

GPG Constructions Pty Ltd

## **Preliminary Site Investigation**

Proposed Development at:

76 Hobart Street

St Marys NSW 2760

Lot 2/-/DP514876

E2144-1

22<sup>nd</sup> March 2021

**Report Distribution**


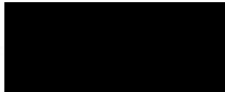

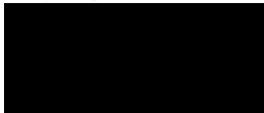
Preliminary Site Investigation

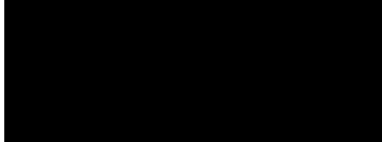
Address: 76 Hobart Street St Marys NSW 2760

GCA Report No.: E2144-1

Date: 22<sup>nd</sup> March 2021

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Draft	<b>Oskar Lamperts</b> Graduate Environmental Scientist 	<b>Nick Caltabiano</b> Project Manager 	19 <sup>th</sup> March 2021
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Issued By:			 Joe Nader	

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## Executive Summary

Geotechnical Consultants Australia Pty Ltd (GCA) were appointed by Mr. Robert Touma of GPG Constructions Pty Ltd (the client) to undertake a Preliminary Site Investigation (PSI) for the property located at No. 76 Hobart Street St Marys NSW 2760 (the site). The site is legally identified as Lot 2/-/DP514876 and has an area of approximately 774m<sup>2</sup>. The site is currently zoned as R3 - Medium Density Residential.

The proposed development for this site includes demolition of existing onsite structures, followed by construction of a two (2) storey boarding house comprising of seventeen (17) rooms and on-grade carparking. Current architectural drawings are attached in **Appendix B**.

The objective of the PSI was to provide a preliminary assessment of current or historical potentially contaminating activities that may have impacted the site.

The scope of work undertaken includes:

- A site inspection to identify potential sources of contamination;
- Historical investigations relating to the site (if any);
- Historical aerial photographs;
- Local Council records and planning certificates;
- NSW Environment Protection Authority (EPA) environmental contaminated land register;
- Protection of the Environment Operations (POEO) Act public register;
- Dial-Before-You-Dig enquiry for an evaluation into local underground services and assets;
- Review of local geological and hydrogeological information, including an evaluation of the WaterNSW registered groundwater bore database; and
- Acid Sulphate Soils (ASS) data maps.

A site investigation was undertaken on the 11<sup>th</sup> March 2021 by a qualified environmental consultant.

GCA found that the site consisted of a single-storey residential dwelling on a rectangular lot, located within a medium-density residential area. The majority of the site was unsealed, vegetated land, and the vegetation indicates good quality soil and drainage underlying the surface.

There were no visible or olfactory indicators of potential contamination. There were also no obvious features associated with any underground tanks (bowzers, breather pipe, inlet valve and piping) or odour that would indicate the potential for contamination.

Based on the site investigation, GCA considers the potential for significant contamination of soil and groundwater within the site to be low. Therefore, GCA finds that the site is suitable for the proposed development and land use, providing the recommendations within Section 12 of this report are undertaken during the Construction Certificate (CC) stage.

## 1. Introduction

Geotechnical Consultants Australia Pty Ltd (GCA) were appointed by Mr. Robert Touma of GPG Constructions Pty Ltd to undertake a Preliminary Site Investigation (PSI) for the property located at No. 76 Hobart Street St Marys NSW 2760. The site is legally identified as Lot 2/-/DP514876 and has an area of approximately 774m<sup>2</sup>. The site is currently zoned as R3 - Medium Density Residential.

The proposed development for this site includes demolition of existing onsite structures, followed by construction of a two (2) storey boarding house comprising of seventeen (17) rooms and on-grade carparking. Current architectural drawings are attached in **Appendix B**.

The objectives of the PSI were to provide a preliminary assessment of current or historical potentially contaminating activities that may have impacted the site. Additionally, GCA will make recommendations for further investigations based on the identification of data gaps and the overall findings of this PSI if required.

A site inspection was undertaken on the 11<sup>th</sup> March 2021 by a qualified environmental consultant. Reporting and site photographs were collected on this date (**Appendix A**) with reference to the relevant regulatory criteria (Section 2, Scope of Work). Further information obtained during the inspection is described in Section 4 of this report.

## 2. Scope of Work

The PSI has been prepared in general accordance with the following regulatory framework:

- NSW Environmental Protection Authority (EPA) "Guidelines for Consultants Reporting on Contaminated Sites" (2020);
- NEPM "Schedule B2 – Guideline on Site Characterisation" (2013);
- State Environment Protection Policy 55 (SEPP 55). Remediation of Land Under the Environmental Planning and Assessment Act 1997;
- National Environmental Protection (Assessment of Site Contamination) Measure – National Environmental Protection Council 2013; and
- Hurstville Local Environmental Plan (2012).

The scope of works required to complete the PSI includes:

- A site inspection for evidence of sources of potential contamination onsite and neighbouring properties;
- Historical investigations relating to the site (if any);
- Historical aerial photographs;
- Local Council records and planning certificates;
- NSW EPA environmental contaminated lands register;
- Protection of the Environment Operations (POEO) Act public register;
- Dial-Before-You-Dig enquiry for an evaluation into local underground services and assets;
- Review of local geological and hydrogeological information, including an evaluation of the WaterNSW registered groundwater bore database;
- Acid Sulphate Soils (ASS) data maps;
- Establish whether data gaps may exist within the investigation;
- Development of a Conceptual Site Model (CSM) to identify the connections between potential sources of contamination, exposure pathways, and human/ecological receptors; and

### 3. Site Details

A site investigation was undertaken on the 11<sup>th</sup> March 2021 by a qualified environmental consultant.

The site consisted of a single-storey residential dwelling within a rectangular lot and located within a medium-density residential area. The single-storey residential dwelling was located on the western side of the site, while the eastern side of the site contained a single detached steel panelled shed and wide grass coverage with garden beds containing a mixture of shrubs and small to medium plants, with larger evergreen and deciduous trees throughout the grassed area.

From the residential dwelling, a concrete single lane driveway extended from the internal carport to the street. The entire perimeter of the site was fenced. The Hobart Street side of the property (north facing) had a small brick fence that extends across the street-side perimeter, while the other sides of the site (bordering with residential properties) were lined with higher steel panelled fences.

The surrounding sites within a 500m radius include residential dwellings, car mechanics, St Demetrious Greek Orthodox Church, St Marys Indoor Sports and Recreation and a railway corridor. The closest water body was Ropes Creek, located approximately 1.1km north-east of the site.

**Table 1:** Site Details

<b>Address</b>	76 Hobart Street St Marys NSW 2760
<b>Deposited Plan</b>	Lot 2/-/DP514876
<b>Zoning</b>	R3 - Medium Density Residential
<b>Locality Map</b>	<b>Figure 1, Appendix A</b>
<b>Site Plan</b>	<b>Figure 1, Appendix A</b>
<b>Area (approx.)</b>	774m <sup>2</sup>

**Table 2:** Surrounding Land Use Adjacent to the Site

<b>Direction from Site</b>	<b>Land Use</b>
North	Railway Corridor
East	Residential properties
South	Residential properties
West	Residential properties

### 4. Site Condition

A qualified environmental consultant inspected the site on the 11<sup>th</sup> March 2021. Site photographs are provided in **Appendix A**. Observations noted during the inspection are summarised below:

- The site contained a single-storey residential dwelling on a rectangular lot.
- The residential dwelling contained a small porch on the Hobart Street side of the site.
- A single concrete driveway extended from the internal carport beyond the perimeter of the property to Hobart Street.
- A detached steel panelled shed was located at the exterior of the site.
- The majority of the site was unsealed and contained a healthy vegetative cover with grass, small to medium plants and larger trees. The vegetation indicates good quality soil and drainage underlying the surface.
- There were no visibility or olfactory indicators of potential contamination.

## 5. Site History

### 5.1 History of Region and Site

A review of the historical aerial photographs indicates how the site and surrounding suburbs have changed over time (Figures 2-6, **Appendix A**).

**Table 3:** Summary of Historical Aerial Photographs

Year	Description of Image
1943	The site contained low vegetative cover. The surrounding area had a low density of residential properties and overall low vegetative cover. There was a railway corridor to the north of the site.
2000	The site contained a new residential building that had been erected since the previous aerial image and had a moderate vegetative cover. The surrounding area had increased in density of residential properties and maintained low vegetative cover. There was a railway corridor to the north of the site.
2005	The residential building remained on the site. Vegetative cover maintained on site and surrounding area. Surrounding areas have maintained density of residential and commercial properties. There was a railway corridor to the north of the site.
2014	The site and surround area are largely unchanged from the previous historical image.
2020	The site and surround area are largely unchanged from the previous historical image.

### 5.2 Section 10.7 (2) Planning Certificate

A Section 10.7 Planning Certificate describes how a property may be used and the restrictions on development. The Planning Certificate is issued under Section 149 of the Environmental Planning and Assessment Act 1979. At the time of reporting, GCA could not get access to the Planning Certificate.

### 5.3 NSW EPA Contaminated Land Register

A search within the NSW EPA contaminated land register was undertaken for the subject site. No results were found within 500m of the site or for the suburb of St Marys.

### 5.4 Protection of the Environment Operations Act (POEO) Public Register

A search on the POEO public register of licensed and delicensed premises (DECC) found that there are no contaminants within the site. One (1) result was found approximately 100m north of the site, which was a surrendered licence active from 1<sup>st</sup> August 2003 to 19<sup>th</sup> September 2008 for *Waste Storage, Transfer, Separating or Processing*.

Additionally, the suburb of St Marys had two hundred and seventy-eight (278) records on the POEO Public Register. None of these would have a bearing on the suitability of this site given the distance from site.

### 5.5 SafeWork NSW Hazardous Goods

A search was not undertaken with NSW SafeWork for historical dangerous goods stored onsite. However, based on the historical ownership and historical aerial photographs of the site, no evidence of historical storage of dangerous goods were identified.

### 5.6 Product Spill and Loss History

The site inspection carried out found no evidence to suggest chemical contamination impact on the site (i.e. chemical staining, unhealthy vegetation).

## 5.7 Dial Before You Dig

A review of assets and services via a Dial-Before-You-Dig request suggests no issues are expected to impact the site via underground services and assets or act as a portal to transport potential contamination offsite (**Appendix B**).

## 6. Site Geology and Hydrology

Data obtained from the Geological Survey of NSW and the Geoscience Australia Stratigraphic Units Database indicate the site is located in the Bringelly Shale (Rwb), Wianamatta Group. This Shale is regionally characterised by carbonaceous claystone, claystone, laminate, fine to medium-grained lithic sandstone and rare coal and tuff.

A groundwater bore search was conducted on 17<sup>th</sup> March 2021 and no registered groundwater bores were detected within a 500m radius of the site.

## 7. Acid Sulphate Soils

To determine the potential for Acid Sulphate Soils (ASS) to occur at the site, data were reviewed utilising the NSW Office of Environment and Heritage (OEH) and eSPADE map viewer. The ASS maps identify five (5) classes of sulphuric acid on land, with Class 1 being the highest at risk of ASS.

The data obtained indicated that there is no known occurrence of ASS beneath this site (**Appendix B**).

## 8. Areas of Environmental Concern

Based on the above information, the potential Areas of Environmental Concern (AEC) and their associated Contaminants of Potential Concern (CoPC) for the site were identified and summarised in **Table 4** below.

**Table 4:** Potential Areas and Contaminants of Concern

Potential Areas of Concern	Potentially Contaminating/ Hazardous Activity	CoPCs	Likelihood of Site Impact	Comments
Entire site	Importation of fill material from unknown origin.	Metals, TPH, BTEX, PAH, OCP, Asbestos	Low	Based on site observations, the presence of imported fill material is unlikely.
Building structures	Hazardous materials	ACM, SMF, ODS, Lead (paint and/or dust), PCBs	Low	Based on site observations, it cannot be concluded that any of the hazardous materials mentioned here are present at this location. Therefore, we recommend a HMS be carried out prior to any demolition in order to determine the presence or absence of these materials.

**Abbreviations:** Asbestos Containing Materials (ACM), Hazardous Materials Survey (HMS), Benzene, Toluene, Ethylbenzene and Xylene (BTEX), Ozone Depleting Substances (ODS), Polychlorinated biphenyls (PCBs), Polycyclic Aromatic Hydrocarbon (PAH), Total Petroleum Hydrocarbons (TPH), Synthetic Mineral Fibres (SMF), Organochlorine Pesticides (OCPs), Organophosphorus Pesticides (OPPs).



## 9. Conceptual Site Model

A CSM was developed to provide an indication of potential risks associated with contamination source and contamination migration pathways, receptors and exposure mechanisms. The CSM provides a framework for the review of the reliability and useability of the data collected and to identify data gaps in the existing site characterisation. Here, we consider the connections between the following elements:

- Potential contamination sources and their associated CoPCs;
- Potential human receptors that may be impacted by the site contamination are current and future site users including occupants to the dwelling/infrastructures onsite, site workers and the general public within the immediate vicinity of the site;
- Potential environmental receptors to the site including but not limited to: groundwater and surface water bodies, residual soils at and/or nearby the site;
- Potential exposure pathways; and
- Whether source-pathway-receptor connections are complete based on current and future suite conditions.

**Table 5:** Conceptual Site Model

Potential Sources	Potential Receptor	Potential Exposure Pathway	Complete Connection	Risk	Justification/Control Measures
Contaminated soil from importation of uncontrolled fill across the site.  Historically contaminated soil on site.	Site occupants, workers, general public	Dermal contact, inhalation/ingestion of particulates	Limited (current)	Low	Direct contact with potentially contaminated soils is limited.
			No (future)	Low	If present, impacted soils are required to be disposed of and remediated offsite.
ACM, Lead Paint and other Heavy Metals from residential properties.  Aerosol contamination from the nearby railway corridor.	Underlying aquifer	Leaching and migration of contaminants through groundwater infiltration.	Unknown (current)	Moderate	Migration of CoPCs is possible at this location.
			Limited (future)	Low	If present, contaminated soil and/or groundwater would require remediation.

## 10. Data Gaps

The following data gaps have been identified at the site:

- Extent of potential Asbestos Containing Materials (ACM) or heavy metals (including other hazardous materials) within structures and/or fill material onsite.

## 11. Conclusion

GCA considers that the potential for significant contamination of soil and groundwater within the site to be low. Therefore, we find that the site is suitable for the proposed development and land use, providing the recommendations in Section 12 below are implemented during the Construction Certificate (CC) stage.

## 12. Recommendations

Based on the information collected and available during this investigation, the following recommendations have been made:

- All structures onsite should have a Hazardous Materials Survey (HMS) conducted by a qualified occupational hygienist and/or environmental consultant for the site prior to any demolition or renovation works in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements;
- An Asbestos Clearance Certificate is required to be completed once all existing buildings and structures have been demolished;
- Any soils requiring excavation, onsite reuse and/or removal must be classified in accordance with "Waste Classification Guidelines Part 1: Classifying Waste" NSW EPA (2014);
- The demolition of any structures and excavation activity on site be undertaken in accordance with relevant Australian Standards, SafeWork NSW codes of practice and any other applicable requirements; and
- A site specific 'Unexpected Finds Protocol' is to be made available for reference for all occupants and/or site workers in the event unanticipated contamination is discovered, including asbestos.

## References

- National Environment Protection Measures (2013), Schedule B1 – *Guideline on Investigation Levels for Soil and Groundwater*.
- National Environment Protection Measures (2013), Schedule B2 – *Guideline on Site Characterisation*.
- NSW Environmental Protection Authority, *Waste Classification Guidelines Part 1: Classifying Waste*, 2014.
- NSW Environmental Protection Authority, *Guidelines for Consultants Reporting on Contaminated Sites*, 2011.
- Hurstville Local Environmental Plan (2012).
- State Environment Protection Policy 55 (SEPP 55). Remediation of Land under the Environmental Planning and Assessment Act.
- SafeWork NSW, *Site Search for Schedule 11 Hazardous Chemical on Premises*.
- Protection of the Environment Operations Act (POEO) Public Register, <https://www.epa.nsw.gov.au/licensing-and-regulation/public-registers>, accessed on 17<sup>th</sup> March 2021.
- NSW EPA- Contaminated land register, <https://apps.epa.nsw.gov.au/prclmapp/sitedetails.aspx>, accessed on 17<sup>th</sup> March 2021.
- Topography – map.com, <https://en-au.topographic-map.com/>, accessed on 17<sup>th</sup> March 2021.
- WaterNSW, <https://realtimedata.waternsw.com.au/>, accessed on 17<sup>th</sup> March 2021.

## Limitations

The findings of this report are based on the scope of work outlined in Section 2. GCA performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental consulting profession. No warranties, express or implied are made.

The results of this assessment are based upon the information documented and presented in this report. All conclusions and recommendations regarding the site are the professional opinions of GCA personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, GCA assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of GCA, or developments resulting from situations outside the scope of this project.

The results of this assessment are based on the site conditions identified at the time of the site inspection and validation sampling. GCA will not be liable to revise the report to account for any changes in site characteristics, regulatory requirements, assessment criteria or the availability of additional information, subsequent to the issue date of this report.

GCA is not engaged in environmental consulting and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes.

