



Social and Affordable Housing – 2 Flide Street, Caringbah

Services Infrastructure Report

Prepared for: Homes NSW

Project No: SYD3634
Date: 17 September 2025
Revision: 02



Project: Social and Affordable Housing – 2 Flide Street, Caringbah
Location: 2 Flide Street,
Caringbah NSW 2229
SSDA Reference SSD-84862461
Prepared by: ADP Consulting Pty Ltd
Level 6, 33 Erskine Street
Sydney NSW 2000
Project No: SYD3634
Revision: 02
Date: 17 September 2025

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01	29.08.25	Draft for review	M.Eaton P.Acharya R.Stanton	ME PA RS	Jason Gravanis	JG	Samuel Youssef	SY
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Project Team

Client / Principal Homes NSW
Architect BATESSMART
Project Manager HNSW
Building / Head Contractor To be confirmed
Building Surveyor To be confirmed
Other



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1. Introduction

This services infrastructure report has been prepared by ADP Consulting on behalf of Homes NSW for a concurrent State Significant Development Application (SSD-84862461) and Planning Proposal for the redevelopment of existing social housing (the Project) at 2 Flide Street, Caringbah (the Site). The project involves the construction of two residential flat buildings—one rising to part 13 and part 14 storeys, and the other to 8 storeys—comprising a total of 164 social and affordable housing apartments. The development also includes a communal room and a two-level basement car park. To support the Proposal, adjustments to the permissible building height and floor space ratio (FSR) increase via an amendment to the Sutherland Shire Local Environment Plan 2015 are required.

The purpose of this services infrastructure report is to provide a review of the existing in-ground services infrastructure surrounding and serving the site and to address the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 6 June 2025 which identified the following specific assessment requirements:

- Agency and Council Consultation: It is noted that consultation is required as part of the SSDA. It is expected that the rezoning proposal to be supported by:
 - Utility providers: Consultation with relevant utility providers to review and validate utilities and servicing capacities, planned upgrades, infrastructure delivery timing, and to inform updated utilities report.

1.1 Background

Homes NSW has identified the site as an opportunity to deliver 164 new, quality affordable housing apartments in a well-located area that is serviced by a high level of amenity, services and public active transport.

1.2 The Site

The Site is located within the Sutherland Shire local government area (LGA) and is zoned R4 High Density Residential under the *Sutherland Shire Local Environmental Plan (SSLEP) 2015*.

The Site has a total area of approximately 3,596 square metres (sqm) and is bound by Flide Street to the north, Gardere Street to the west, Willawong Road to the east and the rail corridor for the T4 Eastern Suburbs & Illawarra Line to the south. Refer to Figure 1.

The site is accessible by public transport, being within 400m of the entrance to Caringbah Station and bust stops on the Kingsway which have frequent services to Sutherland, Miranda and Cronulla.

The Site currently comprises 38 social housing units within two 3 storey buildings with a single level basement car park.

Figure 1 Site Location (Source: Google Earth)



1.3 Proposed Development

The proposed development comprises the construction of two residential flat buildings—one rising to part 13 and part 14 storeys, and the other to 8 storeys—comprising a total of 164 social and affordable housing apartments. The development also includes a communal room and a two-level basement car park.

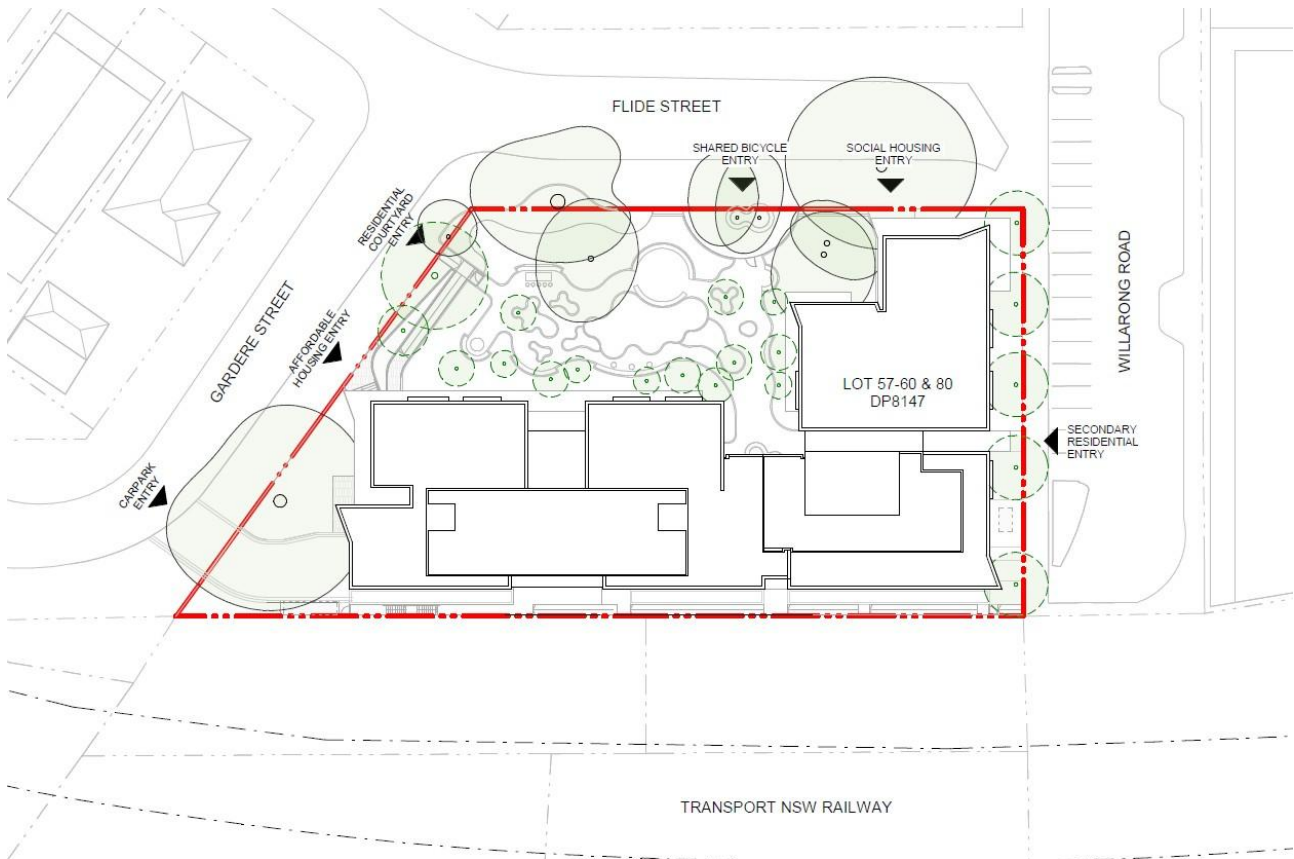
The proposal includes bulk earthworks, tree removal and associated landscaping and public domain works.

To support the Proposal, a concurrent Planning Proposal seeks amendments to the development standards within SSLEP as follows:

- Building Height – Increase the maximum building height development standard from 16m to 50m and
- FSR – Increase the maximum FSR development standard from 1.2:1 to 4:1.

The existing buildings on the Site were approved for demolition under Division 5.1 of the Environmental Planning and Assessment Act 1979, and does not form part of this proposal. This included removal of all trees on top of the existing basement,

Figure 2 Site Plan (Source: Batessmart Architectural drawing plan)



1.4 Sources of Information

This report is based upon the following information:

- > Before You Dig Australia (BYDA) information packages.
- > Architectural received prior to the issue date.

1.5 Applicable Regulations and Standards

The following standards shall be applicable throughout the project:

- > National Construction Code 2022.
- > NSW Statutory Regulations.
- > NSW LAHC Design Requirements
- > Relevant Australian Standards including but not limited to AS 1170, AS 2118, AS 2441, AS 2419, AS 1668.1, AS 1668.2, AS 3666, AS 4254, AS 1432, AS 3000, AS 3008, AS 3080, AS 1680, AS 2293, AS 1670, AS 3500, AS 5601, etc.

1.6 Limitations

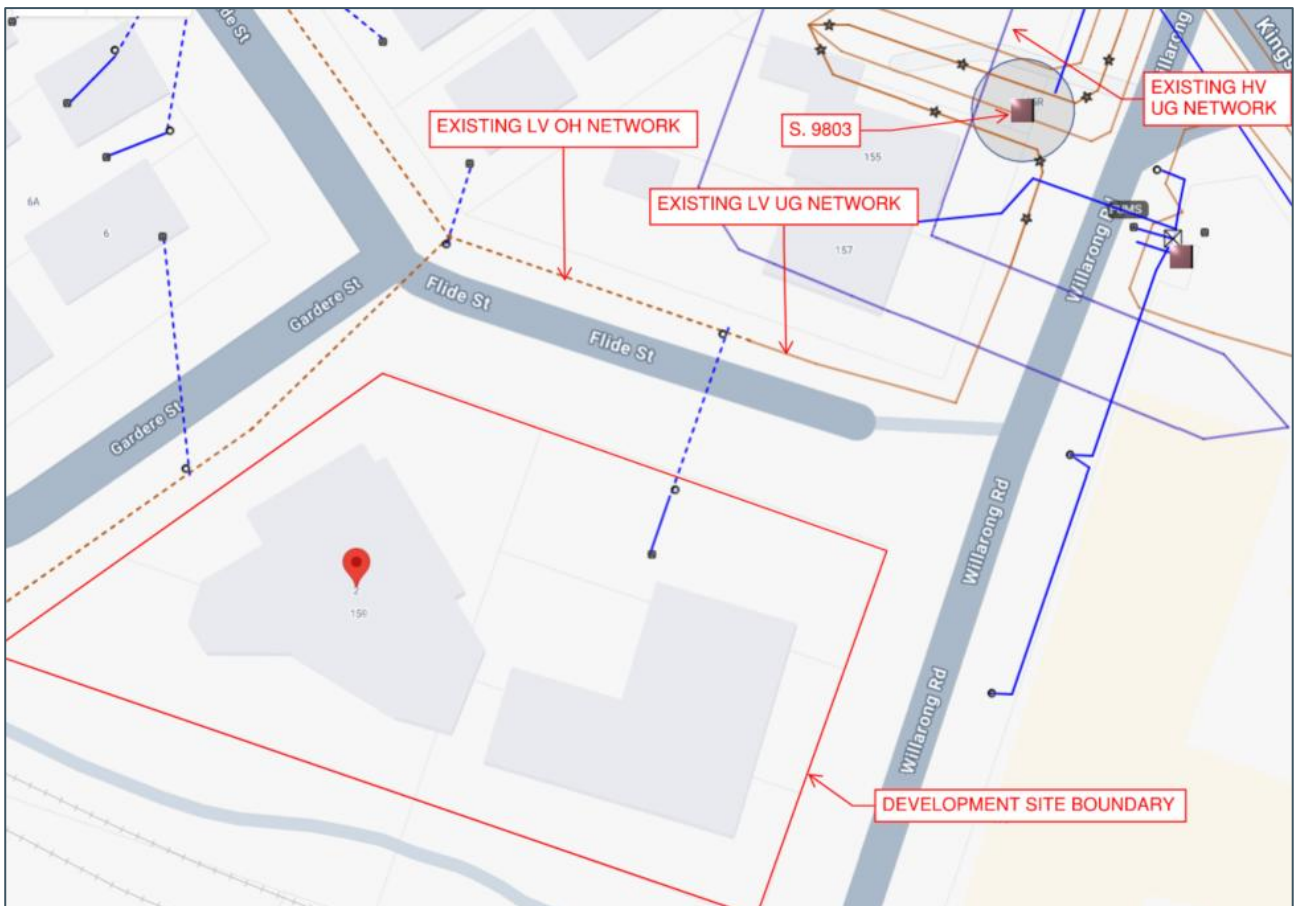
The design approach for each of the building services disciplines is based upon preliminary concept planning solutions and layouts.

2. Electrical

The proposed development is located within Ausgrid's franchise area. A review of Ausgrid's WebGIS map and a BYDA search confirm the presence of existing underground high voltage (11kV) and low voltage (415V) networks along the Willarong Road frontage, as well as underground and overhead low voltage networks along Flide Street, adjacent to the site.

The existing supply to the site is provided via timber pole CR1783, connected to kiosk substation S.9803 located on the Willarong Road frontage.

Figure 3: Ausgrid's WebGIS map – existing overhead and underground network



2.1 Calculated AS3000 Electrical Maximum Demand

Max demand is based on the following assumptions

- > 164 dwellings @ 3.5kVA each
- > 1 x 7kW EV Charger per car space
- > Allowance for lift and common areas
 - Total Max Demand calculation is 897 kVA

Total Max demand is indicated below.

