



04 March 2026
Our Ref: 280130SR-001

ESR Developments (Australia) Pty Ltd
Level 13/39 Martin Place
SYDNEY NSW 2000

*A/190526 – 49 Stephen Road, Banksmeadow
1/1095110 – 51 Stephen Road, Banksmeadow
1/311767 – 59 Stephen Road, Banksmeadow
Stephen Road and Coal Pier Road*

Attention: Grace Macdonald

Dear Grace,

SURVEY INVESTIGATIONS TO DATE - STORMWATER PIPE SURVEY, 49 STEPHEN ROAD BANKSMEADOW

MNG Landpartners were engaged by ESR for Survey and Utility location services. The scope of works included establishing survey control, surveying council drainage assets and sub-contracting utility locators to give accurate location of underground assets.

As of the 4th of March, we have completed the following:

1. Established survey control along Stephen Road and Coal Pier Road
2. Surveyed all Drainage assets along Stephen Road and Coal Pier Road (within the scope provided by Bayside Council)
3. Obtained accurate information of underground assets along Stephen Road and Coal Pier Road
4. Obtained Limited Information pertaining to the Council Drainage assets within the private property known as 49 Stephen Road

Using CCTV, our utilities contractor concluded that the Council drainage assets within the private property are blocked/inaccessible with CCTV at each end of the pipe. Further work required to locate the position of the pipe will need to be conducted through Non-Destructive Digging (NDD) or Potholing.

I have scheduled the NDD works for the 24th of April. We have chosen this date as it provides our field crew with full access to the site, unencumbered by truck movements and forklift movements. The site will be partially closed on this date. Following this work, I will provide ESR with PDF and CAD files of the drainage assets which affect their site.

Attached to this letter are sketches from our utility's contractor, which show the work conducted to date.

Should you have any enquiries or wish to discuss the matter, please do not hesitate to contact our office.

Yours Faithfully,
LANDPARTNERS PTY LIMITED

Luke Haavisto
Registered Land Surveyor
#SU009228

NOTE ON AS 5488-2022 CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION (SUI)

QUALITY LEVELS

THIS STANDARD PROVIDES A FRAMEWORK FOR THE CLASSIFICATION OF SUBSURFACE UTILITY LOCATION AND ATTRIBUTES INFORMATION IN TERMS OF SPECIFIED QUALITY LEVELS. THE OBJECTIVE OF THIS STANDARD IS TO PROVIDE UTILITY OWNERS, OPERATORS AND LOCATORS WITH A FRAMEWORK FOR THE CONSISTENT CLASSIFICATION OF INFORMATION CONCERNING SUBSURFACE UTILITIES SO PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED. A QUALITY LEVEL DESCRIBES THE AMOUNT AND ACCURACY OF INFORMATION THAT IS COLLECTED OR HELD ON A SUBSURFACE UTILITY. THERE ARE FOUR QUALITY LEVELS D, C, B AND A.

QL-D QUALITY LEVEL D IS THE LOWEST OF THE FOUR QUALITY LEVELS. THE ATTRIBUTE INFORMATION AND METADATA OF A SUBSURFACE UTILITY CAN BE COMPILED FROM ANY, OR A COMBINATION OF THE FOLLOWING:

- a. EXISTING RECORDS
- b. CURSORY SITE INSPECTION
- c. ANECDOTAL EVIDENCE

QL-C QUALITY LEVEL C IS DESCRIBED AS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATION AND ATTRIBUTES OF A SUBSURFACE UTILITY ASSET USING A COMBINATION OF EXISTING RECORDS (AND/OR ANECDOTAL EVIDENCE) AND A SITE SURVEY OF VISIBLE EVIDENCE. THE MINIMUM REQUIREMENT FOR QUALITY LEVEL C IS RELATIVE TO SPATIAL POSITION. INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MARKER PLATES OR WATER HYDRANTS AND ACQUIRES BEFORE YOU DIG AUSTRALIA TO "DRAW" A STRING WHICH SHOWS THE APPROXIMATE POSITIONS OF SERVICES.