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**Oskar Lamperts**  
*Graduate Environmental Scientist*

#### Reviewed by:



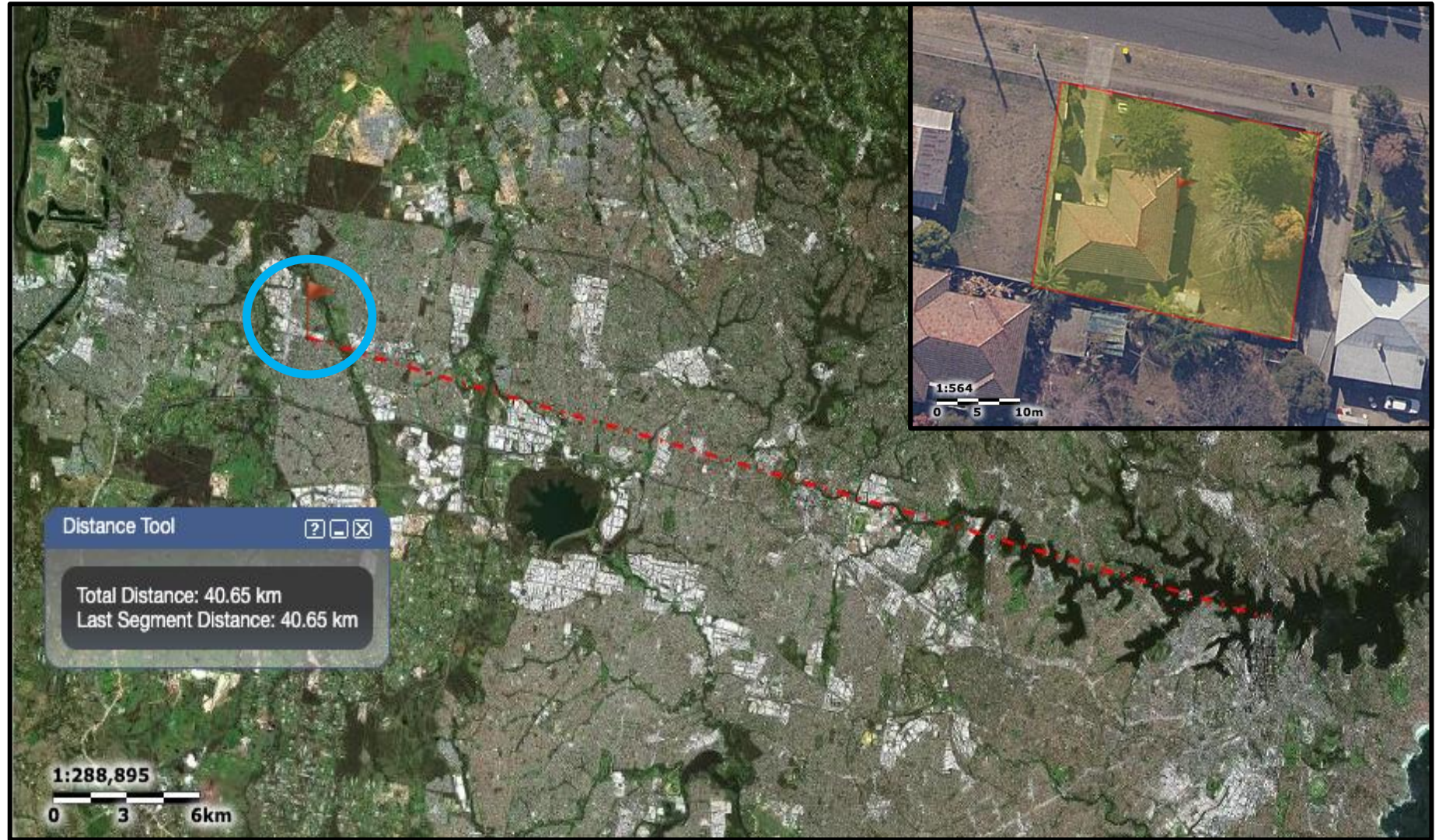
**Nick Caltabiano**  
*Project Manager*

# **APPENDIX A**

Figures and Site Photographic Log



Figure 1. Aerial map indicating the distance from the site to Sydney CBD, approximately 40.65km south-east (scale bar = 6km). Inserted image provides aerial view and plan of site (scale bar = 10m).



 Site location

Source: Six Maps

2021  
Document Set ID: 9596875  
Version: 1, Version Date: 21/05/2021

Figure 1	Locality Map
Project	76 Hobart Street, St Marys NSW 2760



Figure 2. Aerial image of site taken in 1943. The site contains low vegetative cover. The surrounding area is low density residential, with sparse building and low vegetative cover. Due to the extent of aerial coverage at this time, land to the north east of the site was not recorded and subsequently this aerial image does not align with subsequent aerial images for this site.



Source: MetroMaps 2021

Figure 2	Aerial Image 1943
Project	76 Hobary Street, St Marys NSW 2760



Figure 3. Aerial image of site taken in 2000. The site contains a new residential building that has been erected since the previous aerial image, and has a increased vegetative cover. The surrounding area has increased in density of residential and commercial buildings.



Figure 3	Aerial Image 2000
Project	76 Hobart Street, St Marys NSW 2760

Source: MetroMaps 2021





Figure 4. Aerial image of site taken in 2005. The site contains the same residential building and maintains moderate vegetative cover. The surrounding area has maintained density of residential and commercial buildings and low vegetative cover.



Source: MetroMaps 2021

Figure 4	Aerial Image 2005
Project	76 Hobart Street, St Marys NSW 2760



Figure 5. Aerial image of site taken in 2014. The site contains the same residential building and maintains moderate vegetative cover. The surrounding area has maintained density of residential and commercial buildings and low vegetative cover.



Figure 5	Aerial Image 2014
Project	76 Hobart Street, St Marys NSW 2760

Source: MetroMaps 2021



Figure 6. Aerial image of site taken in 2020. The site contains the same residential building and maintains moderate vegetative cover. The surrounding area has maintained density of residential and commercial buildings and low vegetative cover.



Source: MetroMaps 2021

Figure 6	Aerial Image 2020
Project	76 Hobart Street, St Marys NSW 2760



Figure 6. South facing view of 76 Hobart Street, St Marys, including single storey brick residential building, grass coverage, larger evergreen trees, single driveway and low brick fencing.



Figure 7. South facing view of 76 Hobart Street, St Marys, including single storey residential building, grass coverage, larger evergreen trees and low brick fencing.



Figure 8. South facing view of 76 Hobart Street, St Marys, including healthy grass coverage, small and medium plants, partial view of the concrete driveway and single storey brick residential building.



Figure 9. South-east facing view of 76 Hobart Street, St Marys, including healthy grass coverage, larger evergreen trees, low brick fencing and partial view of the single storey brick residential building.



Figure 10. South facing view of 76 Hobart Street, St Marys, including single concrete driveway with access to internal carport, grass coverage, small and medium plants, and a tall steel panel fence bordering with the property 2 Australia Street, St Marys.



Figure 11. South-west facing view of 76 Hobart Street, St Marys, including healthy grass coverage, larger evergreen trees, "for sale" sign low brick fencing and view of bordering property 2 Australia Street, St Marys and public footpath.



Figure 12. South facing view of 76 Hobart Street, St Marys, including partial view of single storey residential building, grass coverage, small and medium plants and larger trees, and detached steel panelled shed at exterior of the site.



Figure 13. South facing view of 76 Hobart Street, St Marys, including detached steel panelled shed at exterior of site, healthy grass coverage, small and medium plants and larger trees, and fencing materials.



Figure 14. North facing view from 76 Hobart Street, St Marys, including intracity railway corridor.



Figure 15. East facing view of Hobart Street, St Marys, including public footpath, healthy grass coverage, larger trees lining the roadside.



# **APPENDIX B**

Proposed Plans and Relevant Site Data

# 76 HOBART STREET ST. MARYS PROPOSED BOARDING HOUSE

## CALCULATIONS

### SITE DETAILS

76 Hobart Street, St. Marys  
Lot 2 / DP 514876

Site Area 773.6m<sup>2</sup>

## COMPLIANCE

CATEGORY	REQUIREMENT	PROPOSAL
Zoning	R3 Medium Density Residential	
FSR	N/A	1631m <sup>2</sup>
Max Height	8.5m	2 Storeys
Landscaping	Within Front Setback 40% 75min <sup>2</sup>	127m <sup>2</sup> , (67%)
Deep Soil	Within Front Setback - 18m <sup>2</sup>	127m <sup>2</sup>
Site Coverage	TBA% min, m <sup>2</sup>	152m <sup>2</sup> , (20%)
Parking	.5 SPACES PER ROOM + 1 MANAGER = 9 Spaces REQ. 3 Motorcycle Spaces REQ. Bicycles Spaces REQ TBA	9 Spaces provided 4 Spaces provided 10 Bicycles Spaces provided

GROSS FLOOR AREA	
NAME	AREA (m <sup>2</sup> )
GFA: GF	135
GFA: FF	305

TOTAL GFA	
	AREA (m <sup>2</sup> )
	441

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0010	SITE PLAN
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1001	GROUND FLOOR PLAN
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1003	ROOF PLAN
2001	NORTH & SOUTH ELEVATIONS
2002	EAST & WEST ELEVATIONS
3001	SECTION A-A & B-B
4001	EVACUATION PLAN

ROOM SCHEDULE			
ROOM	TYPE	AREA (m <sup>2</sup> )	LEVEL
BULK WASTE	N/A	4	GROUND FLOOR
COMMON ROOM	N/A	30	GROUND FLOOR
LAUNDRY	N/A	2	GROUND FLOOR
ROOM 01	MANAGER	14	GROUND FLOOR
ROOM 02	SINGLE	12	GROUND FLOOR
ROOM 03	SINGLE	15	GROUND FLOOR
ROOM 04	SINGLE	12	FIRST FLOOR
ROOM 05	SINGLE	12	FIRST FLOOR
ROOM 06	DOUBLE	18	FIRST FLOOR
ROOM 07	SINGLE	12	FIRST FLOOR
ROOM 08	SINGLE	12	FIRST FLOOR
ROOM 09	SINGLE	12	FIRST FLOOR
ROOM 10	SINGLE	12	FIRST FLOOR
ROOM 11	SINGLE	12	FIRST FLOOR
ROOM 12	SINGLE	12	FIRST FLOOR
ROOM 13	SINGLE	12	FIRST FLOOR
ROOM 14	SINGLE	12	FIRST FLOOR
ROOM 15	SINGLE	12	FIRST FLOOR
ROOM 16	SINGLE	12	FIRST FLOOR
ROOM 17	SINGLE	12	FIRST FLOOR



All work to be carried out in accordance with BCA, AS & Council conditions. Copyright The concepts & information contained in these drawings are the copyright of Idraft Group Pty Ltd. Use or duplication in part or in full without written permission of Idraft Group Pty Ltd constitutes an infringement of copyright. Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances, PC items & shower sizes shown on plan are inside hob dimensions shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams position to be determined on site. Use figured dimensions ONLY, do not scale. Finished ground levels shown on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the turret position front garden tap on meter. Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES

ISSUE	DATE	DRAWING DESCRIPTION

76 HOBART STREET ST. MARYS

**IDRAFT ARCHITECTS**  
Nominated Architect  
 Address: Winton NSW Architect Registration Board 5347  
 City Plaza NSW Architect Registration Board 5455  
 25/26 West Street Sydney NSW 2000 Australia  
 P.O. Box 427, Murrumbidgee NSW 2580

project:  
 Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms

client:  
 GPS Constructions Pty Ltd  
council  
 Penrith City Council

drawing title:  
**CALCULATIONS**

designed + drawn:  
 M.Trinh & P.Revollar

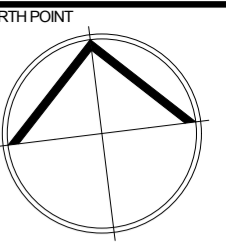
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paper/scale:  
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date:  
 11/03/2021

job #:  
**28811**

dwg #:  
**0002**



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 Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES

DATE	DRAWING DESCRIPTION	ISSUE

**76 HOBART STREET ST. MARYS**



Nominated Architect  
 Adrian Wilson NSW Architects Registration Board 5347  
 Daily Practice NSW Architects Registration Board 5945  
 6/9-88668 (www.idraft.com.au) PO Box 427 Murrumbidgee NSW 2580

project:  
 Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms

client:  
 GPS Constructions Pty Ltd

council:  
 Penrith City Council

drawing title:  
**CALCULATION DIAGRAMS**

designed & drawn:  
 M.Trinh & P.Revollar

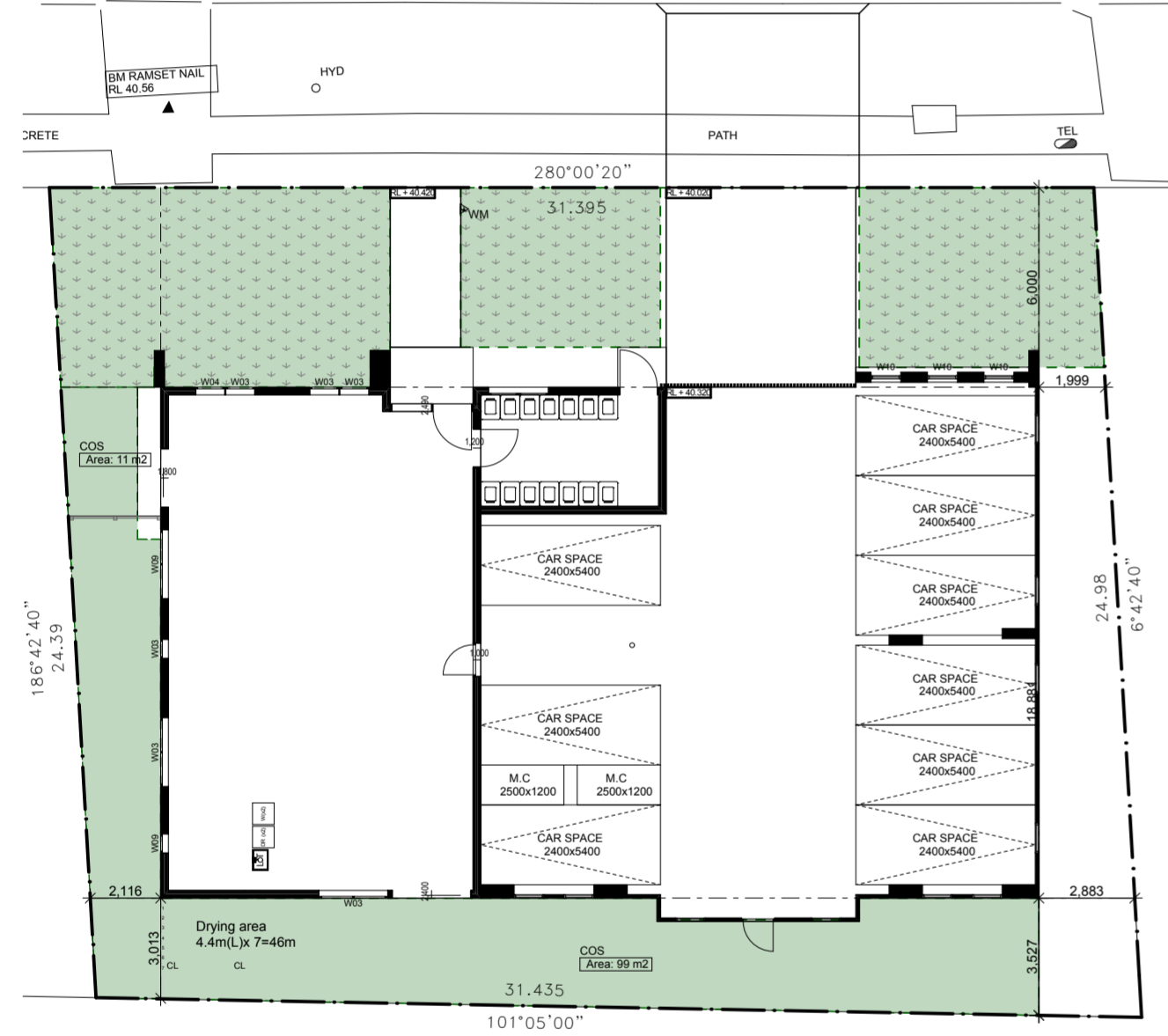
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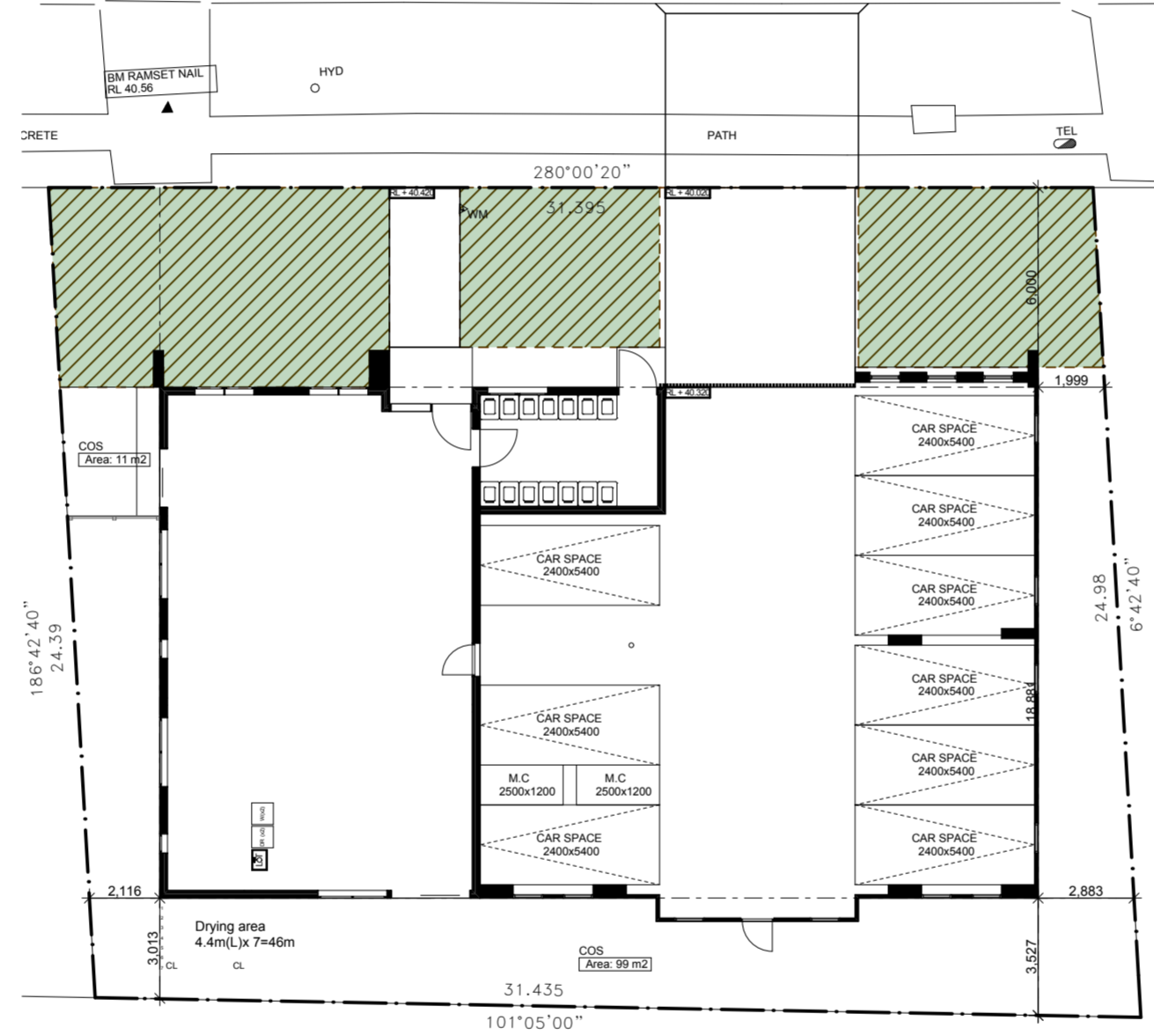
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job #:  
**28811**      dwg #:  
**0003**