Figure 3 AS3000 Max Demand Calculation

Project No.:		SYD3634					Date	17/09/2025			
Project Title:		HNSW Caringbah					Rev	2			
MAXIMUM DEMAND TABLE C3											
Name	Classification	Area (m2)	Area Allowance VA/m2 Lighting	Area Allowance VA/m2 Power	Area Allowance VA/m2 HVAC	Total VA/m2	Load (kVA)	Load (A/Phase)	Breaker Allowance		
House Services											
Basement 1	Indoor Carpark	1326	5	5	10	20	26.5 kVA	38.3 A	63 A 3PH		
Basement 2	Indoor Carpark	442	5	5	10	20	8.8 kVA	12.8 A	63 A 3PH		
Ground	Corridor	150.0	5	5	25	35	5.3 kVA	7.6 A	63 A 3PH		
Level 2	Corridor	150.0	5	5	25	35	5.3 kVA	7.6 A	63 A 3PH		
Level 3	Corridor	150.0	5	5	25	35	5.3 kVA	7.6 A	63 A 3PH		
Level 4	Corridor	150.0	5	5	25	35	5.3 kVA	7.6 A	63 A 3PH		
Level 5	Corridor	150.0	5	5	25	35	5.3 kVA	7.6 A	63 A 3PH		
Level 6	Corridor	150.0	5	5	25	35	5.3 kVA	7.6 A	63 A 3PH		
Level 7	Corridor	150.0	5	5	25	35	5.3 kVA	7.6 A	63 A 3PH		
Level 8	Corridor	150.0	5	5	25	35	5.3 kVA	7.6 A	63 A 3PH		
Level 9	Corridor	150.0	5	5	25	35	5.3 kVA	7.6 A	63 A 3PH		
Level 10	Corridor	150.0	5	5	25	35	5.3 kVA	7.6 A	63 A 3PH		
Level 11	Corridor	150.0	5	5	25	35	5.3 kVA	7.6 A	63 A 3PH		
Subtotal Maximum Demand kVA A/Phase							72.1 kVA	104.1 A	125 A 3PH		
Itemised											
		QTY	kVA				Load (kVA)	Load (A/Phase)	Breaker Allowance		
Apartments		164	3.5				574.0 kVA	828.5 A	1000 A 3PH		
EV		85	1.5				127.5 kVA	184.0 A	200 A 3PH		
		QTY	Phase	Amp							
Lift (40A)		4	3	25			52.0 kVA	75.0 A	80 A 3PH		
Subtotal Maximum Demand kVA A/Phase							753.5 kVA	1087.5 A	1200 A 3PH		
Total Maximum Demand kVA A/Phase							825.6 kVA	1191.6 A	1200 A 3PH		
Diversity Factor							1				
Maximum Demand kVA A/Phase							897.7 kVA	1295.7 A	1400 A 3PH		
Substation Capacity kVA A/Phase 1 x 1000 kVA							1000.0 kVA	1443.38 A			
Spare Capacity							10%				
TOTAL (AS3000)											

2.2 New Works Associated with Electrical Infrastructure

Preliminary investigations indicate that a new 1000kVA kiosk substation will be required within the development site. This substation must be installed within the property boundary and located within a dedicated easement in favour of Ausgrid. Existing HV and LV underground network is required to be extended to the proposed substation.

To proceed with the installation of a padmount substation, the following steps must be undertaken:

1. Submit a connection application to Ausgrid, including proposed maximum demand calculations.
2. Engage an Accredited Service Provider (ASP) Level 3 to carry out the design following Ausgrid's contestable design process.

Figure 4: Standard Kiosk Substation Easement Layout

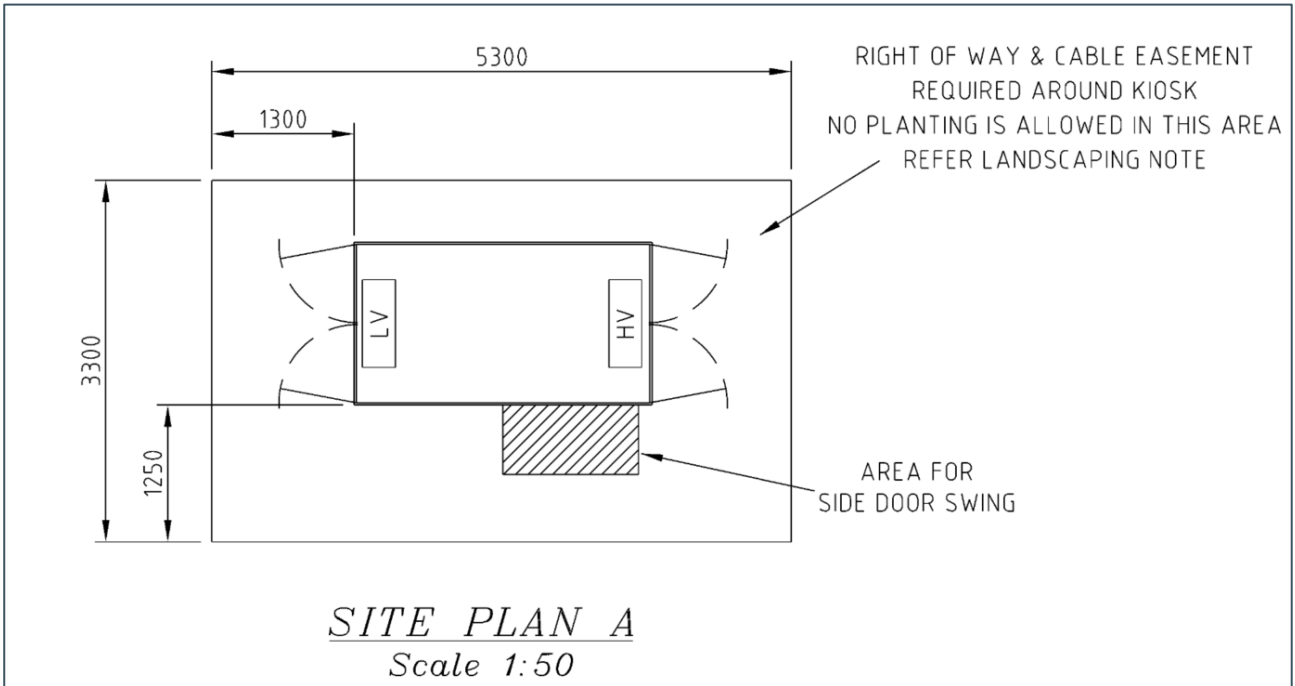
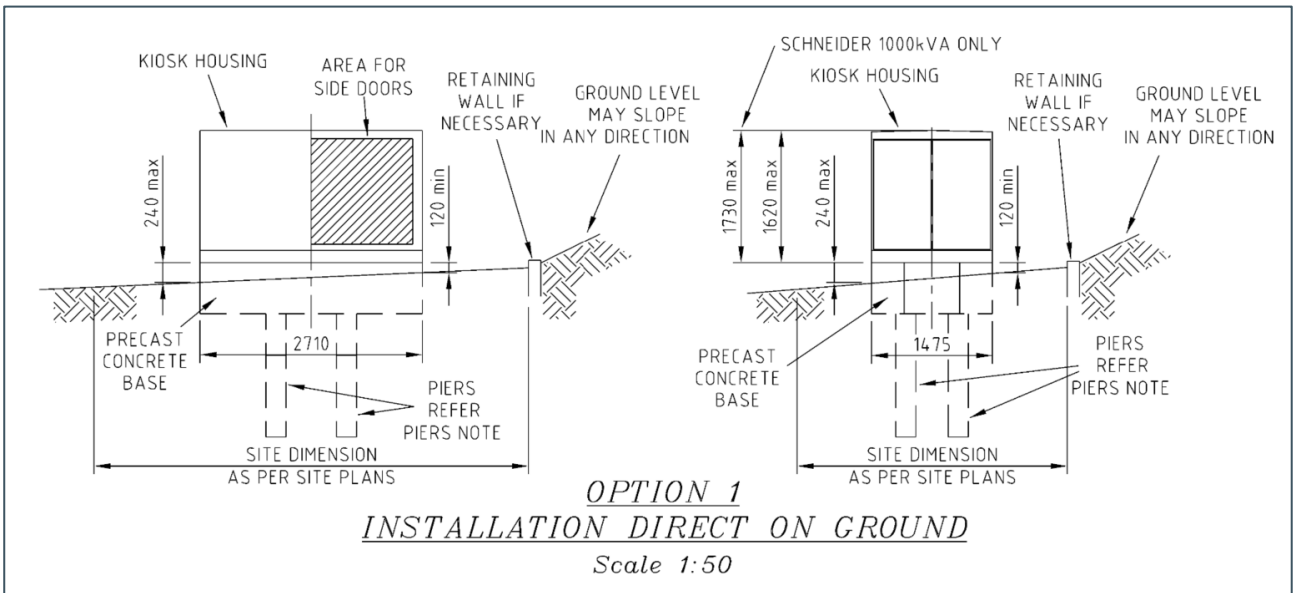


Figure 5: Standard Kiosk Substation section view



3. Telecommunications

3.1 Existing Infrastructure

The current BYDA information indicates that there are in-ground communication services which run along the Flide Street boundary of the development. The telecommunications services listed below are available to the development site.

- > NBNco

The dial before you dig has shown that there are two carriers within the area, including NBN, that could be extended to serve this site. The new development will require a new incoming telecommunications feed from Brisbane Street, subject to Authority, consisting of lead-in conduits from the nearby NBN pits.

3.1.1 NBN Inground Asset

Existing NBN telecommunications assets are shown by the Inground assets map below. There is currently a lead-in to the site from Flide Street and a pit within the site boundary. New connections shall be available if required.

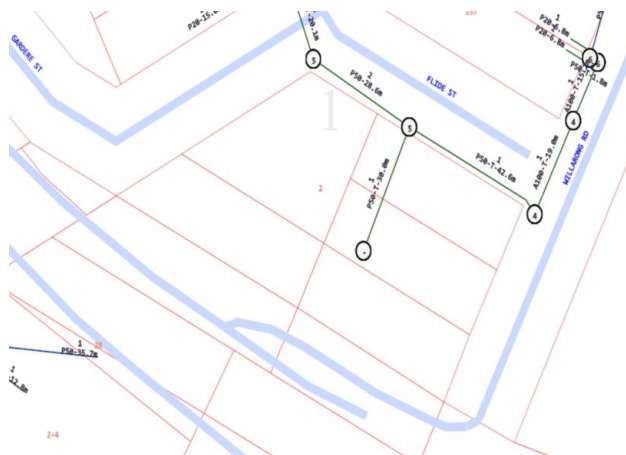


Figure 4 - NBN/Telstra Inground Assets

Please note existing NBN assets are within the development site. Authorities need to be notified of any excavation/removal/relocation of their assets before commencement of any works. Should the builder proceed with NBN infrastructure removal ADP will submit relocation application to carriers. Carriers will send the offer with scope of works along with the invoice which will be sent to the client to be accepted.

3.1.2 NBN Connection

As per the NBN technology map, there are currently several FTTP connections in the area of the site.

An NBN application must be lodged. Typical cost of connection for Multi Dwelling Units (MDU): \$400 (incl. GST) per premises. The proposed development requests a minimum of 195 connections, subject to final design.

3.2 New Works Associated with Telecommunications Infrastructure

The new development will require an upgrade of telecommunications provision from the frontage of the development site to accommodate the number of tenants required.

The final connection point is up to the discretion of the telecommunications network operator.

Applications to telecommunications providers should be made at the first opportunity once the exact final requirements are further identified and confirmed to avoid potential delays.

4. SSDA Water & Sewer Infrastructure

4.1 Existing Infrastructure

The BYDA information provided by Sydney Water indicates there is an existing water and sewer network.

The existing water and sewer network system around the site can be summarised as follows:

- > A 200mm CACL water main is located outside the eastern boundary, along the western side of Willarong Road.
- > A 225mm SGW sewer main runs along the eastern side of Willarong Road, with a junction before connecting to the sewer main running along the northern side of the Sutherland/Cronulla Train Line.
- > A 100mm CACL water main is located outside the northern boundary, along the southern side of Flide Street
- > A 100mm CACL water main runs along Gardere Street, connecting to the 100mm main in Flide Street before ultimately connecting to the 200mm water main in Willarong Road.
- > A 225mm SGW sewer main is located along the northern side of the Sutherland/Cronulla Train Line and continues westward through Gardere Street. From this main, a 150mm SGW sewer main branches south along the eastern side of Gardere Street, starting at Flide Street and connecting into the 225mm main via a manhole. This branch contains a junction pit with an existing sewer connection into the development site.
- >

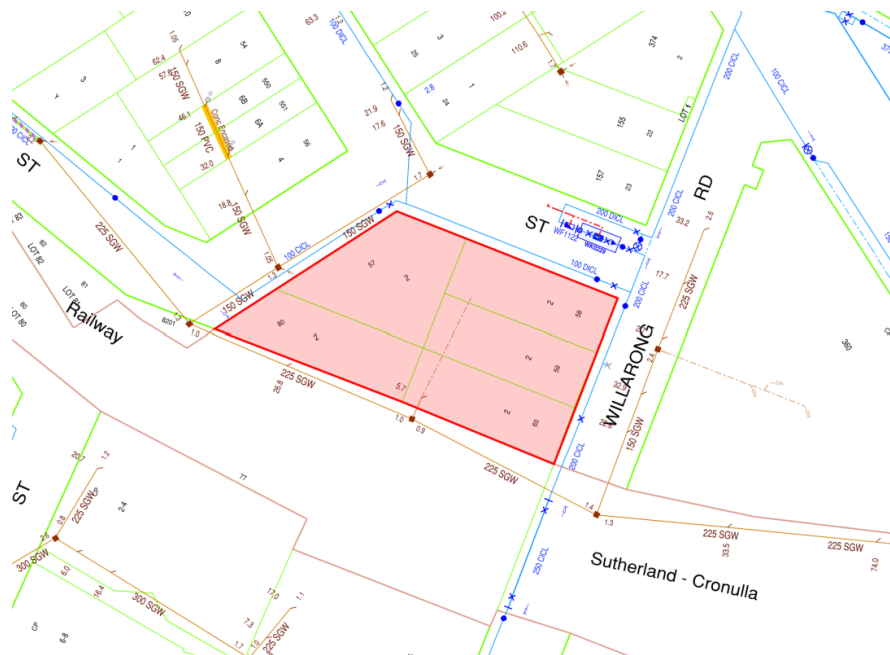


Figure 5 Existing Sydney Water Assets

4.2 Water and Sewer Max Demand Calculations

The calculations below demonstrate the expected average and maximum hydraulic demand of the proposed residential development, based on the guidelines provided by Sydney Water.

4.2.1 Water and Sewer Max Demand Calculations

- > The total site estimated average demand for potable water @ 68,880L/day and the maximum wastewater demand @ 61,500L/day. Refer to table 1.
- > The total site estimated max demand for potable water @ 89,544L/day and the maximum wastewater demand @ 79,950L/day. Refer to table 2.

