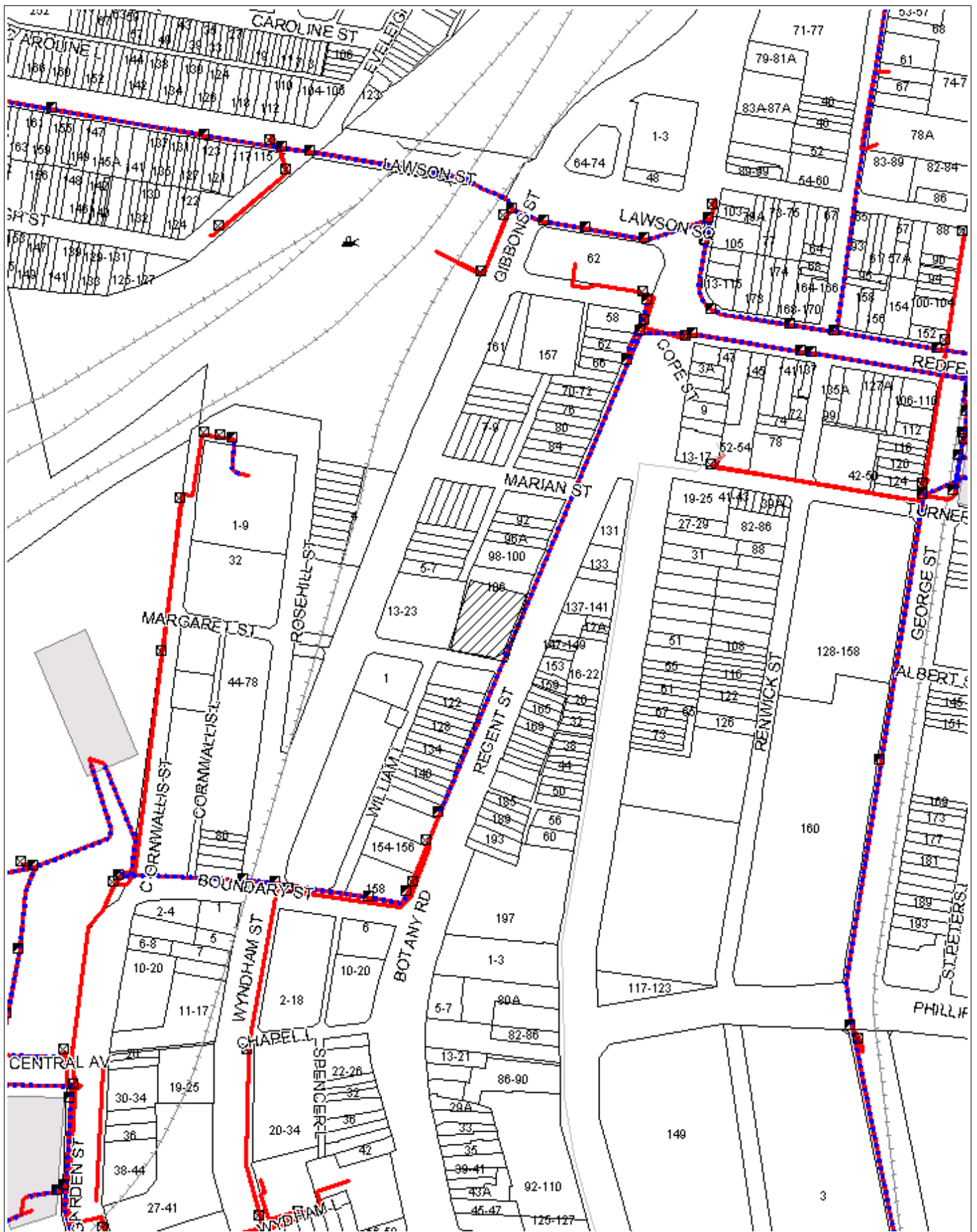
Further assistance on asset clearances, protection works or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

[NFODamages&RelocationsDropbox@optus.com.au](mailto:NFODamages&RelocationsDropbox@optus.com.au)

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

### OPTUS ENGINEERING DRAWING SYMBOLS





WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed please raise a new enquiry.

Sequence Number: 109940925

Date Generated: 20/05/2021



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



To: Mr benjamin fogerty  
Level 16 580 George Street  
Sydney, NSW, 2000



Uecomm Pty Limited  
ABN 56 079 083 195

Building 8, 658 Church St,  
Richmond, VIC 3121  
Ph: (03) 9221 4100  
Fax: (03) 9221 4193  
Ah: 1800 707 447

## LOCATION OF UNDERGROUND FIBRE OPTIC CABLE INFORMATION SHEET

**IMPORTANT: PLEASE READ ALL INFORMATION AND CONDITIONS BELOW AND THE NOTICE ON THE REVERSE SIDE OF THE PLAN/S.**

**"Dial Before You Dig" Sequence No 109940925**  
**Customer ID 1908092**

**Issue Date: 20/05/2021**  
**Issue By:**

Location: **104-116 Regent Street, Redfern, NSW 2016**  
Map Ref: **256A5**  
Uecomm Asset Location No. **109940925**  
Dial Before You Dig Job No. **21660085**

