

Item 3 - Attachment L - Due Diligence

CONCORD WEST PRECINCT

Due Diligence Report

26 MARCH 2021


Incorporating



CONCORD WEST PRECINCT

Due Diligence Report

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REVISIONS

Revision	Date	Description	Prepared by	Approved by
01	13/09/2016	For Information	AZ	TF
02	26/03/2021	For Information - Reissued	MG	MG

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APPENDICES

APPENDIX A
Existing Infrastructure Services

1 EXECUTIVE SUMMARY

Arcadis has undertaken a due diligence investigation of a Concord West Precinct.

This initial investigation has been conducted as a desktop study. Our key findings are summarised below.

Utilities

- Potable water, sewer, gas, electricity and telecommunication services do exist in the immediate vicinity. Connections appear feasible.

Stormwater

- City of Canada Bay Council's Development Control Plan requires the future development needs to comply with flood controls.
- Per City of Canada Bay Council's Stormwater Management Design Guidelines, an on-site detention system will be required for the developments.
- City of Canada Bay Council standards also require water quality treatment systems of stormwater to be installed.

Other consideration

- No bushfire or native vegetation constraints apply to the precinct as per the NSW Rural Fire Service search.
- The western boundary of the precinct and eastern boundary along the Concord West train station are within a Heritage Listed Wetland Item and this should be investigated further if the client wishes to develop up to those boundaries.

2 INTRODUCTION

Arcadis has been engaged to provide engineering due diligence investigations for prospective development precinct located in Concord West, NSW in support to a Planning Proposal (rezoning application).

This Due Diligence Report will outline and address the following components for this prospective development precinct:

- The findings of a Dial Before You Dig (DBYD) search are presented, in order to identify existing utility service assets – for potable water, sewer, electricity, gas and telecommunications – within and around the proposed location. This report also specifies the relevant owner and authority for each utility, and provides preliminary advice on the Feasibility of connecting to existing utilities to service the site.
- This report also identifies other **general findings** related to the specific site, such as bushfire and heritage considerations.
- **Recommendations** are presented for further investigations and actions, should the client be prepared to continue investigations into this particular site.

This report is to be read in conjunction with the drawings and maps located in the appendixes.

The information used in this report is based on:

- Dial Before You Dig from 28/08/2018, refer to appendix A;
- NSW Planning Portal;
- Google Maps, Google Street View and SIX maps 2018;
- City of Canada Bay Stormwater guidelines.
- NSW Rural Fire Service

3 PROJECT DESCRIPTION

The land to which this report applies (herein referred to as 'the precinct') is shown in Figure 1 and 2. The precinct is located in proximity to Concord West train station.

Table 1 Key Data for Concord West Precinct

GSK Consumer Healthcare Ermington Manufacturing Facility Redevelopment	
LGA	City of Canada Bay Council
Location	Concord West, NSW, 2318
Area	Approx. 7.6ha
Current land owner	Various land owners
Current land zoning	IN1 General Industrial R2 Low Density Residential R3 Medium Density Residential B1 Neighbourhood Centre



Figure 1 Concord West Precinct (SIX maps 2018)



Figure 2 Zoning map (NSW Planning Portal)

4 STORMWATER AND WATER QUALITY

Based on the results of the DBYD and Google maps review there is 375-1200mm existing City of Canada Bay Council stormwater network provided within roads of the precinct site.

This precinct is mainly subject to overland flow flooding from the local catchment. Water tends to pond in the low-lying area along the Homebush Bay Drive. The low-lying area extends from Victoria Avenue to Concord Avenue. Water from the east concentrates before the embankment of Homebush Bay Drive. The local stormwater network and the 2.1m x 0.9m box culvert under the embankment, which discharges into the mangroves to the west of Homebush Bay Drive, does not have capacity to drain out water and thus water ponds in the precinct.

According to City of Canada Bay Council's Development Control Plan, part of the land in the precinct site is subject to flood controls. The floor level of the future development will need to comply with the flood planning level. The future development cannot impose any adverse flood impact out of the precinct site.

On-Site Detention

Based on the City of Canada Bay Council's Stormwater Policy, On-site Stormwater Detention (OSD) is required with the site storage requirement (SSR) of 200 m³ per hectare of the single residential developments and 300 m³ per hectare of commercial, industrial, mixed, dual occupancy and residential flat buildings. However, further investigation of the specific circumstances applicable to this development and further stormwater modelling could potentially impact the OSD storage requirements.

Water Quality Requirements

With respect to water quality, City of Canada Bay Council Engineering Specification outlines that stormwater treatment is required for residential, commercial and mixed developments types. The minimum percentage reduction of the post development average annual load of pollutants is presented in **Table 2**.

Table 2 Required Pollutant reduction targets

Pollutant	Pollutant Load Reduction
Total Gross Litter	All Litter - 70% Material (>50mm) – 70%
Total Suspended Solids	80%
Total Phosphorus	45%
Total Nitrogen	45%

Modelling for the determination of the mean annual loads of land use must be undertaken in MUSIC and in accordance with the associated WSUD Technical Guidelines.

Integrated stormwater management systems can be provided to incorporate stormwater detention, retention, re-use and water efficiency whilst addressing issues such as protection from pollution of the receiving waterways.

Arcadis recommends discussions take place with Council also to confirm the water quality requirements.

5 EXISTING UTILITIES REVIEW

Arcadis has investigated the in ground utilities and services located in the vicinity of the precinct. As part of these investigations Arcadis has completed a DBYD review. The following sections summarise the findings of these investigations. The complete findings of the DBYD search have been included in Appendix A.

5.1 Potable Water

Based on the results of the DBYD there are a following Sydney Water assets:

- The precinct is serviced through the reticulation of 100-200mm potable water service.

While some upgrades to the existing Sydney Water network may be necessary, it is likely that the existing water network would have sufficient capacity to service the rezoned precinct. However, we recommend that a Feasibility Application is lodged with Sydney Water to confirm any upgrades to the existing network that may be required.

5.2 Sewer

Based on the results of the DBYD there are a following Sydney Water assets in the vicinity of the sites:

- 150-300mm sewer mains service the precinct properties and gravitate to a Sydney Water pump station SP0091 located on 75A Victoria Ave.
- 600mm sewer rising main runs on the southern side of Victoria Ave from the sewer pump station. No house connections will be allowed to this service.

It is likely that the existing sewer network has sufficient capacity to service the existing site, connections appear feasible. Arcadis recommends that a Feasibility Application is lodged with Sydney Water to confirm viable sewer servicing options. The Feasibility Application will give details on the existing and remaining capacities of the sewer main. Additionally, approval must be obtained on Sydney Water if the client chooses the build over or next to the existing Sydney water easement.

5.3 Gas

Jemena Gas Network distributes natural gas throughout Sydney, including the precinct site. Based on the results of the DBYD there are following Jemena assets in the vicinity of the site:

- Ø32-75mm @ 210kPa network gas main reticulated to the precinct properties.
- Ø150mm @ 1050kPa secondary main runs within Victoria Ave and George St. No house connections will be allowed to this service.
- Ø550 @ 3500kPa primary main runs within Victoria Ave. No house connections will be allowed to this service.
- Ø100mm Naphtha pipeline runs within Victoria Ave. No house connections will be allowed to this service.

It is likely that the existing Jemena network would have sufficient capacity to service the proposed development, subject to a Jemena commercial agreement.

5.4 Power

Based on the results of the DBYD and Google Street View Accessed on 12/09/18, Ausgrid HV and LV services reticulate within the precinct site along the roads.

Ausgrid zone substation “CONCORD” ZN847 is located at 31B George St, south of George Street/ Rothwell Avenue roundabout.

There 5 x 11kV underground feeders run along King St within the precinct (from west to east as per the Figure 3 below).

- ZN874PA15 (135A night time load recorded on 17/07/13)
- ZN874PA11 (210A (shared with PA12) night time load recorded on 17/07/13)
- ZN874PA9 (55A day time load recorded on 17/07/13)
- ZN874PA3 (90A night time load recorded on 17/07/13)
- ZN874PA10 (10A night time load recorded on 17/07/13)

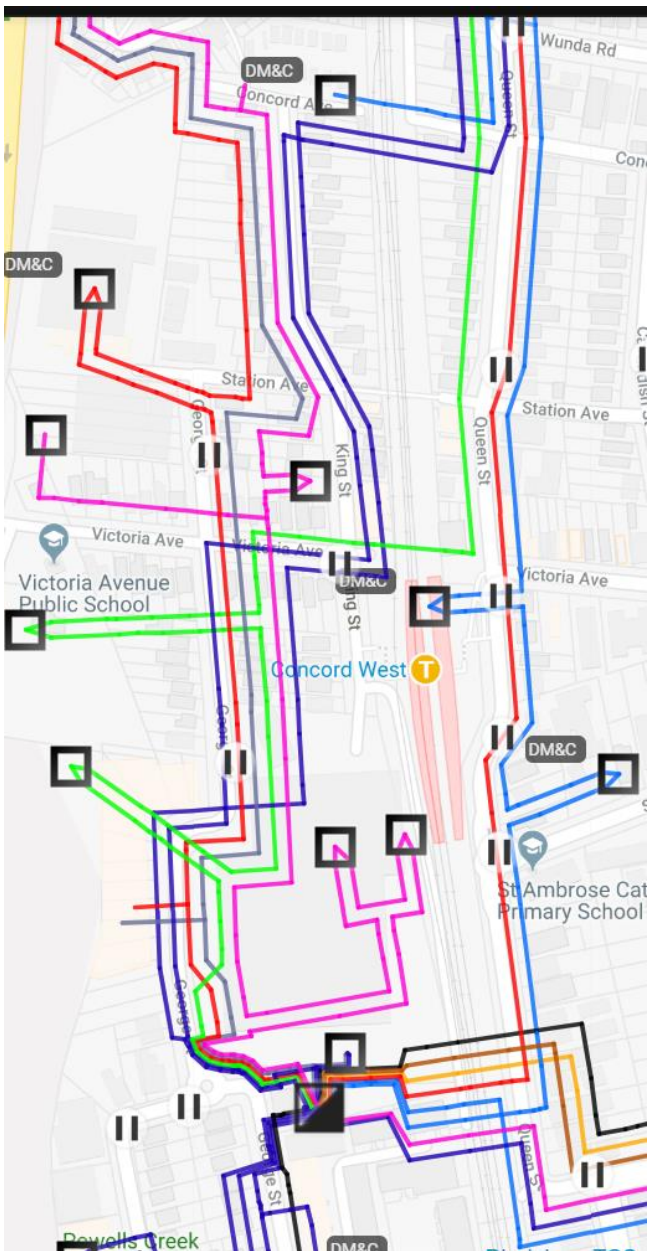


Figure 3. Electrical Services Reticulation (Ausgrid GIS)

Based on the assumption of 11kV cable rating to be 300A, PA9 to take up to 6000A LV supply; PA3 to take up to 5000A LV supply; PA10 to take up to 7000A LV supply, there could be another 2000A load left from PA15 and PA11 that we potentially can be used.

Depending on the electrical load of the development, the network will be assessed and modified/upgraded as required.

While further upgrades to the existing Ausgrid network may be necessary, it is likely that the existing electricity network would have sufficient capacity to service the re-zoned development. However, we recommend that an application is lodged with Ausgrid to confirm suitable connection points and any upgrades to the existing network that may be required.

5.5 Telecommunications

The DBYD search indicates that Telstra telecommunication provider has assets reticulated within the precinct site.

Further discussions with Telstra will be required to determine their service requirements. We recommend that formal discussions begin with the providers at the start of the design stage of the project to confirm supply requirements for the development.

6 GENERAL SEARCH

6.1 Bush Fire Zones

Based on the NSW Rural Fire Service search the parcel of land selected is not identified as bush fire prone.

6.2 Heritage List

Based on Office of Environment and Heritage investigation, the following areas have been identified listed under the NSW Heritage Act:

- Powells Creek Reserve in 64-66 Victoria Avenue at the western boundary of the precinct;
- Concord Railway Station in Queen Street along the eastern boundary.

Refer to the Figure 3 below for the location of the heritage listed areas.