QL-B QUALITY LEVEL B PROVIDES RELATIVE SUBSURFACE FEATURE LOCATION IN THREE DIMENSIONS. THE MINIMUM REQUIREMENT FOR QUALITY LEVEL B IS RELATIVE TO SPATIAL POSITION. INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR FLEXI-TRACE, GROUND PENETRATING RADAR AND ACOUSTIC PULSE EQUIPMENT.

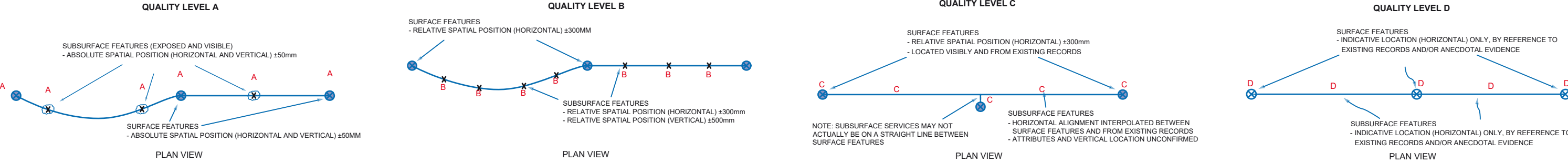
QL-A QUALITY LEVEL A (QL-A) IS THE HIGHEST QUALITY LEVEL AND CONSISTS OF THE POSITIVE IDENTIFICATION OF THE ATTRIBUTE AND LOCATION OF A SUBSURFACE UTILITY AT A POINT TO AN ABSOLUTE SPATIAL POSITION IN THREE DIMENSIONS. IT IS THE ONLY QUALITY LEVEL THAT DEFINES A SUBSURFACE UTILITY AS 'VALIDATE'. WHERE THE WHOLE LINE SEGMENT CANNOT BE VERIFIED BY LINE OF SIGHT, QUALITY LEVEL A SHALL NOT BE ATTRIBUTE TO THE LINE SEGMENT BETWEEN VALIDATED POINTS. THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OR SHALLOWEST PARK OF THE LOCATED SERVICE.

NOTES:

- LOCATE AND MAP USE BEFORE YOU DIG AUSTRALIA AS ONE SOURCE OF INFORMATION ONLY WHEN LOCATING UTILITIES. IT REMAINS THE RESPONSIBILITY OF THE COMPANY AND OR INDIVIDUAL CONDUCTING PHYSICAL WORKS TO ENSURE AN UP TO DATE VERSION OF BEFORE YOU DIG AUSTRALIA PLANS IS CONSULTED AND AVAILABLE ON SITE. PHYSICAL WORKS MAY INCLUDE, BUT NOT LIMITED TO, EXCAVATING, BORING (HORIZONTAL OR VERTICAL) AND DRILLING.
- NOT ALL HOUSE CONNECTIONS HAVE BEEN LOCATED
- ALL UTILITIES ARE QL-B UNLESS OTHERWISE STATED
- THIS PLAN SHOWS A REPRESENTATION OF A 3D GROUND MODEL AND 3D UTILITY MODEL. THESE MODELS SHOULD BE VIEWED IN A CAD ENVIRONMENT TO INTERPRET THE 3D INFORMATION.
- THIS UTILITY PLAN HAS BEEN DRAWN TO SCALE, AND ANY REPRODUCTION OF THIS PLAN WILL NEED TO BE DRAWN IN COLOUR AND AT THIS SCALE TO ENSURE THAT ALL RELEVANT NOTES AND ENHANCEMENTS ARE SHOWN. FAILURE TO DO THIS WILL VOID ALL INFORMATION INDICATED FOR THIS JOB.
- ELECTRICITY CABLES ARE NOT NECESSARILY ENCLOSED IN CONDUITS AND ARE NOT NECESSARILY COVERED WITH MARKERS, TAPE OR OTHER INDICATORS OF THEIR PRESENCE.
- THIS COVER PAGE SHOULD BE UTILISED FOR THE INTERPRETATION OF ALL SHEETS AND DATA INCLUDED IN THIS FILE.
- ALL UTILITIES NEED TO BE POT HOLED TO VERIFY LOCATION AND DEPTH IS CORRECT.
- FIGURES RELATING TO QUALITY LEVELS SHOWN IN THIS PLAN WERE SOURCED FROM AS5488 - 2022. ALPHA CHARACTER ON LINE SYMBOLS IS SOMETIMES SUPPRESSED OR REPLACED BY A TEXT NOTE. THIS MAY OCCUR WHEN A DIRECTIONAL CHANGE CO-INCIDES WITH THE PRESET SPACING OF ALPHA CHARACTERS.
- FOR ADVICE OR ASSISTANCE IN INTERPRETING THESE NOTES PLEASE CONTACT LOCATE & MAP ON (02) 8753 0049 OR VISIT WWW.LOCATEANDMAP.COM.AU