In relation to your enquiry at the above address, Uecomm advises as follows:

**The records of Uecomm Limited disclose that there ARE underground FIBRE OPTIC / TELECOMMUNICATIONS cables in the vicinity of the above enquiry as per attached plan/s.**

- The underground cables referred to in this advice are defined as the underground communications cables owned or controlled by Uecomm Pty Limited.
- The person/company responsible for submitting the inquiry should take care to ensure all plans listed above have been received. For any plan listed above but not received please contact **1800 707 447**.
- Any information provided is valid only for **30 days** from the date of issue set out above.
- If the work operations extends beyond this period, or if the designs are altered in any way, you are requested to resubmit your proposal for reassessment.
- Further assistance may be obtained if necessary by telephoning **1800 707 447**.

### **PLEASE READ ALL INFORMATION AND DISCLAIMERS BELOW:**

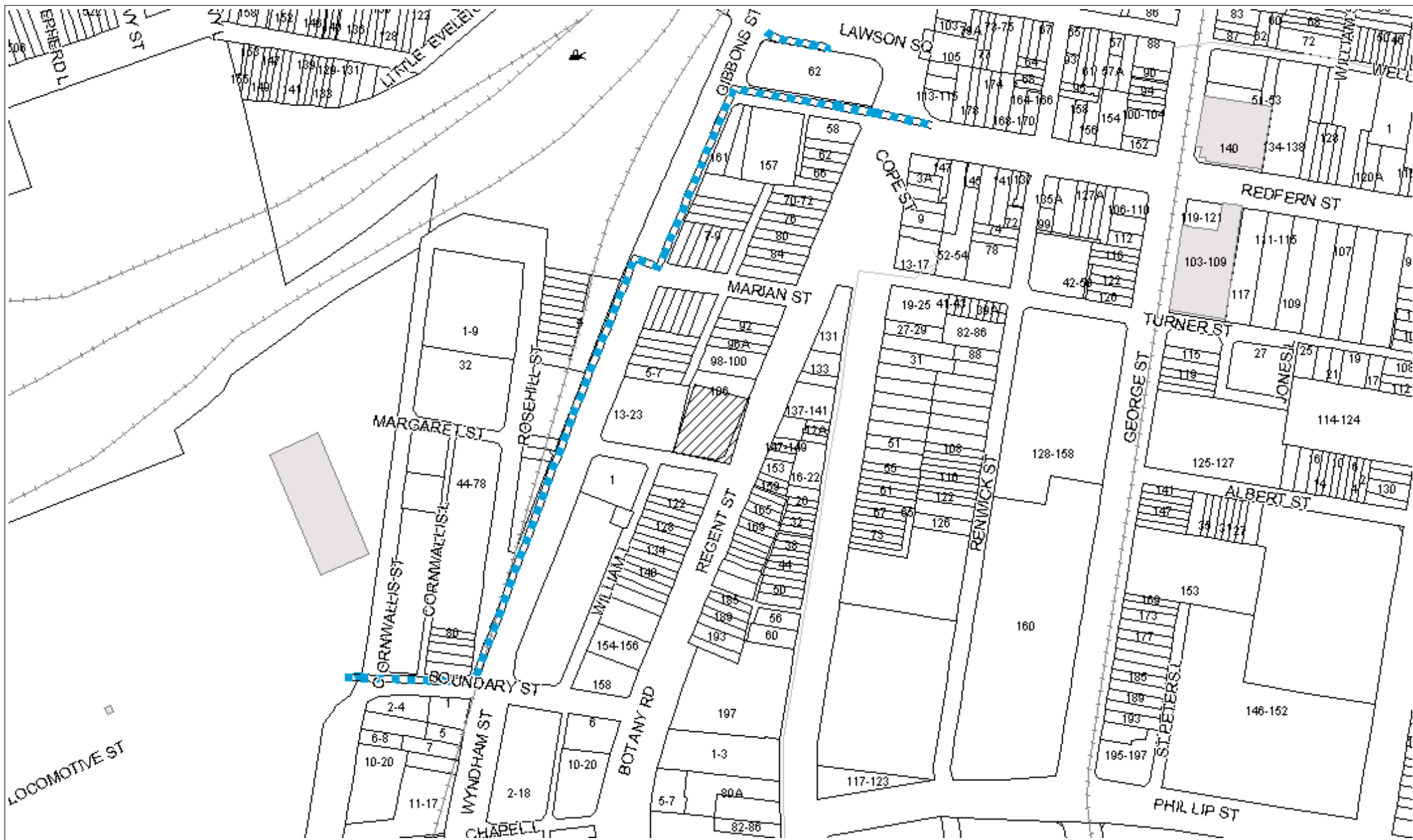
1. Due to the nature of underground cables and the age of some cables and records, it is impossible to conclusively ascertain the location of all cables. The accuracy and/or completeness of the information cannot be guaranteed and, accordingly, they are intended to be indicative only and, as a result, Uecomm does not accept any responsibility for any inaccuracies of its plans. They should not be solely relied upon when undertaking underground works. It is also inaccurate to assume that fibre optic cables follow straight lines and careful on-site investigations are essential to locate its exact position.
2. The following minimum clearances must be maintained:
  - 300mm when laying asset's inline, horizontal or vertical.
  - 500mm when operating vibrating equipment, e.g., jackhammers or vibrating plates.
  - 1000mm when operating mechanical excavators.
3. Due to the inherent dangers associated with excavation in the vicinity of underground cables, precautions should be taken in the undertaking of any underground works, including (but not limited to) the following:
  - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likely hood of damage to the cable, e.g., blades of hand equipment should be orientated parallel to the line of the cable rather than digging across the cable.
  - If any undisclosed underground cables are located, Uecomm Limited should be notified immediately.
  - All personnel must be properly briefed, particularly those associated with the use of earthmoving equipment, trenching, boring and pneumatic equipment.
  - All excavations must be undertaken in accordance with the relevant legislation and regulations.