Building Reference	Average Potable Water (L/day)	Average Wastewater Discharge (L/day)
Residential	68,880	61,500

Table 1 Estimated Average demand table (as per Sydney Water Guidelines)

Building Reference	Max Potable Water (L/day)	Max Wastewater Discharge (L/day)
Residential	89,544	79,950

Table 2 Estimated max demand table (as per Sydney Water Guidelines)

4.3 Existing Water Services

ADP have received three off pressure and flow inquiries (PFI) from Sydney Water.

- > Flide St (Southern Side)
- > Gardere St (Southern Side)
- > Willarong Rd (Western Side)

Flide St Ø100mm DICL Water Main

Pressure expected to be maintained for 95% of the time	Flow (L/sec)	Pressure head (m)
	10	45
	15	43
	20	41

Table 3 Flide Street Water Main

Gardere St Rd Ø100mm CICL Water Main

Pressure expected to be maintained for 95% of the time	Flow (L/sec)	Pressure head (m)
	10	27
	15	27
	20	26

Table 4 Gardere Street Water Main

Willarong Rd Ø200mm CICL Water Main

Pressure expected to be maintained for 95% of the time	Flow (L/sec)	Pressure head (m)
	10	47
	15	47
	20	47
	25	47
	30	47

Table 5 Willarong Road Water Main

The results confirm that the Sydney Water mains have sufficient capacity and flow to meet both the average and peak demands of the proposed development. This demonstrates that the existing network is capable of reliably servicing the site without the need for additional water storage or augmentation.

The preferred connection point is the Ø200 CICL Sydney Water main located on Willarong Road, subject to confirmation by the WSC.

The DN100 connection to the town main on Gardere St is proposed to be made for the sprinkler and hydrant system. Liaison with the Sydney Water, Water Services Coordinator (WSC) will confirm the main will be suitable for connection to serve the site, pending final confirmation from Sydney Water's Section 73 Notice of Requirements.

4.4 Sewer Services

There is an existing 225mm SGW sewer main which is the recommended and preferred connection point TBC by the WSC located along the northern side of the Sutherland/Cronulla Train Line.

Based on our max demand calculations the sewer infrastructure should be capable of the site discharge without upgrade. A section 73 application will need to be made to confirm this.

4.5 Water & Sewer Services Staging

There are no plans to stage the SSDA development, this will be a single stage delivery.

4.6 Items to be resolved

The following items will need to be confirmed during the design development process:

- > Invert level of sewer junction
- > Final size for sewer and water required feed
- > Method of reticulation to serve site
- > Section 73 Application to confirm connection points for sewer and water via the Notice of Requirements.

5. SSSA Gas Infrastructure

5.1 Existing Infrastructure

The BYDA information provided by Jemena indicates there is an existing gas network.

The existing gas network system around the site can be summarised as follows:

- > A 32mm NY network gas main (210kPa) is currently on the eastern side of site within Willarong Rd



Figure 6 Gas Infrastructure (Jemena)

5.2 Natural Gas

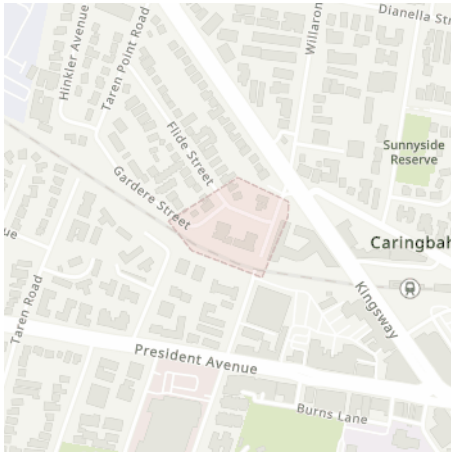
This will be a fully electrified site so there are no new connections proposed to serve the development.



Appendix A

Before You Dig Australia (BYDA)

[Review responses online](#) ↗



Received 6 of 8 responses
Waiting for more

2 Flide Street, Caringbah NSW 2229

Job dates
14/05/2025 → 21/05/2025

These plans expire on
5 Jun 2025

Lodged by
ADP Consulting

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 Ausgrid	Waiting	-
🏠 Jemena Gas South	Received	4
🏠 NBN Co NswAct	Received	10
🏠 Optus and or Uecomm Nsw	Received	21
🏠 Sydney Water	Received	35
🏠 Telstra NSW Central	Received	43
🏠 TPG Telecom (NSW)	Received	52
🏠 Transport for NSW	Waiting	-



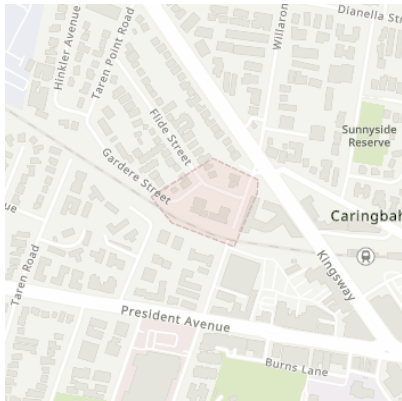
Contact Details

Contact ADP Consulting	Contact number (02) 8203 5447	Company ADP Consulting	Enquirer ID 3171409
Email sydneyutilities@adpconsulting.com.au		Address Level 3 8 Spring Street Sydney NSW 2000	

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job 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.

Enquiry date 08/05/2025	Start date 14/05/2025	End date 21/05/2025	On behalf of Private	Job purpose Excavation	Locations Both Road, Nature Strip, Footpath	Onsite activities Manual Excavation, Mechanical Excavation
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Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference SYD3634	Address 2 Flide Street Caringbah NSW 2229	Notes/description -
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Your Responsibility and Duty of Care

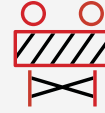
- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
254716300	Ausgrid	(02) 4951 0899	NOTIFIED
254716303	Jemena Gas South	1300 880 906	NOTIFIED
254716299	NBN Co NswAct	1800 687 626	NOTIFIED
254716305	Optus and or Uecomm Nsw	1800 505 777	NOTIFIED
254716306	Sydney Water	13 20 92	NOTIFIED
254716304	Telstra NSW Central	1800 653 935	NOTIFIED
254716302	TPG Telecom (NSW)	1800 786 306	NOTIFIED
254716301	Transport for NSW	(02) 9983 3030	NOTIFIED

END OF UTILITIES LIST



Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

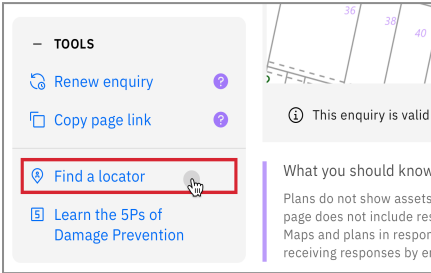
Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

Get FREE Quotes for Contractors & Equipment Fast



Use iseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

GET QUOTE

Use iseekplant to find trusted contractors near you today, visit: blog.iseekplant.com.au/byda-isp-get-quotes

Book a FREE BYDA Session



BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit: byda.com.au/contact/education-awareness-enquiry-form

BOOK NOW

Referral
254716303

Member Phone
1300 880 906

Responses from this member

Response received Thu 8 May 2025 11.44am

File name	Page
Response Body	5
image1	Excluded
Standard_Gas_Coversheet_Jemena.pdf	6
Jemena_BYDAResponse_STD_50132810_254716303.pdf	8

Dear ADP Consulting

REF: BYDA JOB:50132810 SEQ:254716303 - 2 Flide Street Caringbah NSW 2229

Thank you for your BYDA inquiry. For a detailed response from Jemena, please refer to the attached documents.

Please follow the excavation guidelines attached.

For your safety and to further reduce the risk of accidental hit to Jemena's services, the attached plans will now show lines from the mains to the serviced properties, representing Jemena's Gas Service Pipes. This new detail is explained further on the attached legend.

This information is valid for 28 days from the date of enquiry.

Regards

BYDA Admin, Jemena

Level 14, 99 Walker Street North Sydney, NSW
2060

PO Box 1220, North Sydney, NSW 2059

1300 880 906

www.jemena.com.au |

www.gonaturalgas.com.au



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ASSETS AFFECTED

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

Please note that there are **Gas Mains or Services** 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. For an explanation of the map, please see the legend attachment and read the important information below.

Please note that you have duty of care to ensure that Jemena's assets are not compromised or damaged during any digging, future development or construction work.

Excavation Guidelines:

It is essential that the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If you cannot locate the pipe, contact the local depot.

Important Information:

1. The enclosed plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together "Jemena") and show the position of Jemena's underground gas mains and installations in public gazetted roads. If the enclosed plans show gas assets located on private property or other third party property, these are approximate locations.
2. There may be underground assets owned by other utilities in the vicinity of your work and it is your responsibility to identify and locate such assets.
3. The plans may show the position of underground mains and installations relative to fences, buildings and other structures, as they existed at the time the assets were installed and may not have been updated to take account of any subsequent change in the location or style of those features. Depth of underground assets may also vary as a result of changes to road, footpath or surface levels subsequent to installation.
4. While Jemena takes all reasonable care to ensure the accuracy and completeness of the information provided, it 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 or omission. It is intended to be indicative only and must not be solely relied upon when undertaking underground works.
5. Except to the extent that liability may not be capable of being lawfully excluded, Jemena, its employees, agents, officers and contractors will not be liable to any person for loss or damage (including indirect and consequential loss or damage) which may be suffered or incurred in connection with the provision of this information.
6. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains, service lines and equipment. In accordance with the *Work Near Underground Assets – Guide* published in 2007 by Work Cover Authority*, Jemena recommends that you carry out potholing by hand to accurately confirm the location of gas mains and installation prior to commencing excavations.

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 - **Treat as High Pressure**
- Conduit or Casing
100 PVC Size & Material (see conduit material codes)
- Critical Main - **Treat as High Pressure**
(Main coloured as per kPa)
- Exposed Main section
EXPOSED
- Shallow Main section: see Protection Code below, no code assume no protection
SHALLOW-SP

SP	Steel Plate	CE	Concrete Encased
PP	PE Plate	UNK	Unknown Type
CS	Concrete Slab		
- Warning** - Blue Jacket Coated gas main
(Main coloured and styled as per kPa)

Gas Services

- Gas service – coloured by kPa
- Serviced Site indicator

Jemena has created service pipe features programmatically based on known pipe characteristics and cartographic principles. They may provide guidance to identify assets whilst in the field in addition to existing processes.

Network Assets

- Siphon
- Network Valve
- High Pressure Main Line Valve ($\geq 1050\text{kPa}$)
- High Pressure Automatic Line Break Valve ($> 1050\text{kPa}$)
- Boundary Regulator Set ($\leq 1050\text{kPa}$)
- Distribution Regulator Set ($\leq 1050\text{kPa}$)
- High Pressure Regulating Station ($> 1050\text{kPa}$)

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

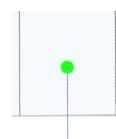
- 6 NB 50MM NY** 50mm Nylon main inserted into 6 inch (Nominal Bore) Cast Iron pipe
- 50MM 32MM NY** 32mm Nylon main inserted into 50mm Steel pipe

~1.5 Distance (in metres) of main from Boundary Line (MBL)

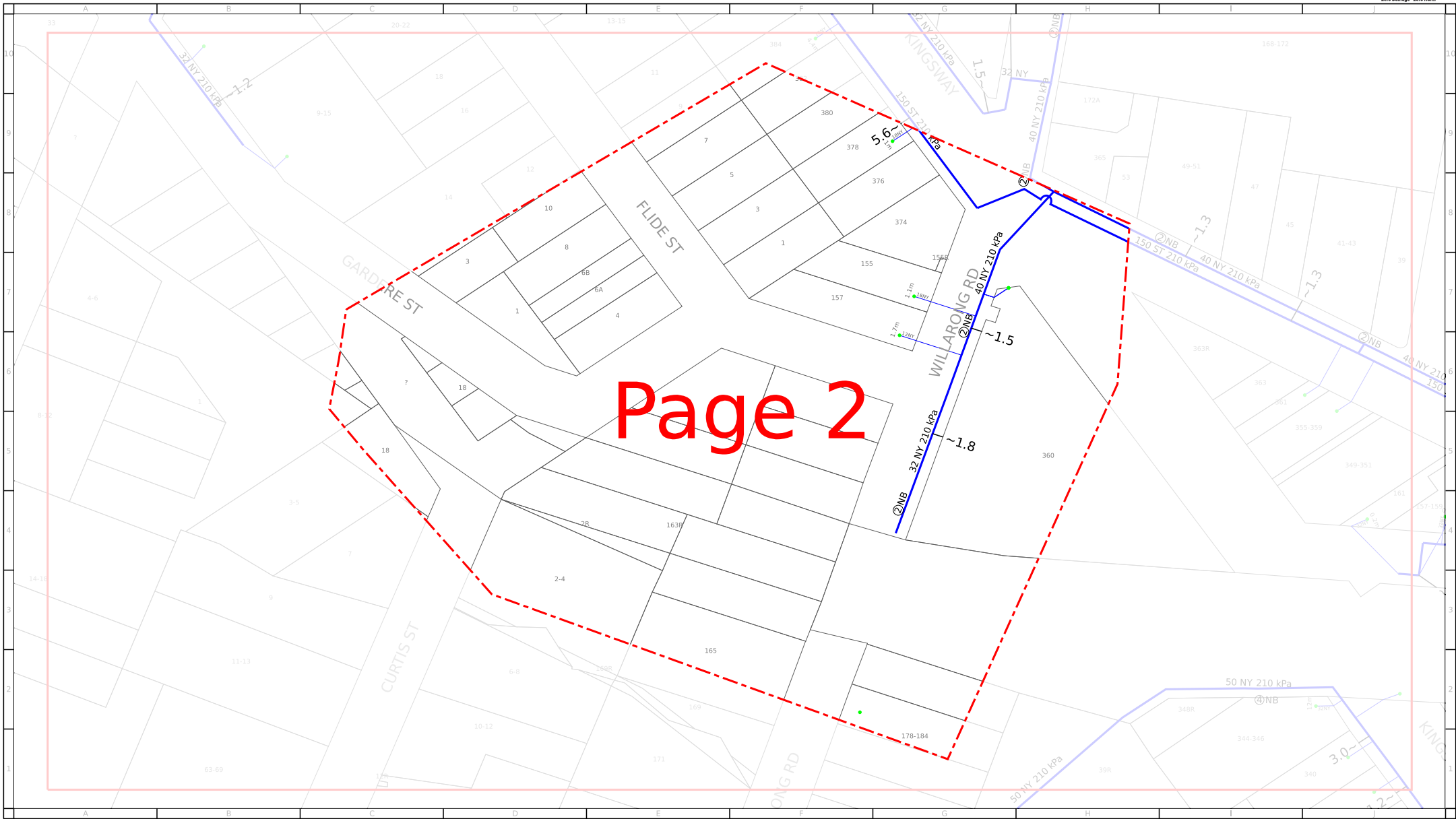
MBK	Distance in Metres Back of Kerb
MKL	Distance in Metres from Kerb Line
MEBL	Distance in Metres from Eastern Boundary Line (North/South/West)
MCL	Distance in Metres from Centre Line of Road
MFL	Distance in Metres from Fence Line