UTILITIES LEGEND

—APT—	AAPT POWERTEL LINE	—EH—	ELECTRICAL HOUSE CONNECTION		TELEPHONE TRIPLE PIT		ELECTRICAL CABLE JUNCTION BOX		WATER AIR VALVE
—AAR—	AARNET LINE	—EU—	ELECTRICAL LINE UNDERGROUND		TELEPHONE DOUBLE PIT		CCTV CAMERA		WATER EARTH TERMINAL
—ITS—	ITS CABLE	—EHV—	HV ELECTRICAL UNDERGROUND LINE		TELEPHONE SINGLE PIT		RED LIGHT SPEED TRAFFIC CAMERA		WATER FIRE HYDRANT
—LUM—	LUMINET LINE	—RMS—	RMS ELECTRICAL UNDERGROUND LINE		OPTICAL FIBRE JUNCTION BOX		CAMERA FLASH UNIT		WATER HYDRANT
—NBN—	NBN LINE	—HO—	HIGH PRESSURE OIL PIPE LINE		OPTICAL FIBRE PIT		TRAFFIC CONTROL SIGNAL		WATER MAIN MARKER
—OU—	OPTICAL FIBRE UNDERGROUND	—HA—	ETHANE PIPELINE		STANDARD MAIN PIT		TRAFFIC SIGNAL CONTROLLER		WATER TAP
—OPT—	OPTUS LINE	—HG—	GAS HIGH PRESSURE PIPELINE		TELEPHONE BOX		TRAFFIC SIGNAL DETECTOR		WATER STOP VALVE
—COM—	OTHER OPTICAL FIBRE LINE	—DG—	GAS HOUSE CONNECTION		TELEPHONE DISTRIBUTION PILLAR		TRAFFIC SIGNAL JUNCTION BOX		WATER METER
—PNX—	PIPE NETWORKS LINE	—LG—	GAS LOW PRESSURE		TELEPHONE POLE		TRAFFIC SIGNAL JUNCTION BOX		RECYCLED WATER AIR VALVE
—SOL—	SOUL LINE	—?—	UNKNOWN UNIDENTIFIED SERVICE		TELEPHONE TRANSMITTER MOBILE		TRAFFIC SIGNAL JUNCTION BOX		RECYCLED WATER EARTH TERMINAL
—OSX—	SOUTHERN CROSS LINE	—SY—	SEWER HOUSE CONNECTION		POLE - POWER AND TRANSFORMER		TRAFFIC SIGNAL JUNCTION BOX		RECYCLED WATER HYDRANT
—TH—	TELEPHONE HOUSE CONNECTION	—SM—	SEWER MAIN		UNDERGROUND POWER SERVICE PILLAR		TRAFFIC SIGNAL JUNCTION BOX		RECYCLED WATER STOP VALVE
—T—	TELEPHONE LINE	—SRM—	SEWER RISING MAIN		TRANSFORMER CABINET CENTRE		TRAFFIC SIGNAL JUNCTION BOX		RECYCLED WATER METER
—UEC—	UECOMM LINE	—WY—	WATER HOUSE CONNECTION		POLE - POWER AND LIGHT		TRAFFIC SIGNAL JUNCTION BOX		RECYCLED WATER TAP
—VZN—	VERIZON LINE	—WM—	WATER MAIN		POLE - POWER		TRAFFIC SIGNAL JUNCTION BOX		RECYCLED WATER TAP
—VOC—	VOCUS LINE	—RM—	WATER RECYCLED WATER MAIN		POLE - LIGHT		TRAFFIC SIGNAL JUNCTION BOX		RECYCLED WATER TAP
—MEG—	MEGAPORT LINE	—WI—	WATER IRRIGATION LINE		GARDEN LIGHT		TRAFFIC SIGNAL JUNCTION BOX		RECYCLED WATER TAP
—NXG—	NEXTGEN LINE	—Ø—	DRAINAGE W/ DIAMETER		ELECTRICAL CABLE MANHOLE		TRAFFIC SIGNAL JUNCTION BOX		RECYCLED WATER TAP
—WCM—	WORLDCOM LINE	—/—	FENCE LINE		ELECTRICAL CABLE MARKER		TRAFFIC SIGNAL JUNCTION BOX		RECYCLED WATER TAP