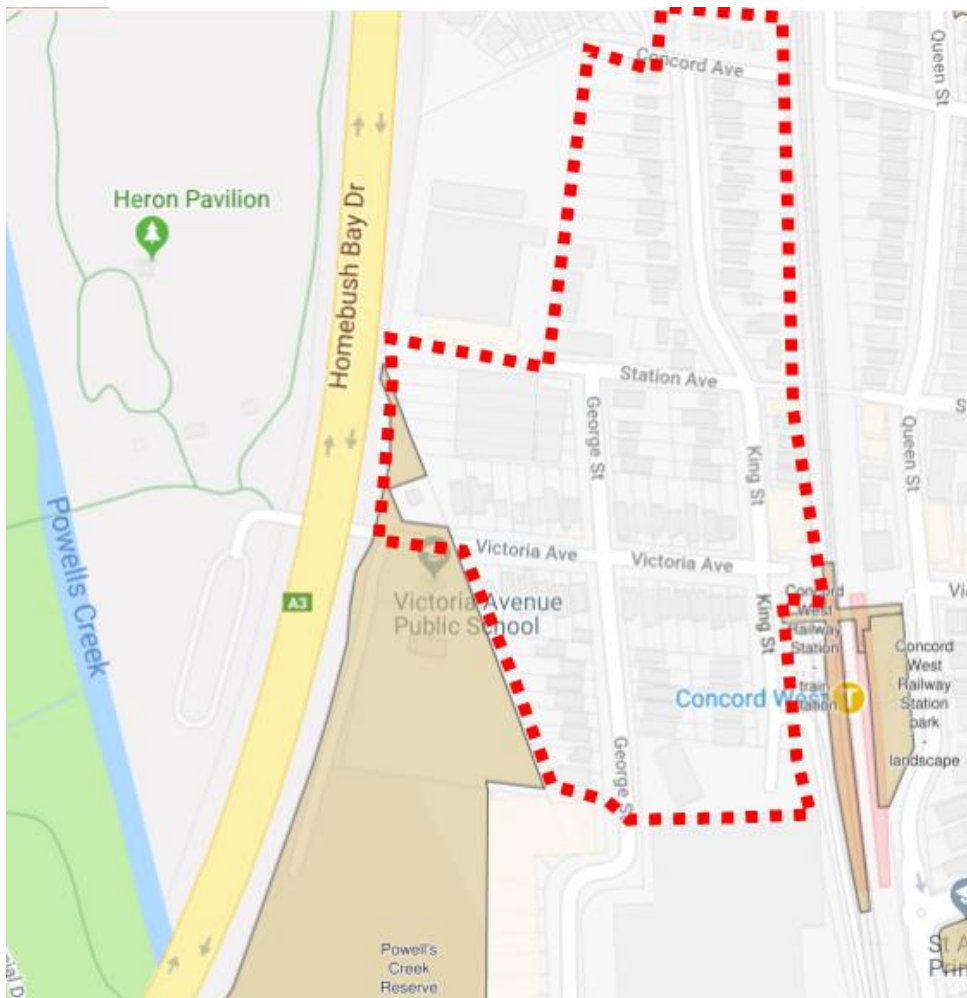
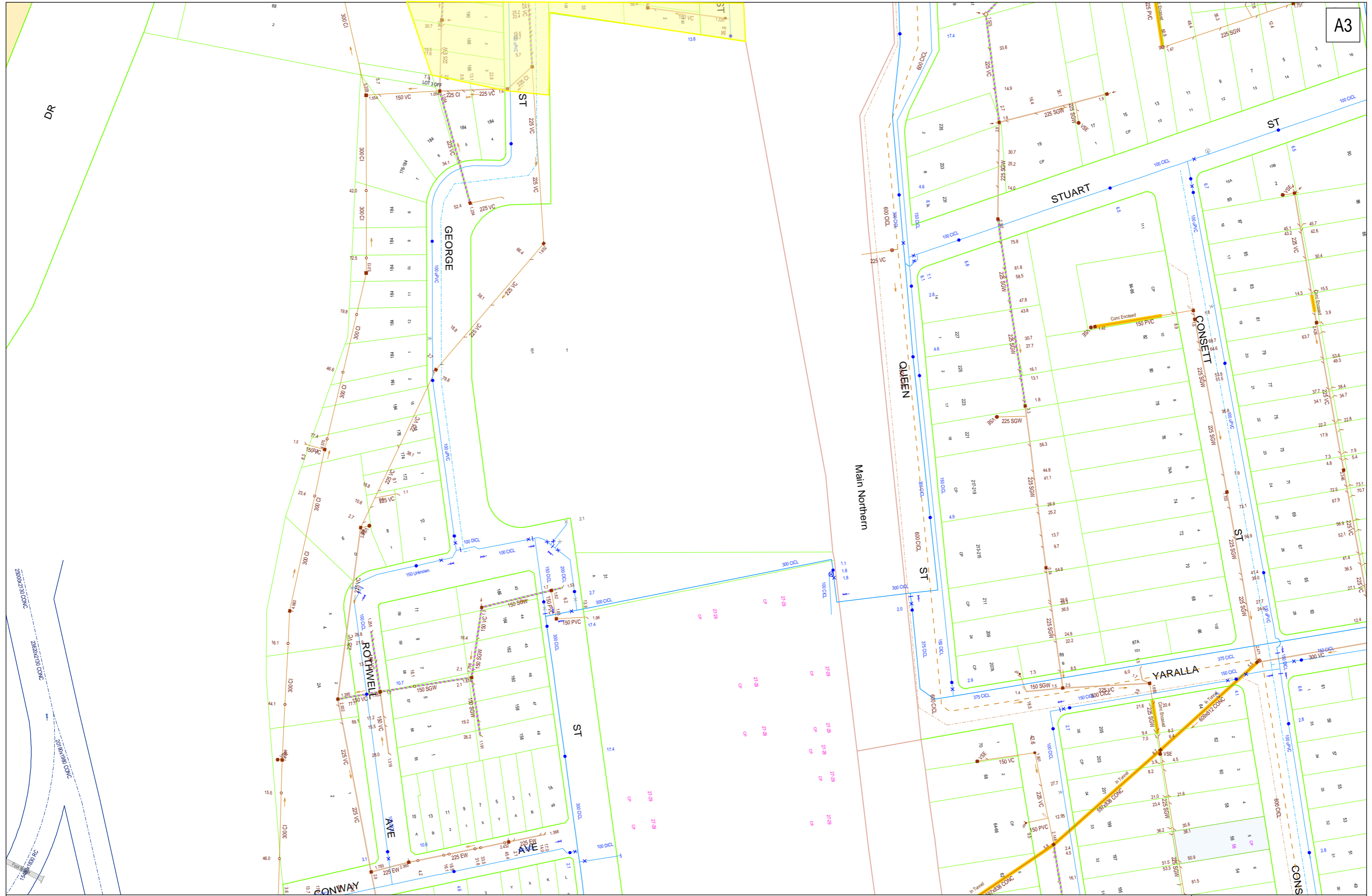


Figure 3 Heritage Map (NSW Planning Portal)

APPENDIX A

Existing Infrastructure Services



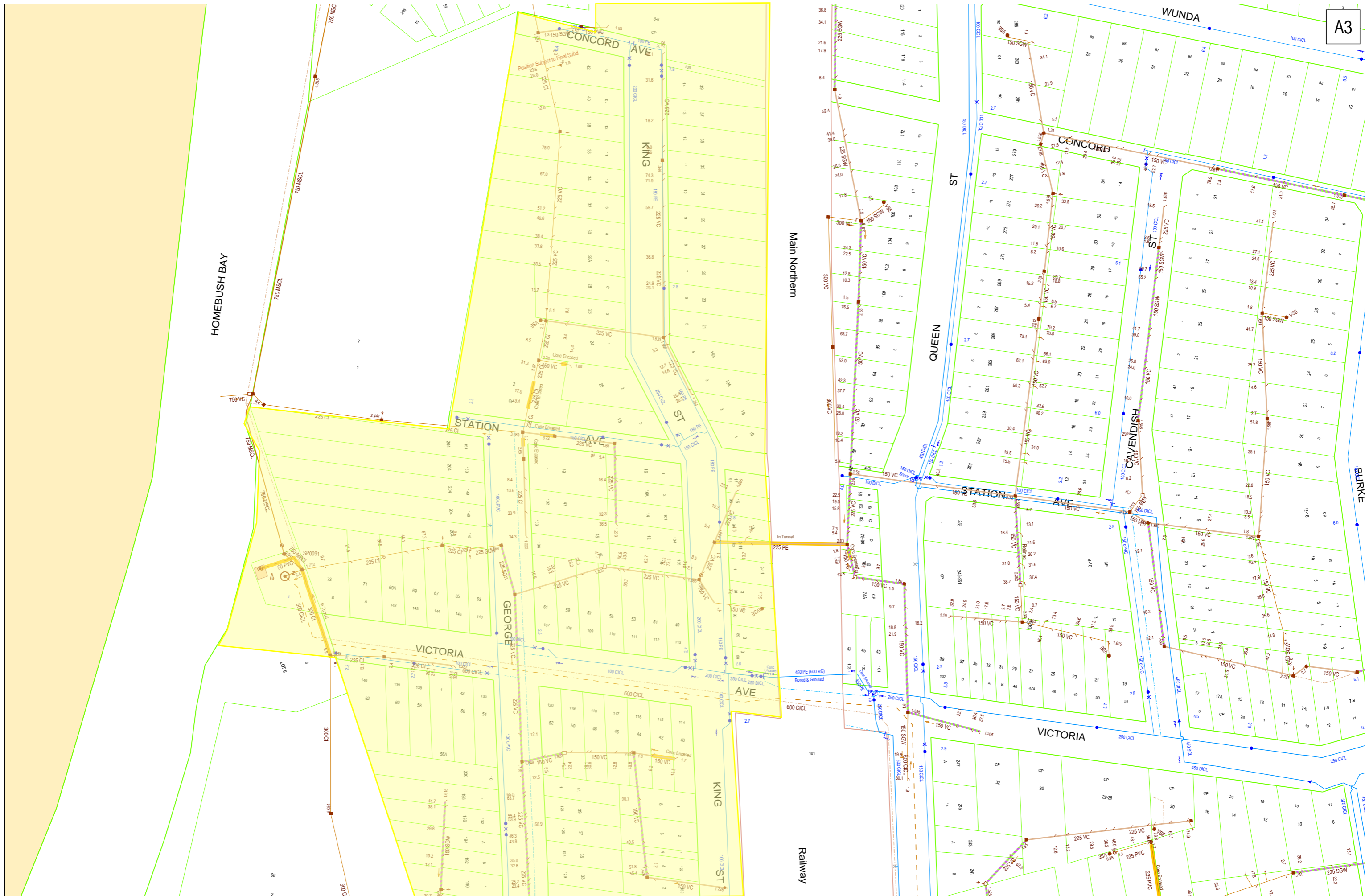
DBYD Address:
 16 King Street
 Concord West NSW 2138

DBYD Job No: 14833958
 DBYD Sequence No: 74939478

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 SYDNEY WATER CORPORATION

Scale: 1:1500
 Date of Production: 28/08/2018



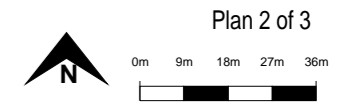


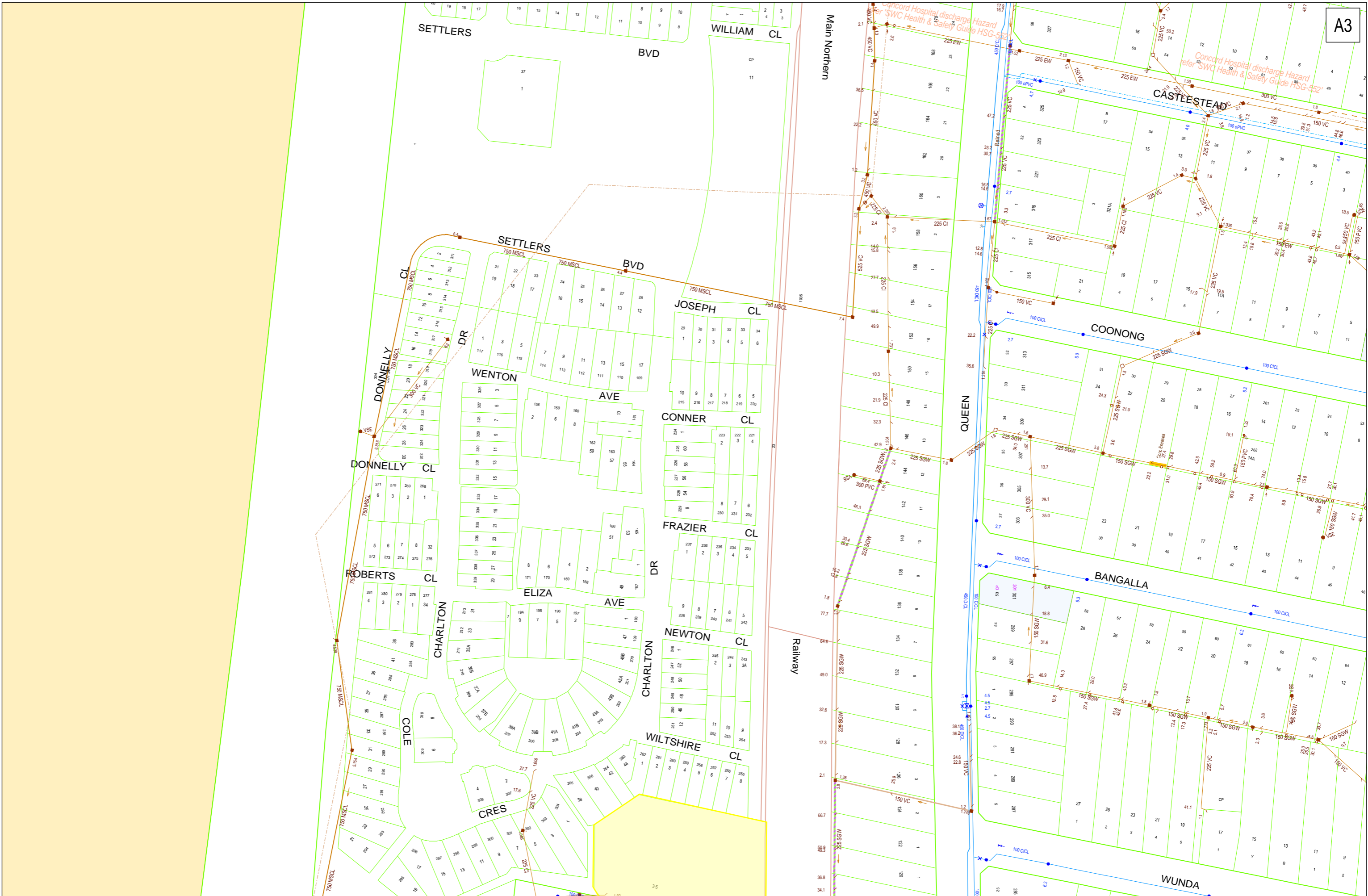
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Concord West NSW 2138