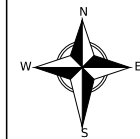
Distance (in metres) of service from side Boundary where the service pipe crosses from the road reserve into the private lot
Service placed towards left or right boundary
Service pipe size & material where known



For connected sites with insufficient asset details, service is shown down the centre of the lot with no attributes plotted



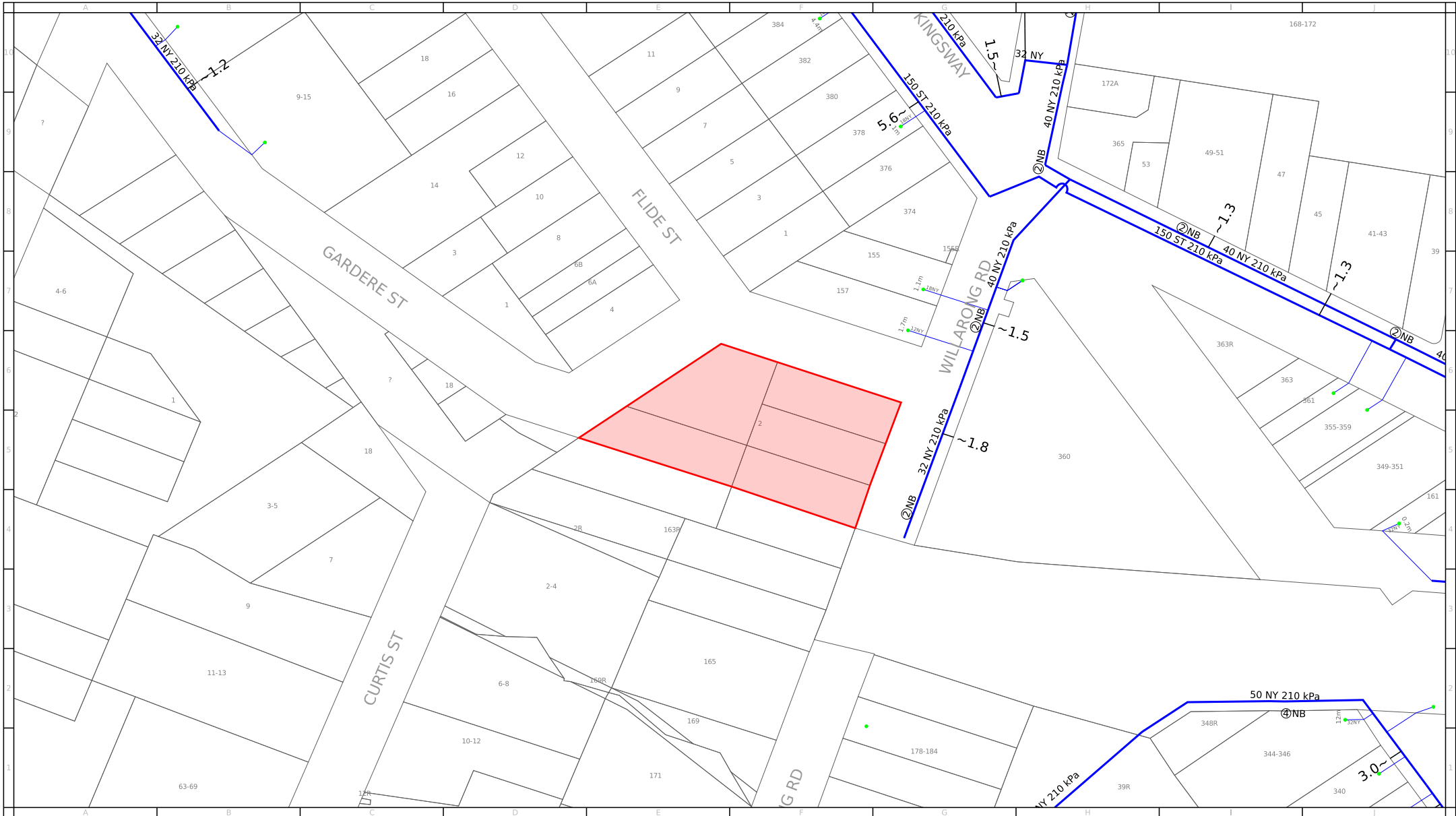
For legend details, please refer to the Coversheet attachment provided as part of this BYDA response.



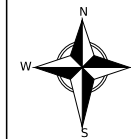
Scale: 1:2101

Issue Date: 08/05/2025
 BYDA Seq No: 254716303
 BYDA Job No: 50132810
 Overview Page:

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. 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.



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



Scale: 1:2000

Issue Date: 08/05/2025
 BYDA Seq No: 254716303
 BYDA Job No: 50132810



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.

Referral
254716299

Member Phone
1800 687 626

Responses from this member

Response received Thu 8 May 2025 11.42am

File name	Page
Response Body	11
Disclaimer_254716299_20250508_014149184968.pdf	12
254716299_20250508_014149184968_1.pdf	16
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	19

Hi ADP Consulting,

Please find attached the response to your DBYD referral for the address mentioned in the subject line. The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid.

Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue.

If you have any further enquiries, please do not hesitate to contact us.


Regards,
Network Services and Operations
NBN Co Limited
P: 1800626329
E: dbyd@nbnco.com.au
www.nbnco.com.au

Confidentiality and Privilege Notice

This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, and you should destroy this message and kindly notify the sender by reply e-mail. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of NBN Co Limited

Please Do Not Reply To This Mail

To: ADP Consulting
Phone: Not Supplied
Fax: Not Supplied
Email: sydneyutilities@adpconsulting.com.au

Before You Dig Australia Job #:	50132810	
Sequence #	254716299	
Issue Date:	08/05/2025	
Location:	2 Flide Street , Caringbah , NSW , 2229	

Information

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

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	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 BYDA 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 Before You Dig Australia 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 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 BYDA 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 BYDA

Date: 08/05/2025

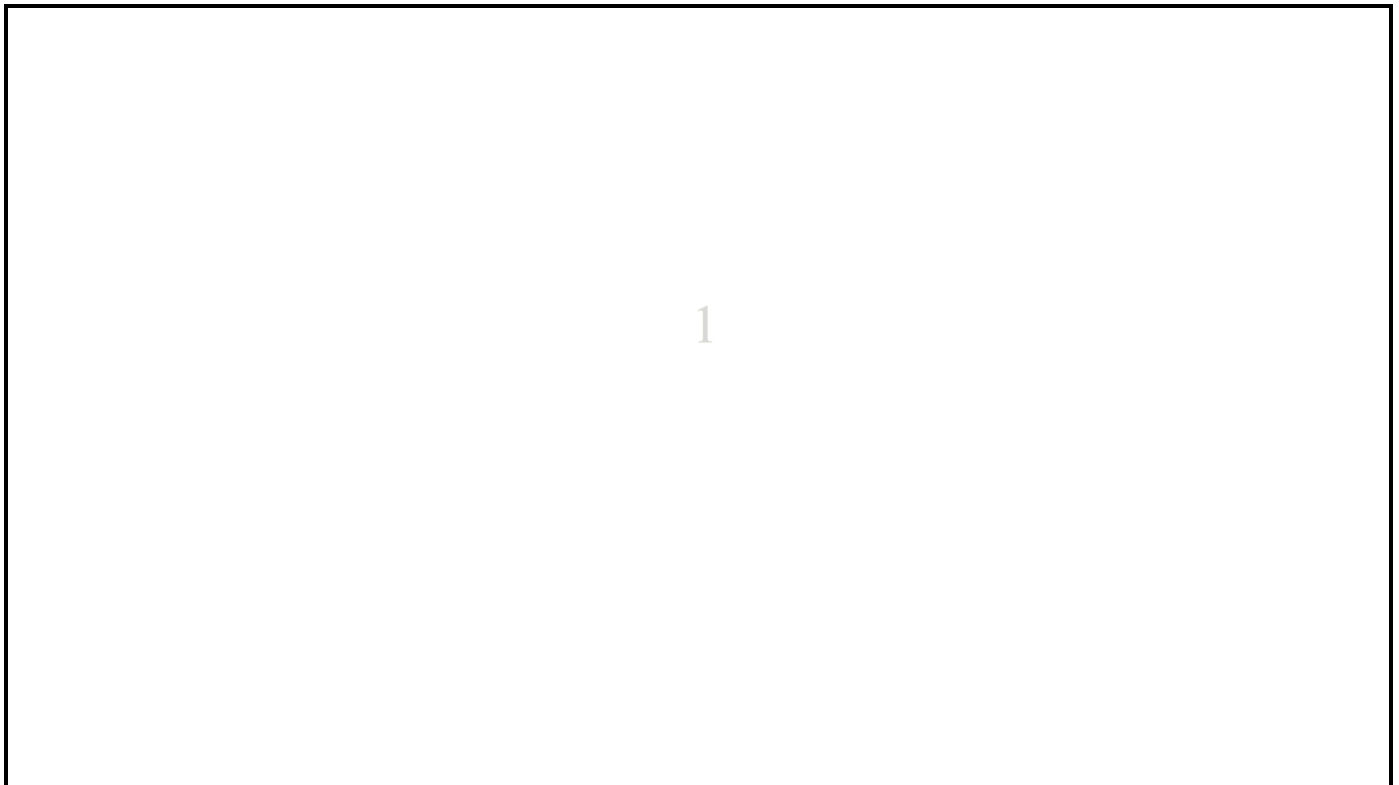
This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent 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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To: ADP Consulting
Phone: Not Supplied
Fax: Not Supplied
Email: sydneyutilities@adpconsulting.com.au

Dial before you dig Job #:	50132810	 BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm
Sequence #	254716299	
Issue Date:	08/05/2025	
Location:	2 Flide Street , Caringbah , NSW , 2229	

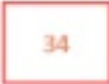




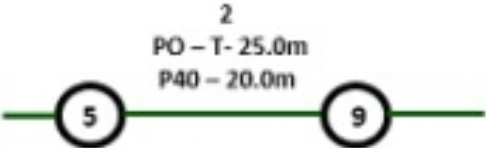






Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

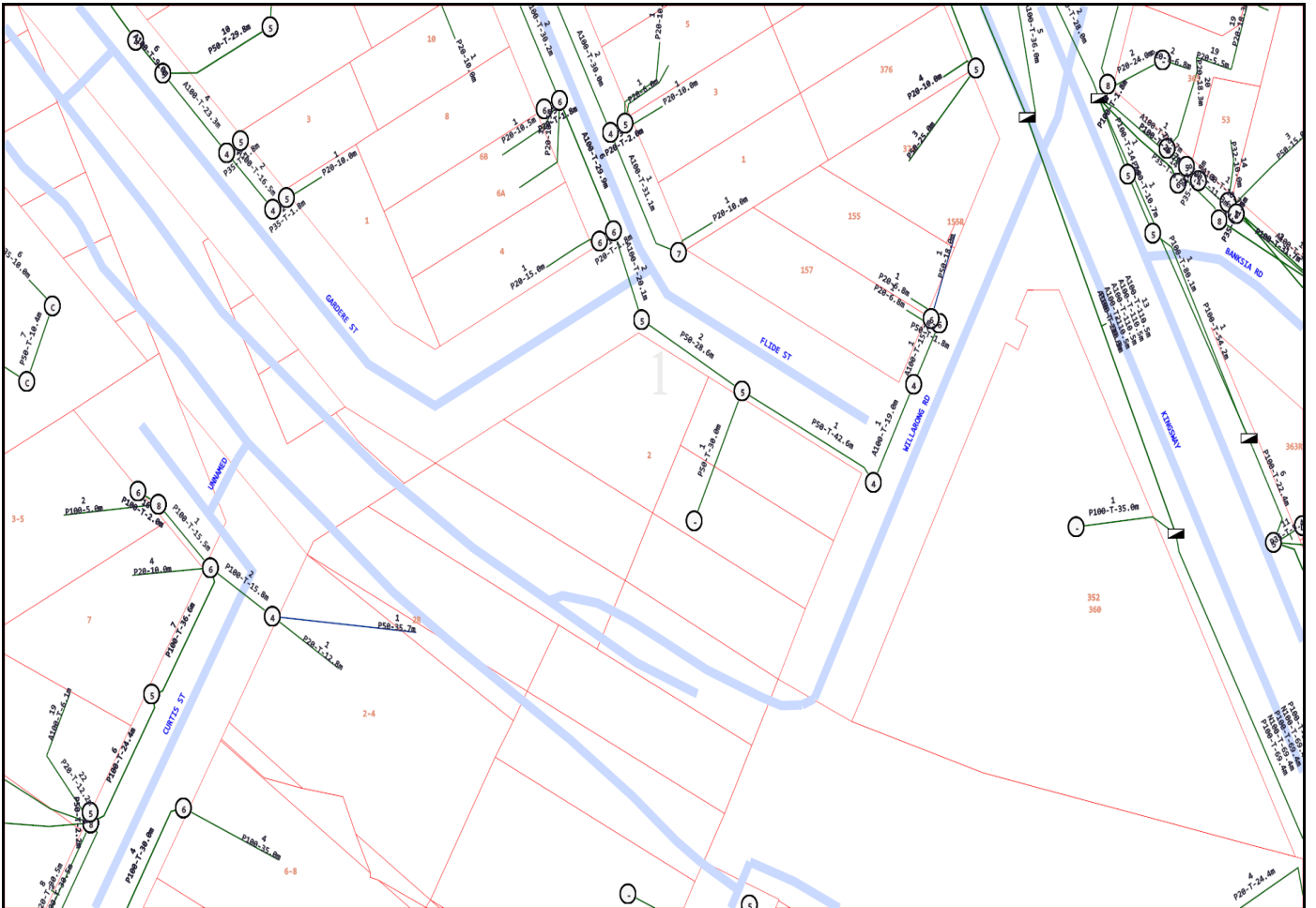




LEGEND



	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 INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (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**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