4. **DAMAGE. ANY DAMAGE TO UECOMM'S NETWORK MUST BE REPORTED IMMEDIATELY TO 1800 707 447.**
5. Uecomm recommends using Uecomm approved location contractors to provide on-site location services for Uecomm plant. You can arrange Uecomm on-site visits by calling Uecomm on 1800 707 447 and Uecomm or its approved representative will attend your site to provide guidance to the location of the Uecomm assets (the "*Uecomm Asset Alignment*"). **Uecomm requires 3 clear business days notice to conduct an on-site location.** The initial on-site visit by Uecomm will not normally incur a charge, but at the discretion of Uecomm, subsequent site visits may incur a charge to be applied at an hourly rate.
6. Uecomm will hold the relevant party responsible for any damage to Uecomm plant and all expenses incurred by Uecomm as a result of asset damage.
7. Except to the extent that liability may not be capable of lawful exclusion, Uecomm Pty Limited and its servants and agents and the related bodies corporate of Uecomm Pty Limited and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any Plans attached hereto. Except as expressly provided to the contrary in this information sheet or the attached Plans, all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

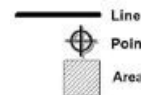
We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service and/or Uecomm Asset Analysis Service. If you require further information please contact Uecomm on **1800 707 447**.

**IMPORTANT** *This document may be confidential and privileged. Unauthorised use is prohibited. If you have it in error, please notify us and shred this document. Thank you.*





**Job Location**



**Underground Asset**





# LEGEND

- - ELECTRICITY POLE
- - FIBRE OPTIC CABLE
- - - - CABLE CONDUIT (TRENCHING)
- ..... CABLE CONDUIT (BORE TUNNELLING)
- - UE P2 PIT
- - UE P5 PIT
- ▢ - UE P6 PIT
- ⊠ - UE P8 PIT
- ▤ - UE P9 PIT
- BL - BUILDING LINE
- BOK - BACK OF KERB
- CL - CENTRELINE OF CONDUIT
- TP - TURNING POINT OF CONDUIT
- \ — - FENCE LINE, FL
- ▴ - TELSTRA MANHOLE
- ⊙ - TELSTRA PIT
- | — - OPTICAL FIBRE JOINT
- ⊙ - JOINT LOOP (m) - POLE / UNDERGROUND
- - CABLE HEAD POLE
- 0.6m - CABLE DEPTH
- ⊗ - UNIDENTIFIED BURIED PIT.

DRAWING NOT TO SCALE

- Note:
1. All Construction P50/PE63mm conduit.
  2. UECOMM P50 pipe passs thru buried pit  
Corner Redfern and Regent Streets.
  3. All alignments from Kerb Line.
  4. CH428.0 to CH446.0 0.3 cover, concrete encased.

BORE LOG LOCATIONS:  
CH71 to 96 - BL4737  
CH96 to 166 - BL4735  
CH173 to 191 - BL4736  
CH191 to 164 - BL  
CH282 to 360 - BL4815  
CH393 to 428 - BL4881  
CH446 to 522 - BL4882

## NOTE

ALL INFORMATION ON THIS  
PLAN WAS CORRECT AT  
TIME OF FIELD INSPECTION.

QC Communications  
UNIT F2  
22 Powers Rds  
Seven Hills NSW 2147  
ABN 80 079 324 299



REVISION	DATE	REV.	REVISION DESCRIPTION	CHK'D	APP'D.