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SCALE N/A

COORDINATES:	N/A	DATUM:	N/A
ORIGIN:	N/A	ORIGIN:	N/A

DRAWING INFORMATION			
FILE NAME:	LM25469 - 49 Stephen Rd, Banksmeadow STORMWATER INVESTIGATION		
LM:	LM25469	UTILITIES:	MB, BD
LOCATION:	BANKSMEADOW	SURVEYED:	N/A
PURPOSE:	STORMWATER INVESTIGATION	DRAWN:	BD
LGA:	BAYSIDE COUNCIL	REVIEWED:	MB

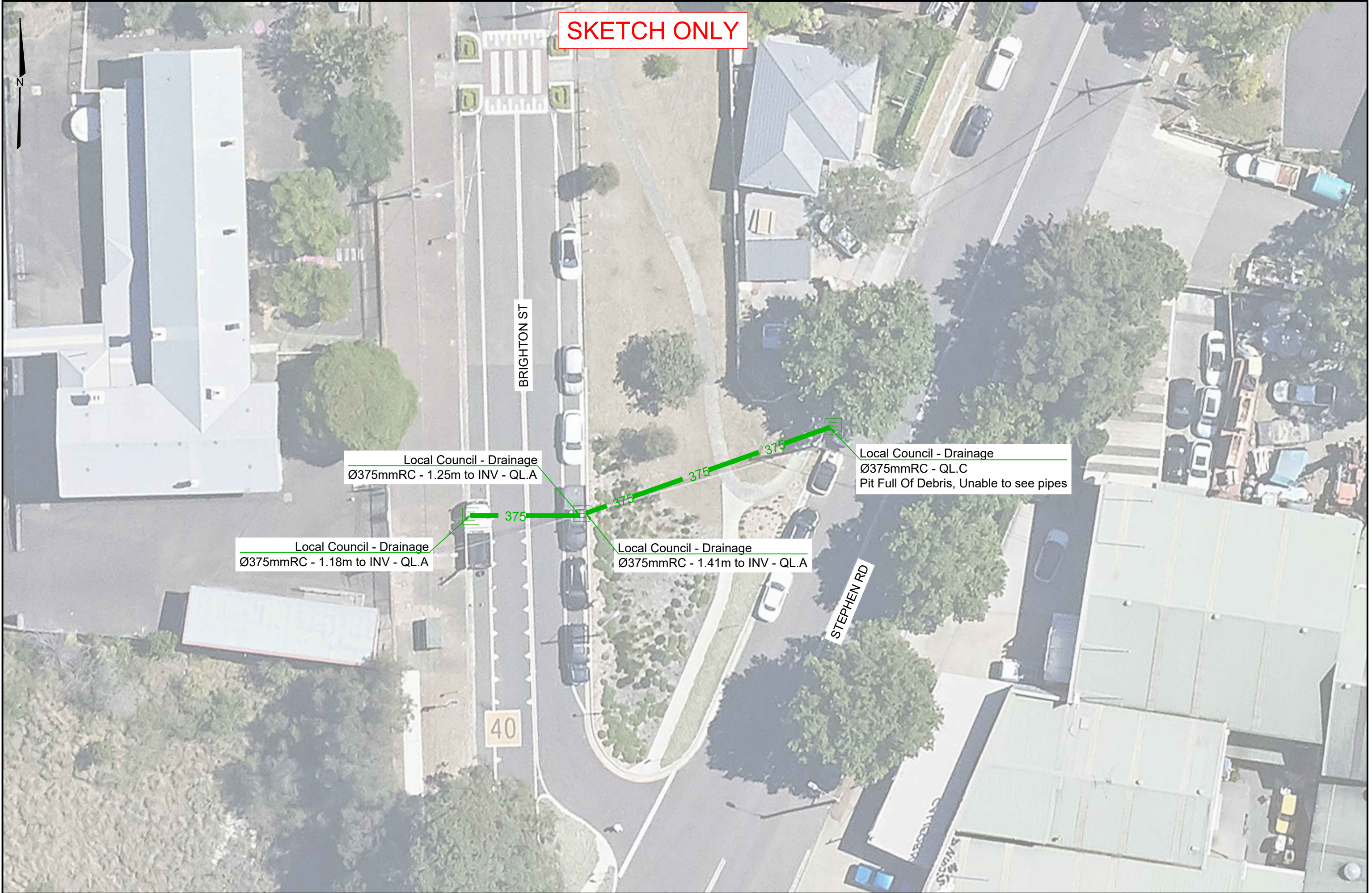
DRAWING REVISION		
REV	DESCRIPTION	DATE
REV A	SKETCH ONLY	12/01/26
REV B	ADDITIONAL STORMWATER ADDED	14/01/26