Working near nbn™ cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

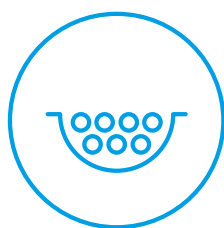
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



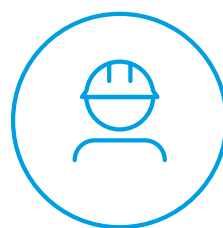
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



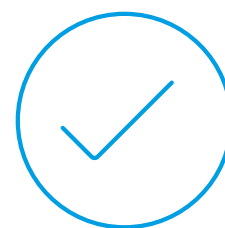
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

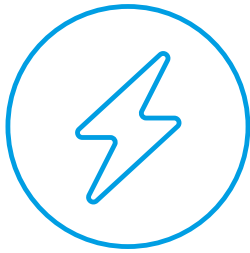


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

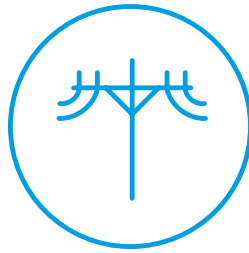


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

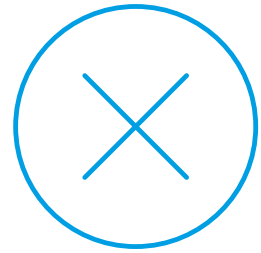
Working near **nbn**[™] cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All **nbn**[™] network facility damages must be reported online [here](#).
For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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Referral
254716305

Member Phone
1800 505 777

Responses from this member

Response received Thu 8 May 2025 11.36am

File name	Page
Response Body	22
254716305 - Optus Response Letter.pdf	23
254716305 - Optus Plan.pdf	34

Optus - Before You Dig Australia - REFERRAL NOTIFICATION

This referral has been successfully processed by Optus and the results are contained in the attached files.

Notice: Please DO NOT REPLY TO THIS EMAIL as it has been automatically generated and replies are not monitored.

If you have any queries or attachments missing please contact:

Network Operations Centre

1 Lyonpark Road,

Macquarie Park, NSW 2113

Ph: 1800 505 777

Fax: 1300 307 035

You will require Adobe Reader to view attachments.

<http://www.adobe.com/downloads/>

We thank you for your enquiry and appreciate your continued use of the "Before You Dig Australia Service" Asset Analysis Service. If you require further information in relation to Optus and/or Uemcomm cables please contact Optus on above.

This reply relates only to the location indicated above and is valid for 30 days from the sent date. Where additional works are planned that have not been specified within this reply, Optus require that an additional enquiry be submitted to Before You Dig Australia enquiry Service: <http://www.byda.com.au>

In the case of no additional location request being submitted, Optus will hold the relevant party responsible for any damage to Optus and/or Uecomm plant and all expenses incurred by Optus as a result of asset damage.

This e-mail may contain confidential information. If you are not the intended recipient, please notify Network Operations Centre immediately and delete this e-mail from your system. You must not disclose this e-mail to anyone without express permission from the sender. The contents of all e-mails sent to and received from Optus may be scanned, stored, or disclosed to others at Optus' discretion.

Date: 08 May 2025
To: ADP Consulting
Company: ADP Consulting
Address: Level 3,8 Spring Street
Sydney, NSW 2000

ENQUIRY DETAILS

Location: 2 Flide Street, Caringbah, NSW 2229
Sequence No.: 254716305
BYDA Reference: 50132810

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).

PLEASE NOTE that any interference with these assets may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

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 LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS 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:

- Obtain location drawings (through the Before You Dig Australia process) of any existing Optus assets at a reasonable time before any planned works begin;
- 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
- Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 505 777 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").

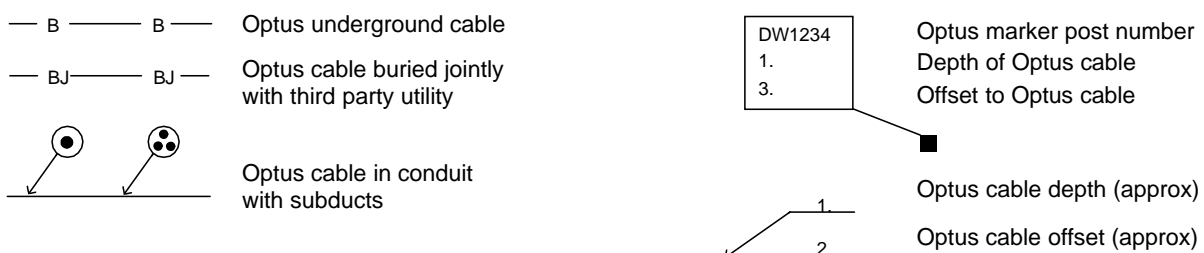
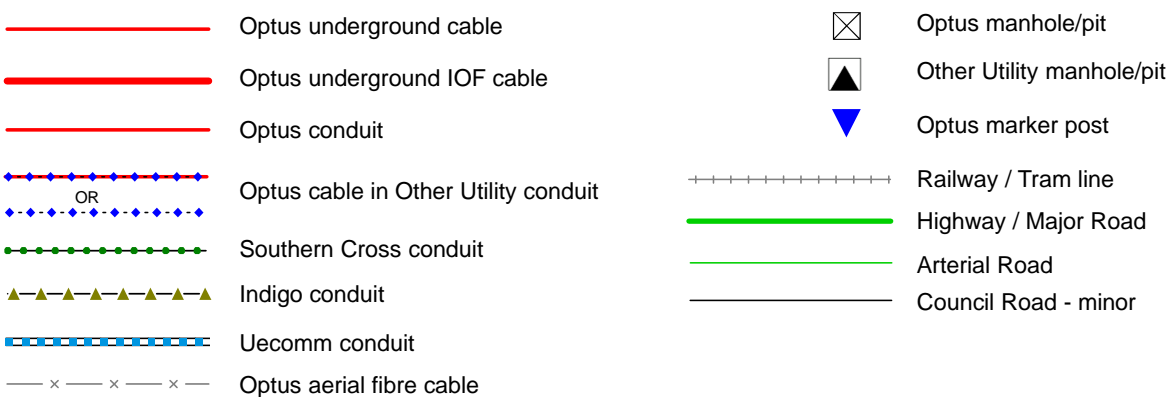
FURTHER ASSISTANCE

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

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





Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiansubsurface.com	ALL	ALL
Andrew Watson	Subsurface Mapping Solutions Pty Ltd	0408 839 723	admin@subsurfacems.com.au	ALL (Not TAS)	South East QLD + Aus wide
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Sequence Number: 254716305

Date Generated: 08 May 2025



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



Referral
254716306

Member Phone
13 20 92

Responses from this member

Response received Thu 8 May 2025 11.32am

File name	Page
Response Body	36
Guide_to_Sydney_Water_DBYD_Plans.pdf	37
MAP_25471630650132810.pdf	39
Important_Information_Sydney_Water_DBYD_Plans.pdf	40

Asset Name: 80210

Date of enquiry: 8/05/2025 1:30:00 AM

Notification No: 50132810 (Job No)

Sequence No: 254716306

Customers Name: ADP Consulting

Customers Phone No: +61282035447,

Address supplied for dig site location

2 Flide Street, Caringbah, NSW

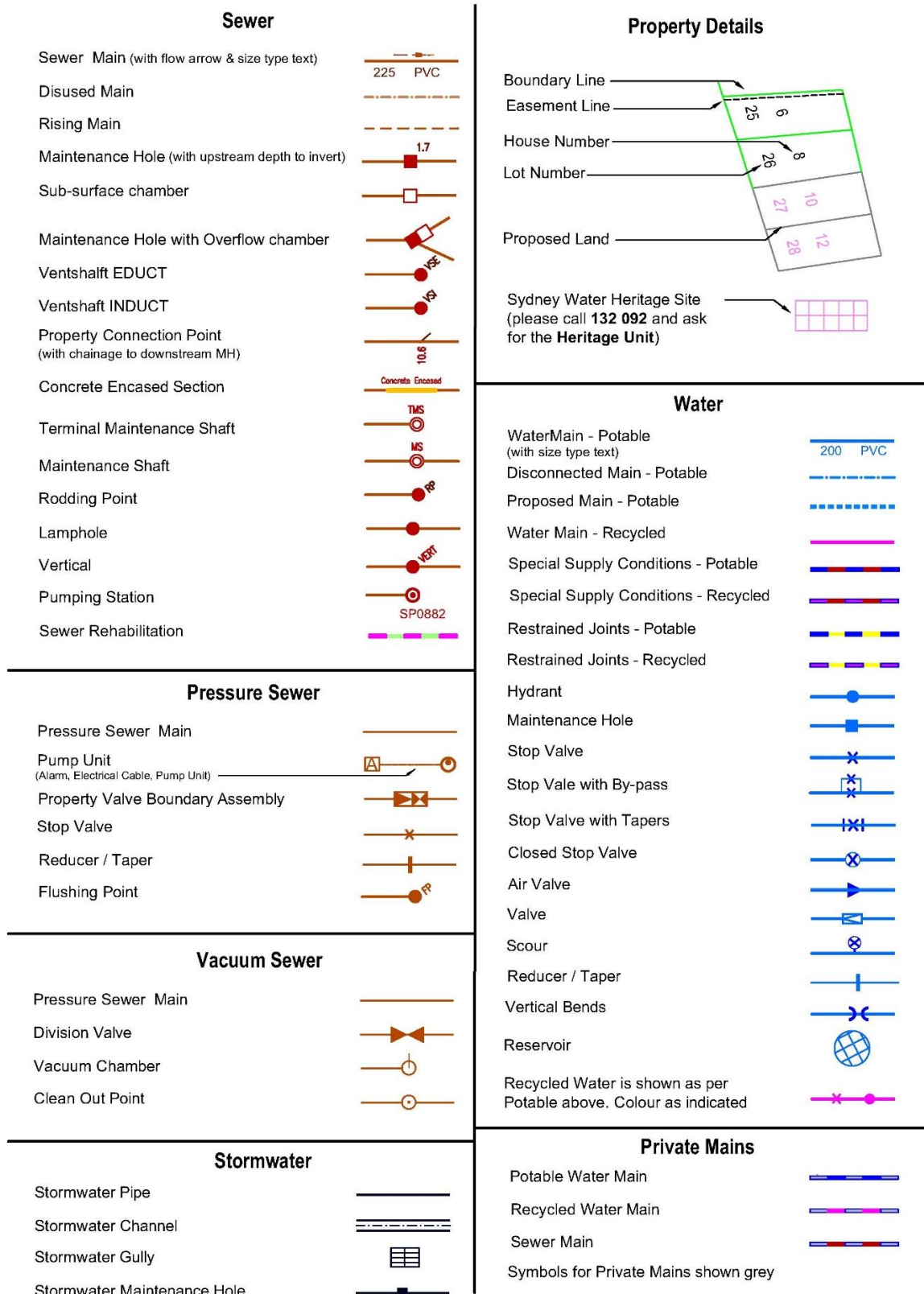
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Guide to reading Sydney Water Before You Dig Plans

This guide will help you understand our plans and what our services are.