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DBYD Sequence No: 74939478

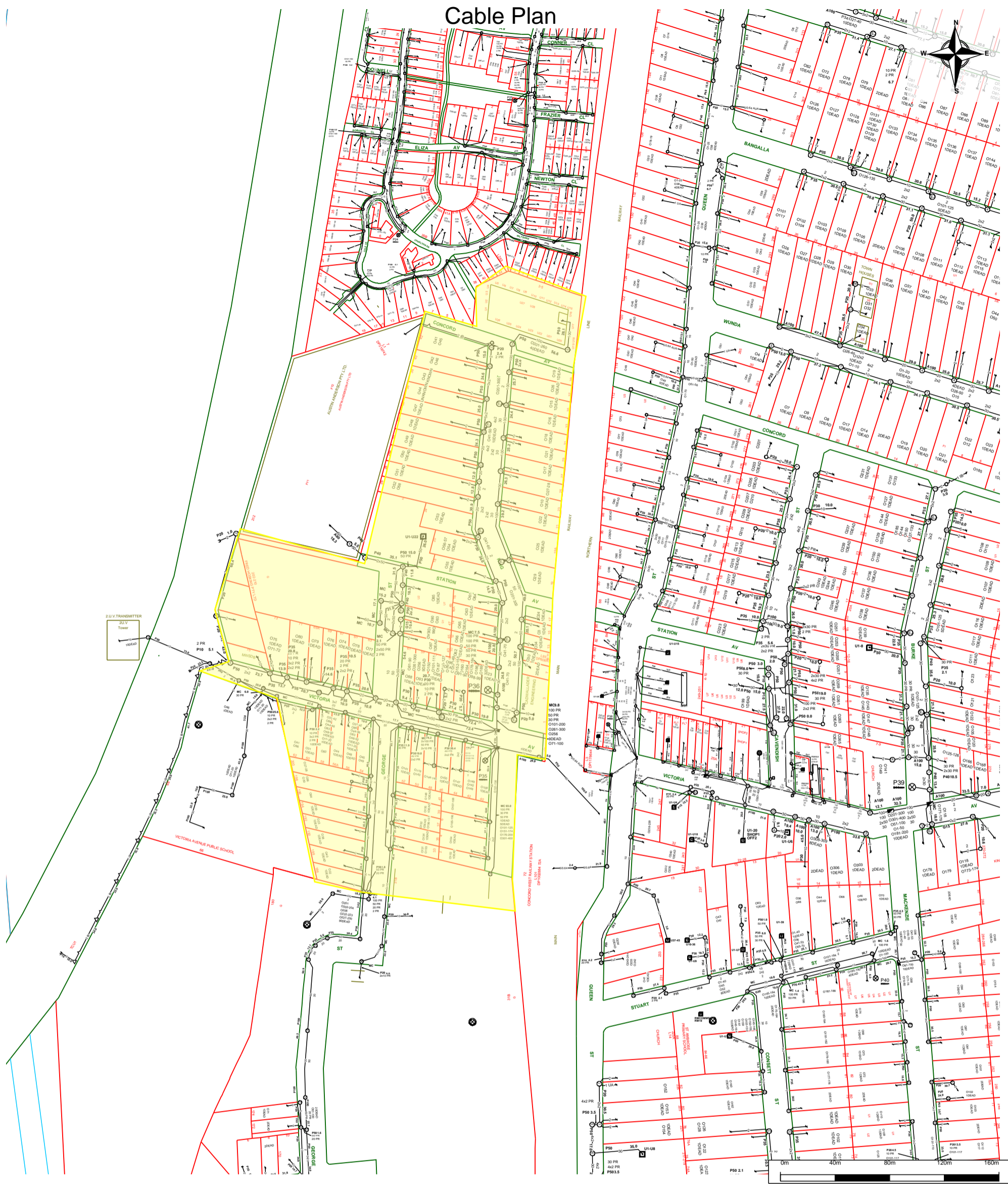
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Scale: 1:1500
Date of Production: 28/08/2018





Cable Plan



For all Telstra DBYD plan enquiries -
 email - Telstra.Plans@team.telstra.com
 For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 74939475

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

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 28/08/2018 14:26:10

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

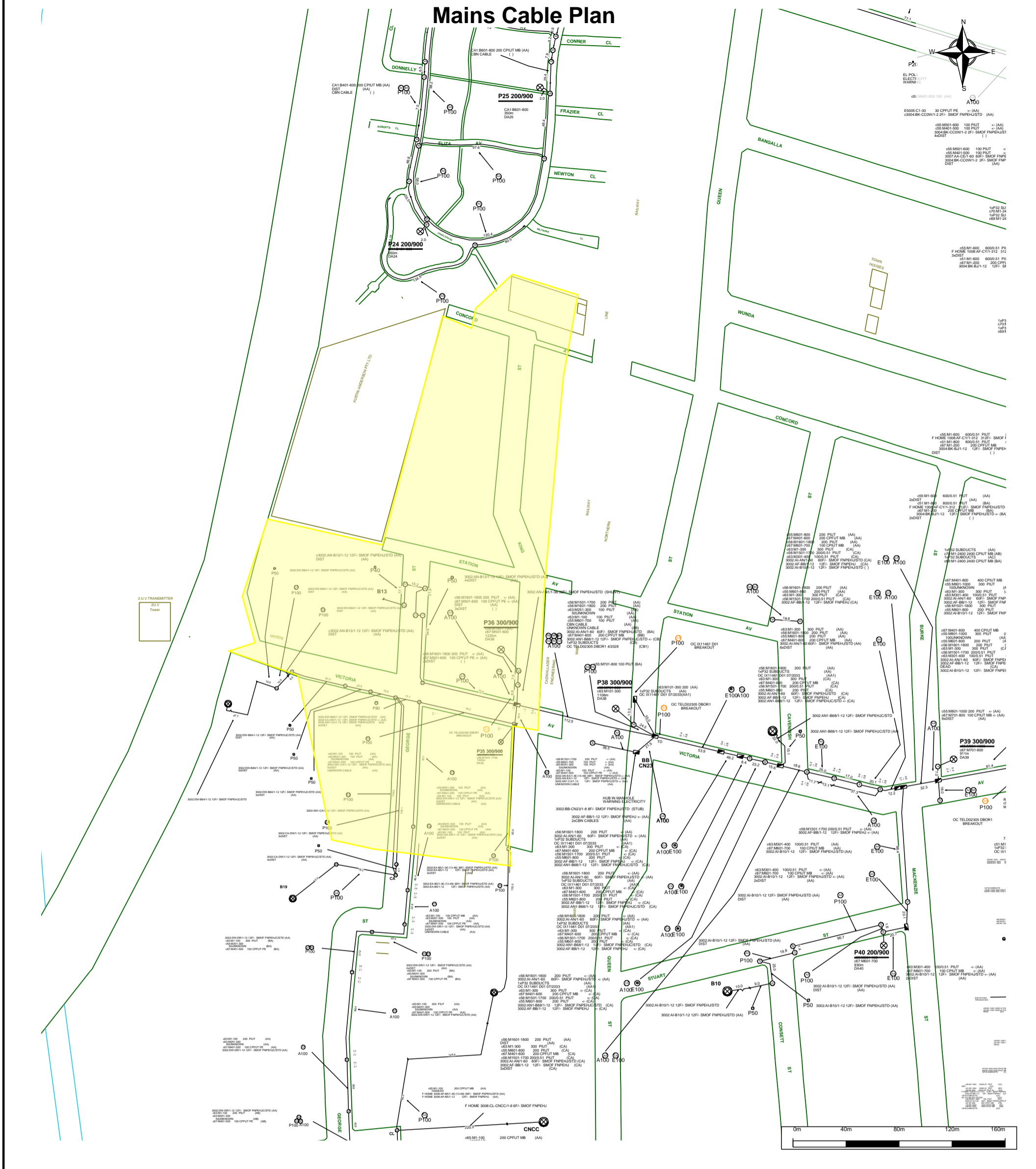
WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Mains Cable Plan



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 email - Telstra.Plans@team.telstra.com
 For urgent onsite contact only - ph 1800 653 935 (bus hrs)

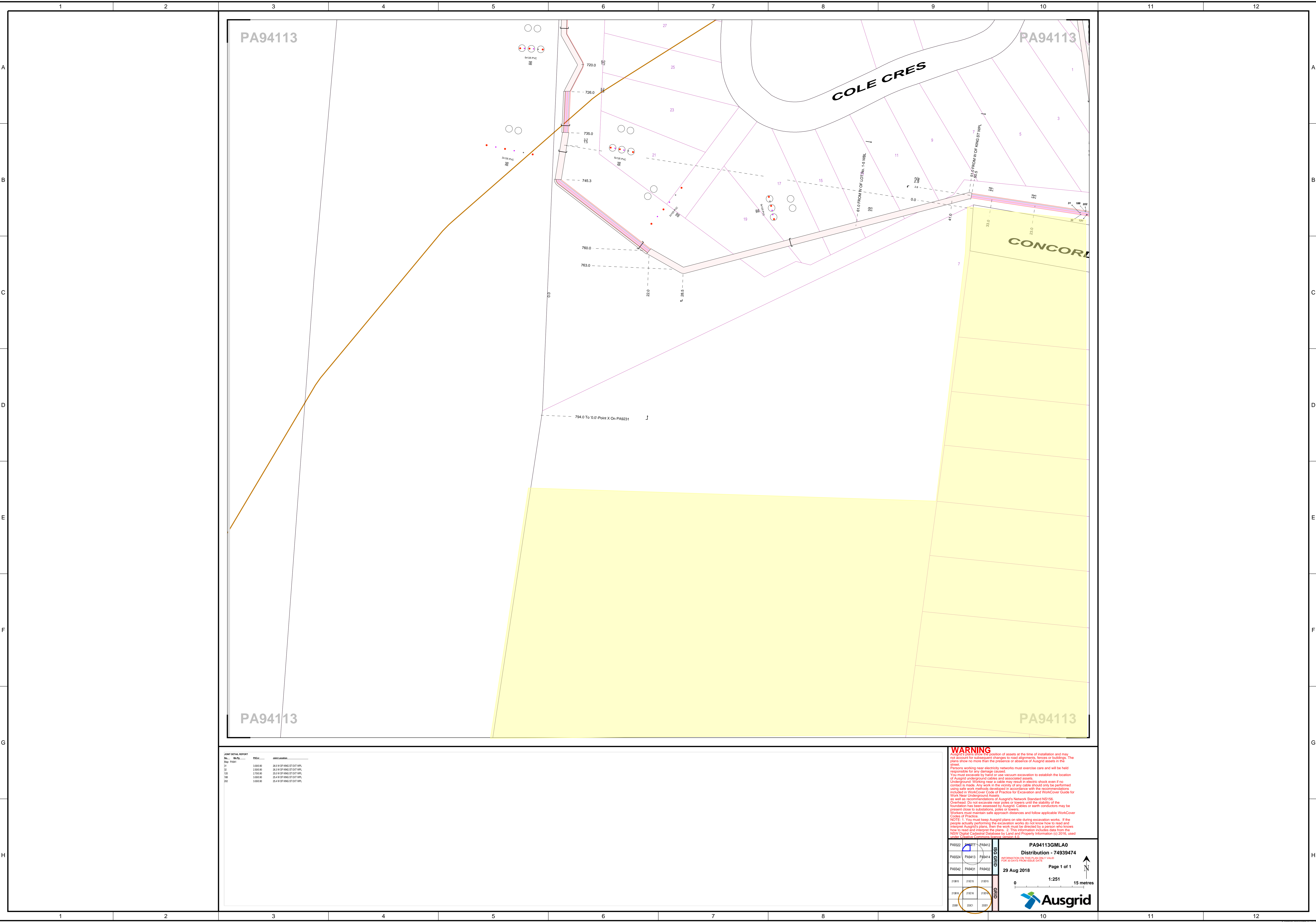
Sequence Number: 74939475
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

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WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

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PA94113

PA94113

PA94113

PA94113

JOINT DETAIL REPORT

No.	Ref.	Desc.	Area Location
1	300/0	25.5 W OF KING ST EXT NPL	
2	200/0	26.5 W OF KING ST EXT NPL	
3	200/0	25.5 W OF KING ST EXT NPL	
4	300/0	25.5 W OF KING ST EXT NPL	
5	300/0	25.5 W OF KING ST EXT NPL	

WARNING

Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the Street.