CONTACT ROSS OATES  
OFFICER PH: - 02 8226 3203

PROJECT NUMBER  
UEC-AARNS-104

PLAN No. Uecomm 12/02

SYDNEY / UBD REF 14-P10



UECOMM  
SYDNEY

DRAWN NCA  
20.01.03

DESIGN CHECKED  
--

APPROVED  
--

DRG No. OFN5/SYD/2321-1

U/G OPTICAL FIBRE CABLE RUN  
AUSTRALIAN TECHNOLOGY PARK  
CORNWALLIS ST TO REDFERN ST  
REDFERN NSW 2016

A3

ADJOINS OFN5/SYD/2146-1

## Plant Location Details



20/05/2021

Mr benjamin fogerty  
arcadis  
Level 16 580 George Street  
Sydney NSW 2000  
Phone: 0435526993  
Fax: Not Supplied

Nextgen Networks Pty Ltd  
Level 6, 333 Collins Street  
Melbourne VIC 3000  
T 1800 032 532  
E [Damage.Relocations@vocus.com.au](mailto:Damage.Relocations@vocus.com.au)

Dear Mr benjamin fogerty

The following is a response to your Dial Before You Dig enquiry

**Assets Affected:** Nextgen Assets

**Sequence No:** 109940922

**Location:** 104-116 Regent Street, Redfern NSW 2016

### **IMPORTANT:**

- Please read and understand all the information and disclaimers provided below
- Sketches and Plans provided by Nextgen Networks are circuit diagrams only and indicate the presence of telecommunications plant in the general vicinity of the geographical area shown; exact ground cover and alignments cannot be given with any certainty and cover may alter over time. Telecommunications plant seldom follow straight lines and careful on site investigation is essential to uncover and reveal its exact position
- The accuracy and/or completeness of the information in the plans can not be guaranteed often due to changes in the surrounding land subsequent to Nextgen's deployment and, accordingly the plans are intended to be indicative only

### **"DUTY OF CARE"**

When working in the vicinity of telecommunications plant you have a legal "Duty of Care" that must be observed. The following points must be considered:

1. It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer, and head contractor to design for minimal impact and protection of Nextgen Networks plant. Nextgen Networks will provide free plans and sketches showing the presence of its network to assist at this design stage.
2. It is the owner's (or constructor's) responsibility to:
  - a) Request plans of Nextgen Networks plant for a particular location at a reasonable time before construction begins
  - b) Visually locate Nextgen Networks plant by vacuum excavation (pot-holing) where construction activities may damage or interfere with Nextgen Networks plant (see "Essential Precautions and Approach Distances" section for more information)
  - c) Contact Nextgen Networks Network (see below for details) if Nextgen Networks plant is wholly or partly located near planned construction activities

### **DAMAGE**

**ANY DAMAGE TO Nextgen Networks NETWORK MUST BE REPORTED TO 1800 032 532 IMMEDIATELY**

- The owner is responsible for all plant damage when works commence prior to obtaining Nextgen Networks plans, or failure to follow agreed instructions
- Nextgen Networks reserves all rights to recover compensation for lose or damage to its cable network or other property including consequential losses

## **CONCERNING NEXTGEN NETWORK PLANS**

- Phone 1100. Dial Before You Dig for free plans of Nextgen Networks plant locations. Please give at least 2 business days notice
- Nextgen Networks plans and information provided are valid for 30 days from the date of issue
- Nextgen Networks retains copyright in all plans and details provided in conjunction with your request. These plans and or details should be disposed of by shredding or any other secure disposal method after use
- Nextgen Networks plans or other details are provided for the use of the applicant, its servants, or agents, and shall not be used for any unauthorised purpose
- Please contact the Network Help Desk (see below for details) immediately should you locate Nextgen Networks assets not indicated on these plans
- Nextgen Networks, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Nextgen Networks against any claim or demand for any such loss or damage
- Please ensure Nextgen Networks plans and information provided remains on-site at all times throughout your construction phase

## **ESSENTIAL PRECAUTION AND APPROACH DISTANCE**

**NOTE: If the following clearances cannot be maintained, please contact the Nextgen Network Help Desk (see below for details) for advice on how best to resolve this situation**

1. On receipt of plans and sketches and before commencing excavation work or similar activities near Nextgen Networks plant, carefully locate this plant first to avoid damage. Undertake prior exposure (vacuum excavation) such as potholing when intending to excavate or work closer to Nextgen Networks plant than the following approach distances:
  - Where Nextgen Networks plant is in an area where road and footpaths are well defined by kerbs or other features a minimum clear distance of 600mm must be maintained from where it could be reasonably presumed that plant would reside
  - In non established or unformed reserves and terrain, this approach distance must be at least 1.5 metres
  - In country/rural areas which may have wider variations in reasonably presumed plant presence, the following minimum approach distances apply:
    - d) Parallel to major plant: 10 metres (for optic fibre cable)
    - e) Parallel to other plant: 5 metres

Note: Even pot-holing needs to be undertaken with extreme care, common sense and employing techniques least likely to damage cables. For example - vacuum excavation.