Pipe types

ABS	Acrylonitrile Butadiene Styrene	AC	Asbestos Cement
BRICK	Brick	CI	Cast Iron
CICL	Cast Iron Cement Lined	CONC	Concrete
COPPER	Copper	DI	Ductile Iron
DICL	Ductile Iron Cement (mortar) Lined	DIPL	Ductile Iron Polymeric Lined
EW	Earthenware	FIBG	Fibreglass
FL BAR	Forged Locking Bar	GI	Galvanised Iron
GRP	Glass Reinforced Plastics	HDPE	High Density Polyethylene
MS	Mild Steel	MSCL	Mild Steel Cement Lined
PE	Polyethylene	PC	Polymer Concrete
PP	Polypropylene	PVC	Polyvinylchloride
PVC - M	Polyvinylchloride, Modified	PVC - O	Polyvinylchloride, Oriented
PVC - U	Polyvinylchloride, Unplasticised	RC	Reinforced Concrete
RC-PL	Reinforced Concrete Plastics Lined	S	Steel
SCL	Steel Cement (mortar) Lined	SCL IBL	Steel Cement Lined Internal Bitumen
SGW	Salt Glazed Ware	SPL	Steel Polymeric Lined
SS	Stainless Steel	STONE	Stone
VC	Vitrified Clay	WI	Wrought Iron
WS	Woodstave		

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)

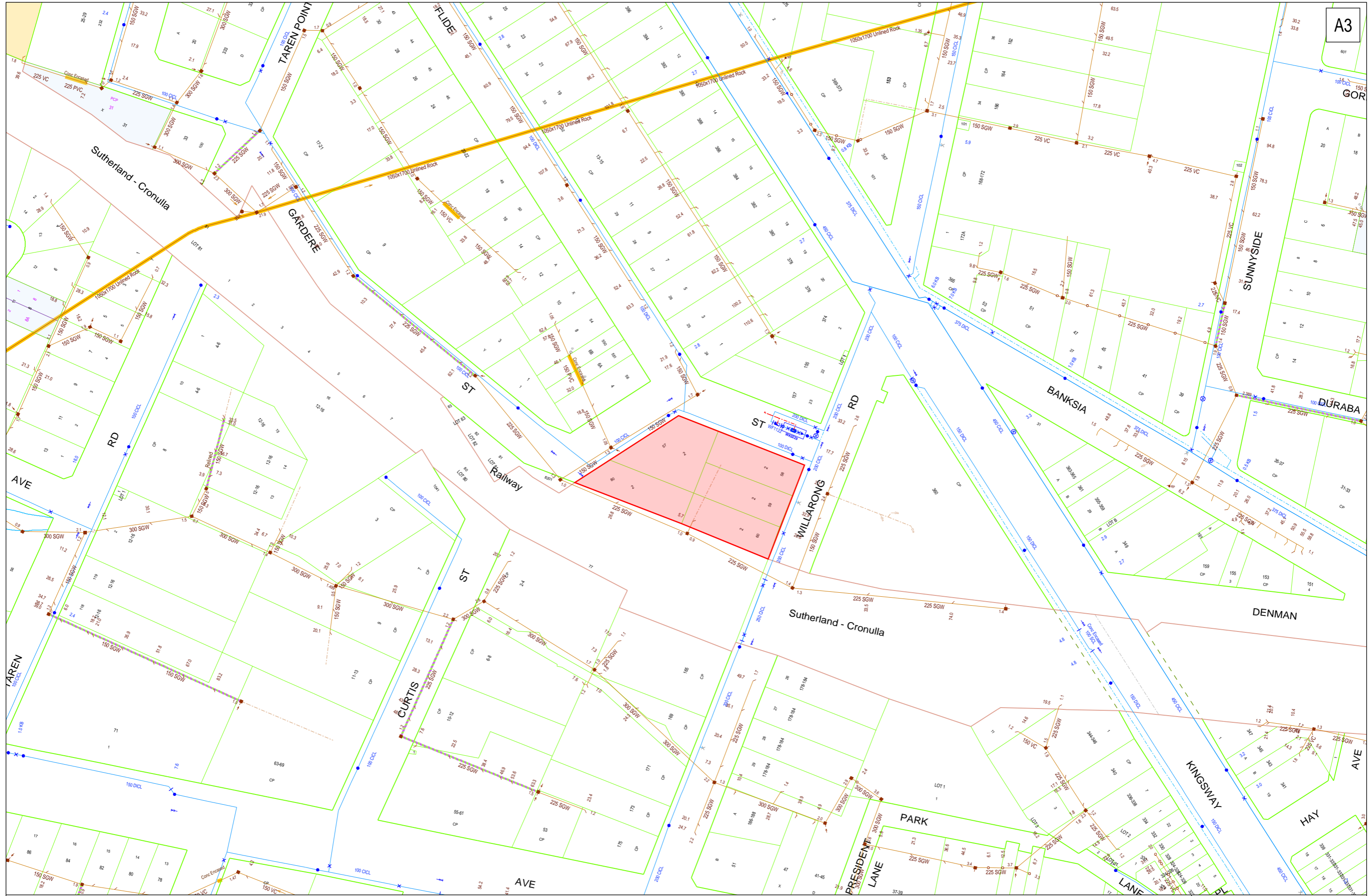
Further information and guidance is available in the 'Plumbing, building and developing' section of Sydney Water's website at www.sydneywater.com.au, where you will find the following under 'Before You Dig':

- Essential references
 - Avoid Damaging Water and Sewer Pipelines
 - Important Information about Before You Dig
 - Technical guidelines: Building over and adjacent to pipe assets
- See Also
 - Building over or next to assets, section of Sydney Water's website at www.sydneywater.com.au

Or call **13 20 92** for Customer Enquiries.

Note: The lodging of enquiries via www.byda.com.au will enable you to receive, via email, colour plans in PDF format 24 hours a day, 7 days a week.

This communication is confidential. If you are not the intended recipient, please destroy all copies immediately. Sydney Water Corporation prohibits unauthorised copying or distribution of this communication.

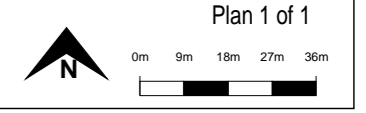


DBYD Address:
 2 Flide Street
 Caringbah NSW 2229

DBYD Job No: 50132810
 DBYD Sequence No: 254716306

Copyright Reserved Sydney Water 2025
 No warranty is given that the information shown is complete or accurate.
 SYDNEY WATER CORPORATION

Scale: 1:1500
 Date of Production: 08/05/2025



Important information about Before You Dig

The material provided or made available to you by Sydney Water (including on the Sydney Water website) in relation to your Before You Dig enquiry (Information) is provided on each of the following conditions, which you are taken to have accepted by using the Information:

- 1 The Information has been generated by an automated system based on the area highlighted in the “Locality Indication Only” window on your Confirmation Email. It is your responsibility to ensure that the dig site is properly defined when submitting your Before You Dig enquiry and, if the Information does not match the dig site, to resubmit your enquiry for the correct dig site.
- 2 Neither Sydney Water nor Before You Dig make any representation or give any guarantee, warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information. The Information, including Sydney Water plans and work-as-executed diagrams, amongst other things:
 - (a) may not show all existing structures, including Sydney Water’s pipelines, particularly in relation to newer developments and in relation to structures owned by parties who do not participate in the Before You Dig service;
 - (b) may be out of date and not show changes to surface levels, road alignments, fences, buildings and the like;
 - (c) is approximate only and is therefore not suitable for scaling purposes; and
 - (d) does not show locations of property services (often called house service lines) belonging to or servicing individual customers, which are usually connected to Sydney Water’s structures.
- 3 You are responsible for, amongst other things:
 - (a) exposing underground structures, including Sydney Water’s pipelines, by pot-holing using hand-held tools or vacuum techniques so as to determine the precise location and extent of structures before any mechanical means of excavation are used;
 - (b) the safe and proper excavation of and for underground works and structures, including having regard to the fact that asbestos cement pipelines, which can pose a risk to health, may form part of Sydney Water’s water and sewerage reticulation systems;
 - (c) protecting underground structures, including Sydney Water’s pipelines, from damage and interference;
 - (d) maintaining minimum clearances between Sydney Water’s structures and structures belonging to others;
 - (e) ensuring that backfilling of excavation work in the vicinity of Sydney Water’s structures complies with Sydney Water’s standards contained on its website or otherwise communicated to you;
 - (f) notifying Sydney Water immediately of any damage caused or threat of damage to Sydney Water’s structures;
 - (g) ensuring that plans are approved by Sydney Water (usually signified by stamping) prior to landscaping or building over or in the vicinity of any Sydney Water structure;
 - (h) ensuring that the Information is used only for the purposes for which Sydney Water and Before You Dig intended.

- 4 You acknowledge that you use the Information at your own risk. In consideration for the provision of the Before You Dig service and the Information by Sydney Water and Before You Dig, to the fullest extent permitted by law
- (a) 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 and to the extent that those statutory guarantees cannot be excluded, the liability of Sydney Water and Before You Dig to you is limited to either of the following as nominated by Sydney Water in its discretion, which you agree is your only remedy:
 - (i) the supplying of the Information again; or
 - (ii) payment of the cost of having the Information supplied again;
 - (b) in no event will Sydney Water or Before You Dig be liable for, and you release Sydney Water and Before You Dig 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:
 - (i) whether arising under statute or in contract, tort or any other legal doctrine, including any negligent act, omission or default (including willful default) by Sydney Water or Before You Dig; and
 - (ii) regardless of whether Sydney Water or Before You Dig are or ought to have been aware of, or advised of, the possibility of such loss, costs or damages;
 - (c) you will indemnify Sydney Water and Before You Dig against any Loss arising from or in connection with Sydney Water providing incorrect or incomplete information to you in connection with the Before You Dig service; and
 - (d) you assume all risks associated with the use of the Before You Dig and Sydney Water websites, including risk to your computer, software or data being damaged by any virus, and you release and discharge Sydney Water and Before You Dig from all Loss which might arise in respect of your use of the websites.
- 5 “**Sydney Water**” means Sydney Water Corporation and its employees, agents, representatives and contractors. “**Before You Dig**” means Before You Dig Australia and its employees, agents, representatives and contractors. References to “**you**” include references to your employees, agents, representatives, contractors and anyone else using the Information. References to “**Loss**” include 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). To the extent of any inconsistency, the conditions in this document will prevail over any other information provided to you by Sydney Water and Before You Dig.

In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)

Further information and guidance is available in the 'Plumbing, building and developing' section of Sydney Water's website at www.sydneywater.com.au, where you will find the following under 'Before You Dig':

- Essential references
 - Guide to Reading Sydney Water BYDA Plans
 - Avoid Damaging Water and Sewer Pipelines
 - Technical guidelines: Building over and adjacent to pipe assets
- See Also
 - Building over or next to assets, section of Sydney Water's website at www.sydneywater.com.au

Or call **13 20 92** for Customer Enquiries.

Note: The lodging of enquiries via www.byda.com.au will enable you to receive, via email, colour plans in PDF format 24 hours a day, 7 days a week.

This communication is confidential. If you are not the intended recipient, please destroy all copies immediately. Sydney Water Corporation prohibits unauthorised copying or distribution of this communication.

Referral
254716304

Member Phone
1800 653 935

Responses from this member

Response received Thu 8 May 2025 11.38am

File name	Page
Response Body	44
AccreditedPlantLocators 2025-01-08a.pdf	46
Telstra Map Legend 4.0b.pdf	47
254716304.pdf	48
Telstra Duty of Care v32.0c.pdf	50

Attention: ADP Consulting

Site Location: 2 Flide Street, Caringbah, NSW 2229

Your Job Reference: SYD3634

Please do not reply to this email, this is an automated message -

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Please refer to all enclosed attachments for more information.

Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

Report Damage to Telstra Equipment: [Report damages to Telstra equipment - Telstra](#)

Please note:

When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.

Ensure you read all documents (attached) - they contain important information.

Please also refer to the **Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation**

<https://www.byda.com.au/before-you-dig/best-practice-guides/>, The essential steps that must be undertaken prior to commencing construction activities.

WARNING - MAJOR CABLES and/or OPTIC FIBRE IN THE AREA.

Phone 1800 653 935 for further assistance.

Note: In some areas Telstra fibre routes may be marked as "Amcom", as Telstra has purchased much of this infrastructure. If in doubt, please contact Telstra Plan services on the number above. Telstra plans and information are only valid for 60 days from the date of issue.

WARNING:

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

<https://www.byda.com.au/before-you-dig/best-practice-guides/>.

Please note that:

- it is a criminal offence under the *Criminal Code Act 1995* (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

(See attached file: *Telstra Duty of Care v32.0c.pdf*)

(See attached file: *Telstra Map Legend 4.0b.pdf*)

(See attached file: AccreditedPlantLocators 2025-01-08a.pdf)

(See attached file: 254716304.pdf)



Before you Dig Australia – BEST PRACTISE GUIDES

The five Ps of safe excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

OPENING ELECTRONIC MAP ATTACHMENTS –

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



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for
DWF files. (Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

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

Ph: 13 22 03

If you receive a message asking for a phone or account number say:
“I don’t have one” then say “Report Damage” then press 1 to speak to an operator.



Telstra New Connections / Disconnections
13 22 00



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

NetworkIntegrity@team.telstra.com

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



Telstra Aerial Assets Group (overhead network)
1800 047 909

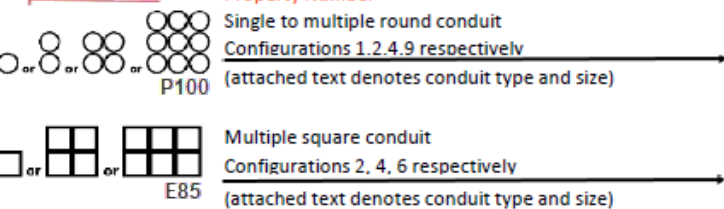
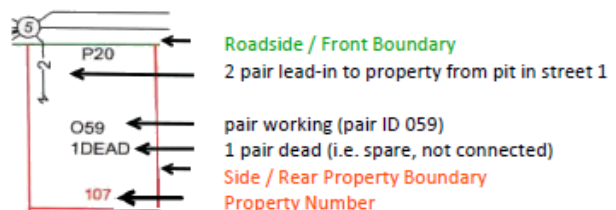
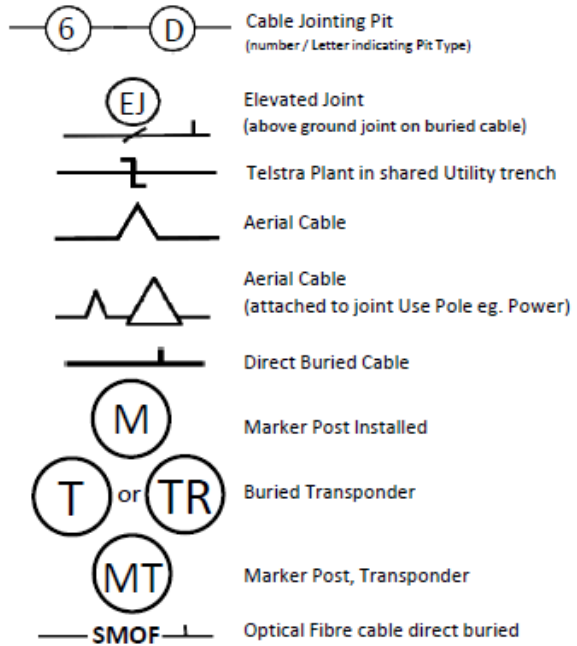
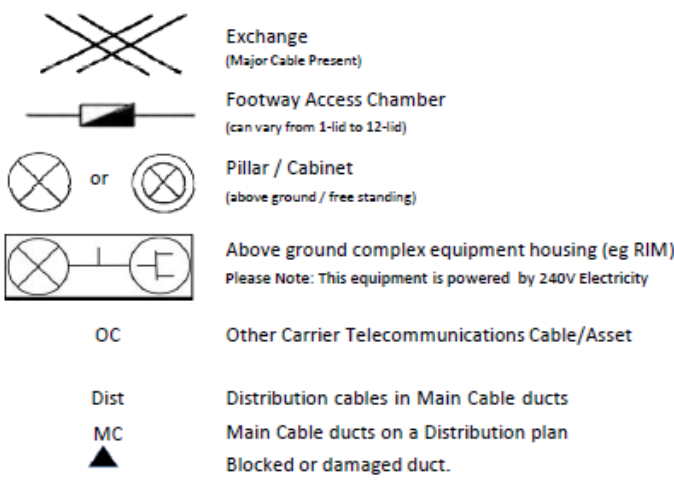


CERTLOC Certified Locating Organisation (CLO)

certloc.com.au/locators/

Only Telstra authorised personnel and CERTLOC Locators can access Telstra’s Pit and Pipe Network.