No. of SHEETS

5

SHEET No.

1



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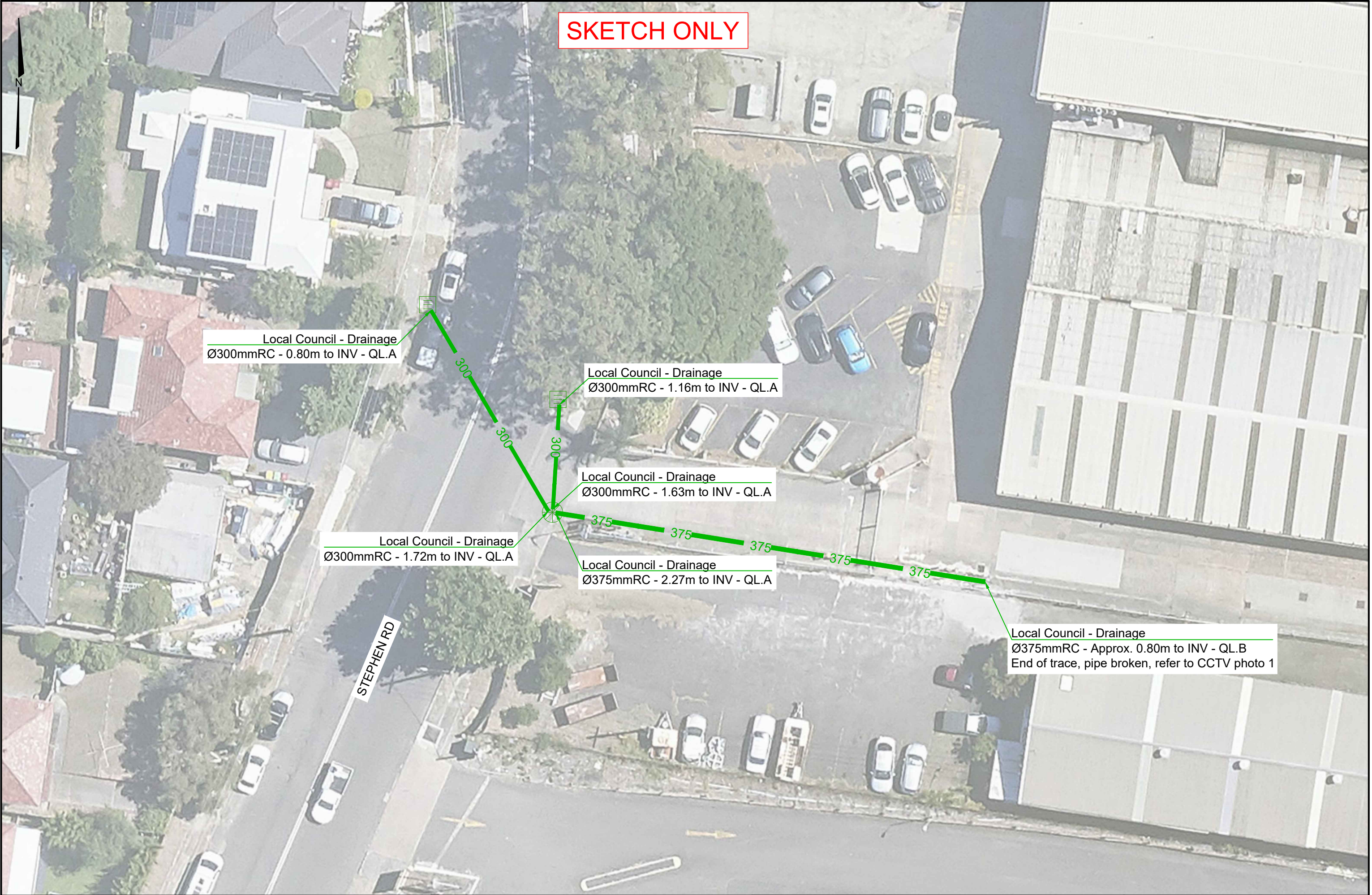