  - If construction work is parallel to Nextgen Networks plant, then careful pot-holing at least every 5m is required to establish the location of all plant, hence continuing nominal locations before work can commence
2. Maintain the following minimum clearance between construction activity and actual location of Nextgen Networks Plant.

<b>Jackhammers/Pneumatic Breakers</b>	<i>Not within 1.0m of actual locations</i>
<b>Vibrating Plate or Wackers Packer Compactors</b>	<i>Not within 0.5m of Nextgen Networks ducts 300mm compact clearance cover before compactor can be used across Nextgen Networks ducts, and 600mm clearance across Nextgen Networks cables in the solid</i>
<b>Boring Equipment (in-line, horizontal and vertical)</b>	<i>Not within 2.0m of actual location Constructor to check depth via vacuum excavation (pot-hole)</i>
<b>Heavy Vehicle Traffic (over 3 tonnes)</b>	<i>Not to be driven across Nextgen Networks ducts with less than 600mm cover. Not to be driven across Nextgen Networks fibre with less than 1.2m cover Constructor to vacuum excavate (pot-hole) and expose plant</i>
<b>Mechanical Excavators, Boring and Tree Removal</b>	<i>Not within 1.0m of actual location Constructor to vacuum excavate (pot-hole) and expose plant</i>

- All Nextgen Networks pits and manholes should be a minimum of 1.2m in from the back of kerb after the completion of your work
- All Nextgen Networks conduit should have the following minimum depth of cover after the completion of your work:

**Footway 450mm**

**Roadway 450mm at drain invert and 600mm below the pavement subgrade level invert**

- All Nextgen Networks fibre in the solid should have the following minimum depth of cover after the completion of your work:

**Footway 600mm**

**Roadway 1200mm at drain invert and 1200mm below the pavement subgrade level invert**

- For clearance distances relating to Nextgen Networks above ground infrastructure please contact the Network Help Desk (see below for details)

### **FURTHER ASSISTANCE**

Over-the-phone assistance can be obtained by calling the Network Help Desk below.

**Nextgen require 5 clear business days notice to conduct an on-site location.** The initial on site location visit will not normally incur a charge, but at the discretion of Nextgen subsequent site visits may incur a charge to be applied at an hourly rate.

Where an on-site location is provided, the owner is responsible for all vacuum excavation work (pot-holing) to visually locate and expose Nextgen Networks plant.

If plant location plans or visual location of Nextgen Networks plant by vacuum excavation reveals that the location of Nextgen Networks plan is situated wholly or partly where the owner plans to work, then **Nextgen Networks** must be contacted through the **Network Help Desk** to discuss possible engineering solutions.

The contact number for the **Network Help Desk** is 1800 032 532.

### **NOTE:**

If Nextgen Networks relocation or protection works are part of the agreed solution, then payment to Nextgen Networks for the cost of this work shall be the responsibility of the principal developer. The principal developer will be required to provide Nextgen Networks with the details of their proposed work showing how Nextgen Networks plant is to be accommodated and these details must be approved by the Nextgen National Operations Manager prior to the commencement of site works.

## **RURAL LANDOWNER - IMPORTANT INFORMATION**

Where Nextgen Networks owned cable crosses agricultural land Nextgen Networks will provide a one off free-on-site electronic cable location. Please note that the exact location of cables can only be verified by visual proving by pot holing, which is not covered by this service. The Network Integrity HelpDesk Officer will provide assistance in determining whether a free-on-site location is required. Please ring the Nextgen Network Help Desk as listed above.

## **PRIVACY NOTE**

Your information has been provided to Nextgen Networks by DBYD to enable Nextgen Networks to respond to your DBYD request. Nextgen Networks keeps your information in accordance with its privacy statement entitled 'Protecting Your Privacy' which can be obtained from Nextgen Networks either by calling 1800 032 532 or visiting our website [www.nextgengroup.com.au](http://www.nextgengroup.com.au)

**Warning:** Nextgen Networks plans show only the presence of cables and plant. They only show their position relative to road boundaries, property fences etc, at the time of installation and Nextgen Networks does not warrant or hold out that such plans are accurate thereafter due to changes that may occur over time.

DO NOT ASSUME DEPTH OR ALIGNMENT of cables or plant as these vary significantly.

The customer has A DUTY OF CARE when excavating near Nextgen Networks cables and plant. Before using machine excavators NEXTGEN PLANT MUST FIRST BE PHYSICALLY EXPOSED BY VACUUM EXCAVATION (potholing) to identify its location.

Nextgen Networks will seek compensation for damages caused to its property and losses caused to Nextgen Networks and its customers.