Persons working near electricity networks must exercise care and will be held responsible for any damage caused.

You must excavate to hand or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets.

Underground Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets.

as well as recommendations of Ausgrid's Network Standard NS156.

Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.

Workers must maintain safe approach distances and follow applicable WorkCover Codes of Practice.

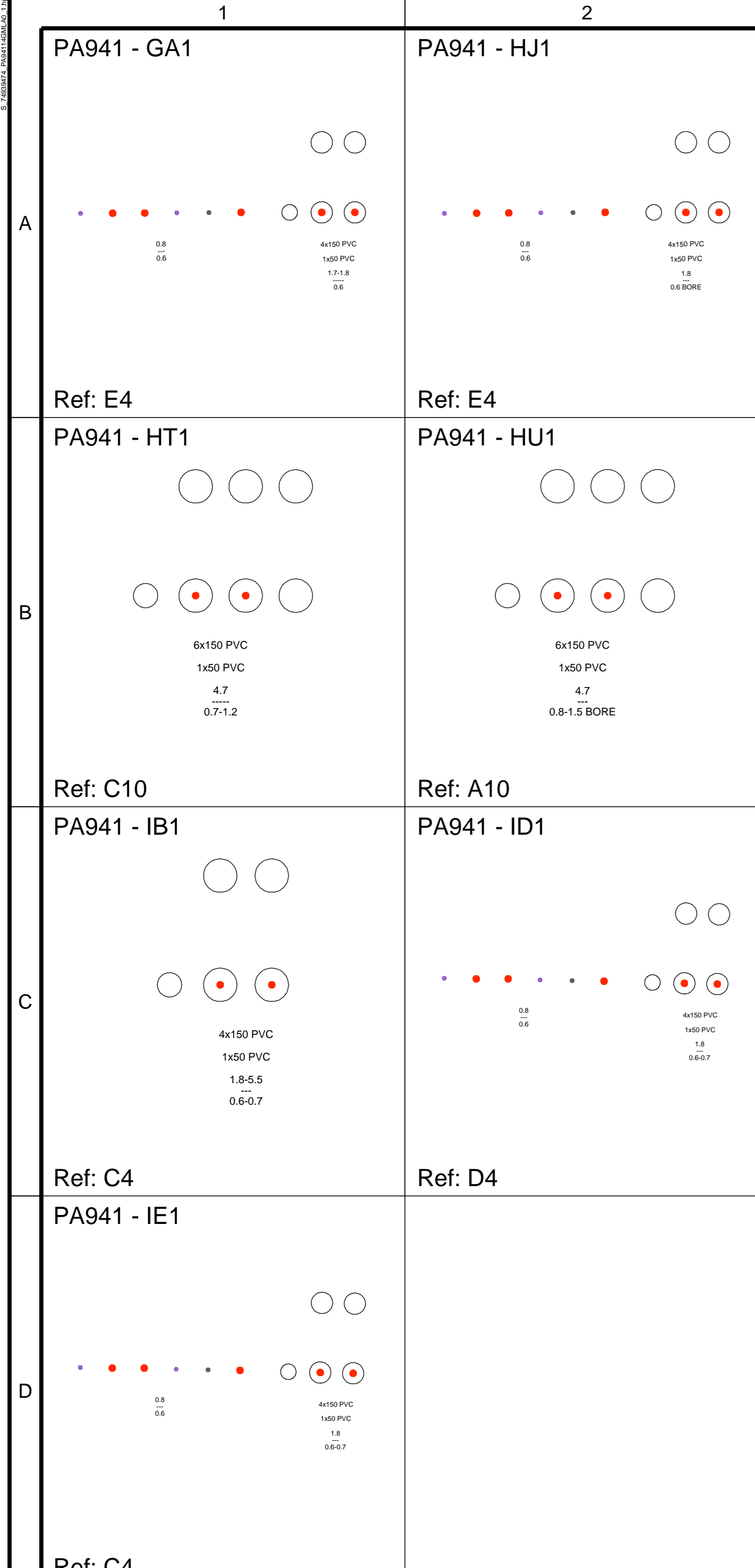
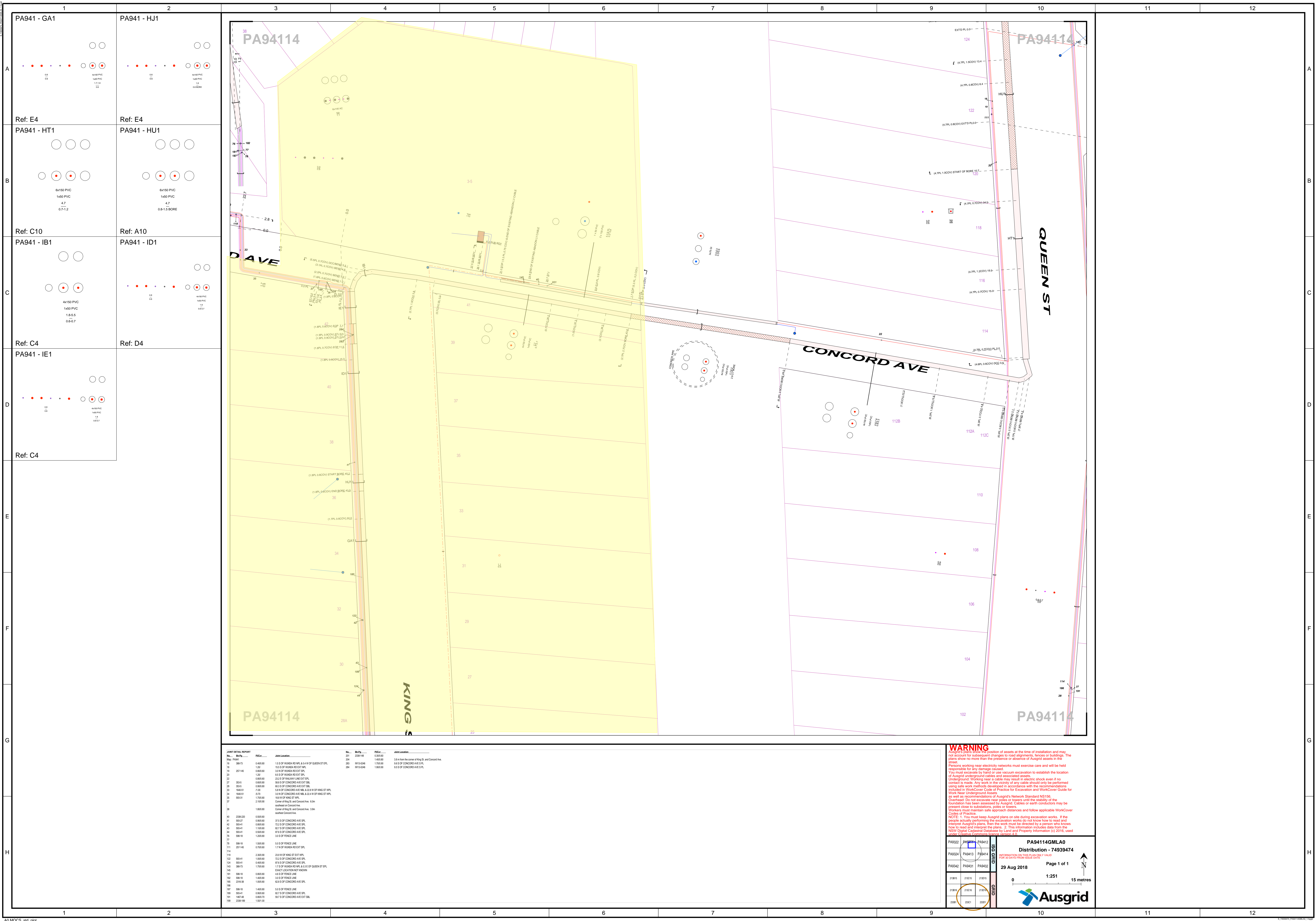
NOTE: 1. You must keep Ausgrid signs on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data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

PA8322	PA8111	PA8412
PA8324	PA8413	PA8414
PA8342	PA8431	PA8433
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21814	21812	21811
21810	21801	21800

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Distribution - 74939474

Page 1 of 1
29 Aug 2018

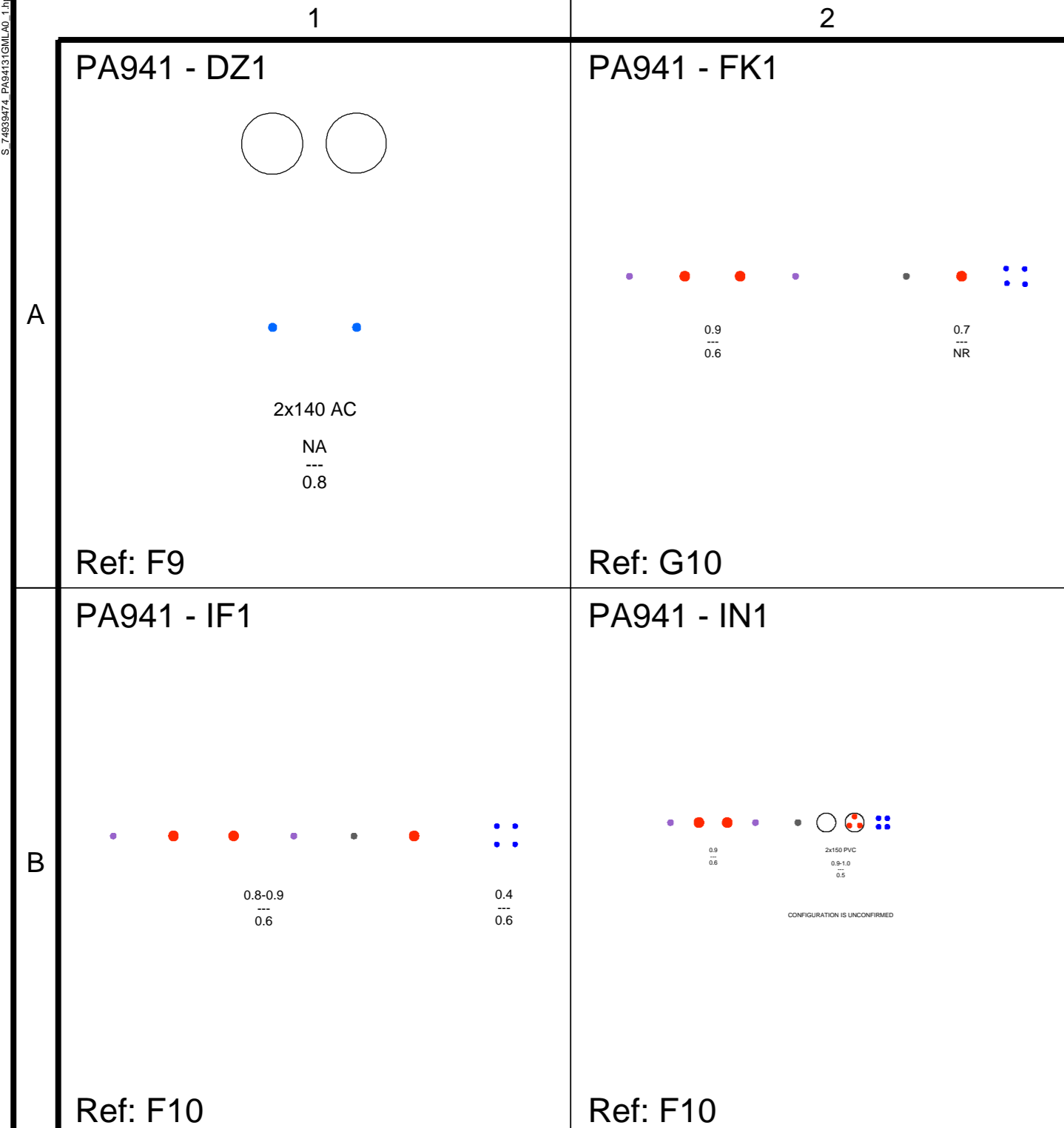
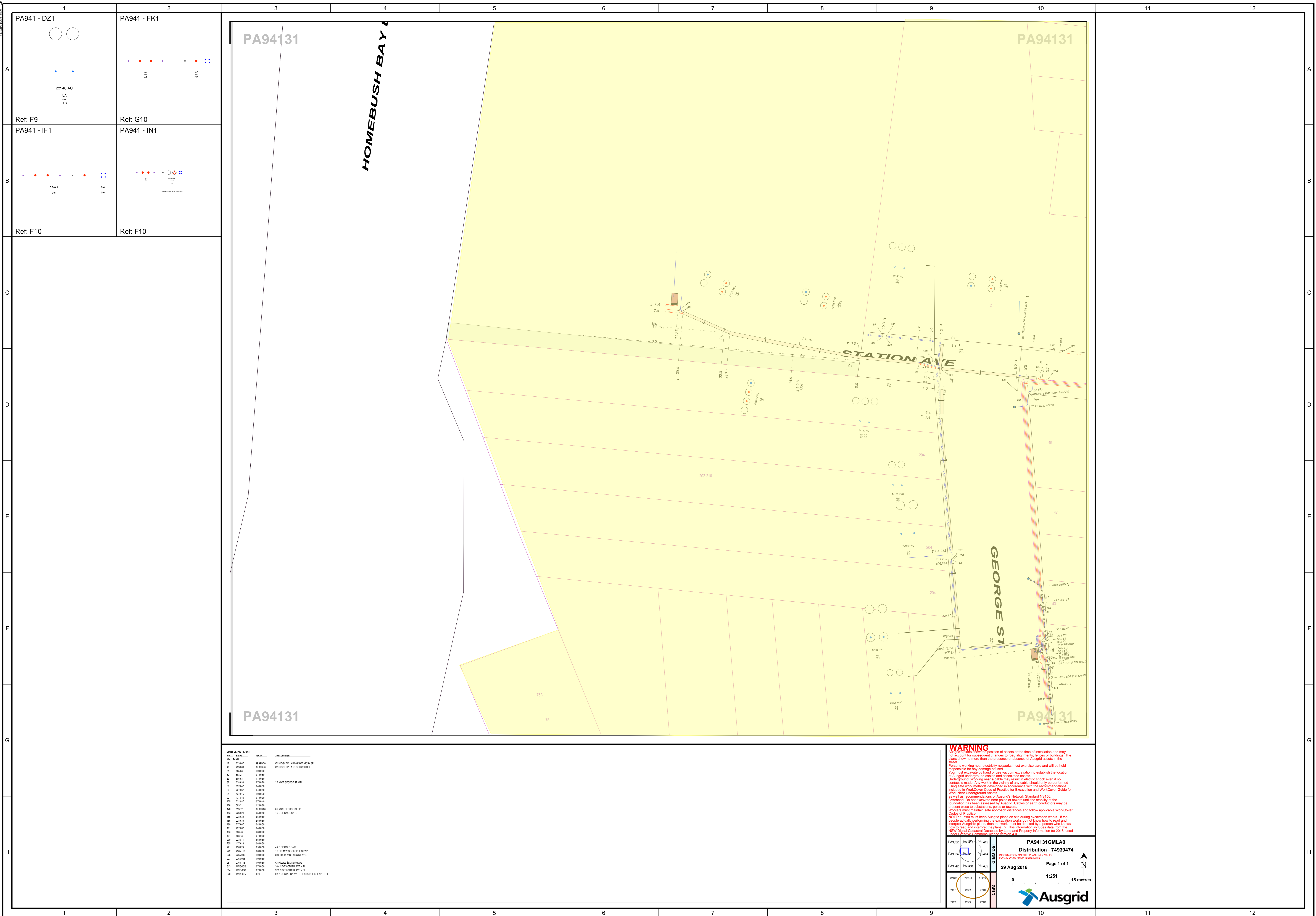
1:251
15 metres