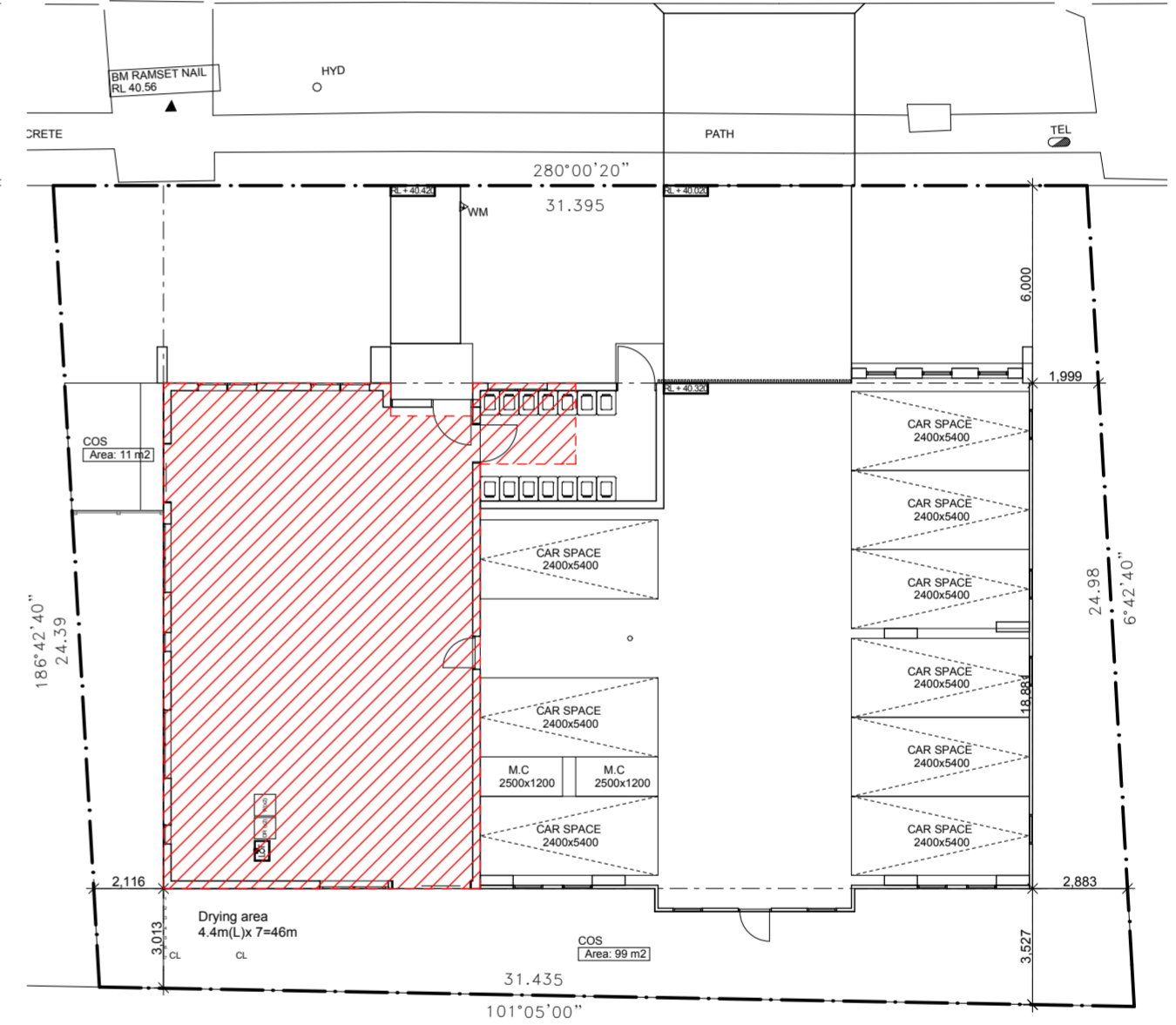
HOBART STREET





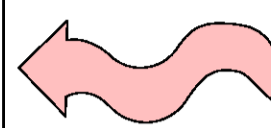
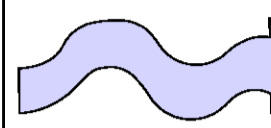


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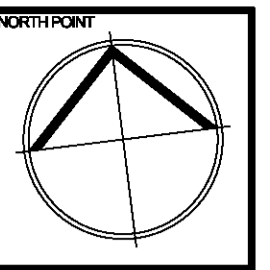
HOBART STREET



# SITE ANALYSIS LEGEND

-  District Views
-  Noise Source
-  Prevailing Warm Easterly Winds in Spring/Summer
-  Prevailing Cold Westerly Winds in Autumn/Winter
-  Vehicular Entry
-  Pedestrian Entry

## HOBART STREET



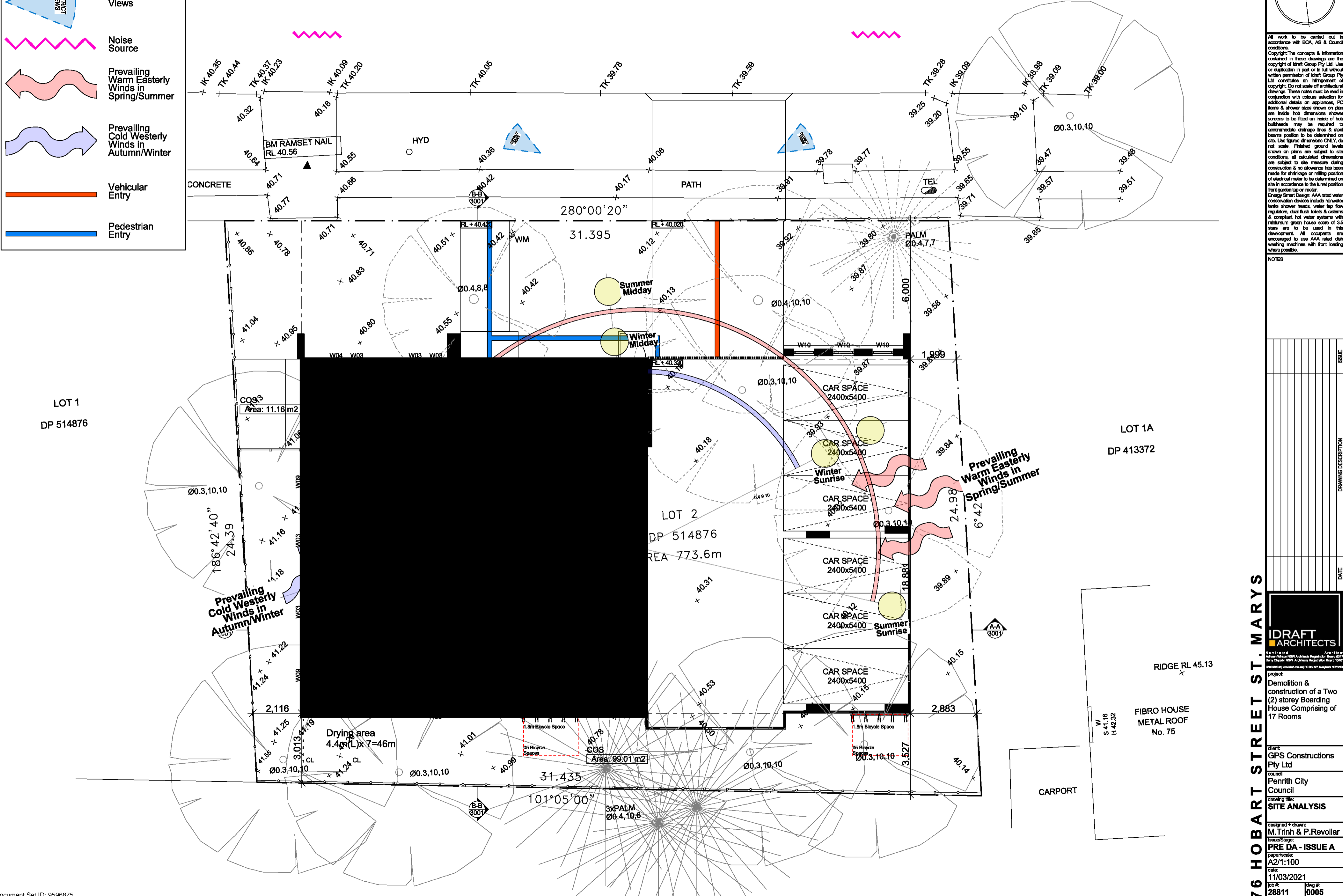
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**NOTES**

LOT 1  
DP 514876

LOT 1A  
DP 413372

LOT 2  
DP 514876  
AREA 773.6m



76 HOBART STREET ST. MARYS

**IDRAFT ARCHITECTS**

Registered Architect  
 Alison Wilson NSW Architects Registration Board 0487  
 Greg Chase NSW Architects Registration Board 0487  
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project:  
 Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms

Client:  
 GPS Constructions Pty Ltd

Council:  
 Penrith City Council

Drawing Title:  
**SITE ANALYSIS**

Designed & drawn:  
**M.Trinh & P.Revollar**

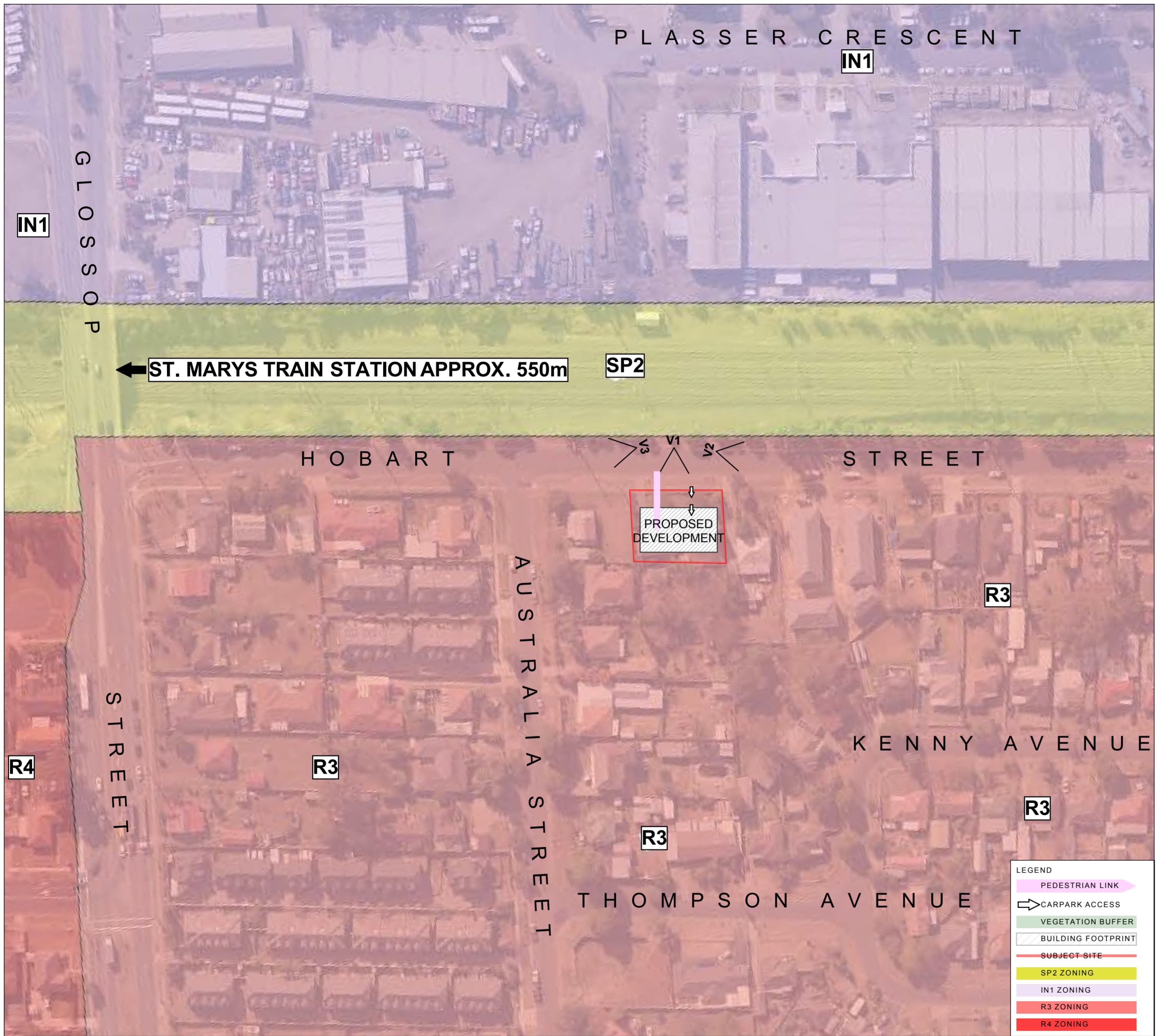
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Date:  
 11/03/2021

Job #:  
**28811**

Dwg #:  
**0005**



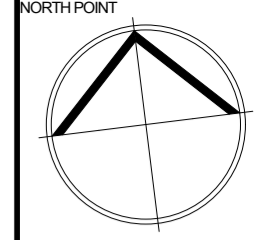
76 HOBART STREET VIEW 1



HOBART STREET VIEW 2



HOBART STREET VIEW 3



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NOTES

NO.	DESCRIPTION	DATE	ISSUE

76 HOBART STREET ST. MARYS

**IDRAFT ARCHITECTS**

Nominated Architect  
Adrian Wilson NSW Architects Registration Board 0347  
Dany Phelan NSW Architects Registration Board 0463  
02948 8661 | www.idraft.com.au | PO Box 472 | St Marys NSW 2100

project:  
Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms

client:  
GPS Constructions Pty Ltd

council:  
Penrith City Council

drawing title:  
**SITE ANALYSIS ZONING**

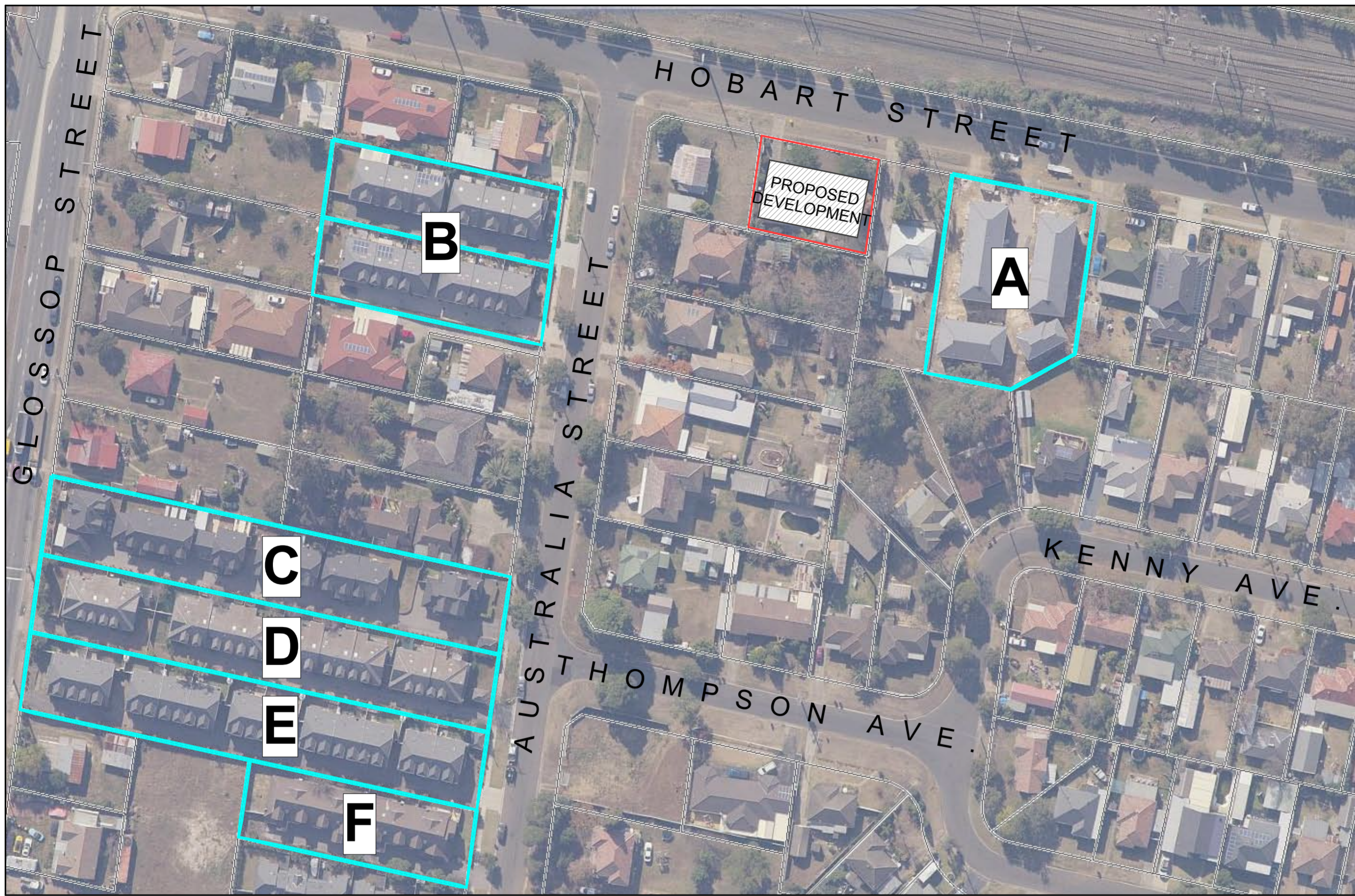
designed + drawn:  
M. Trinh & P. Revollar