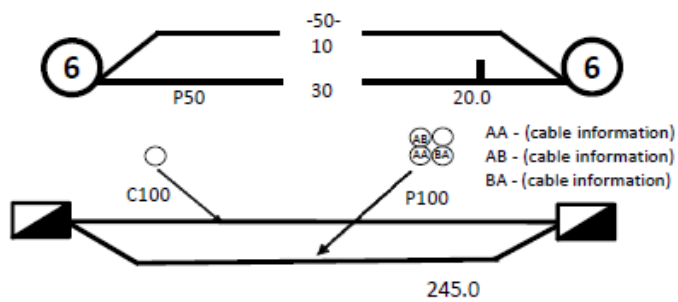
LEGEND



Some examples of conduit type and size:

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

Some Examples of how to read Telstra Plans



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

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

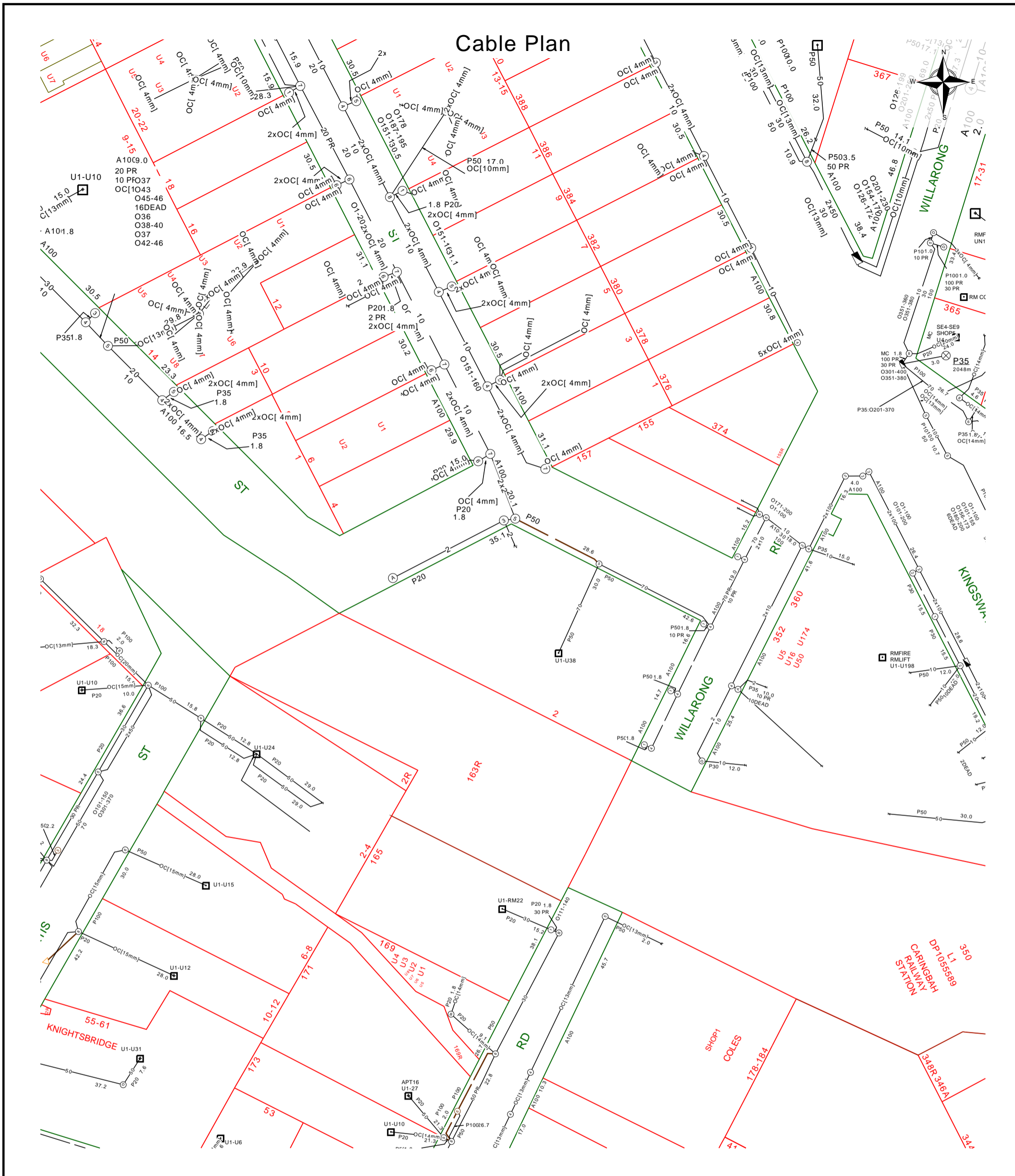
Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935

Cable Plan



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

Sequence Number: 254716304

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 08/05/2025 11:35:48

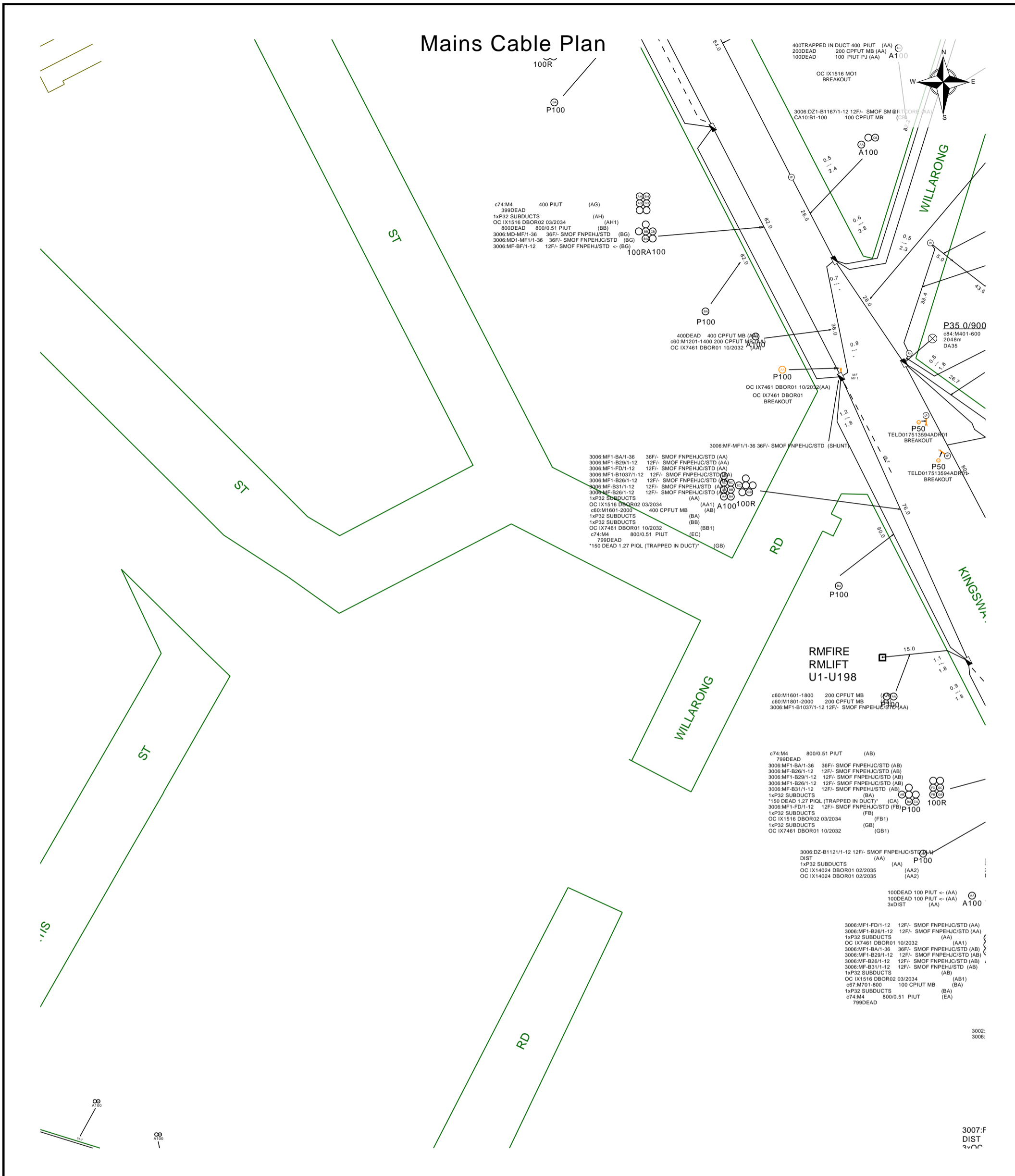
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

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

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

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

Mains Cable Plan



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

Sequence Number: 254716304

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

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 08/05/2025 11:36:02

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

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

Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the **BYDA's Best Practices and 5 Ps of Safe Excavation** <https://www.byda.com.au/before-you-dig/best-practice-guides/>

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.

Disclaimer and legal details



*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of **Telstra's** networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near **Telstra's** network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of **Telstra's** network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect **Telstra's** network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, 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 Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).

Referral
254716302

Member Phone
1800 786 306

Responses from this member

Response received Thu 8 May 2025 11.33am

File name	Page
Response Body	53
254716302.pdf	54

Request: 254716302 Enquirer: ADP Consulting - 3171409 Contact: ADP Consulting Email:
sydneyutilities@adpconsulting.com.au Phone: +61282035447 Address: Level 3 8 Spring Street Sydney NSW
2000 Site Address: 2 Flide Street Caringbah NSW 2229 Activity: Manual Excavation, Mechanical Excavation
Job Number: 50132810

Date: 08/05/2025

Enquirer Name: ADP Consulting
Enquirer Address: Level 3 8 Spring Street
Email: sydneyutilities@adpconsulting.com.au
Phone: +61282035447

Dear ADP Consulting

The following is our response on behalf of each of the TPG carriers (listed below) to your Before You Dig Australia enquiry – Sequence 254716302

It is provided to you on a confidential basis under the following conditions and must be shredded or securely disposed of after use.

Assets Affected: 2 Flide Street Caringbah

Carriers (each a “TPG carrier”) and assets affected:

PIPE Networks

Location:

According to our records, the underground assets in the vicinity of the location stated in your enquiry are **AFFECTED**. Please read the below information and disclaimers in addition to the any attached plans provided prior to any construction activities.

IMPORTANT INFORMATION

- The information provided is valid for 30 days from the date of this response. If your work site area changes or your construction activity is beyond 30 days please contact Before You Dig Australia on 1100 or www.1100.com.au to re-submit a new enquiry.
- Due to the nature of underground assets and the age of some assets and records, our plans are indicative of the general location only and may not show all assets in the location. You should not solely rely on these plans when undertaking construction works. It is also inaccurate to assume depth or that underground network conduit and cables follow straight lines, and careful on-site investigations are essential to locate an asset's exact position prior to excavation. It is your responsibility to locate and confirm the exact location of our infrastructure using non-destructive techniques. We make no warranty or guarantee that our plans are complete, current or error free, and to the maximum extent permitted by law we exclude all liability to you, your employees, agents and contractors for any loss, damage or claim arising out of or in connection with using our plans.
- Please note that some of our conduits carry electrical cables and gas pipes. Please exercise extreme care when working within the vicinity of these conduit and take into account the minimum clearance distances under Duty Of Care below.
- You (and your employee and contractors) must not open, move, interfere, alter or relocate any of our assets without our prior approval.
- **Note** It is a criminal offence under the *Criminal Code Act 1995 (Cth)* to tamper or interfere with communication facilities owned by a carrier. Heavy penalties may apply for breach of this prohibition, and any damages suffered, or costs incurred by us as a result of such unauthorised works may be claimed against you.

DAMAGE

- You must report immediately any damage to our network on **1800 786 306** (24hrs). We will hold you liable and seek compensation for any loss or damage to our network, our property and our customers that is caused by or arises out of your activities.

DUTY OF CARE

You have a duty of care to carefully locate, validate and protect our assets when carrying out works near our infrastructure. For construction activities that may impact on or interfere with our network, you will need to call us on **1800 786 306** to discuss a suitable engineering solution, lead time and cost involved. The below precautions must be taken when working in the vicinity of our network:

- Contact us on **1800 786 306** to discuss and obtain relevant information and plans on our infrastructure in a particular location if the information provided in this response is insufficient.
- Physically locate and mark on-site our network infrastructure using non-destructive techniques i.e. pot holing or hand digging every 5 metres prior to commencing any construction activities. Assets located must be marked to AS5488 standard. **NO CONSTRUCTION WORK IS ALLOWED UNTIL THIS STEP IS COMPLETED.** You must use an approved telecommunications accredited locator, or we can provide a locator for you at your expense. If we provide you with a locator, and this locator attended the site and is proven to be grossly negligent in physically locating and marking our infrastructure, then to the extent any TPG carrier is liable for this locator's negligence, acts and omissions, the total liability aggregated for all TPG carriers is limited, at our option, to attend the site and re-mark the infrastructure or to pay for a third party to re-mark the infrastructure.
- If you require us to locate or monitor our infrastructure, please allow five business days' notice for us to respond.
- Ensure all information, including our network requirements and any associated plans provided by us are kept confidential and remain on-site throughout your construction works.