## **EXPERIENCED PLANT LOCATORS (for your area)**

On-site assistance should be sought from an Experienced Plant Locator if the telecommunications plant cannot be located within 2.5 metres of the locations indicated on the drawings provided. On-site advice should be obtained from a suitably qualified contractor highly skilled in locating Nextgen Networks plant. If there is any doubt whatsoever about the actual location of the telecommunications plant, the best method for locating the telecommunications plant or the correct interpretation of the drawings provided. In the case where Nextgen Networks plant is outside a recognised road reserve Nextgen Networks recommends that the **Network Help Desk** is contacted for assistance prior to engaging an Experienced Plant Locator.

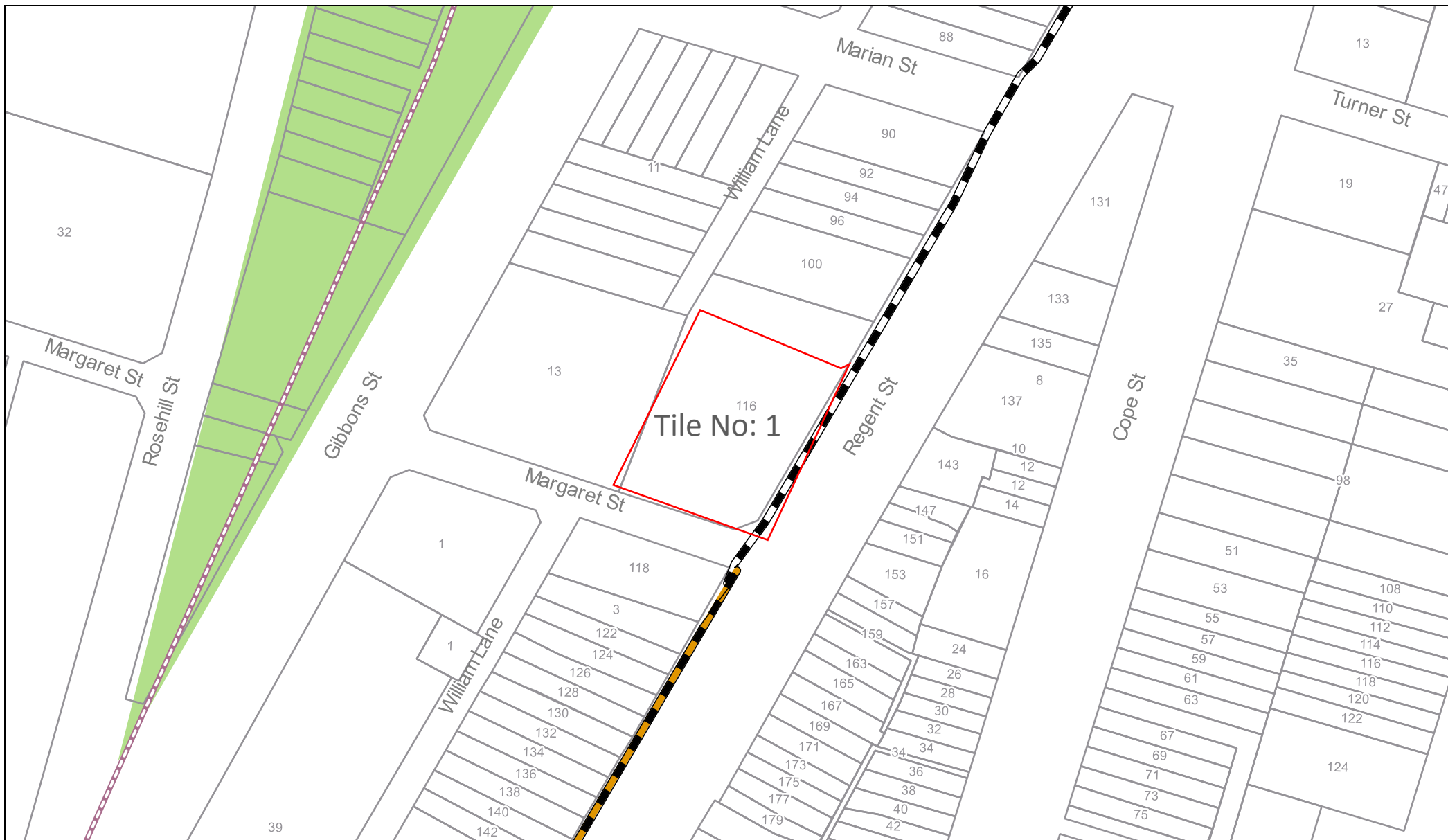
For the assistance of customers Nextgen Networks has established strict criteria to assess the skill of contractors that may be engaged by owners requiring Nextgen Networks plant locating services to perform any of the following activities if requested to do so by the owner:

- Review Nextgen Networks plans to assess the approximate location of Nextgen Networks plant
- Advise owners of the approximate location of Nextgen Networks plant according to the plans
- Advise the owners of the best method for locating Nextgen Networks plant
- Advise owners of the hazard of unqualified persons attempting to find the exact location of Nextgen Networks plant and working in the vicinity of Nextgen Networks plant without first locating its exact position
- Perform trial hole explorations by vacuum excavation (pot-holing) to expose Nextgen Networks plant with a high degree of skill, competence and efficiency and utilising all necessary safety equipment

Nextgen Networks does not accept any liability or responsibility for the performance of or advice given by any Plant Locator engaged by you but we will, if requested, recommend suitably qualified plant locators.