Issue/Stage:  
**PRE DA - ISSUE A**

paper/scale:  
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date:  
11/03/2021

job #: 28811      dwg #: 0006



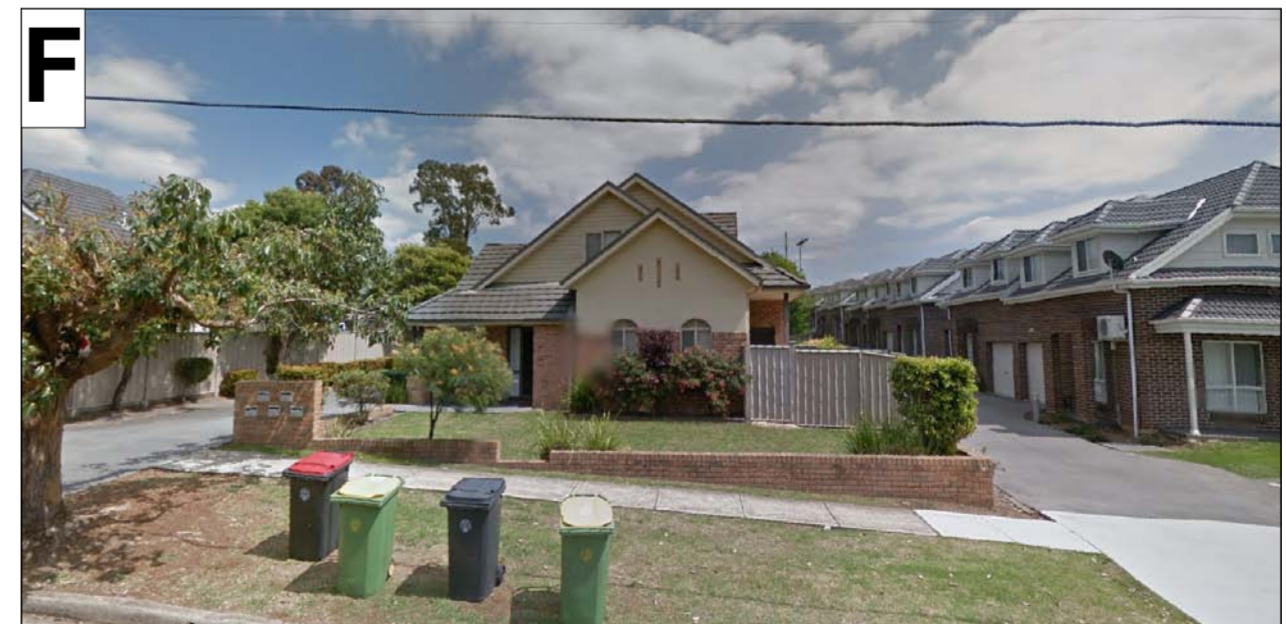
13 AUSTRALIA STREET



15 AUSTRALIA STREET



17 AUSTRALIA STREET



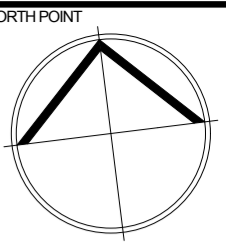
19 AUSTRALIA STREET



73-74 HOBART STREET



3 & 5 AUSTRALIA STREET



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NOTES

NO.	DATE	DESCRIPTION	ISSUE

NO.	DATE	DESCRIPTION	ISSUE

**76 HOBART STREET ST. MARYS**

**IDRAFT ARCHITECTS**

Nominated Architect  
 Address: Winton NSW Architects Registration Board 5347  
 Entry Details: NSW Architects Registration Board 5347  
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 Phone: 02 9500 2100  
 Fax: 02 9500 2101  
 Email: info@idraft.com.au  
 Web: www.idraft.com.au

project:  
 Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms

Client:  
 GPS Constructions Pty Ltd  
 Council:  
 Penrith City Council

drawing title:  
**SITE CONTEXT ANALYSIS**

designed & drawn:  
 M. Trinh & P. Revollar

Issue/Stage:  
**PRE DA - ISSUE A**

paper/scale:  
 A2/1:1000, 1:2.66

date:  
 11/03/2021

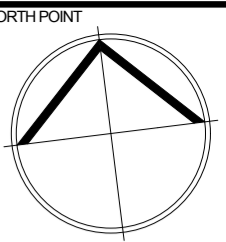
job #:  
**28811**

dwg #:  
**0007**

**TREE SCHEDULE**

TREE ID	STATUS	ACTION
T1	EXISTING	TO BE RETAINED
T2	EXISTING	TO BE RETAINED
T3	EXISTING	TO BE REMOVED
T4	EXISTING	TO BE REMOVED
T5	EXISTING	TO BE REMOVED
T6	EXISTING	TO BE RETAINED
T7	EXISTING	TO BE RETAINED
T8	EXISTING	TO BE RETAINED
T9	EXISTING	TO BE RETAINED
T10	EXISTING	TO BE RETAINED
T11	EXISTING	TO BE RETAINED

**HOBART STREET**



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**NOTES**



NO.	DATE	DRAWING DESCRIPTION	ISSUE

**76 HOBART STREET ST. MARYS**

**IDRAFT ARCHITECTS**  
Nominated Architect  
 Adrian Wilson NSW Architects Registration Board 0347  
 City Planners NSW Architects Registration Board 0465  
 25/688 Mallett Street, St Marys NSW 2100

project:  
 Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms

client:  
 GPS Constructions Pty Ltd

council:  
 Penrith City Council

drawing title:  
**DEMOLITION PLAN**

designed & drawn:  
 M. Trinh & P. Revollar

Issue/Stage:  
**PRE DA - ISSUE A**

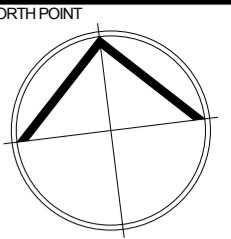
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date:  
 11/03/2021

job #:  
 28811

dwg #:  
 0008

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NOTES

NO.	DESCRIPTION	DATE	ISSUE

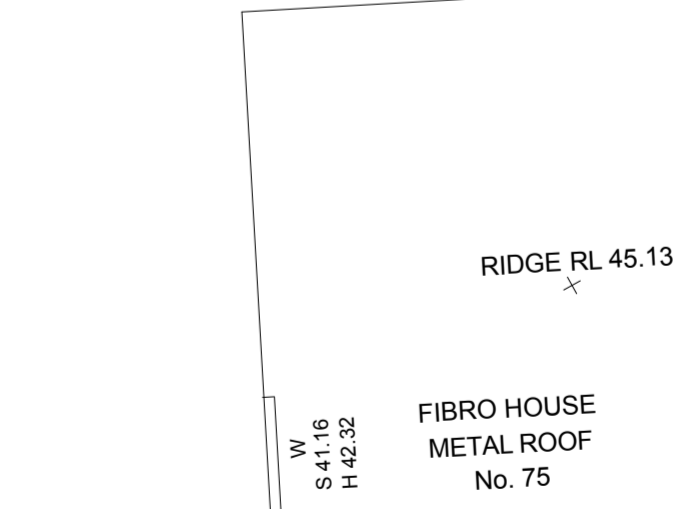
DRAWING DESCRIPTION

DATE

LOT 1  
DP 514876

LOT 1A  
DP 413372

LOT 2  
DP 514876  
AREA 773.6m



76 HOBART STREET ST. MARYS

**IDRAFT ARCHITECTS**

Nominated Architect  
 Adrian Wilson NSW Architects Registration Board 2547  
 Gary Chaney NSW Architects Registration Board 1945

project:  
 Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms

client:  
 GPS Constructions Pty Ltd

council:  
 Penrith City Council

drawing title:  
**SEDIMENTATION CONTROL PLAN**

designed + drawn:  
 M. Trinh & P. Revollar

Issue/Stage:  
**PRE DA - ISSUE A**

paper/scale:  
 A2/1:100

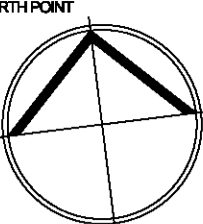
date:  
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job #:  
 28811

dwg #:  
 0009

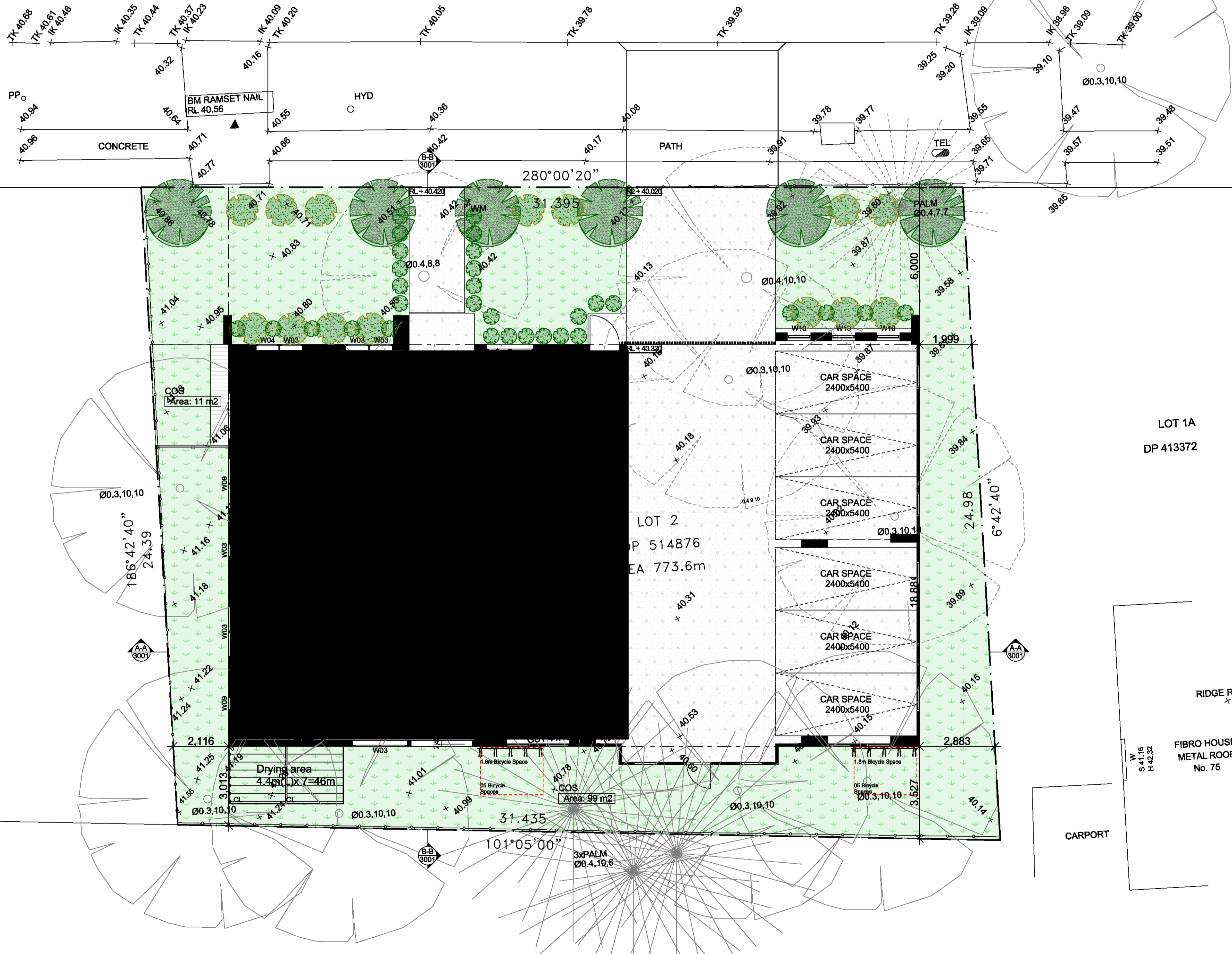


# HOBART STREET



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## NOTES



LOT 1  
DP 514876

LOT 1A  
DP 413372

LOT 2  
DP 514876  
Area 773.6m

ISSUE	DATE	DRAWING DESCRIPTION

**DRAFT ARCHITECTS**  
Not a registered architect  
 Not a registered architect  
 Not a registered architect  
 Not a registered architect  
 Not a registered architect

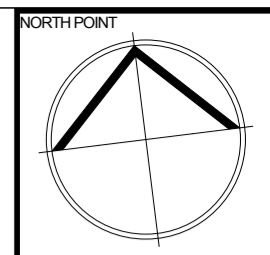
project:  
 Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms

client:  
 GPS Constructions Pty Ltd  
 council:  
 Penrith City Council

drawing title:  
**SITE PLAN**

designed & drawn:  
 M.Trinh & P.Revolver  
 Issue/Stage:  
**PRE DA - ISSUE A**  
 paper/scale:  
 A2/1:100  
 date:  
 11/03/2021  
 job #: **28811**      dwg #: **0010**

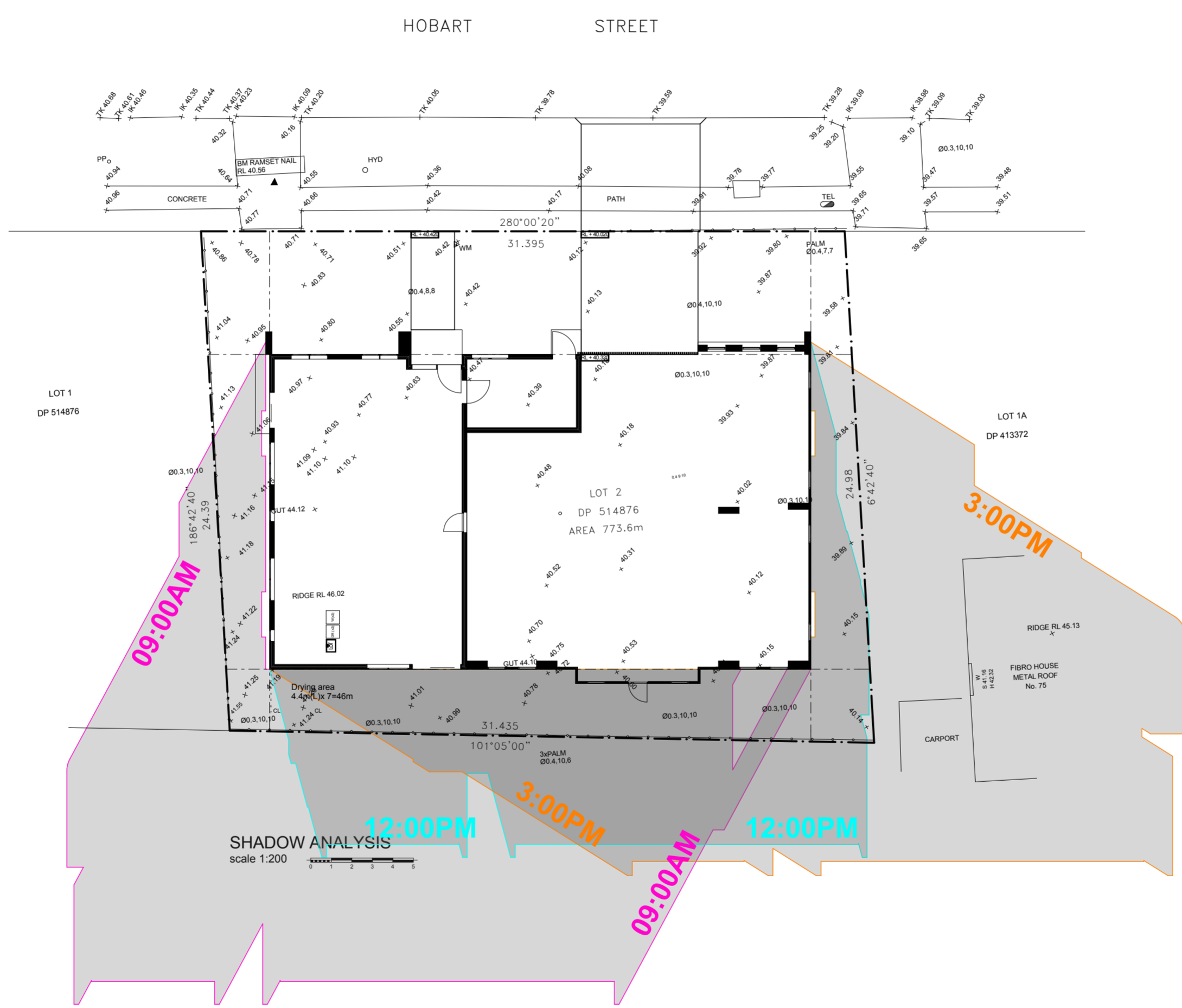
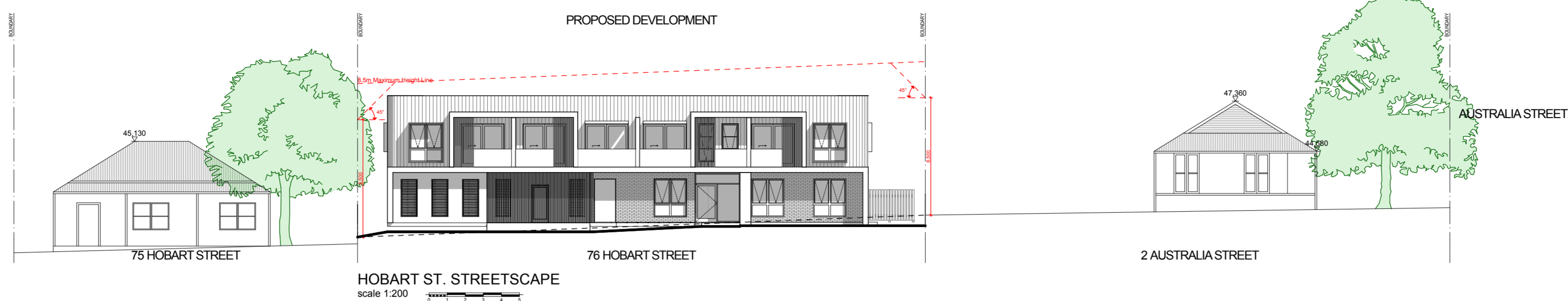
76 HOBART STREET ST. MARYS



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NOTES

NO	DESCRIPTION	DATE	ISSUE



76 HOBART STREET ST. MARYS

**IDRAFT ARCHITECTS**

Nominated Architect  
 Adrian Wilson NSW Architects Registration Board 0347  
 City Centre NSW Architects Registration Board 0465  
 02968 5601 www.idraft.com.au PO Box 427 Merrylands NSW 2160

project:  
 Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms

client:  
 GPS Constructions Pty Ltd  
 council:  
 Penrith City Council

drawing title:  
**SHADOW DIAGRAM & STREETScape**

designed + drawn:  
 M. Trinh & P. Revollar

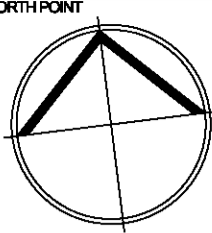
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paperscale:  
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date:  
 11/03/2021

job #: 28811 dwg #: 0011

HOBART STREET



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NOTES

NO.	DESCRIPTION

NO.	DESCRIPTION	DATE	ISSUE

**DRAFT ARCHITECTS**  
 Registered Architect  
 10/01/2019 - 31/03/2024  
 10/01/2019 - 31/03/2024  
 10/01/2019 - 31/03/2024  
 10/01/2019 - 31/03/2024