- Use suitably qualified and supervised professionals, particularly if you are working near assets that contain electricity cables or gas pipes.
- Ensure the below minimum clearance distances between the construction activities and the actual location of our assets are met. If you need clearance distances for our above ground assets, or if the below distances cannot be met, call **1800 786 306** to discuss.

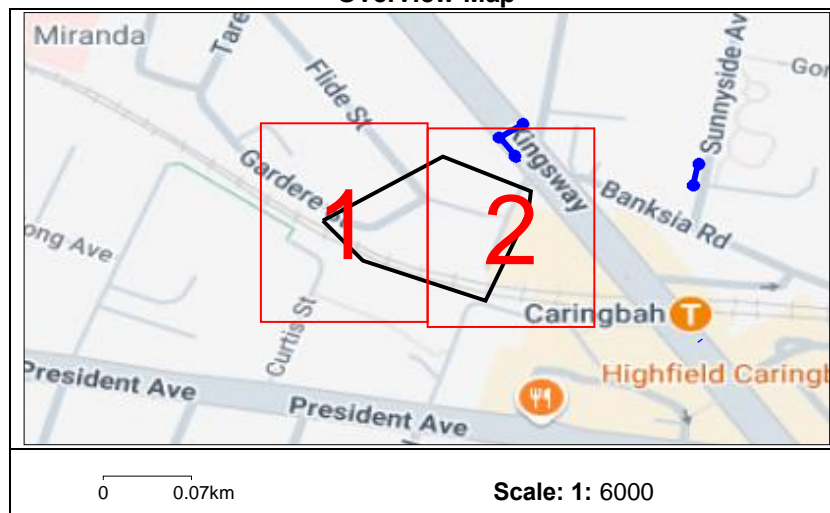
Minimum assets clearance distances.

- 300mm when laying asset inline, horizontal or vertical.
 - 1000mm when operating vibrating equipment. Eg: vibrating plates. No vibrating equipment on top of asset.
 - 1000mm when operating mechanical excavators or jackhammers/pneumatic breakers.
 - 2000mm when performing directional bore in-line, horizontal and vertical.
 - No heavy vehicle over 3 tonnes to be driven over asset with less than 600mm of cover.
- Reinstate exposed TPG network infrastructure back to original state.

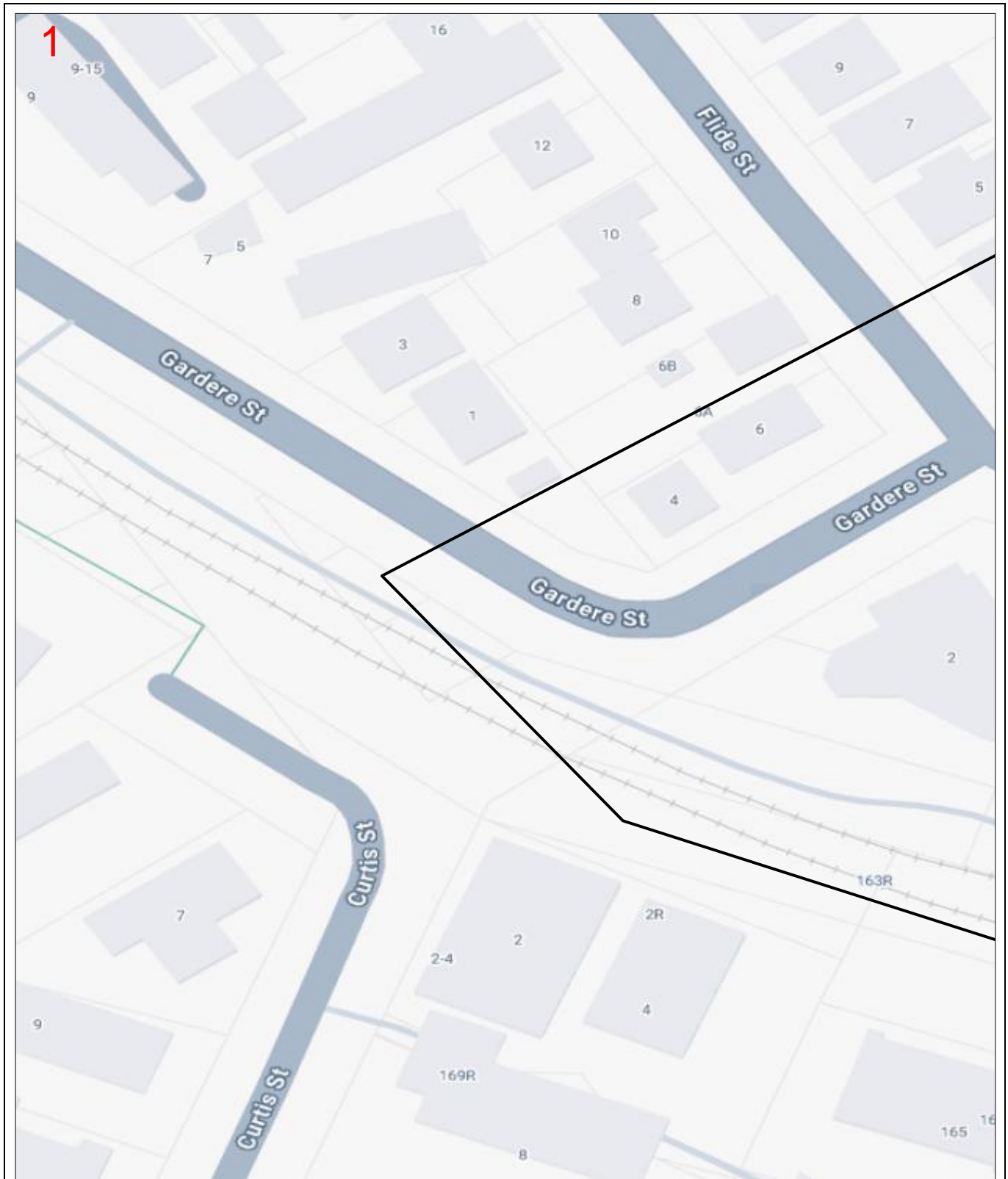
PRIVACY & CONFIDENTIALITY

- Privacy Notice – Your information has been provided to us by Before You Dig Australia to respond to your Before You Dig Australia enquiry. We will keep your personal information in accordance with TPG’s privacy policy, see www.tpg.com.au/about/privacy.
- Confidentiality – The information we have provided to you is confidential and is to be used only for planning and designing purposes in connection with your Before You Dig Australia enquiry. Please dispose of the information by shredding or other secure disposal method after use. We retain all intellectual property rights (including copyrights) in all our documents and plans.

Overview Map



TPG Telecom Limited



Enquiry Number: 254716302

Map Sheet: 1

Scale: 1: 750

0 0.008km



LEGEND

BYDA Work Area



AAPT/PowerTel Pit



TransACT Pit



AAPT/PowerTel Duct



TransACT Duct



DDA Pit



SOUL Pattinson Telecoms Pit



DDA Duct



SOUL Pattinson Telecoms Duct



Agile/Adam Pit



PIPE Networks Pit



Agile/Adam Duct

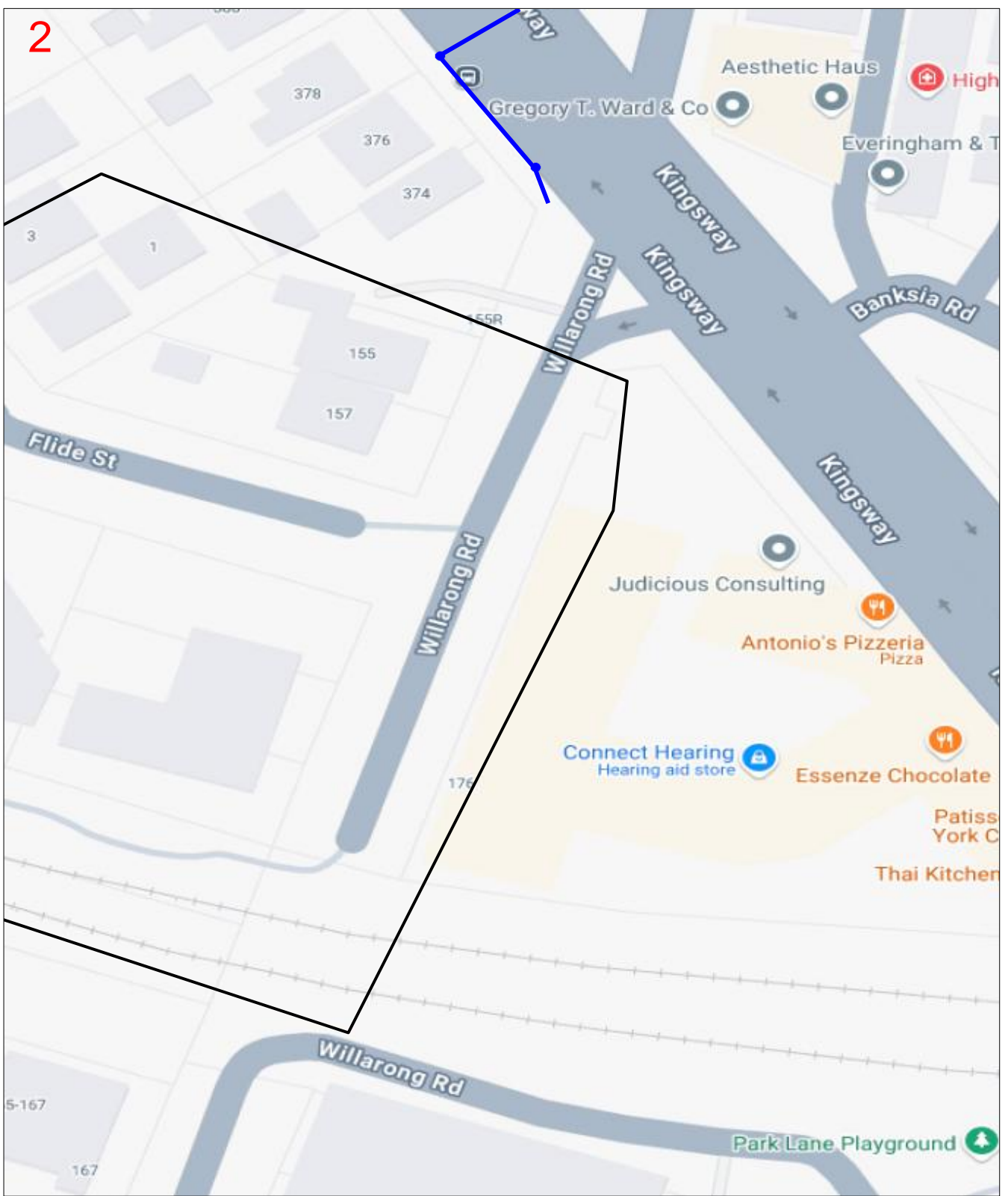


PIPE Networks Duct



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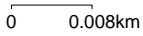
2



Enquiry Number: 254716302

Map Sheet: 2

Scale: 1: 750



LEGEND

BYDA Work Area



- | | | | |
|--------------------|--|------------------------------|--|
| AAPT/PowerTel Pit | | TransACT Pit | |
| AAPT/PowerTel Duct | | TransACT Duct | |
| DDA Pit | | SOUL Pattinson Telecoms Pit | |
| DDA Duct | | SOUL Pattinson Telecoms Duct | |
| Agile/Adam Pit | | PIPE Networks Pit | |
| Agile/Adam Duct | | PIPE Networks Duct | |

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End of document

i This document may exclude some files (eg. DWF or ZIP files)

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Appendix B

Pressure & Flow Inquiry (PFI)

Statement of Available Pressure and Flow

ADP Consulting
3/8 Spring Street
Sydney, 2000

Attention: ADP Consulting

Date: 15/05/2025

Pressure & Flow Application Number: 2132088
Your Pressure Inquiry Dated: 2025-05-08
Property Address: 2 Flide Street, Caringbah 2229

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: Willarong Road	Side of Street: West
Distance & Direction from Nearest Cross Street	25 metres South from Flide Street
Approximate Ground Level (AHD):	35 metres
Nominal Size of Water Main (DN):	200 mm (As per diagram provided)

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	77 metre head
Minimum Pressure	36 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	35
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10	47
	15	47
	20	47
	25	47
	30	47
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10	34
	15	33
	20	32
	25	31
	30	30
Maximum Permissible Flow	40	28

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

hydraulicassessment@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. 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

ADP Consulting
3/8 Spring Street
Sydney, 2000

Attention: ADP Consulting

Date: 15/05/2025

Pressure & Flow Application Number: 2132106
Your Pressure Inquiry Dated: 2025-05-08
Property Address: 2 Flide Street, Caringbah 2229

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: Flide Street	Side of Street: South
Distance & Direction from Nearest Cross Street	30 metres East from Gardere Street
Approximate Ground Level (AHD):	36 metres
Nominal Size of Water Main (DN):	100 mm (As per diagram provided)

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	76 metre head
Minimum Pressure	36 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	35
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10 15 20	45 43 41
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10 15	32 29
Maximum Permissible Flow	20	26

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

hydraulicassessment@sydneywater.com.au

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Notes on Models

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Statement of Available Pressure and Flow

ADP Consulting
3/8 Spring Street
Sydney, 2000

Attention: ADP Consulting

Date: 16/05/2025

Pressure & Flow Application Number: 2132110
Your Pressure Inquiry Dated: 2025-05-08
Property Address: 2 Flide Street, Caringbah 2229

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: Gardere Street	Side of Street: East
Distance & Direction from Nearest Cross Street	28 metres South from Flide Street
Approximate Ground Level (AHD):	34 metres
Nominal Size of Water Main (DN):	100 mm (As per diagram provided)

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	78 metre head
Minimum Pressure	37 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	37
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10 15 20	44 40 34
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10 15	31 25
Maximum Permissible Flow	20	18

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

hydraulicassessment@sydneywater.com.au

General Notes

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