LINE POINT	BL.P.	PROJ.	LINE LOCATION	NO.	BL.P.	PROJ.	LINE LOCATION
1	287.75	0.4050	15.5 OF WANDA RD W/L 8.14 W/ OF QUEEN ST EPL	201	2200.44	0.3050	31.8 W/ OF CONC'D AVE S/PL
2	1.20	0.4050	15.5 OF WANDA RD EXT EPL	204	1.4050	1.4050	81.5 OF CONC'D AVE S/PL
3	251.45	0.8050	31.0 OF WANDA RD EXT EPL	203	1013.046	1.7050	81.5 OF CONC'D AVE S/PL
4	1.20	0.8050	81.5 OF WANDA RD EXT EPL	204	1013.046	1.9050	81.5 OF CONC'D AVE S/PL
5	1.20	0.8050	22.5 OF WANDA RD EXT EPL				
6	355	0.8050	58.5 OF CONC'D AVE EXT EPL				
7	355	0.8050	80.5 OF CONC'D AVE EXT EPL				
8	184.01	7.30	5.8 W/ OF CONC'D AVE N/L 2.2 W/ OF KING ST W/L				
9	184.01	0.70	3.0 W/ OF CONC'D AVE N/L 2.2 W/ OF KING ST W/L				
10	583.21	1.7050	18.1 W/ OF KING ST W/L				
11	2.1050	2.1050	Corner of King St and Concord Ave. 5.0m SW Pole on Concord Ave				
12	1.8050	1.8050	Corner of King St and Concord Ave. 3.0m SW Pole on Concord Ave				
13	228.20	0.8050	0.8050				
14	583.27	0.8050	37.5 OF CONC'D AVE S/PL				
15	584	0.8050	72.5 OF CONC'D AVE S/PL				
16	584.1	1.1050	62.5 OF CONC'D AVE S/PL				
17	584.1	0.8050	87.5 OF CONC'D AVE S/PL				
18	584.5	1.2050	31.5 OF FENCE LINE				
19	584.5	1.8050	51.5 OF FENCE LINE				
20	257.45	0.7050	17.0 W/ OF WANDA RD EXT EPL				
21	110	2.2050	23.5 W/ OF KING ST EXT EPL				
22	584	1.8050	72.5 OF CONC'D AVE S/PL				
23	584.1	0.4050	87.5 OF CONC'D AVE S/PL				
24	584.1	1.7050	1.5 OF WANDA RD W/L 8.14 W/ OF QUEEN ST EPL				
25	584.5	0.8050	EXACT LOCATION NOT KNOWN				
26	584.5	0.8050	45.5 OF FENCE LINE				
27	584.5	1.4050	31.5 OF FENCE LINE				
28	228.20	1.8050	62.5 OF CONC'D AVE S/PL				
29	584.5	1.4050	51.5 OF FENCE LINE				
30	584.1	0.8050	82.5 OF CONC'D AVE S/PL				
31	584.48	0.8050	50.5 OF CONC'D AVE EXT EPL				
32	228.18	1.5050					

WARNING
 Ausgrid's plans show the location of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the Street.
 Persons working near electricity networks must exercise care and will be held responsible for any damage caused.
 You may excavate for cables but you must first establish the location of Ausgrid underground cables and associated assets.
 Underground Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets.
 As well as recommendations of Ausgrid's Network Standard NS156.
 Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.
 Operators must maintain safe approach distances and follow applicable WorkCover Codes of Practice.
 NOTE: 1. You must always Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Customer Database for Land and Property Information (L) 2016, used under Creative Commons license version 4.0.

PA94114GMLA0
 Distribution - 74939474
 INFORMATION ON THIS PLAN ONLY VALID FOR SHOWN FROM ISSUE DATE
 Page 1 of 1
 29 Aug 2018
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 15 metres



JOINT DETAIL REPORT

No.	Ref.	File	Area Location
47	228-47	98 890.70	ON KOSK EPL AND S/S OF KOSK SPL
48	228-49	98 890.70	ON KOSK EPL AND S/S OF KOSK SPL
51	88-51	1 000.00	
52	88-51	0 700.00	
53	88-51	1 000.00	
57	228-50	2 700.70	22 W OF GEORGE ST WPL
58	178-47	0 400.00	
59	228-47	0 400.00	
61	178-51	1 000.00	
62	178-44	0 700.00	
63	228-47	0 700.00	
126	88-71	1 200.00	
146	88-71	88 900.00	03 W OF GEORGE ST EPL
153	228-24	0 500.00	42 E OF CIVIL GATE
155	228-30	2 500.00	
156	228-30	2 500.00	
161	228-40	0 400.00	
161	228-47	0 400.00	
163	88-45	0 600.00	
164	88-45	0 700.00	
200	228-71	3 000.00	
201	178-41	0 600.00	
221	228-24	0 500.00	42 E OF CIVIL GATE
222	228-18	0 600.00	107 W OF GEORGE ST WPL
225	228-08	1 000.00	89 E FROM W OF KING ST WPL
227	228-08	1 000.00	
231	228-18	1 000.00	On George St Station Area
233	878-048	0 700.00	24 N OF VICTORIA AVE W PL
244	878-048	0 700.00	33 N OF VICTORIA AVE W PL
250	878-047	450	6 N OF STATION AVE W PL, GEORGE ST EXT D E PL

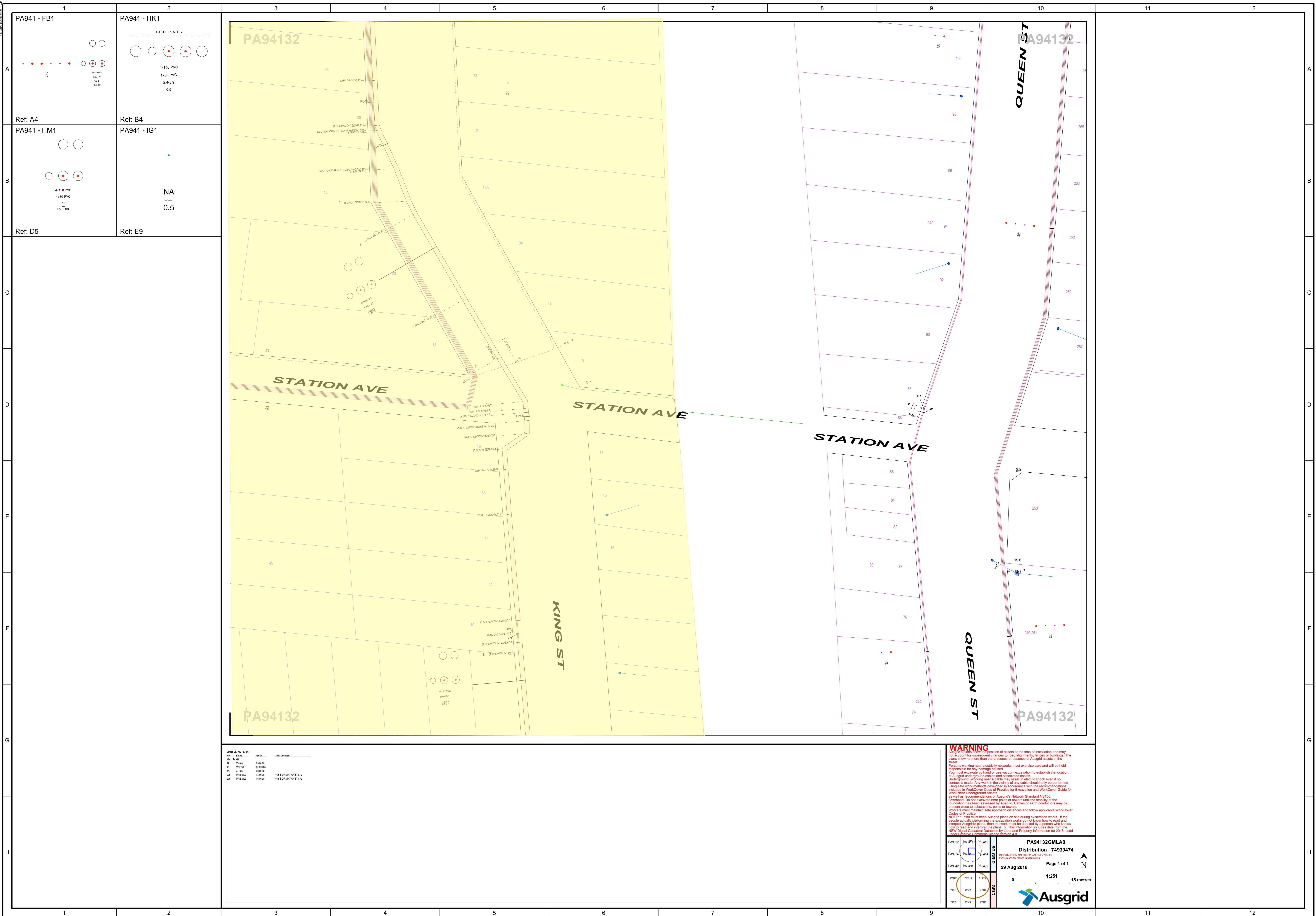
WARNING

Information shown on this plan is for informational purposes only and does not constitute a contract. The information is provided as a guide only and is subject to change without notice. The information is provided as a guide only and is subject to change without notice. The information is provided as a guide only and is subject to change without notice.