Client:  
**GPS Constructions Pty Ltd**

Project:  
**Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms**

Council:  
**Penrith City Council**

Drawing Title:  
**GROUND FLOOR PLAN**

Designed & drawn by:  
**M.Trinh & P.Revoliar**

Issue/Stage:  
**PRE DA - ISSUE A**

Paper/Scale:  
**A2/1:100**

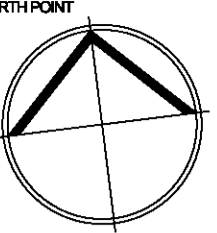
Date:  
**11/03/2021**

Job #:  
**28811**

Dwg #:  
**1001**

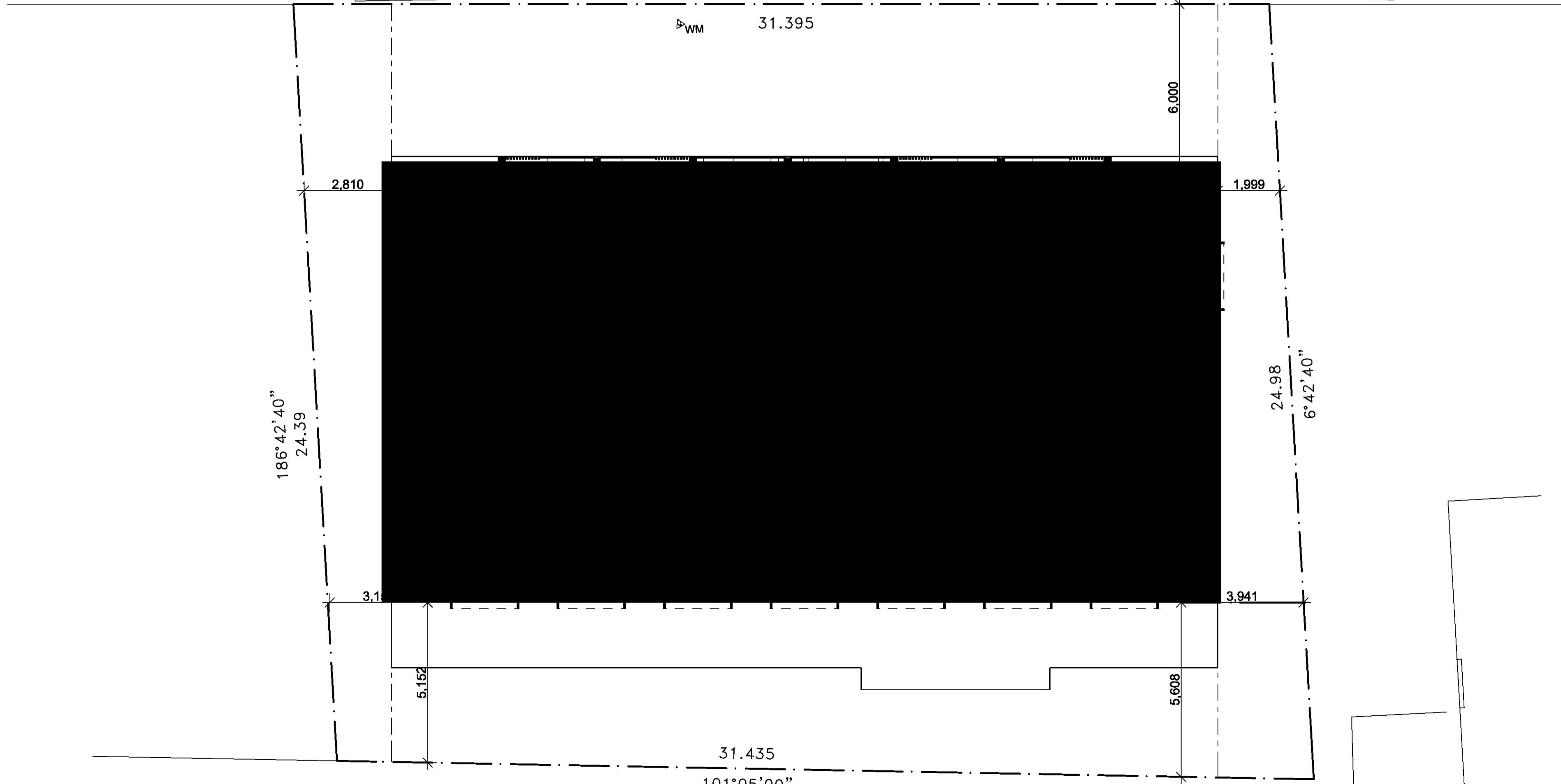
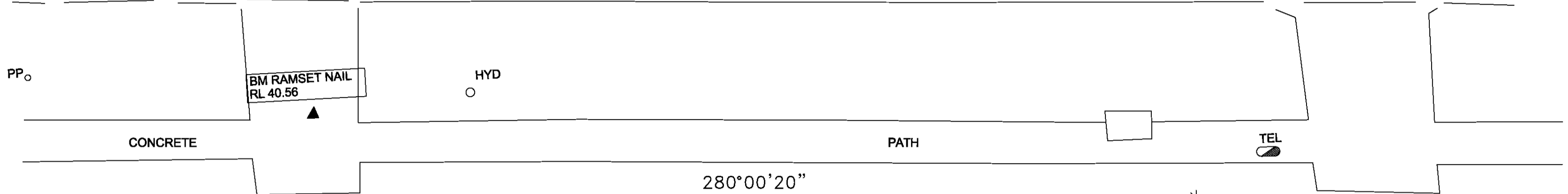
76 HOBART STREET ST. MARYS

HOBART STREET



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NOTES



ISSUE	DESCRIPTION	DATE

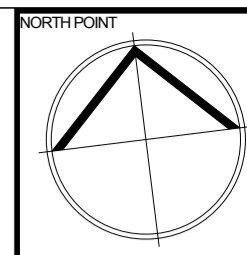
76 HOBART STREET ST. MARYS



Nominated Architect  
 Alexey Wilson NSW Architects Registration Board 0847  
 Tony Chaney NSW Architects Registration Board 5495  
 (2019) 5629  
 project:  
 Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms  
 client:  
 GPS Constructions Pty Ltd  
 council:  
 Penrith City Council  
 drawing title:  
 FIRST FLOOR PLAN  
 designed & drawn:  
 M. Trinh & P. Revollar  
 issue/stage:  
**PRE DA - ISSUE A**  
 paper/scale:  
 A2/1:100  
 date:  
 11/03/2021  
 job #:  
 28811     dwg #:  
 1002

GFA: FF  
 Area: 305 m2

HOBART STREET



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 Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES

NO.	DATE	DESCRIPTION	ISSUE



Nominated Architect  
 Adrian Wilson NSW Architects Registration Board 0347  
 City Charles NSW Architects Registration Board 0465  
 02 9588 8668 www.idraft.com.au PO Box 427 Murrumbidgee NSW 2500

project:  
 Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms

client:  
 GPS Constructions Pty Ltd  
 council:  
 Penrith City Council

drawing title:  
**ROOF PLAN**

designed + drawn:  
 M. Trinh & P. Revollar

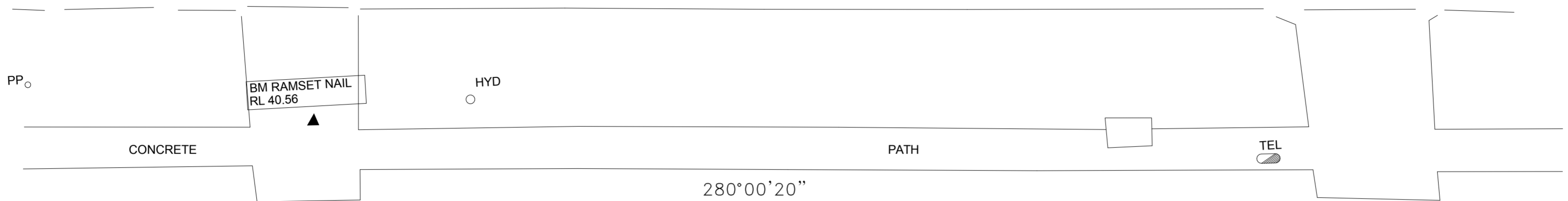
Issue/Stage:  
**PRE DA - ISSUE A**

paper/scale:  
 A2/1:100

date:  
 11/03/2021

job #: 28811 dwg #: 1003

76 HOBART STREET ST. MARYS



280°00'20"

WM 31.395

186°42'40"  
24.39

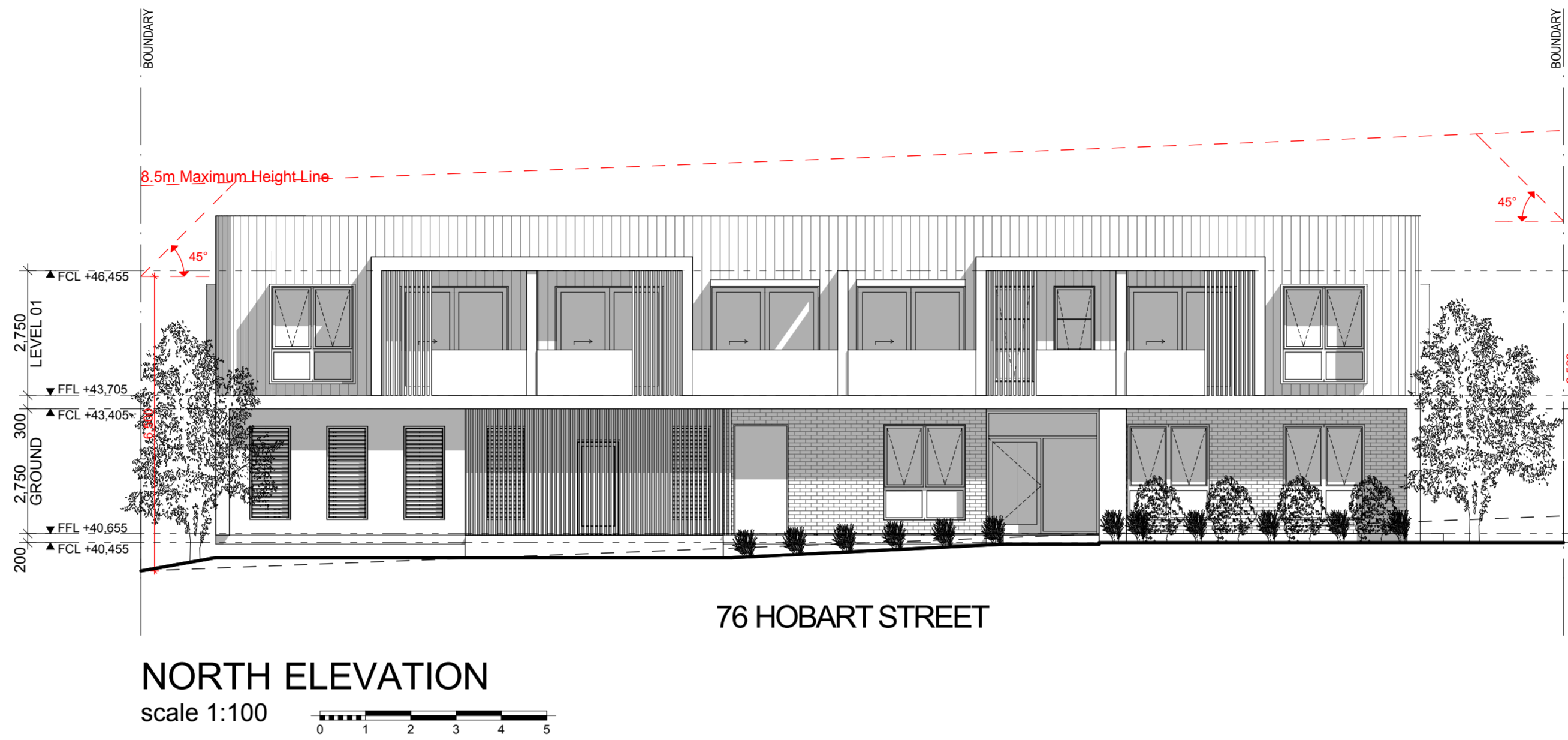
METAL DECK ROOF 3°

METAL DECK ROOF 3°

METAL DECK ROOF 3°

24.98  
6°42'40"

31.435  
101°05'00"



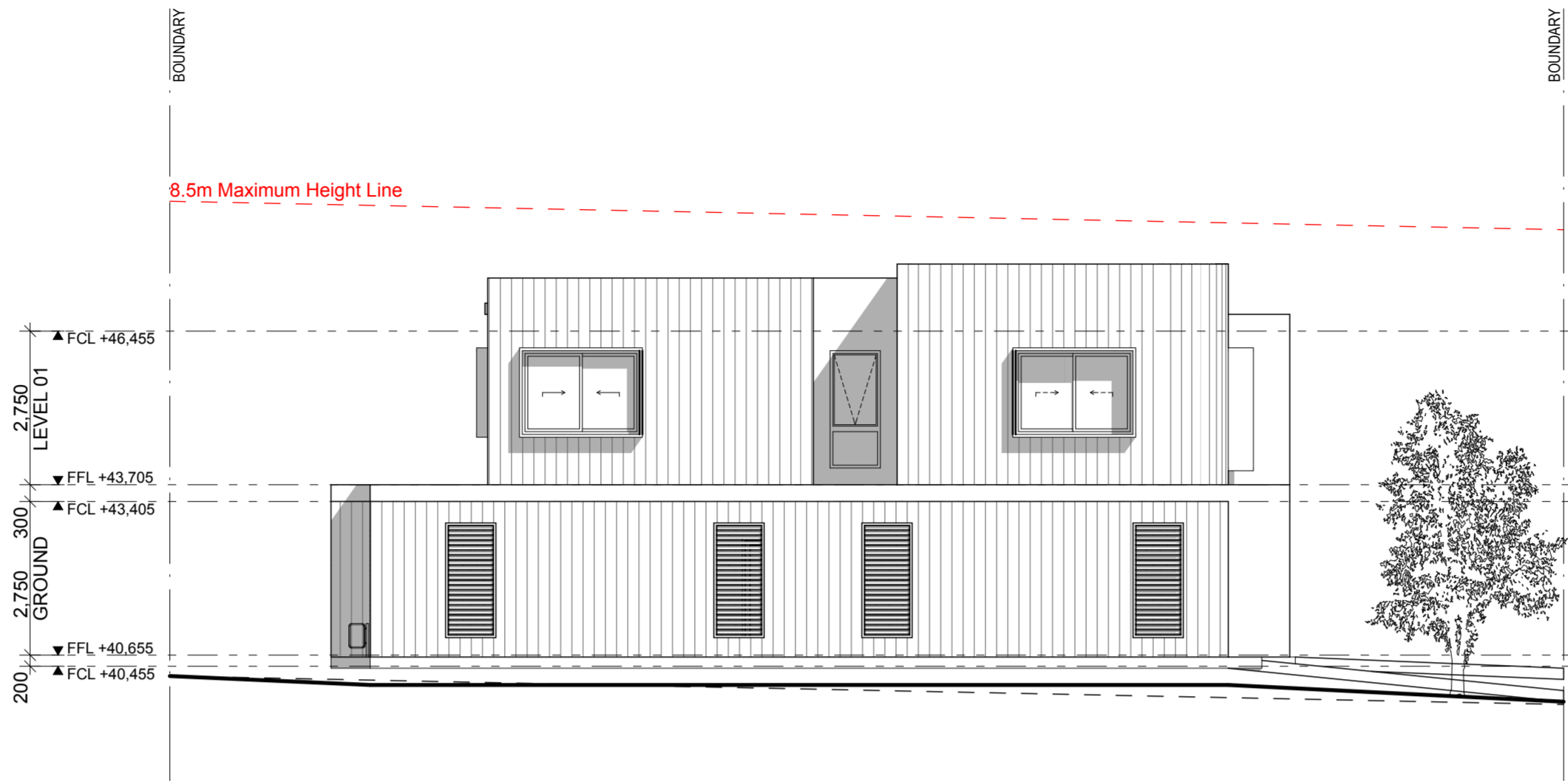
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Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cisterns & compliant hot water systems with minimum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading where possible.

NOTES

NO.	DATE	DESCRIPTION	ISSUE

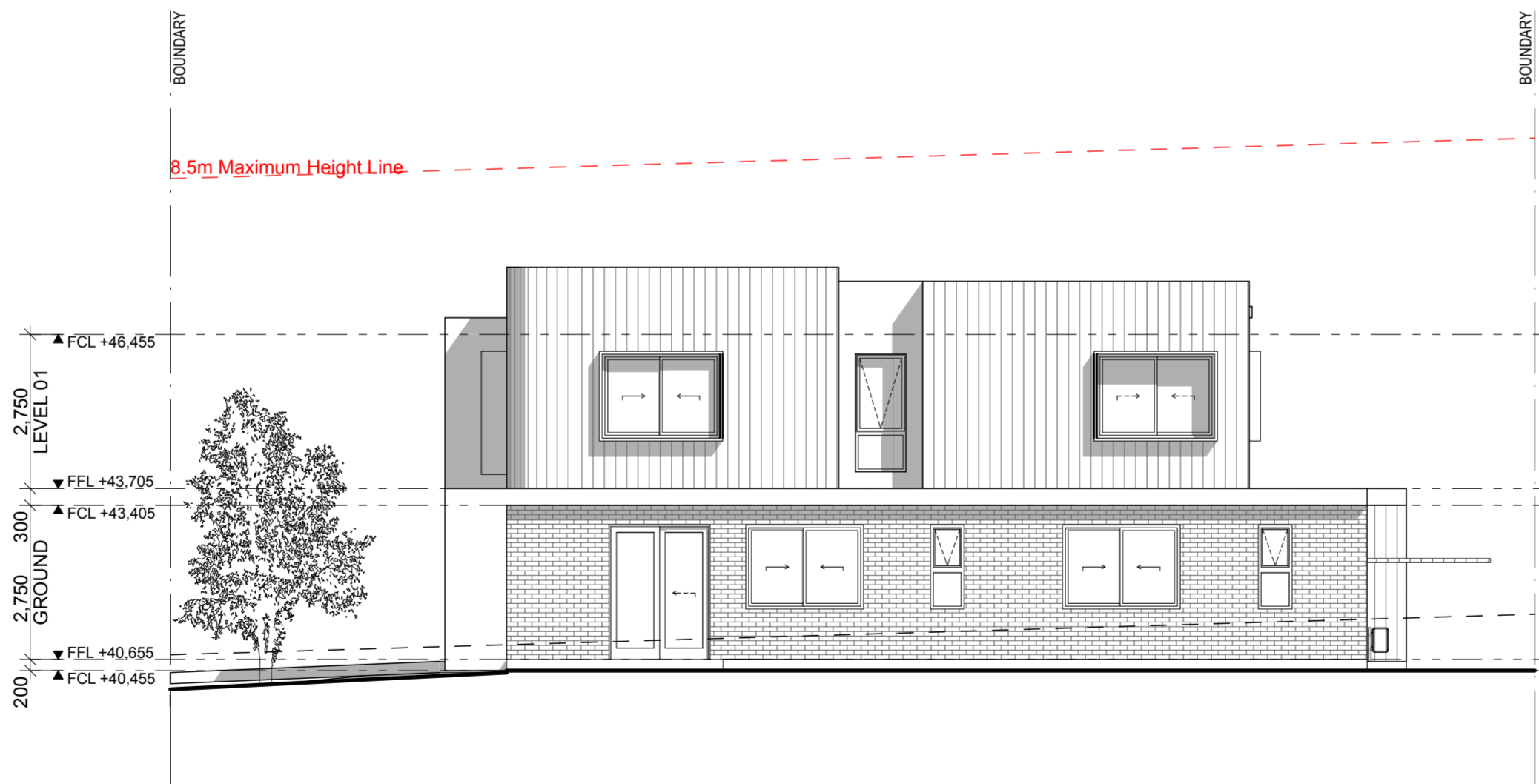
**76 HOBART STREET ST. MARYS**

**IDRAFT ARCHITECTS**  
Nominated Architect  
Adrian Wilson NSW Architects Registration Board 5347  
Daly Chalmers NSW Architects Registration Board 5945  
19/988 Midland Highway, St Marys NSW 2100  
project:  
Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms  
client:  
GPS Constructions Pty Ltd  
council:  
Penrith City Council  
drawing title:  
**NORTH & SOUTH ELEVATIONS**  
designed + drawn:  
M. Trinh & P. Revollar  
Issue/Stage:  
**PRE DA - ISSUE A**  
paper/scale:  
A2/1:100  
date:  
11/03/2021  
job #:  
**28811**      dwg #:  
**2001**