SCALE 1:300

COORDINATES:	N/A	DATUM:	N/A
ORIGIN:	N/A	ORIGIN:	N/A

DRAWING INFORMATION			
FILE NAME:	LM25469 - 49 Stephen Rd, Banksmeadow STORMWATER INVESTIGATION		
LM:	LM25469	UTILITIES:	MB, BD
LOCATION:	BANKSMEADOW	SURVEYED:	N/A
PURPOSE:	STORMWATER INVESTIGATION	DRAWN:	BD
LGA:	BAYSIDE COUNCIL	REVIEWED:	MB
		DATE:	12/01/26

DRAWING REVISION		
REV	DESCRIPTION	DATE
REV A	SKETCH ONLY	12/01/26
REV B	ADDITIONAL STORMWATER ADDED	14/01/26



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SCALE 1:300			
COORDINATES:	N/A	DATUM:	N/A
ORIGIN:	N/A	ORIGIN:	N/A

DRAWING INFORMATION			
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LOCATION:	BANKSMEADOW	SURVEYED:	N/A
PURPOSE:	STORMWATER INVESTIGATION	DRAWN:	BD
LGA:	BAYSIDE COUNCIL	REVIEWED:	MB
		DATE:	12/01/26

DRAWING REVISION		
REV	DESCRIPTION	DATE
REV A	SKETCH ONLY	12/01/26
REV B	ADDITIONAL STORMWATER ADDED	14/01/26

SKETCH ONLY

Local Council - Drainage
Ø375mmRC - 1.02m to INV - QL.A

Local Council - Drainage
Ø375mmRC - QL.C

Local Council - Drainage
Ø375mmRC - 0.83m to INV - QL.A