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PA94131GMLA0
Distribution - 74939474
29 Aug 2018 Page 1 of 1
1:251 15 metres
Ausgrid



PA941 - FB1 	PA941 - HK1 STEEL PLATES
Ref: A4 PA941 - HM1 	Ref: B4 PA941 - IG1
Ref: D5	Ref: E9

JOINT DETAIL REPORT

No.	Ref.	Desc.	Area Location
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45	139.04	0.800.00	
117	2146	0.800.00	
275	1013.00	1.300.00	4x1.5 OF STATION ST SPL
276	1013.00	1.600.00	4x1.5 OF STATION ST SPL

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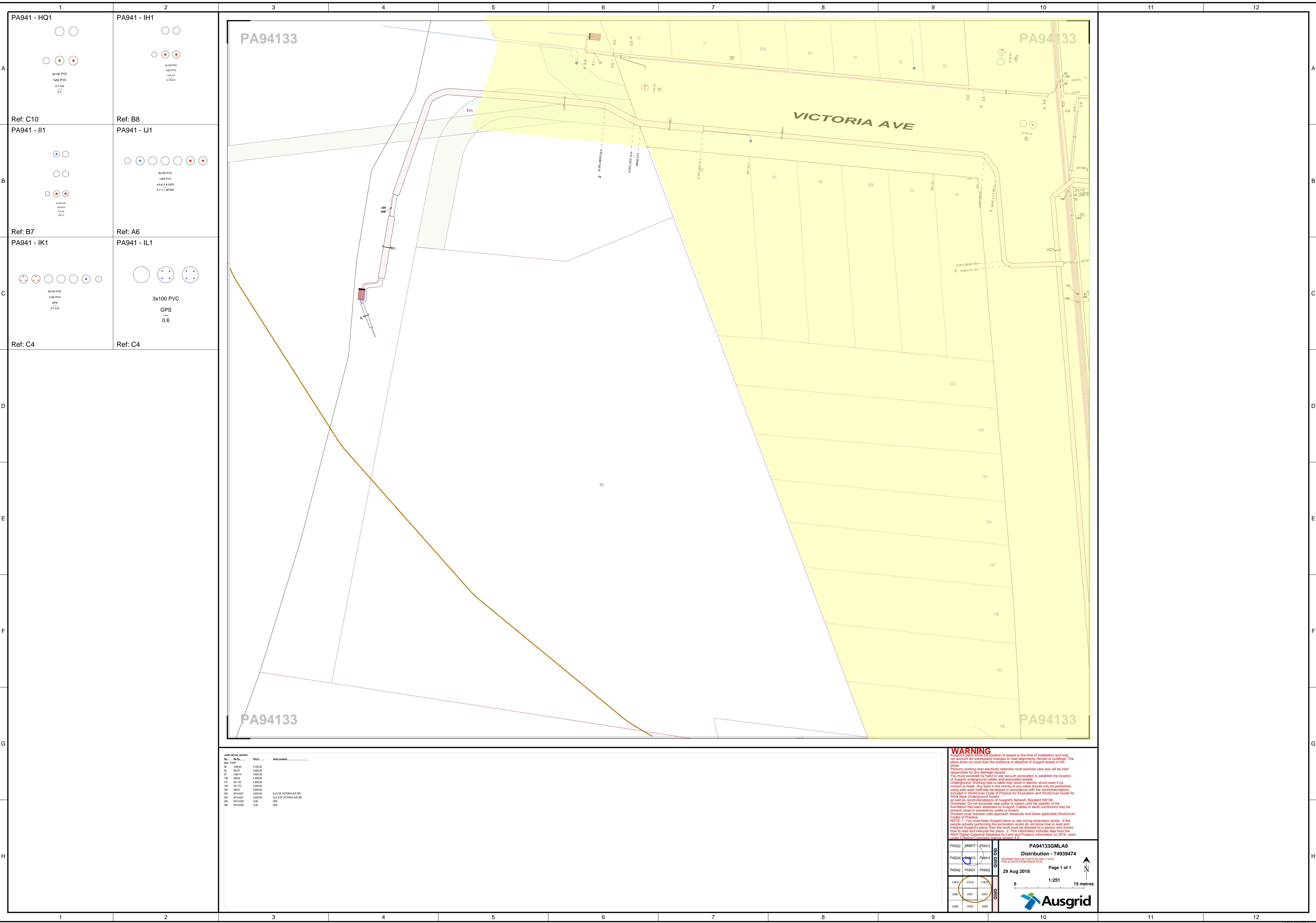
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Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.

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 29 Aug 2018
 1:251
 15 metres



<p>PA941 - HQ1</p> <p>4x150 PVC 1x50 PVC 3x1.4.6 07</p> <p>Ref: C10</p>	<p>PA941 - IH1</p> <p>4x150 PVC 1x50 PVC 1.2x4 0.75x3</p> <p>Ref: B8</p>
<p>PA941 - II1</p> <p>4x150 PVC 1x50 PVC 1.4x4 0.7x1</p> <p>Ref: B7</p>	<p>PA941 - IJ1</p> <p>4x150 PVC 1x50 PVC 4x8x3.5 GPS 0.7x1.1SPWR</p> <p>Ref: A6</p>
<p>PA941 - IK1</p> <p>4x150 PVC 1x50 PVC GPS 0.7x0.8</p> <p>Ref: C4</p>	<p>PA941 - IL1</p> <p>3x100 PVC GPS 0.6</p> <p>Ref: C4</p>

JOINT DETAIL REPORT

No.	Ref.	DESC.	JOB LOCATION
1	108-05	0.75x0.5	
2	108-06	0.80x0.5	
3	108-07	0.85x0.5	
4	108-08	0.90x0.5	
5	108-09	0.95x0.5	
6	108-10	1.00x0.5	
7	108-11	1.05x0.5	
8	108-12	1.10x0.5	
9	108-13	1.15x0.5	
10	108-14	1.20x0.5	
11	108-15	1.25x0.5	
12	108-16	1.30x0.5	
13	108-17	1.35x0.5	
14	108-18	1.40x0.5	
15	108-19	1.45x0.5	
16	108-20	1.50x0.5	
17	108-21	1.55x0.5	
18	108-22	1.60x0.5	
19	108-23	1.65x0.5	
20	108-24	1.70x0.5	
21	108-25	1.75x0.5	
22	108-26	1.80x0.5	
23	108-27	1.85x0.5	
24	108-28	1.90x0.5	
25	108-29	1.95x0.5	
26	108-30	2.00x0.5	
27	108-31	2.05x0.5	
28	108-32	2.10x0.5	
29	108-33	2.15x0.5	
30	108-34	2.20x0.5	
31	108-35	2.25x0.5	
32	108-36	2.30x0.5	
33	108-37	2.35x0.5	
34	108-38	2.40x0.5	
35	108-39	2.45x0.5	
36	108-40	2.50x0.5	
37	108-41	2.55x0.5	
38	108-42	2.60x0.5	
39	108-43	2.65x0.5	
40	108-44	2.70x0.5	
41	108-45	2.75x0.5	
42	108-46	2.80x0.5	
43	108-47	2.85x0.5	
44	108-48	2.90x0.5	
45	108-49	2.95x0.5	
46	108-50	3.00x0.5	
47	108-51	3.05x0.5	
48	108-52	3.10x0.5	
49	108-53	3.15x0.5	
50	108-54	3.20x0.5	
51	108-55	3.25x0.5	
52	108-56	3.30x0.5	
53	108-57	3.35x0.5	
54	108-58	3.40x0.5	
55	108-59	3.45x0.5	
56	108-60	3.50x0.5	
57	108-61	3.55x0.5	
58	108-62	3.60x0.5	
59	108-63	3.65x0.5	
60	108-64	3.70x0.5	
61	108-65	3.75x0.5	
62	108-66	3.80x0.5	
63	108-67	3.85x0.5	
64	108-68	3.90x0.5	
65	108-69	3.95x0.5	
66	108-70	4.00x0.5	
67	108-71	4.05x0.5	
68	108-72	4.10x0.5	
69	108-73	4.15x0.5	
70	108-74	4.20x0.5	
71	108-75	4.25x0.5	
72	108-76	4.30x0.5	
73	108-77	4.35x0.5	
74	108-78	4.40x0.5	
75	108-79	4.45x0.5	
76	108-80	4.50x0.5	
77	108-81	4.55x0.5	
78	108-82	4.60x0.5	
79	108-83	4.65x0.5	
80	108-84	4.70x0.5	
81	108-85	4.75x0.5	
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83	108-87	4.85x0.5	
84	108-88	4.90x0.5	
85	108-89	4.95x0.5	
86	108-90	5.00x0.5	
87	108-91	5.05x0.5	
88	108-92	5.10x0.5	
89	108-93	5.15x0.5	
90	108-94	5.20x0.5	
91	108-95	5.25x0.5	
92	108-96	5.30x0.5	
93	108-97	5.35x0.5	
94	108-98	5.40x0.5	
95	108-99	5.45x0.5	
96	108-100	5.50x0.5	
97	108-101	5.55x0.5	
98	108-102	5.60x0.5	
99	108-103	5.65x0.5	
100	108-104	5.70x0.5	

WARNING

This plan shows the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the Street.