### EAST ELEVATION

scale 1:100



### WEST ELEVATION

scale 1:100



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#### NOTES

NO.	DATE	DESCRIPTION	ISSUE

76 HOBART STREET ST. MARYS

**IDRAFT ARCHITECTS**  
 Nominated Architect  
 Adrian Wilson NSW Architects Registration Board 0547  
 City Planners NSW Architects Registration Board 0463  
 2/968 Mallett Street, St Marys NSW 2105  
 P.O. Box 427, St Marys NSW 2105  
 project:

Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms

client:  
 GPS Constructions Pty Ltd

council:  
 Penrith City Council

drawing title:  
**EAST & WEST ELEVATIONS**

designed + drawn:  
 M.Trinh & P.Revollar

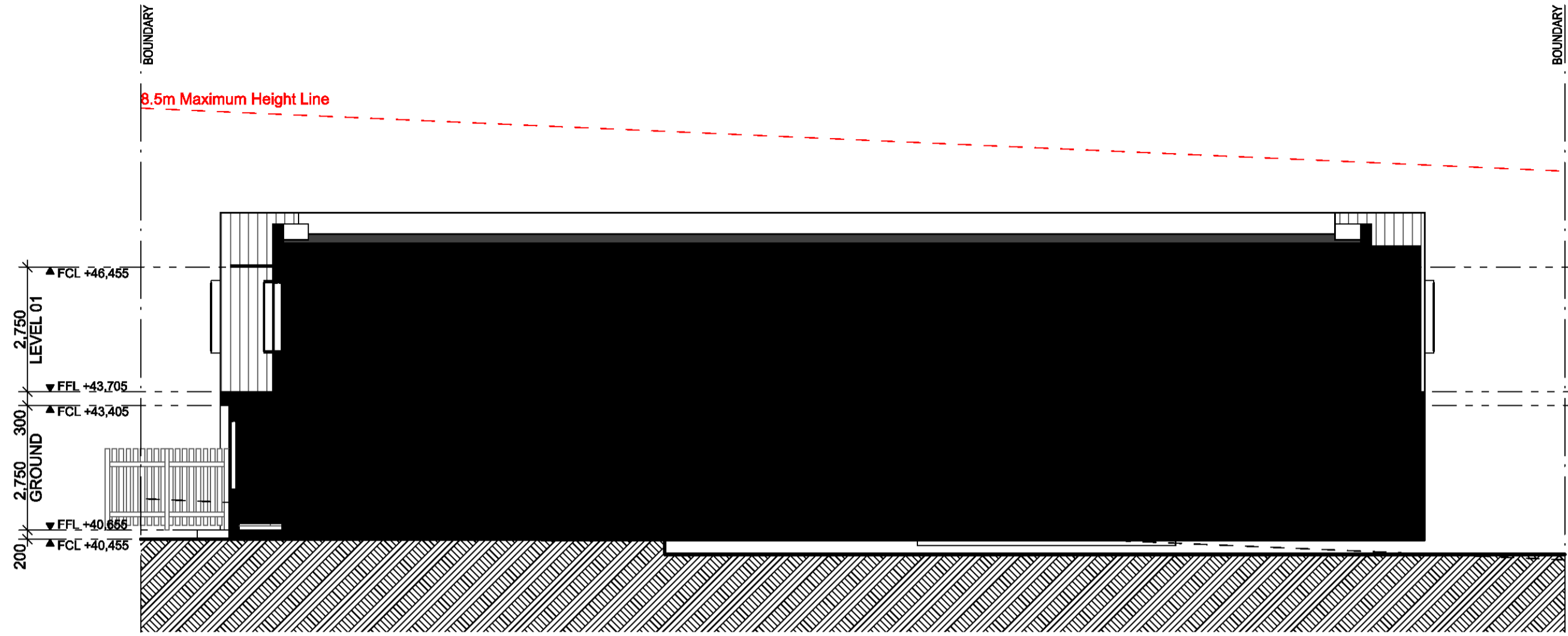
issue/stage:  
**PRE DA - ISSUE A**

paper/scale:  
 A2/1:100

date:  
 11/03/2021

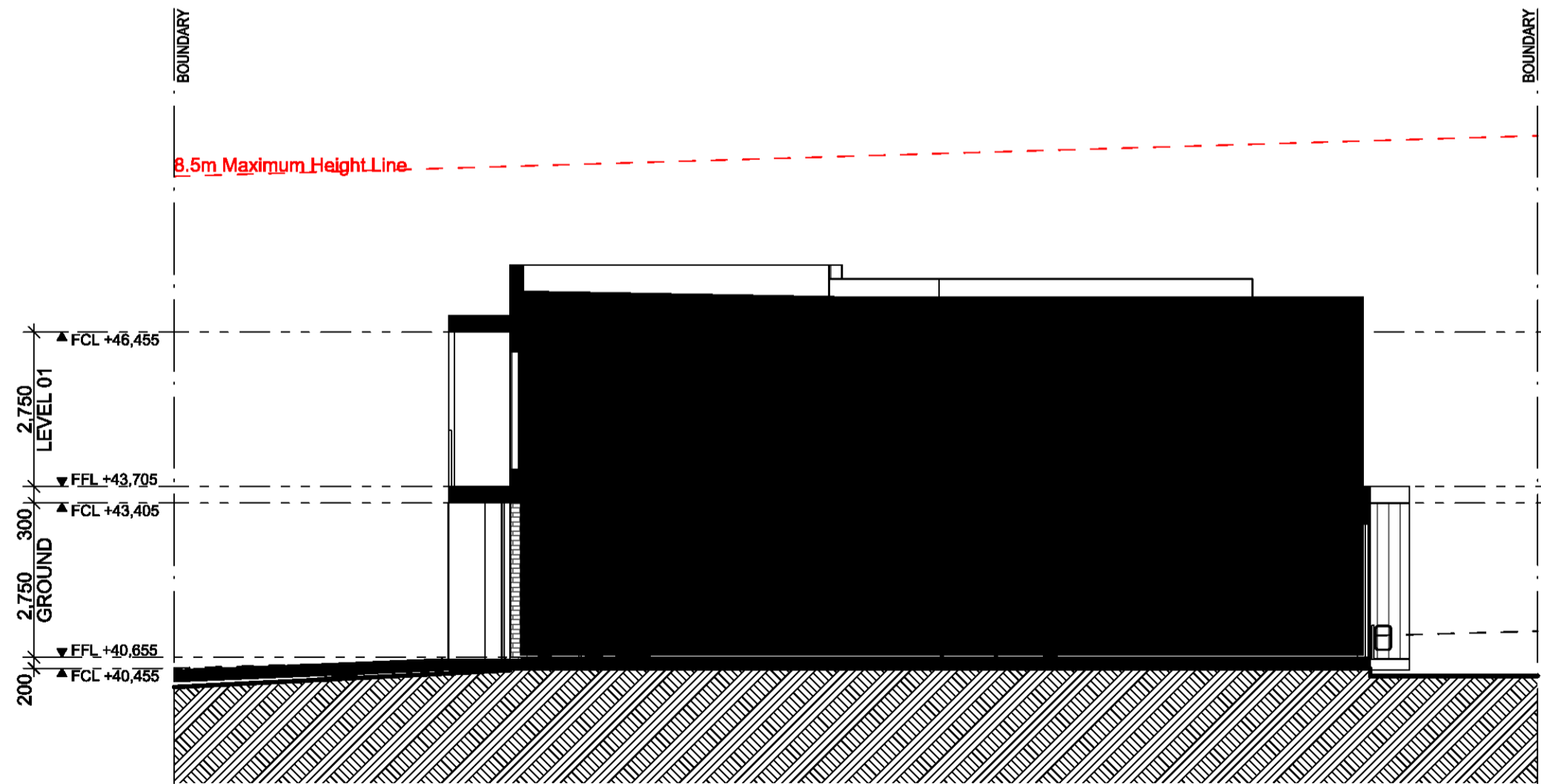
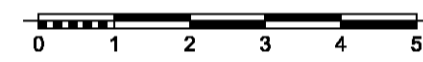
job #:  
**28811**

dwg #:  
**2002**



**SECTION A-A**

scale 1:100



**SECTION B-B**

scale 1:100



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NOTES

NO.	ISSUE	DESCRIPTION	DATE

**76 HOBART STREET ST. MARYS**

**IDRAFT ARCHITECTS**

Nominated Architect  
 Aileen Wilson NSW Architects Registration Board (ARB)  
 Greg Chubb NSW Architects Registration Board (ARB)  
 5/55/66/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200  
 project:  
 Demolition & construction of a Two (2) storey Boarding House Comprising of 17 Rooms

client:  
 GPS Constructions Pty Ltd

council:  
 Penrith City Council

drawing title:  
**SECTION A-A & B-B**

designed & drawn:  
 M. Trinh & P. Revollar

issue/stage:  
**PRE DA - ISSUE A**

paper/scale:  
 A2/1:100

date:  
 11/03/2021

job #: **28811**      dwg #: **3001**





# Jemena Gas Network Protection

## No Assets Affected

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

In reply to your enquiry, there are our records indicate there are **no gas mains** in the vicinity of your intended work, as generally illustrated on the attached map. **For an explanation of the map, please see the information below and the legend attachment.**

**Please note that you have a duty of care to ensure that Jemena gas mains are not compromised or damaged during any future development or construction work.**

## Excavation Guidelines

It is essential 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 gas main, contact the local depot.

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

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

**DBYD Administration 1300 880 906**





















**Warning:** The enclosed plans show the position of Jemena Gas Networks (NSW) Ltd's underground gas mains and installations in public gazetted roads only. **Individual customers' services and services belonging to other third parties are not included** on these plans. These plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together "**Jemena**") and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of underground mains and installations relative to fences, buildings etc., as they existed at the time the mains etc were installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared. Jemena makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. Jemena does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of Jemena, its employees, agents, officers or contractors).

The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains and equipment. In accordance with the Work Near Underground Assets Guideline 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.







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

Admin 1300 880 906

### Network Mains

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

### Network Assets



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

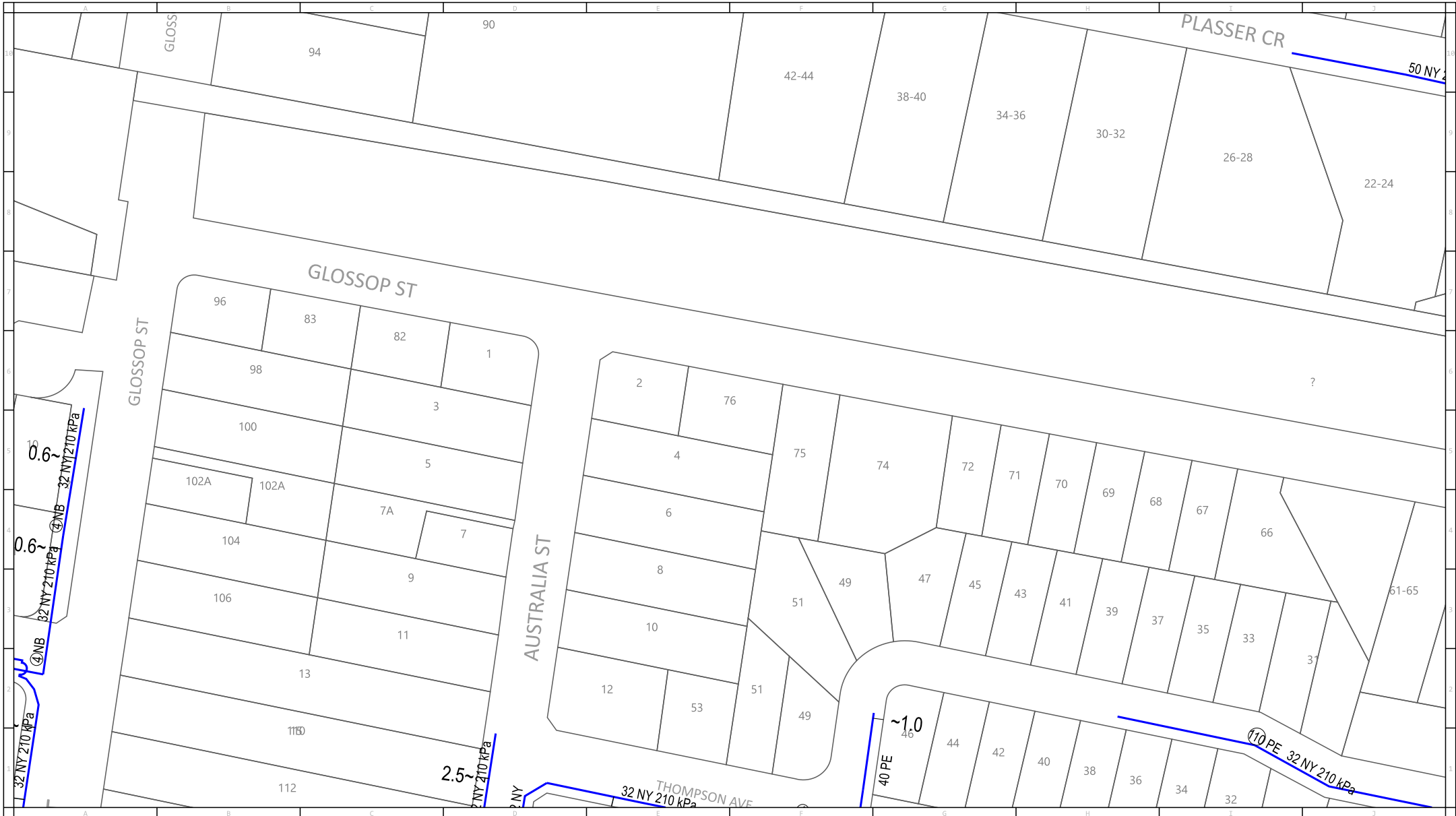
### Annotations

#### Pipe and Conduit Material Codes

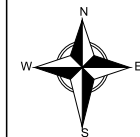
NY	Nylon	NB	Nominal Bore – Cast Iron
PE	Polyethylene	ST	Steel
P/PL	Plastic (undefined)	C/CO	Copper
PVC	Polyvinyl Chloride		

#### Pipe code combinations and dimension references

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



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



Scale: 1:2000

Issue Date: 17/03/2021

DBYD Seq No: 107713617

DBYD Job No: 21276592

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



**WARNING:** This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation.

This is a 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.

Document Set ID: 9596876  
Version: 1, Version Date: 21/05/2021

If further clarification is required, please contact:  
 Endeavour Energy  
 Phone: (02) 9853 4161 (8:00am-4:30pm Mon-Fri)  
**Emergency Phone Number: 131 003**



## DBYD Underground Search Report

Date: 17/03/2021

DBYD Sequence No: 107713615

DBYD Job No: 21276592

### ENDEAVOUR ENERGY ASSETS NOT AFFECTED

To:	Ms Sarah Houlahan	Company:	Not Supplied		
Address:	PO Box 279, Riverstone, NSW 2765				
Cust ID:	2377371				
		Mobile:	Not Supplied	Fax:	Not Supplied
Enquiry Location: 76 Hobart Street, St Marys, NSW 2760					

Our Search has shown that **NO UNDERGROUND ASSETS ARE PRESENT** on our plans within the nominated enquiry location. However all persons planning excavation shall read and understand the warnings below. This search is based on the graphical position of the excavation site as denoted in the DBYD customer confirmation sheet.

### WARNING

- **All electrical apparatus shall be regarded as live until proved de-energised.** Contact with live electrical apparatus will cause severe injury or death.
- In accordance with the *Electricity Supply Act 1995*, you are obliged to report any damage to Endeavour Energy Assets immediately by calling **131 003**.
- The customer must obtain a new set of plans from Endeavour Energy if work has not been started or completed within twenty (20) working days of the original plan issue date.
- The customer must contact Endeavour Energy if any of the plans provided have blank pages, as some underground asset information may be incomplete.
- Endeavour Energy underground earth grids may exist and their location **may not** be shown on plans. Persons excavating are expected to exercise all due care, especially in the vicinity of padmount substations, pole mounted substations, pole mounted switches, transmission poles and towers.
- Endeavour Energy plans **do not** show any underground customer service mains or information relating to service mains within private property.
- Asbestos or asbestos-containing material may be present on or near Endeavour Energy's underground assets.
- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
- All plans must be printed and made available at the worksite where excavation is to be undertaken. Plans must be reviewed and understood by the crew on site prior to commencing excavation.

### SUPPLEMENTARY MATERIAL

Material	Purpose	Location
DBYD Cover Letter	Endeavour Energy DBYD response Cover Letter	Attached
DBYD Important Information & Disclaimer	Endeavour Energy disclaimer, responsibilities and information on understanding plans	Attached
DBYD Response Plans	Endeavour Energy DBYD plans	Attached
Work Cover NSW "Work near underground assets: Guide"	Guideline for anyone involved in construction work near underground assets	Contact Work Cover NSW for a copy
Work Cover NSW "Excavation work: Code of practice"	Practical guidance on managing health and safety risks associated with excavation	<a href="#">URL [Click Here]</a>
Safe Work Australia "Working in the vicinity of overhead and underground electric lines guidance material"	Provides information on how to manage risks when working in the vicinity of overhead and underground electric lines at a workplace	<a href="#">URL [Click Here]</a>
Endeavour Energy Safety Brochures & Guides	To raise awareness of dangers of working on or near Endeavour Energy's assets	<a href="#">URL [Click Here]</a>

**WARNING**

- **All electrical apparatus shall be regarded as live until proved de-energised.** Contact with live electrical apparatus will cause severe injury or death.
- In accordance with the *Electricity Supply Act 1995*, you are obliged to report any damage to Endeavour Energy Assets immediately by calling **131 003**.
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- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
- All plans must be printed and made available at the worksite where excavation is to be undertaken. Plans must be reviewed and understood by the crew on site prior to commencing excavation.