## **GENERAL DISCLAIMER**

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Nextgen 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.



Sequence Number: 109940922

Date: 20/05/2021

**DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.**



## LEGEND

### Digsite



Area

### Assets



Cable



3rd Party Duct



Marker Post





Sequence Number: 109940922

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## LEGEND

### Digsite



Area

### Assets



Cable



3rd Party Duct



Marker Post



# Jemena Gas Network Protection

## High Pressure - Assets Affected

This information is only valid for 28 days from the date of issue

In reply to your enquiry, there are **High Pressure Gas Mains** in the vicinity of your intended work, as generally illustrated on the attached map. There may also be other mains or services at the location, as discussed in the warning below. **For an explanation of the map, please see the information below and the legend attachment.**

### Excavation Guidelines

Prior to **any** excavations in this area, you **must** contact the High Pressure Response Coordinator to arrange a survey via:

**<http://mygasservices.jemena.com.au> (High Pressure Works / High Pressure Standby)**

Please note that a duty of care exists to ensure gas assets are not compromised or damaged. Jemena's expectation is the excavator operator holds a current Verification of Competency (VOC) or equivalent for the machine to be used near Jemena High Pressure Gas Assets.

**Further standby enquiries can be directed to the High Pressure Coordinator -**

**E: [infrastructureprotection@jemena.com.au](mailto:infrastructureprotection@jemena.com.au) or PH: 1300 665 380**

**Appointments will be coordinated with availability of a Jemena Representative** to arrange a survey. For all works in the vicinity of High Pressure Gas Mains you must arrange for a Jemena Representative to attend and supervise all excavations. Charges may apply.

In accordance with clause 34(5) of the Gas Supply (Safety and Network Management) Regulation 2013 (NSW), you should be informed that all excavation, (including pot-holing by hand to confirm the location of pipes) should be performed in accordance with "**Work Near Underground Assets Guideline**" published in 2007 by the Work Cover Authority.

A copy of this Guideline is available at: [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)





















**Warning:** The enclosed plans show the position of Jemena Gas Networks (NSW) Ltd's underground gas mains and installations in public gazetted roads only. **Individual customers' services and services belonging to other third parties are not included** on these plans. These plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together "**Jemena**") and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of underground mains and installations relative to fences, buildings etc., as they existed at the time the mains etc were installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared. Jemena makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. Jemena does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of Jemena, its employees, agents, officers or contractors). The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains and equipment. Jemena advises that you may be required to carry out potholing by hand if required by a Jemena Representative to confirm the location of Jemena's main and installations. This must also be performed by you under the supervision of a Jemena Representative and be carried out in accordance with the Working Near Underground Assets Guideline published in 2007 by Work Cover Authority

**In case of Emergency Phone 131 909 (24 hours)**







Admin 1300 880 906



## Network Mains

	Proposed New Main (coloured as per kPa)		
	Proposed Isolate (coloured as per kPa)		
	Unknown kPa		
	2kPa Low Pressure gas main		
	7kPa Low Pressure gas main		
	30kPa Medium pressure gas main		
	100kPa Medium Pressure gas main		
	210kPa Medium Pressure gas main		
	300kPa Medium Pressure gas main		
	400kPa Medium Pressure gas main		
	1050kPa High Pressure gas main		
	3500kPa High Pressure gas main		
	7000kPa High Pressure gas main		
	>7000kPa Transmission pipeline		
	Isolated Service - Former Med/High Pressure		
	Isolated Steel Main - <b>Treat as High Pressure</b>		
	Conduit or Casing		
100 PVC	Size & Material (see conduit material codes)		
	Critical Main - <b>Treat as High Pressure</b> (Main coloured as per kPa)		
	Exposed Main section		
	Shallow Main section: see Protection Code below, no code assume no protection		
SP	Steel Plate	CE	Concrete Encased
PP	PE Plate	UNK	Unknown Type
CS	Concrete Slab		

## Network Assets

	Siphon
	Network Valve
	High Pressure Main Line Valve (>=1050kPa)
	High Pressure Automatic Line Break Valve (>1050kPa)
	Distribution Regulator Set (=<1050kPa)
	High Pressure Regulating Station (>1050kPa)