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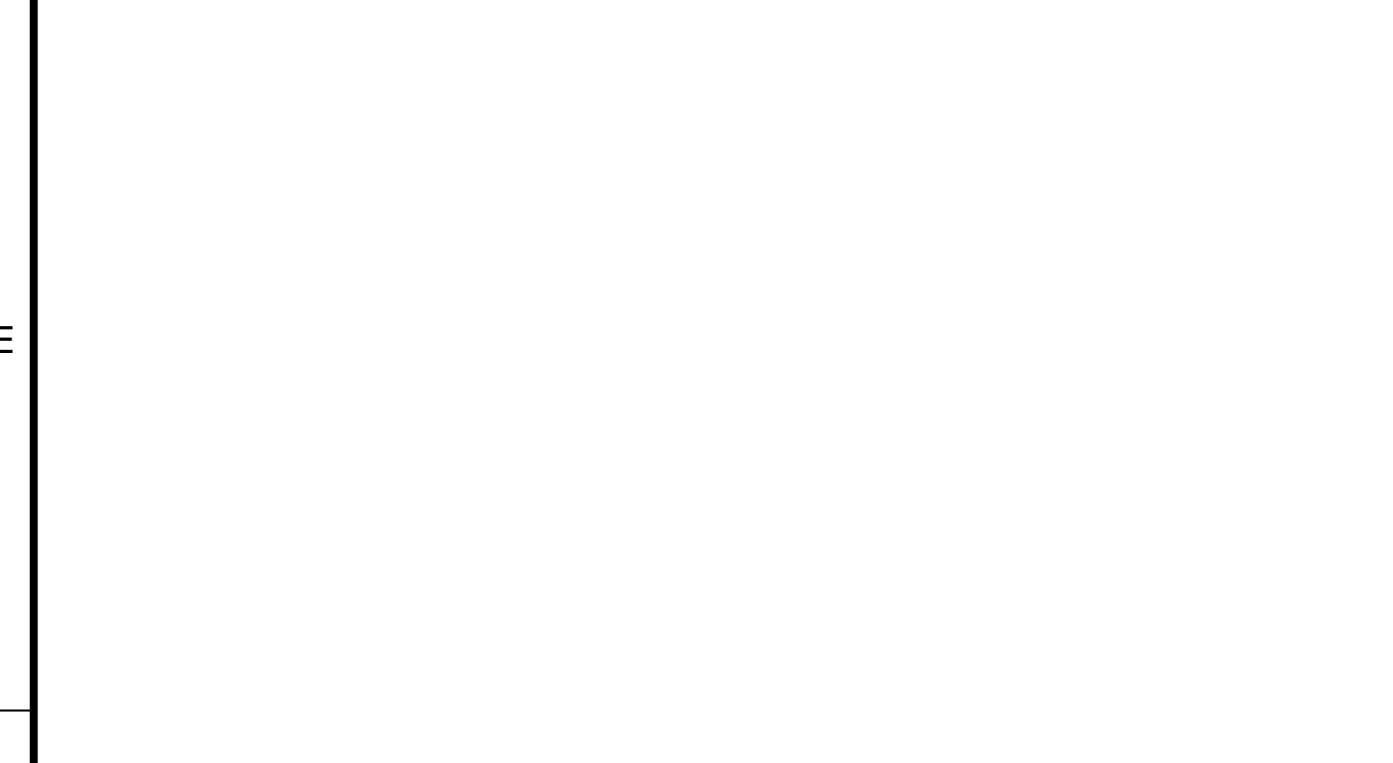
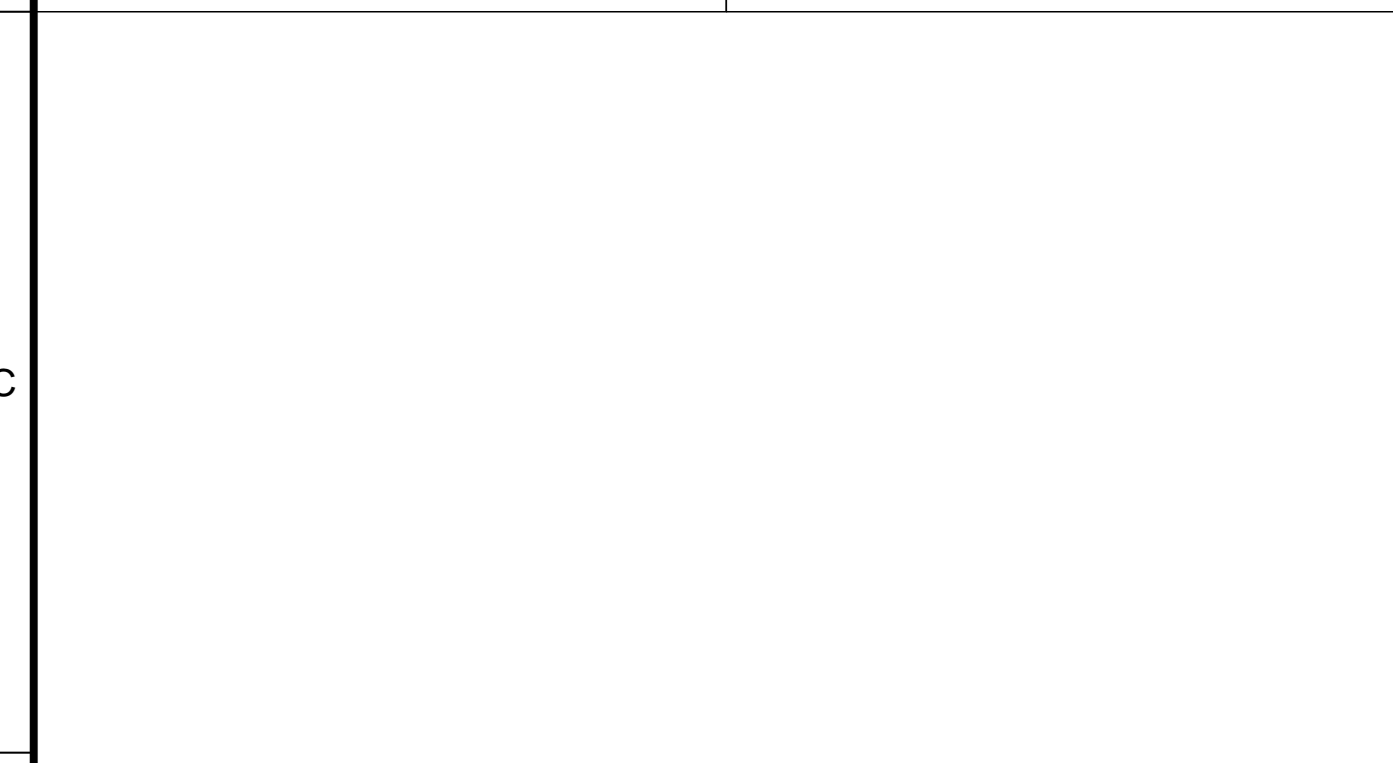
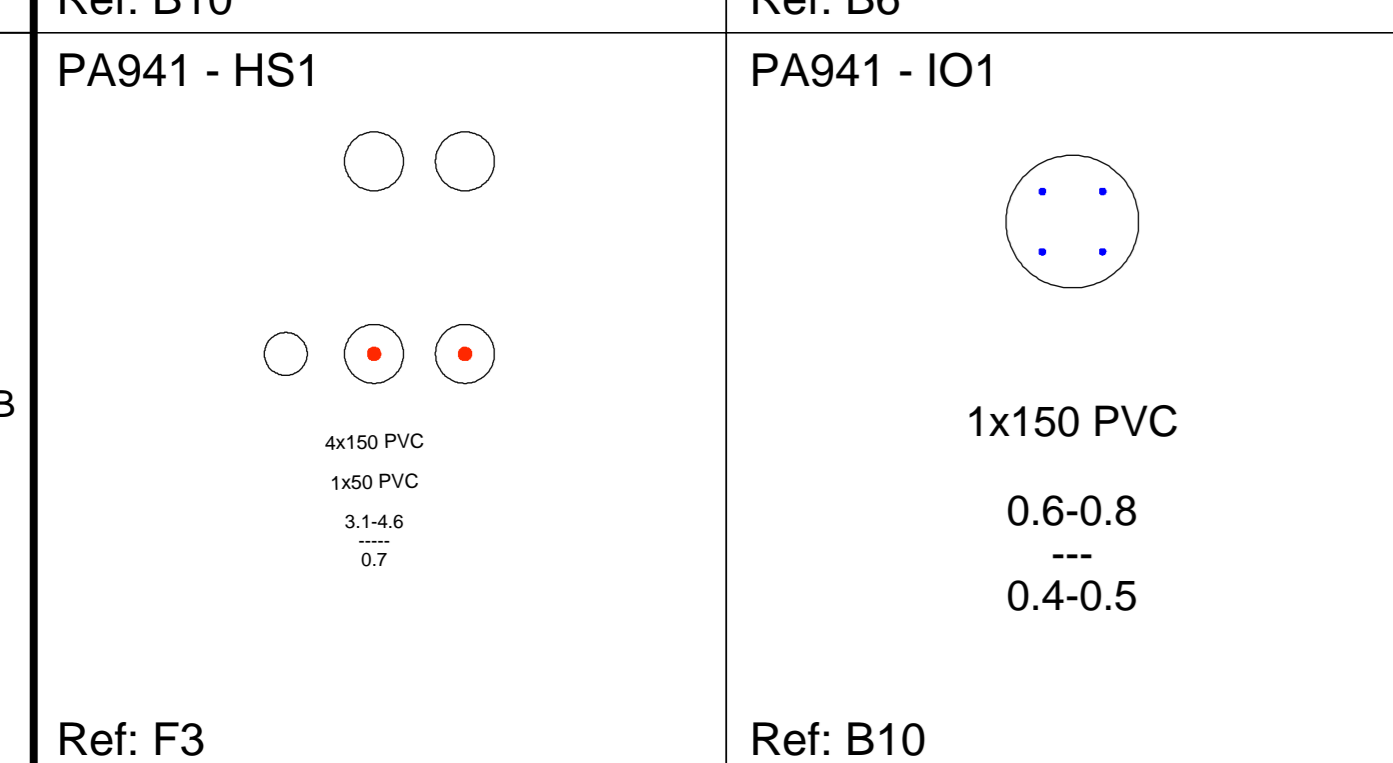
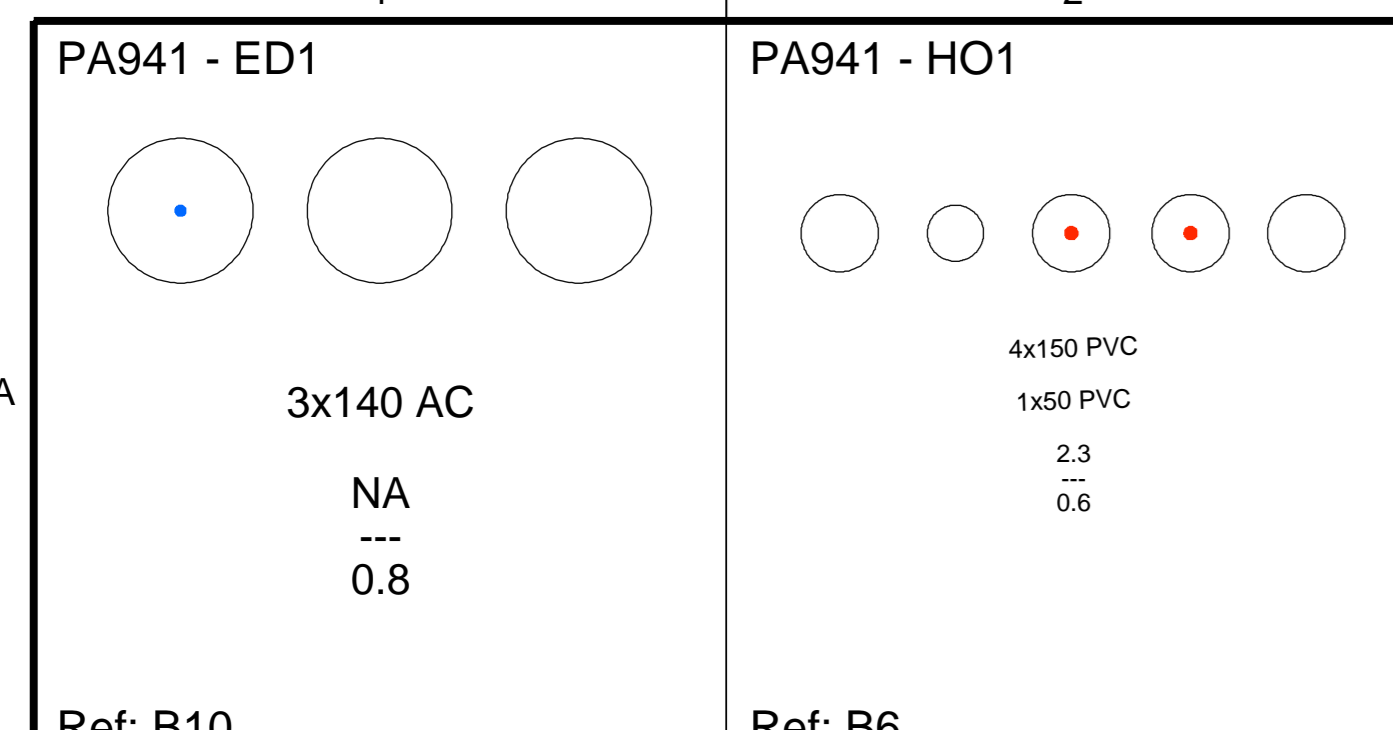
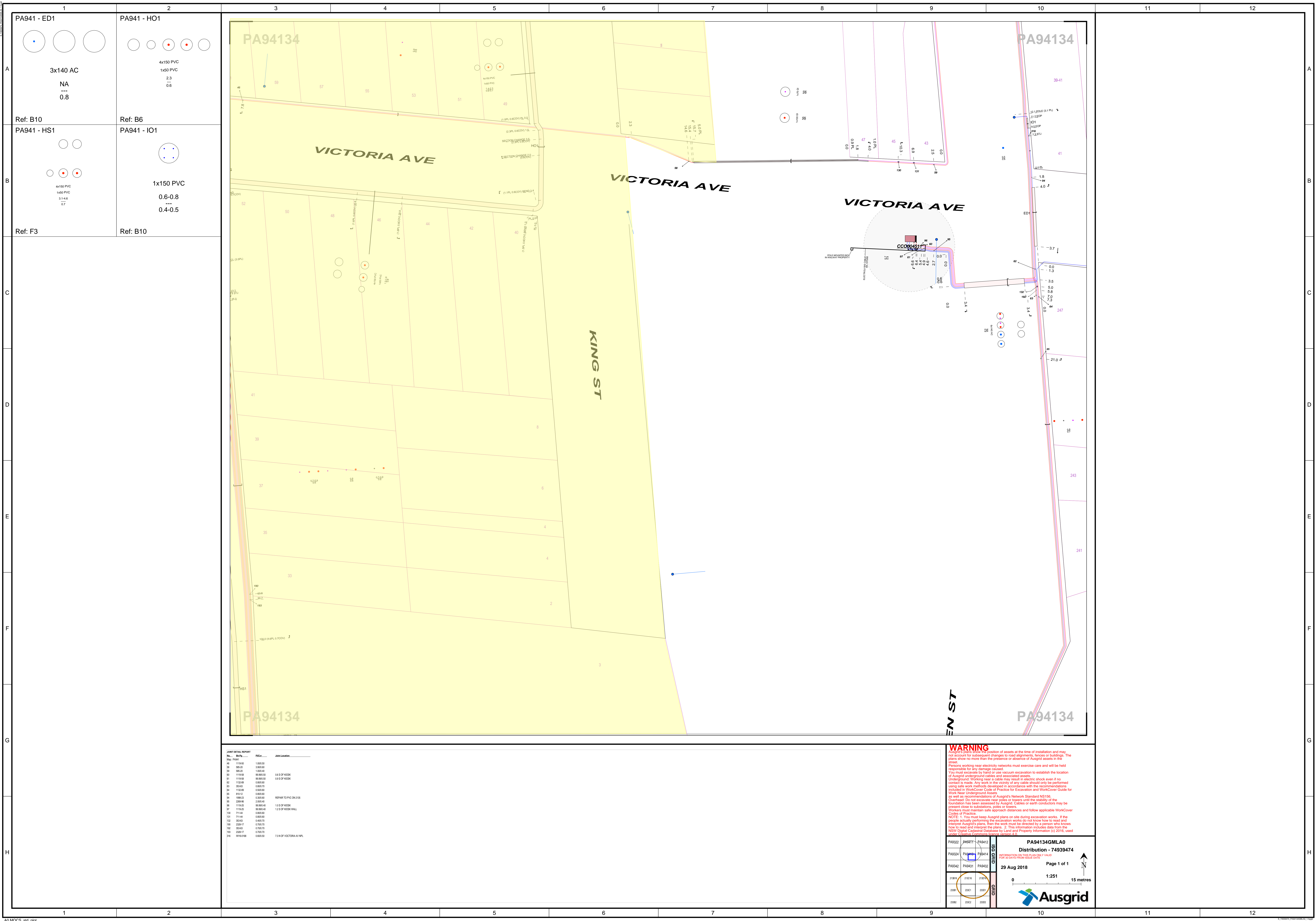
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Distribution - 74939474