**INFORMATION PROVIDED BY ENDEAVOUR ENERGY**

- Any plans provided pursuant to this service are intended to show the approximate location of underground assets relative to road boundaries, property fences and other structures at the time of installation.
- Depth of underground assets may vary significantly from information provided on plans as a result of changes to road, footpath or surface levels subsequent to installation.
- Such plans have been prepared solely for use by Endeavour Energy staff for design, construction and maintenance purposes.
- All enquiry details and results are kept in a register.

**DISCLAIMER**

Whilst Endeavour Energy has taken all reasonable steps to ensure that the information contained in the plans is as accurate as possible it will accept no liability for inaccuracies in the information shown on such plans.

**LEGEND**

- OR ■ Street light column
- ▭ Padmount substation
- ▭ OR ▭ Overground pillar (O.G.Box)
- ▭ Underground pit
- ▬ Duct run
- ▬ Cable run
- ⊙ Typical duct section
- ▲ Asbestos warning



**NOT TO SCALE**

DBYD Sequence No.:	107713615
Issued Date:	17/03/2021

Cadastre: © Land and Property Information 2015, 2016

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**BEFORE COMMENCING EXCAVATION YOU MUST READ AND UNDERSTAND ALL INFORMATION PROVIDED IN THE DBYD RESPONSE AND LISTED BELOW**

**BACKGROUND**

Endeavour Energy is able to make available plans of its underground assets to persons who intend to undertake excavation works in Endeavour Energy's distribution area. Any plans provided to you are made available subject to the provisions set out below, in the provided plans, and in the Endeavour Energy DBYD response Cover Letter.

We have set out below important information regarding the recommended procedures that should be followed when using this service and also the extent of our responsibility in respect of any plans provided. It is very important that you read and understand all the information and disclaimers provided below before excavating.

Information Provided by Endeavour Energy:

- Any plans provided pursuant to this service are intended to show the approximate location of underground assets relative to road boundaries, property fences and other structures at the time of installation.
- Depth of underground assets may vary significantly from information provided on plans as a result of changes to road, footpath or surface levels subsequent to installation.
- Such plans have been prepared solely for use by Endeavour Energy staff for design, construction and maintenance purposes.
- All enquiry details and results are kept in a register.

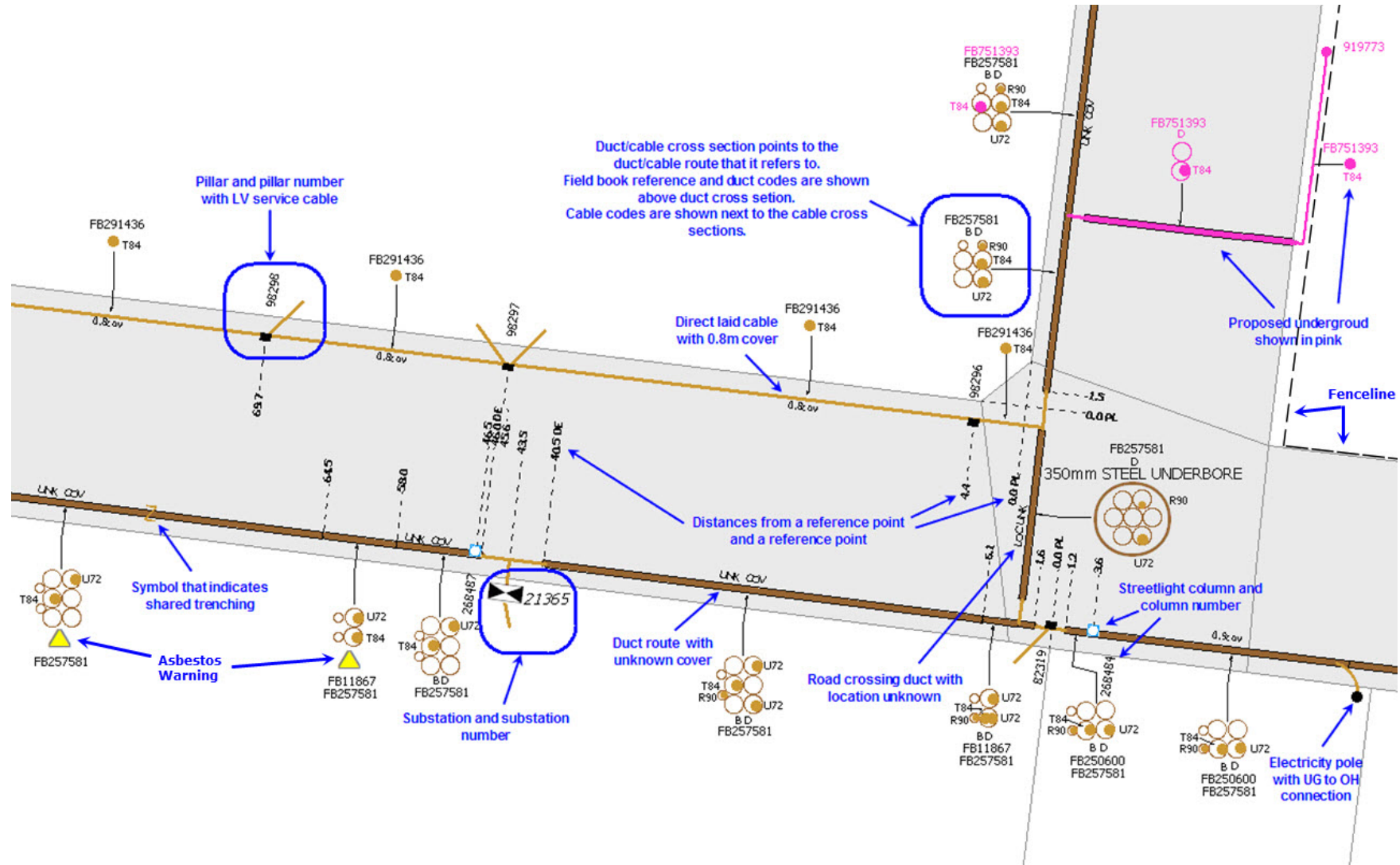
**DISCLAIMER**

Whilst Endeavour Energy has taken all reasonable steps to ensure that the information contained in the plans is as accurate as possible it will accept no liability for inaccuracies in the information shown on such plans.

**CUSTOMER REQUESTS AND RESPONSIBILITIES**

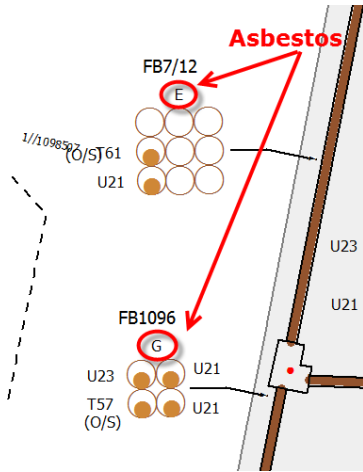
- Endeavour Energy expects to be able to provide relevant plans within 48 hours after a request is made.
- If the enquiry falls within the Transmission Mains area, additional notification requirements shall be complied with as per the instructions in the response Cover Letter.
- Endeavour Energy retains copyright over all plans and details provided in response to a customer's request.
- Persons excavating are expected to exercise all due care in the vicinity where underground assets are indicated and will be held responsible for any damage to any underground assets (including any Endeavour Energy property) or any other loss caused (including consequential losses) as a result of such excavations.
- All underground assets should be visually located by soft digging (pot holing) or hand digging.
- A person who undertakes excavation work is subject to duties and responsibilities under the [Work Health and Safety Act 2011](#) and [Work Health and Safety Regulation 2011](#). Please refer to the Work Cover NSW "[Work near underground assets: Guide](#)" and "[Excavation work: Code of practice](#)" which contain practical advice for working near underground utility services.
- Any damage to Endeavour Energy's assets must be immediately reported on **131 003**.
- In all cases of electric shock or suspected electric shock the victim shall immediately be transported to hospital or medical centre for treatment.
- If conduit material cannot be identified, it should be assumed to contain asbestos material.
- Endeavour Energy plans are frequently updated to record changes to underground assets. All plans are valid for **20** working days from the date of issue.

### EXAMPLE OF HOW TO READ ENDEAVOUR ENERGY PLANS

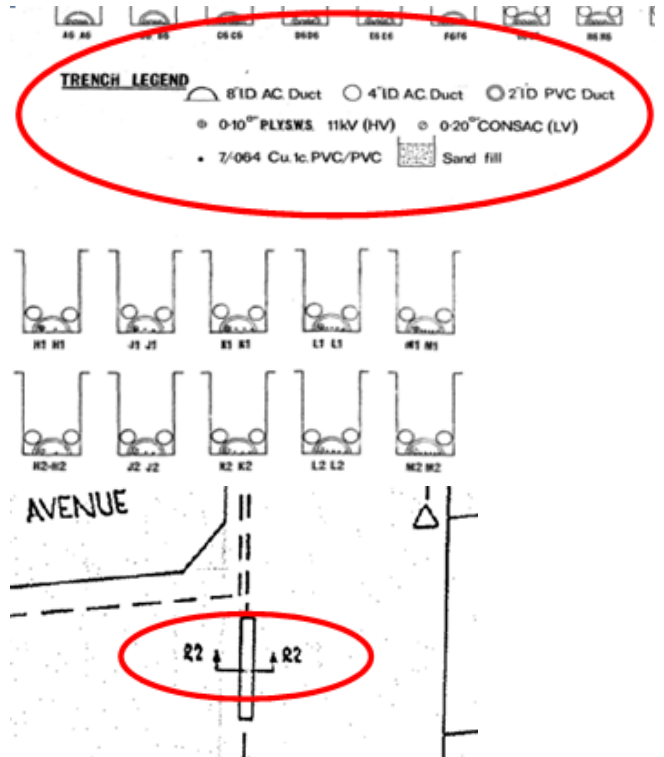


### IDENTIFYING ASBESTOS DUCTS

1. Duct codes **E, F** and **G** identify Fibro Conduits

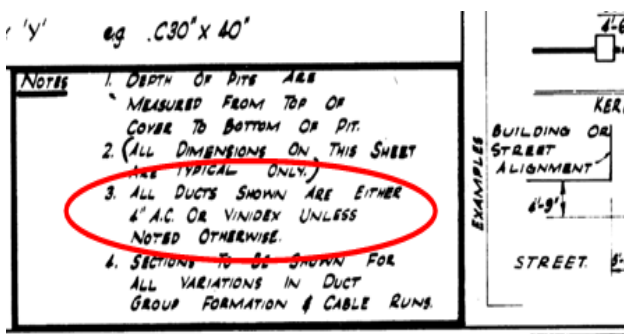


2. The duct codes **G,H,J,K,L,M Q,R,S,T,U,V,W & X** under each configuration are used on old Blue Mountains drawings to identify Asbestos

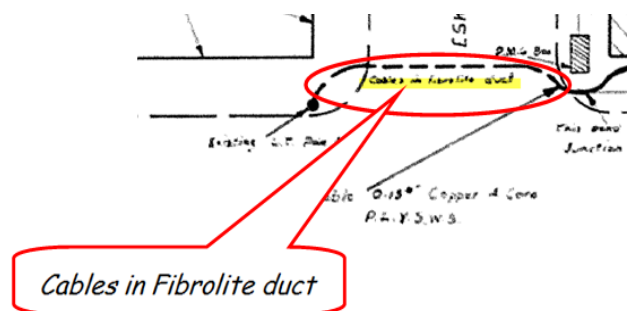


If underground details have not been captured and drawings are used, the method for identifying asbestos ducts and standards are different for the different utilities that amalgamated with Endeavour Energy. Using Reticulation Drawings, there are numerous ways to determine if a duct route has asbestos ducts, refer to following examples:

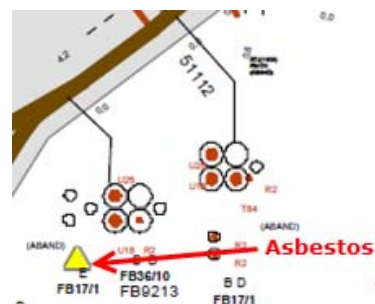
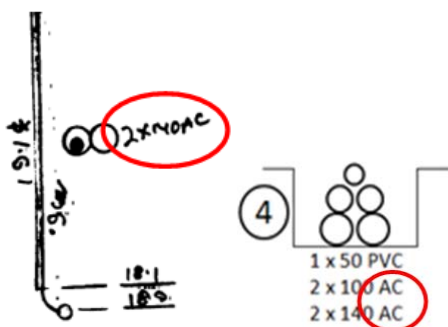
3. **AC** (Asbestos Cement) acronym



4. **Fibrolite** (asbestos) ducts



5. Yellow **triangle** identifies Fibro Conduits
















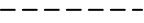

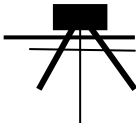




## STANDARD UNDERGROUND SYMBOLS / LABELS

NOTE: *If symbology has not been provided on the plan use symbols as shown below.*

### SYMBOLS & ACRONYMS

	or		Street light column
			Padmount substation
	or		Overground pillar (O.G.Box)
			Underground pit
			Duct run
			Cable run
			Typical duct section
			Typical underbore section
			Blocked duct
			Cable section
			Asbestos warning
			STJ, PBJ, TTJ
	<b>STJ</b>		Straight through joint
	<b>PBJ</b>		Parallel branch joint
	<b>TTJ</b>		Transition through joint
			Underground to overhead pole
	<b>SL</b>		Streetlight conductor
	<b>SC</b>		Service cable
	<b>SE</b>		Cable sealed end
	<b>SF</b>		Service Feeder
	<b>OS</b>		Out of Service
	<b>O.A.M.</b>		Over awning main
	<b>U.A.M.</b>		Under awning main
	<b>N.I.S.</b>		Not in service
			Fence/dimensioning
			Shared trenching
			Service point of attachment

### DUCT CODE LABELS

<b>B</b>	= 50 mm PVC
<b>D</b>	= 125mm PVC
<b>E</b>	= 100mm Fibro Conduit (Asbestos)
<b>F</b>	= 140mm Fibro Conduit (Asbestos)
<b>G</b>	= 150mm Fibro Conduit (Asbestos)

### DEPTH & LOCATION LABELS

<b>0.5- 0.7 COV</b>	= 0.5m – 0.7m
<b>0.9 COV</b>	= 0.9m Depth
<b>UNK COV</b>	= Depth Unknown
<b>LOC UNK</b>	= Location Unknown
<b>0.9 PL</b>	= Located 0.9m from Property Line



# 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

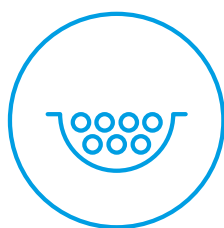
Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact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



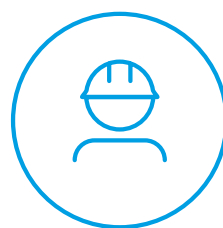
**Plan:** Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



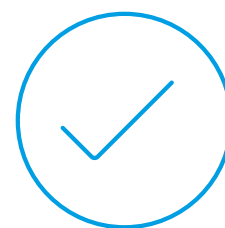
**Prepare:** Prepare for your job by engaging a DBYD qualified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



**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.

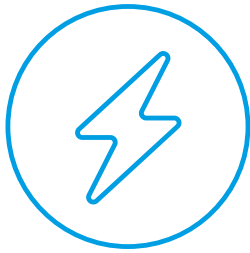


**Protect:** Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities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

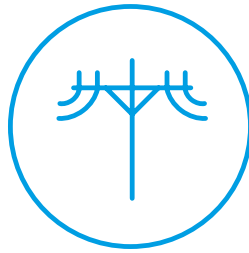


**Proceed:** Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

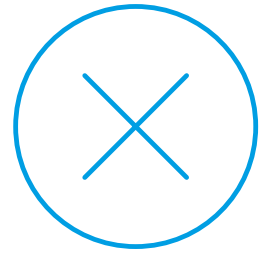
# Working near **nbn**<sup>™</sup> cables



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**<sup>™</sup> 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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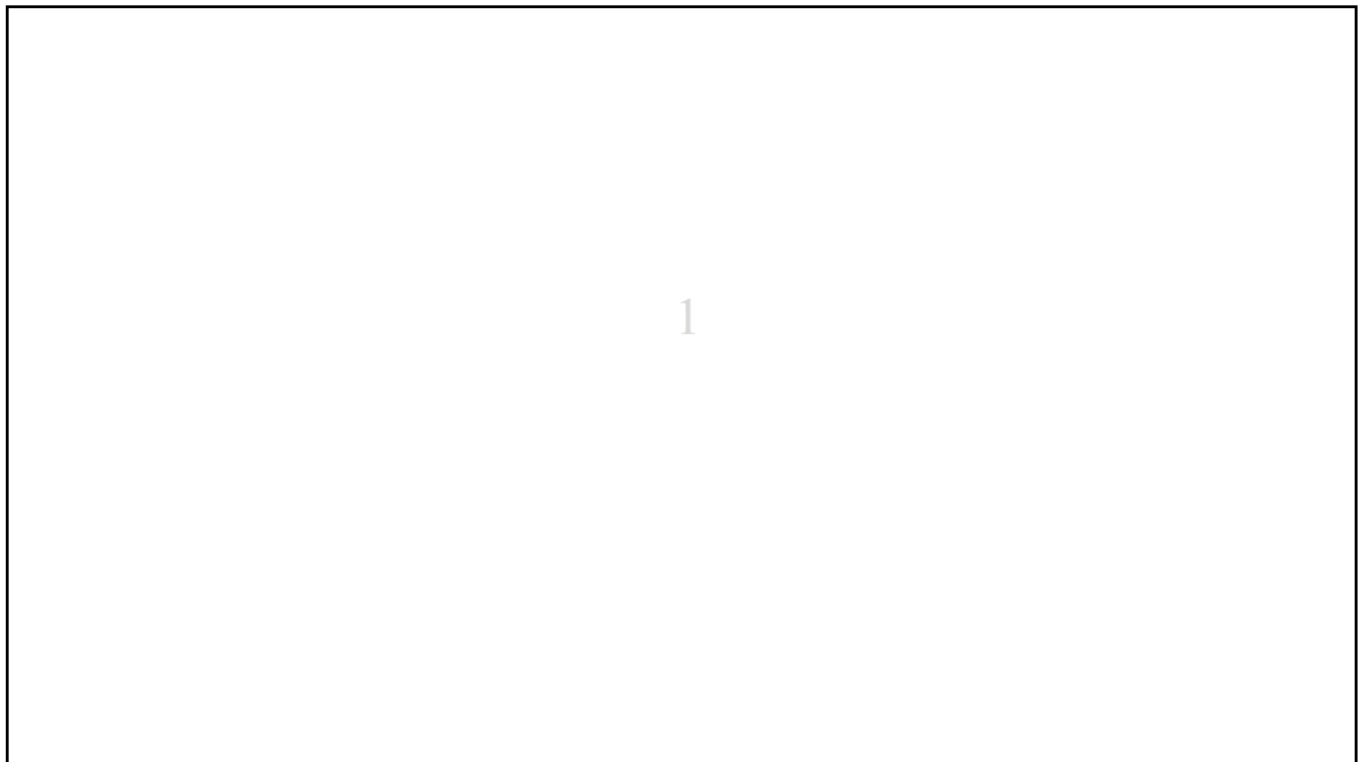