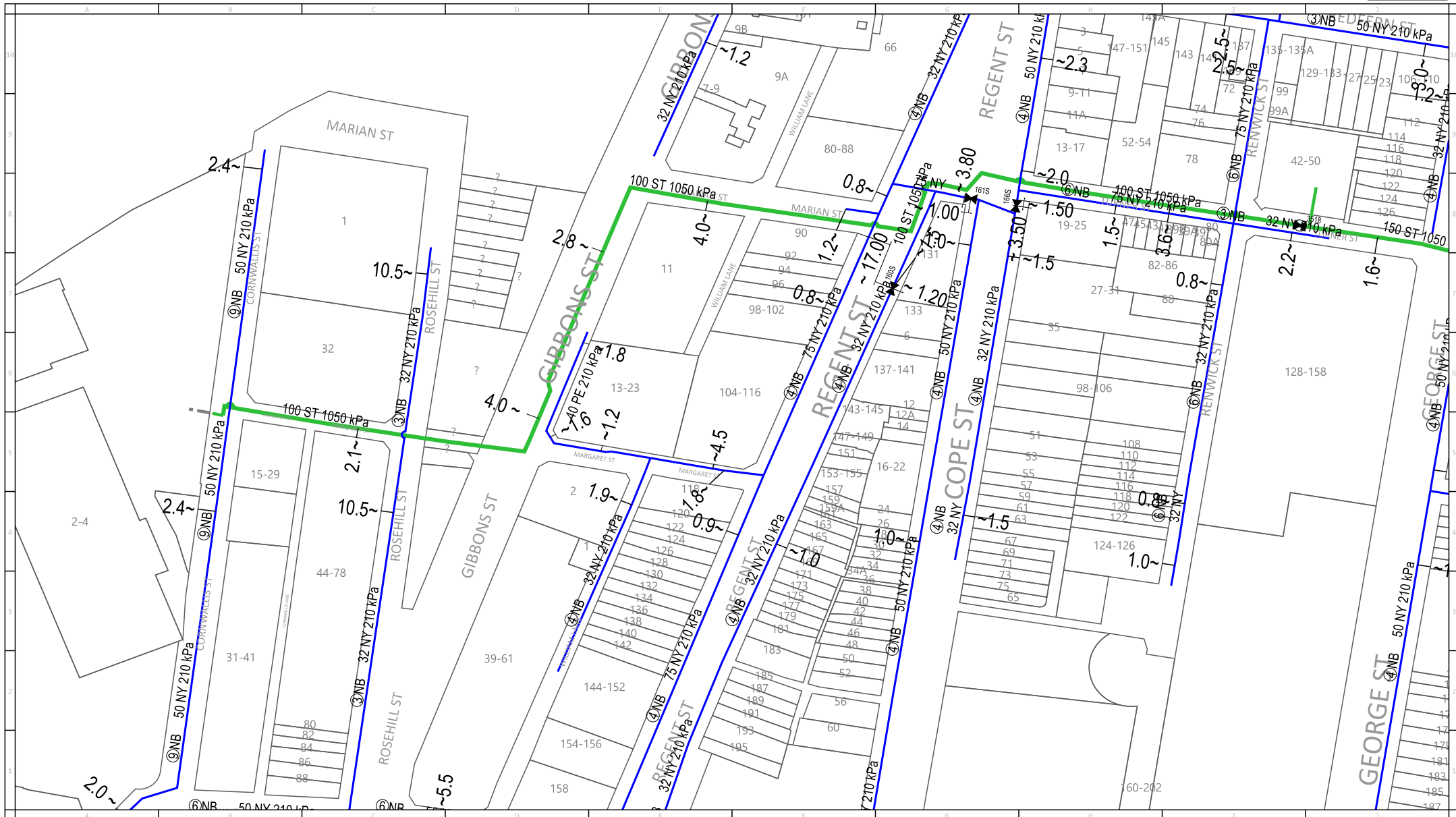
## Annotations

### Pipe and Conduit Material Codes

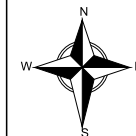
NY	Nylon	NB	Nominal Bore – Cast Iron
PE	Polyethylene	ST	Steel
P/PL	Plastic (undefined)	C/CO	Copper
PVC	Polyvinyl Chloride		

### Pipe code combinations and dimension references

⑥NB 50MM NY	50mm Nylon main inserted into 6 inch (Nominal Bore) Cast Iron pipe
⑤0MM 32MM NY	32mm Nylon main inserted into 50mm Steel pipe
~1.5	Distance (in metres) of main from Boundary Line (MBL)
MBK	Distance in Metres Back of Kerb
MKL	Distance in Metres from Kerb Line
MEBL	Distance in Metres from Eastern Boundary Line (North/South/West)
MCL	Distance in Metres from Centre Line of Road
MFL	Distance in Metres from Fence Line



For legend details, please refer to the Coversheet attachment provided as part of this DBYD response.



**Scale:**1:2000

**Issue Date:** 20/05/2021

**DBYD Seq No:** 109940926

DBYD Job No: 21660085

0m 10m 20m 30m 40m 50m 60m 70m 80m

**WARNING:** This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. This plan is diagrammatic only, and distances scaled from this plan may not be accurate. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.