Local Council - Drainage
Ø375mmRC - 0.85m to INV - QL.A

Local Council - Drainage
Ø375mmRC - 0.83m to INV - QL.A

COAL PIER RD

Local Council - Drainage
Ø375mmRC - Approx. 0.95m to INV - QL.B

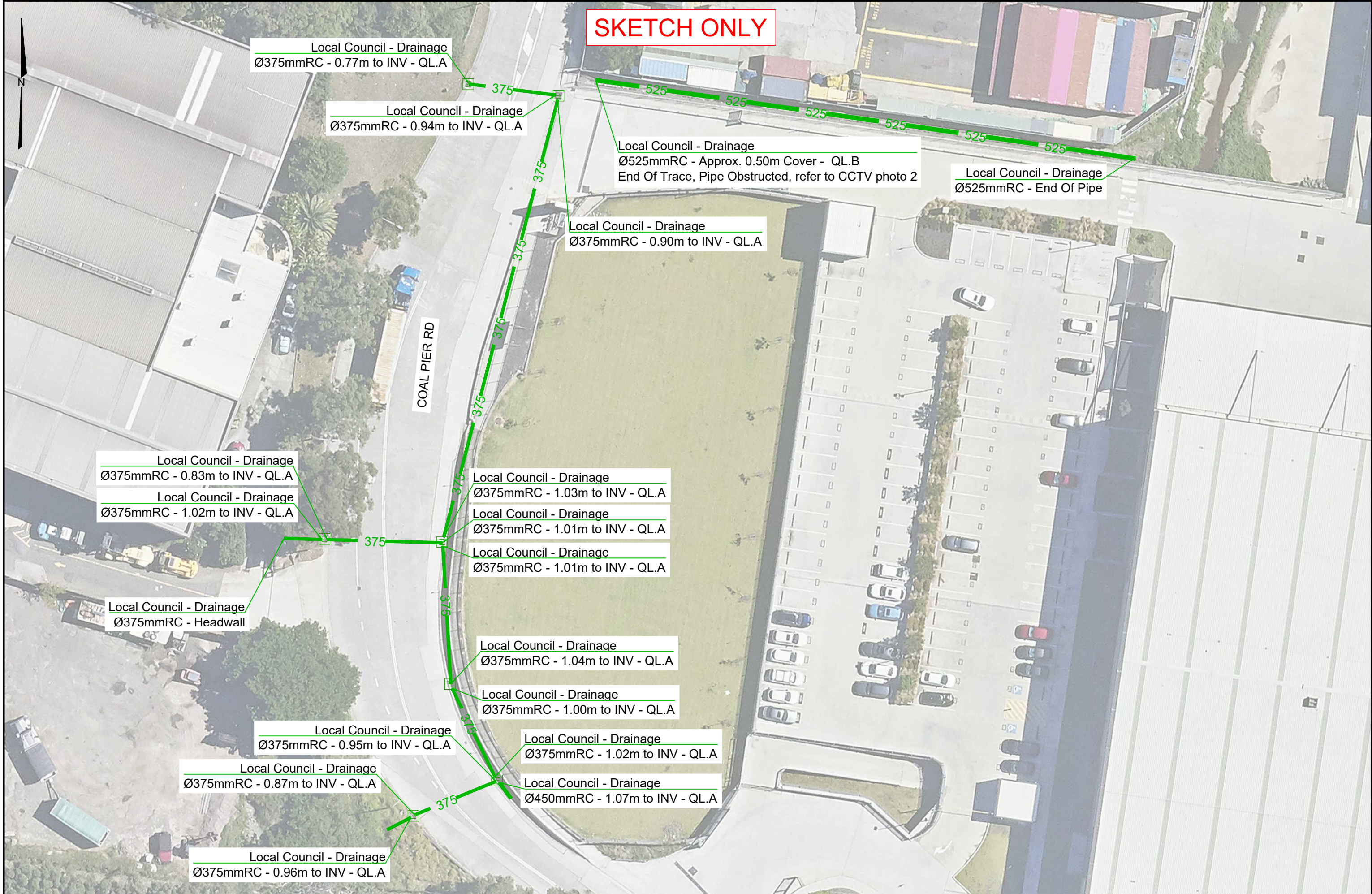
Local Council - Drainage
Ø375mmRC - Approx. 0.90m to INV - QL.B
End Of Trace, Rodder Stuck

Local Council - Drainage
Ø375mmRC - 0.72m to INV - QL.A

Local Council - Drainage
Ø375mmRC - 0.97m to INV - QL.A

Local Council - Drainage
Ø375mmRC - QL.C

4 |



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SCALE 1:450		DRAWING INFORMATION				DRAWING REVISION			No. of SHEETS 5 SHEET No. 5				
COORDINATES:	N/A	DATUM:	N/A	FILE NAME:	LM25469 - 49 Stephen Rd, Banksmeadow STORMWATER INVESTIGATION			REV		DESCRIPTION	DATE		
ORIGIN:	N/A	ORIGIN:	N/A	LM:	LM25469	UTILITIES:	MB, BD	DATE:		12/01/26	REV A	SKETCH ONLY	12/01/26
				LOCATION:	BANKSMEADOW	SURVEYED:	N/A	DATE:		N/A	REV B	ADDITIONAL STORMWATER ADDED	14/01/26
				PURPOSE:	STORMWATER INVESTIGATION	DRAWN:	BD	DATE:	12/01/26				
				LGA:	BAYSIDE COUNCIL	REVIEWED:	MB	DATE:	12/01/26				