**To:** Ms Sarah Houlahan  
**Phone:** Not Supplied  
**Fax:** Not Supplied



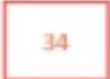




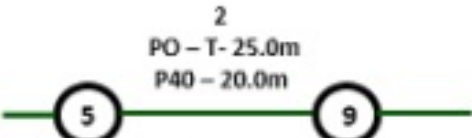
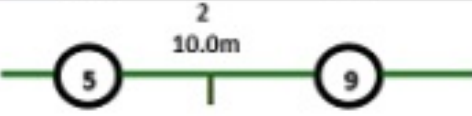





<b>Dial before you dig Job #:</b>	21276592	 The logo features a red circle with a black border containing a white silhouette of a person digging. To the right of the circle, the text 'DIAL BEFORE YOU DIG' is written in bold, with 'DIAL' and 'YOU' in black and 'BEFORE' and 'DIG' in red. Below this, the website 'www.1100.com.au' is printed in a smaller black font.
<b>Sequence #</b>	107713619	
<b>Issue Date:</b>	17/03/2021	
<b>Location:</b>	76 Hobart Street , St Marys , NSW , 2760	

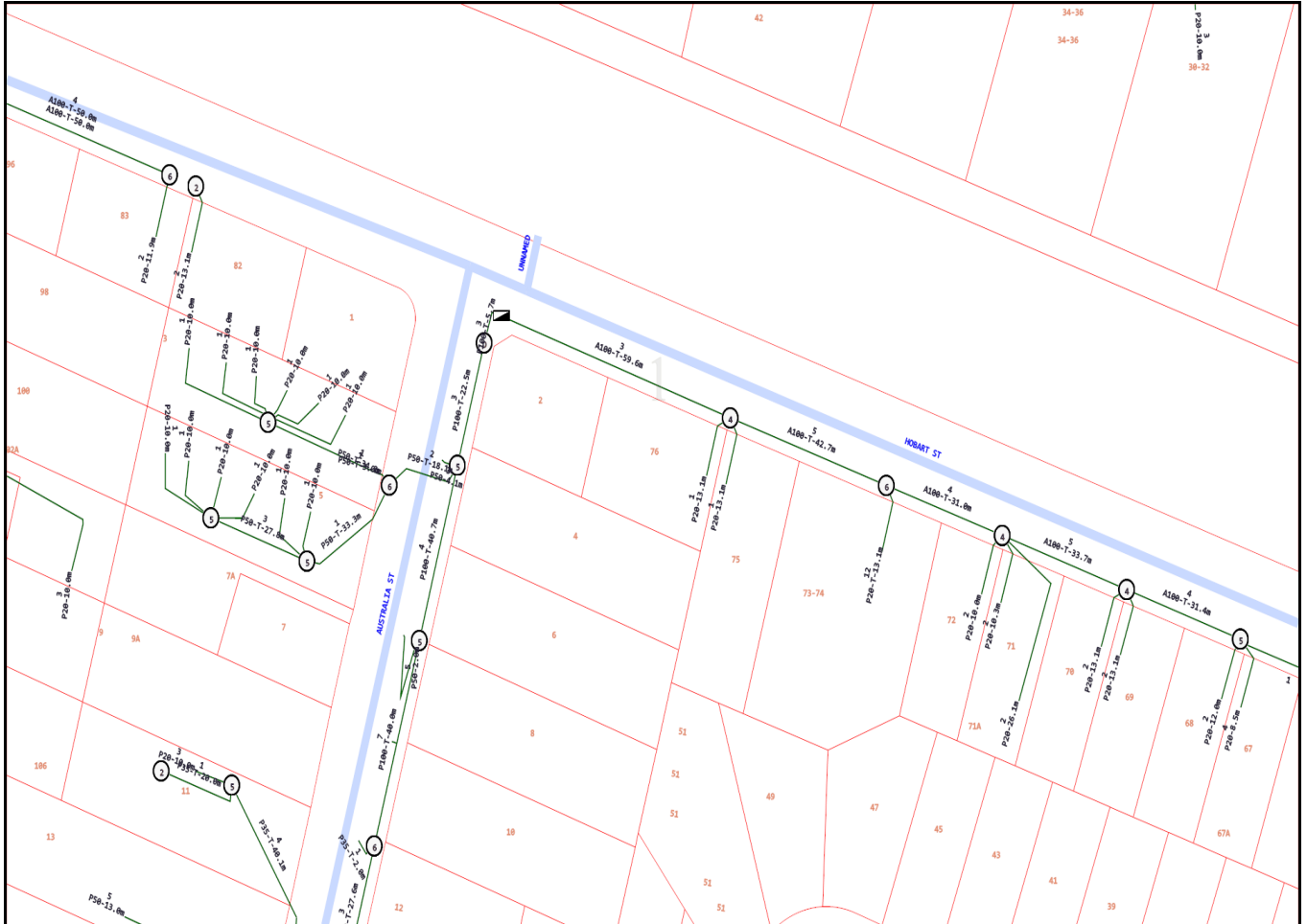
## Indicative Plans





## LEGEND

	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
<p data-bbox="363 1861 443 1895">Scale</p>	<p data-bbox="679 1816 1139 1850">0 20 40 60 Meters</p> <p data-bbox="1091 1861 1187 1895">1:2000</p> <p data-bbox="1023 1899 1257 1933">1 cm equals 20 m</p> 

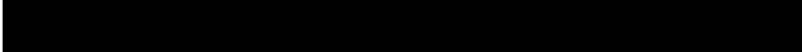


## Emergency Contacts

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



To: Ms Sarah Houlahan  
Phone: Not Supplied  
Fax: Not Supplied



Dial before you dig Job #:	21276592	
Sequence #	107713619	
Issue Date:	17/03/2021	
Location:	76 Hobart Street , St Marys , NSW , 2760	

## 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 at your cost to locate **nbn™** Facilities during any activities



you carry out on site).

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

#### Notes:

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

## Referral Conditions

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

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators at your expense 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
<b>National</b>	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
<b>NSW</b>	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
<b>VIC</b>	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
<b>QLD</b>	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
<b>SA</b>	Electricity Act 1996
<b>TAS</b>	Tasmanian Electricity Supply Industry Act 1995
<b>WA</b>	Electricity Act 1945
	Electricity Regulations 1947
<b>NT</b>	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
<b>ACT</b>	Electricity Act 1971

Thank You,

**nbn DBYD**

Date: 17/03/2021



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# Guide to reading Sydney Water DBYD Plans



## Legend

Sewer		Property Details	
Sewer Main (with flow arrow & size type text)		Boundary Line	
Disused Main		Easement Line	
Rising Main		House Number	
Maintenance Hole (with upstream depth to invert)		Lot Number	
Sub-surface chamber		Proposed Land	
Maintenance Hole with Overflow chamber		Sydney Water Heritage Site (please call 132 092 and ask for the Heritage Unit)	
Ventshaft EDUCT			
Ventshaft INDUCT			
Property Connection Point (with chainage to downstream MH)			
Concrete Encased Section			
Terminal Maintenance Shaft			
Maintenance Shaft			
Rodding Point			
Lampohole			
Vertical			
Pumping Station			
Sewer Rehabilitation			
Pressure Sewer		Water	
Pressure Sewer Main		WaterMain - Potable (with size type text)	
Pump Unit (Alarm, Electrical Cable, Pump Unit)		Disconnected Main - Potable	
Property Valve Boundary Assembly		Proposed Main - Potable	
Stop Valve		Water Main - Recycled	
Reducer / Taper		Special Supply Conditions - Potable	
Flushing Point		Special Supply Conditions - Recycled	
		Restrained Joints - Potable	
		Restrained Joints - Recycled	
		Hydrant	
		Maintenance Hole	
		Stop Valve	
		Stop Valve with By-pass	
		Stop Valve with Tapers	
		Closed Stop Valve	
		Air Valve	
		Valve	
		Scour	
		Reducer / Taper	
		Vertical Bends	
		Reservoir	
		Recycled Water is shown as per Potable above. Colour as indicated	
Vacuum Sewer		Private Mains	
Pressure Sewer Main		Potable Water Main	
Division Valve		Recycled Water Main	
Vacuum Chamber		Sewer Main	
Clean Out Point		Symbols for Private Mains shown grey	
Stormwater			
Stormwater Pipe			
Stormwater Channel			
Stormwater Gully			
Stormwater Maintenance Hole			



## Pipe Types

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

## Further Information

Please consult the [Dial Before You Dig enquiries](#) page on the Sydney Water website

For general enquiries please call the Customer Contact Centre on **132 092**

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



## IMPORTANT INFORMATION - DIAL BEFORE YOU DIG

**Attention: You must read the information below**

The material provided or made available to you by Sydney Water (including on the Sydney Water website) in relation to your Dial 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 Caller Confirmation. It is your responsibility to ensure that the dig site is properly defined when submitting your Dial 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 Dial 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 Dial 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; and
  - (h) ensuring that the Information is used only for the purposes for which Sydney Water and Dial Before You Dig intended.

- 4 You acknowledge that you use the Information at your own risk. In consideration for the provision of the Dial Before You Dig service and the Information by Sydney Water and Dial 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 Dial 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 Dial Before You Dig be liable for, and you release Sydney Water and Dial 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 wilful default) by Sydney Water or Dial Before You Dig; and
    - (ii) regardless of whether Sydney Water or Dial 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 Dial 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 Dial Before You Dig service; and
  - (d) you assume all risks associated with the use of the Dial 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 Dial 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. **“Dial Before You Dig”** means Dial Before You Dig Incorporated 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 Dial 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 Building Development and Plumbing section of Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au), where you will find the following documents under 'Dial Before You Dig':

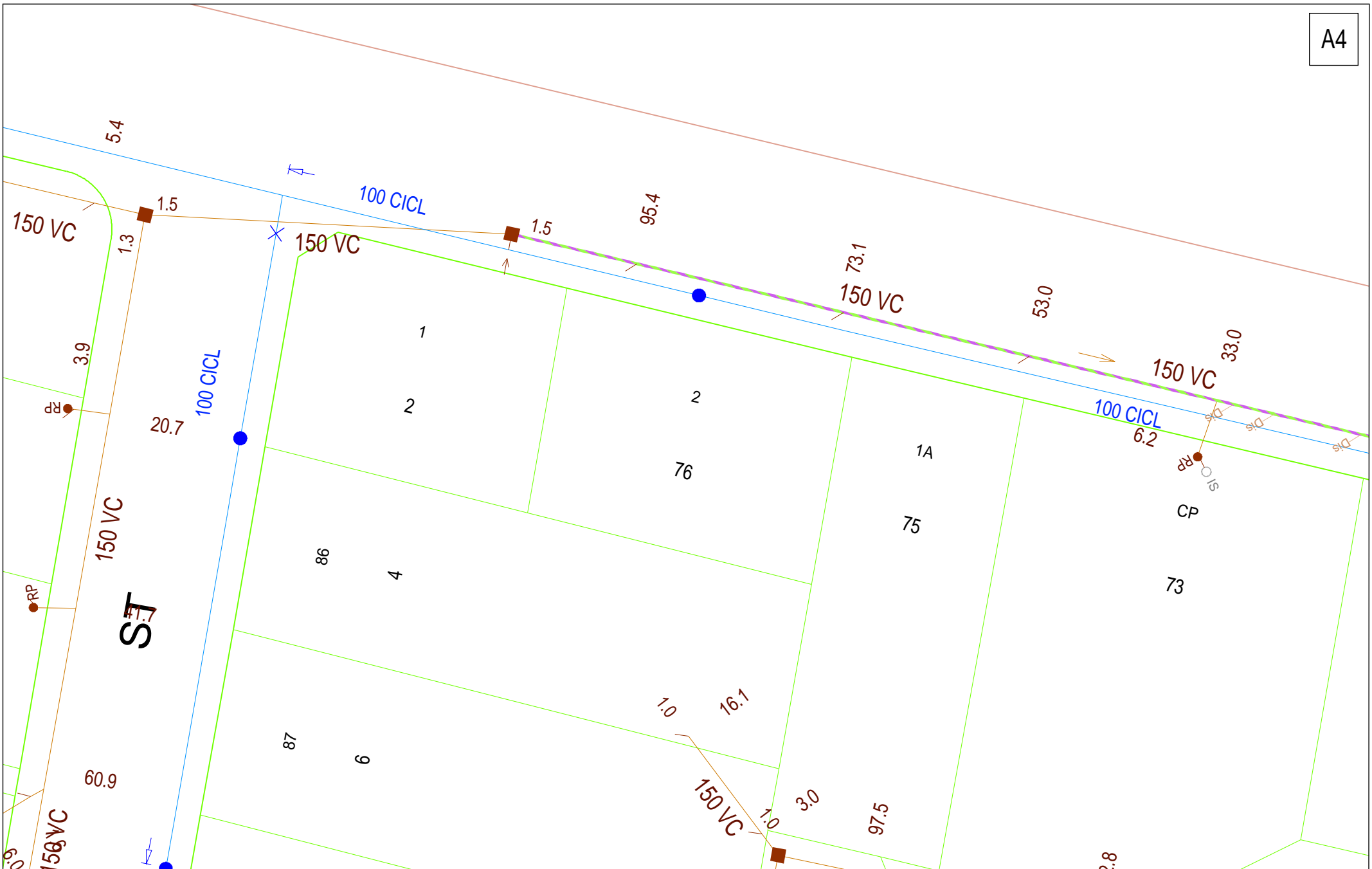
- Avoid Damaging Water and Sewer Pipelines
- Water Main Symbols
- Depths of Mains
- Guidelines for Building Over/Adjacent to Sydney Water Assets
- Clearances Between Underground Services

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

Note: The lodging of enquiries via [www.1100.com.au](http://www.1100.com.au) will enable you to receive colour plans in PDF format 24 hours a day, 7 days a week via email.

**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:  
76 Hobart Street  
St Marys NSW 2760

DBYD Job No: 21276592  
DBYD Sequence No: 107713618

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SYDNEY WATER CORPORATION

Scale: 1:500  
Date of Production: 17/03/2021



Plan 1 of 1

## Telstra DBYD Data Extraction

# For non-ground breaking activities -

### \*Planning and design, conveyancing, tendering, educational or research, other data gathering

**Note** - The supply of any Telstra data for non ground breaking activities is at Telstra's discretion. Data supply may be refused on commercial, privacy, security or other reasons.

\*Planning and design requests submitted by identified utilities intending works on their own assets **may** be exempt from the \$120 (GST inc) extraction fee for Standard Telstra Responses for non ground breaking activities. This is at Telstra's discretion and conditions may apply. Data extraction fees for all non standard responses however will still apply. Eg for large projects or non standard formats.

The supply of any data for non ground breaking activities is not subject to a 48hr response time; however Telstra will endeavour to respond within 48hrs for all standard responses. Please contact us directly for any urgent requests.

## Standard Telstra Response - for non ground breaking activities \$120 (GST inc)

**Criteria - Each** request only requires a single delivery from Telstra (as in 1 request 1 Delivery).

A single delivery is either -

- **1 x Email with 1 x PDF map file** containing one or two A3 map pages (depending on network). Covers areas up to approx 500m in size.
- or-
- **1 x Email with 1 x DWF map file.** Covers areas up to approx 3km in size.
- or-
- **1 x \*Posted delivery.-** (\*only if email unavailable or at Telstra's discretion)

Posted is either -

- Posted softcopy of standard response on disk
- or-
- Posted printed hardcopy – maximum of 2 x A3 sheets only.

## Non-Standard Response – for non ground breaking activities (fees apply)

**Data Use Agreement** (required for DXF format) **\$360** (GST inc)

**Projects -** If a response takes more than 30mins to extract data in any format will be at an hourly rate **(\$240** per hour GST inc).

- Projects that take 1 day or longer will be quoted individually.
- (All data will be provided in softcopy only - not printed).

**Note** - Multiple part requests through DBYD for one project will be amalgamated and considered a single project for data extraction charging purposes. Posted responses cannot be delivered within 48hrs, allow several days for delivery. Postage is by Australia Post standard delivery. Express delivery at additional cost. All prices and specifications are subject to change.

## Telstra DBYD Data Extraction

# For ground breaking activities -

**\*Manual or mechanical excavation, horizontal boring, vertical boring, blasting**

### Standard Telstra Response – for ground breaking activities cost to requestor - \$nil

**Criteria** - Each request only requires a single delivery from Telstra (as in 1 request 1 delivery).

A single delivery is defined as either -

- **1 x Email with 1 x PDF map file** containing one or two A3 map pages (depending on network). *Covers up to approx 500m.*

or-

- **1 x Email with 1 x DWF map file.** *Covers up to approx 3km.*

or-

- **1 x \*Posted delivery** for customers requesting a response for their principal place of residence only, (and only when email delivery is unavailable or at Telstra's discretion).

Either -

- Posted printed hardcopy (A3 sheets only- at Telstra's discretion )

### Non-Standard Telstra Response – for ground breaking activities (fees apply)

**An extraction fee is incurred if the response exceeds a standard response i.e. -**

- Use of data requires a data use agreement (for example DXF format)
- If an individual job or project requires more than a single delivery (as defined above)
- Specific printing and/or posting of requests that are not for the principle place of residence
- Any other response other than a Standard Telstra Response for ground breaking activities

**Data extraction costs for ground breaking activities -**

- Posted hardcopy of standard response i.e. when not principle place of residence – max of 2 x A3 sheets (at legible scale) - **\$120** GST inc. Note - large areas will not be printed and posted.
- Requires Data Use Agreement – i.e. requirement for DXF files - **\$360** (GST inc)
- Non standard response over 30 mins extraction time for softcopy will be at an hourly rate (**\$240 per hour** GST inc).
- Projects that take 1 day or longer will be quoted individually.

**Note** - Multiple part requests through DBYD for one project will be amalgamated and considered a single project for data extraction charging purposes. Printing/posting fee exemptions may be provided at Telstra's discretion. Postage is by Australia Post standard delivery. All posted plans will normally be extracted within 48 hrs; time in transit through post is additional and may take several days Express delivery at additional cost. All prices and specifications are subject to change. Data extraction fees are based on various criteria including the principal excavation activity selected by the customer on the DBYD website. Telstra reserves the right to vary its fees in circumstances where the principal excavation activity is varied or misrepresented by the customer.