29 Aug 2018

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1:251

0 15 metres



JOINT DETAIL REPORT

No.	Ref.	Desc.	Job Location
41	111502	1.000.00	
42	98020	3.000.00	
43	98020	1.000.00	
44	111504	99.800.00	0.00 OF ROAD
45	111504	99.800.00	0.00 OF ROAD
46	112409	0.000.00	
47	35451	0.000.00	
48	112409	0.000.00	
49	89121	0.000.00	
50	19803	0.000.00	REPAIR TO PVC ON 216
51	220046	2.000.00	
52	111505	99.800.00	1.00 OF ROAD
53	111505	99.800.00	1.25 OF ROAD WALL
54	71146	0.000.00	
55	71146	0.000.00	
56	35451	0.000.00	
57	220047	0.000.00	
58	35451	0.000.00	
59	220047	0.000.00	
60	991098	0.000.00	7.25 OF VICTORIA AV NPL

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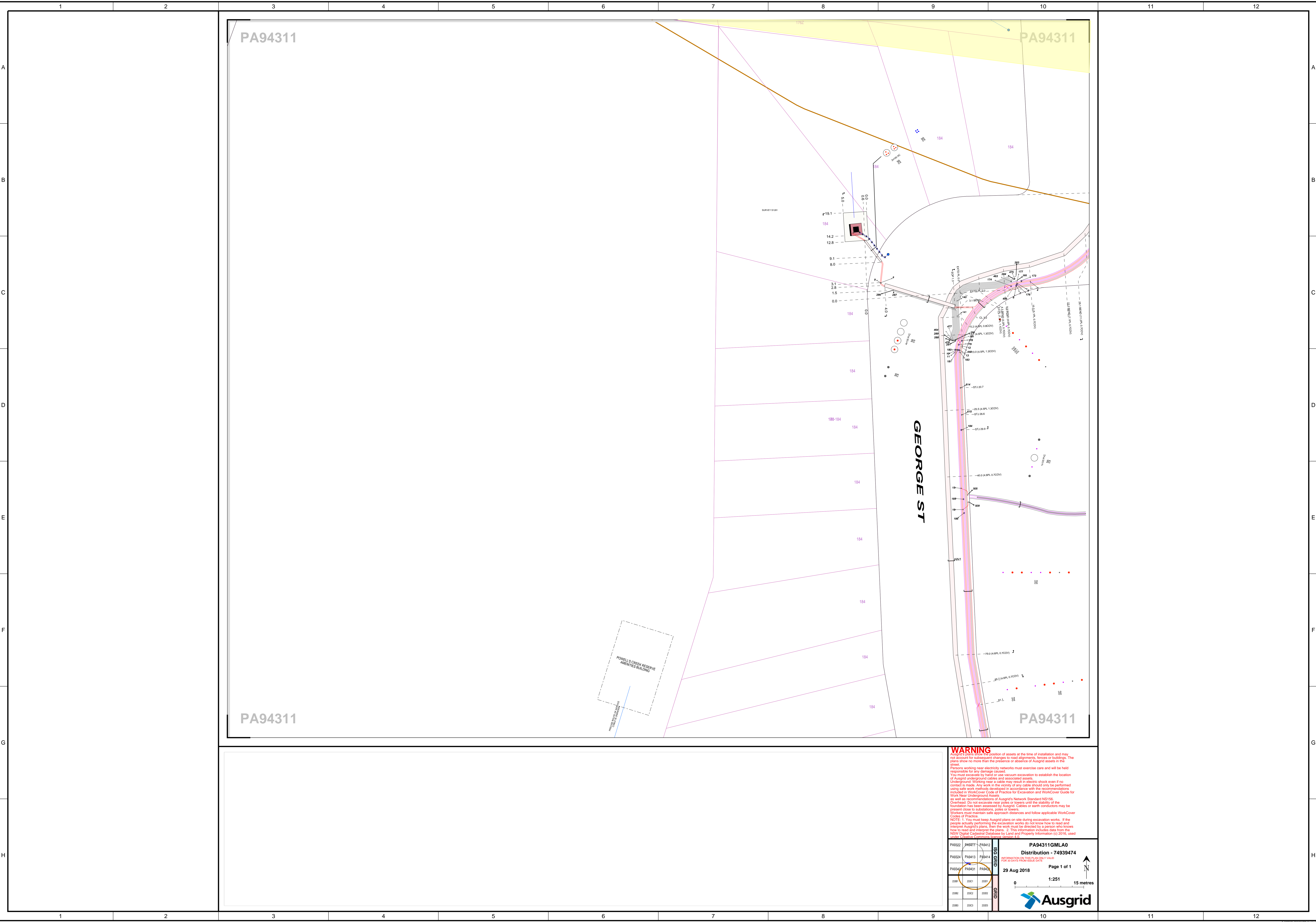
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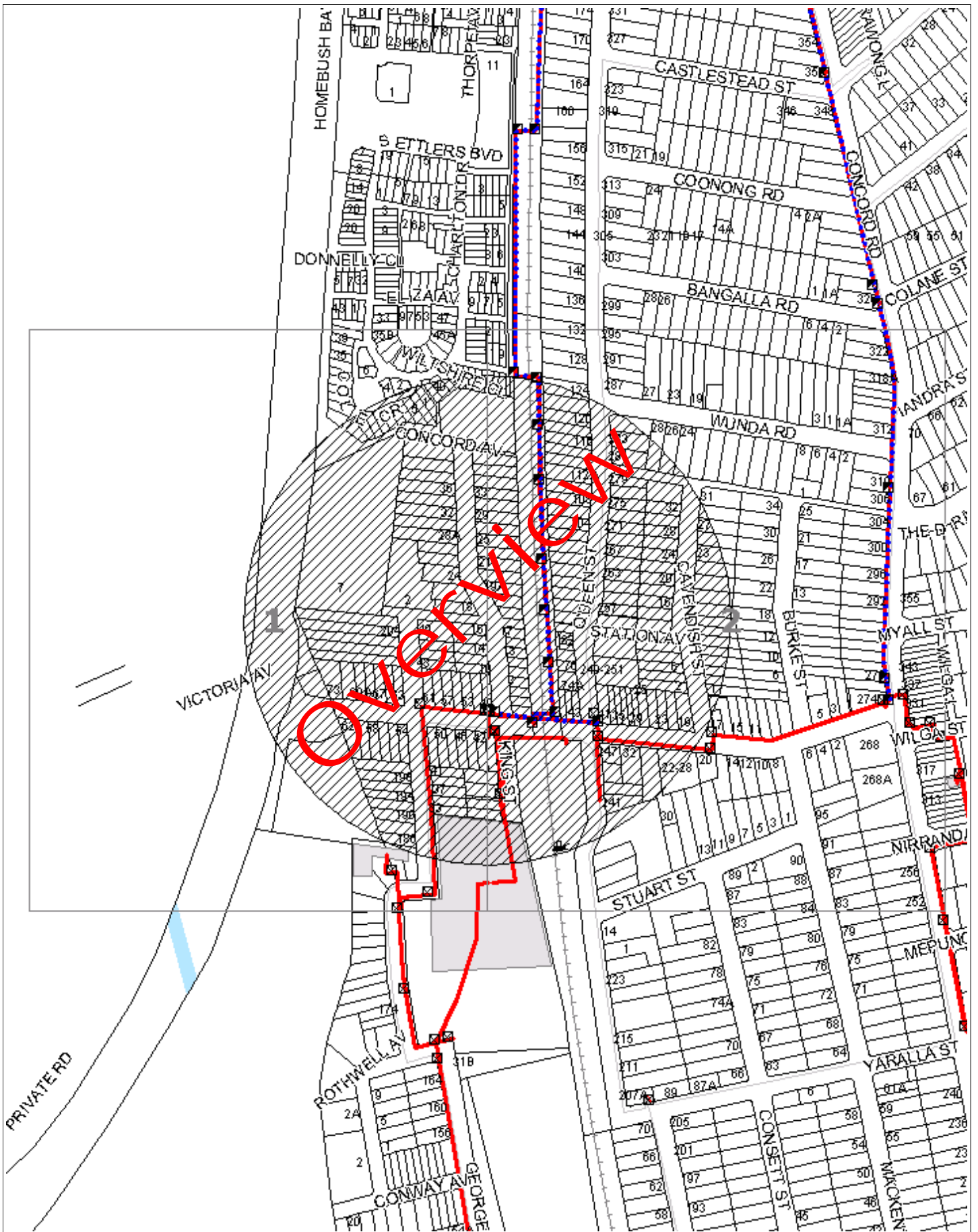
PA94134GMLA0
Distribution - 74939474
Page 1 of 1
29 Aug 2018
1:251
15 metres



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PA8322	PA8311	PA8412
PA8324	PA8413	PA8411
PA8340	PA8431	PA8430

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 Page 1 of 1
 29 Aug 2018
 1:251
 15 metres



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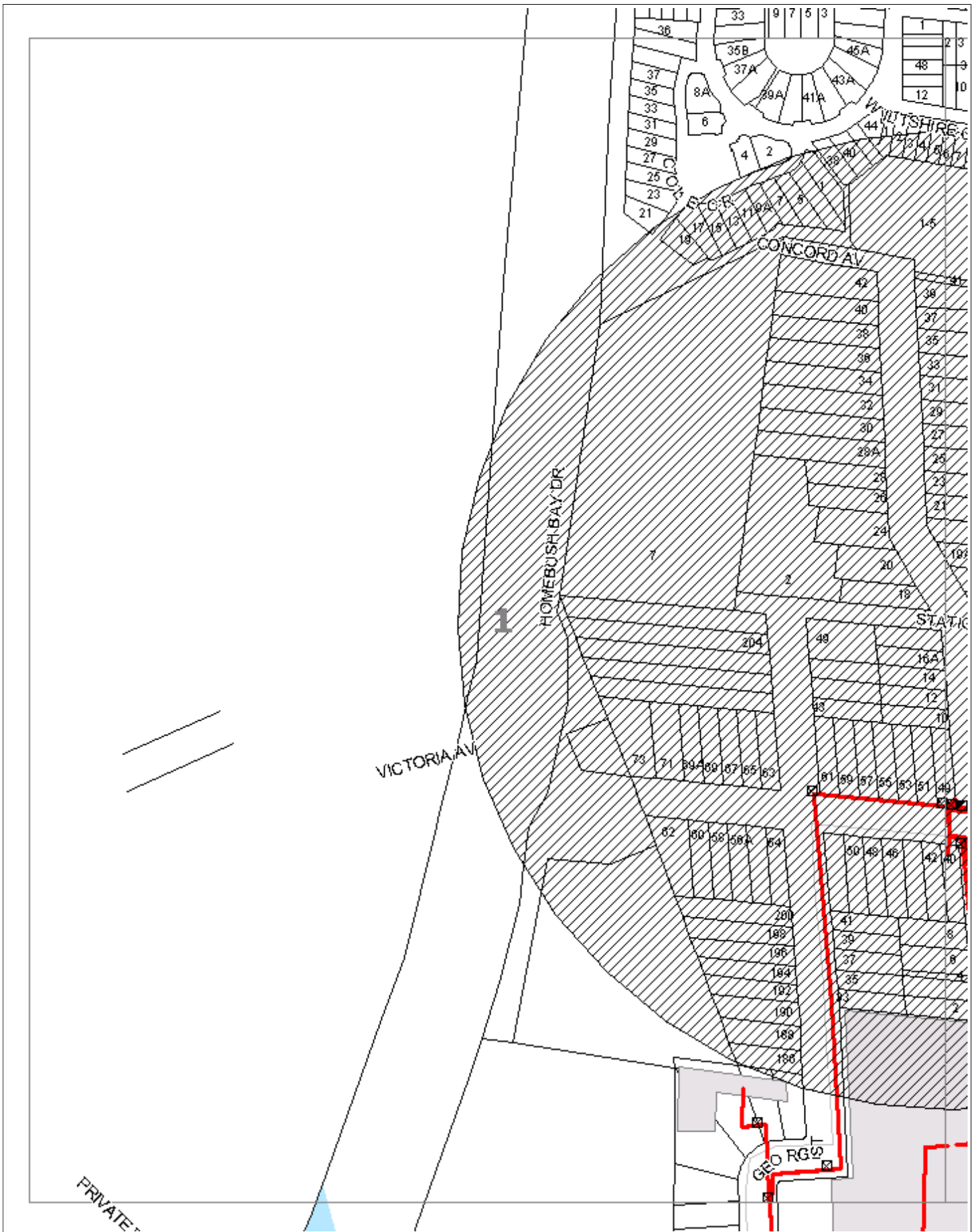
Sequence Number: 74939476

Date Generated: 28/08/2018



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 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208





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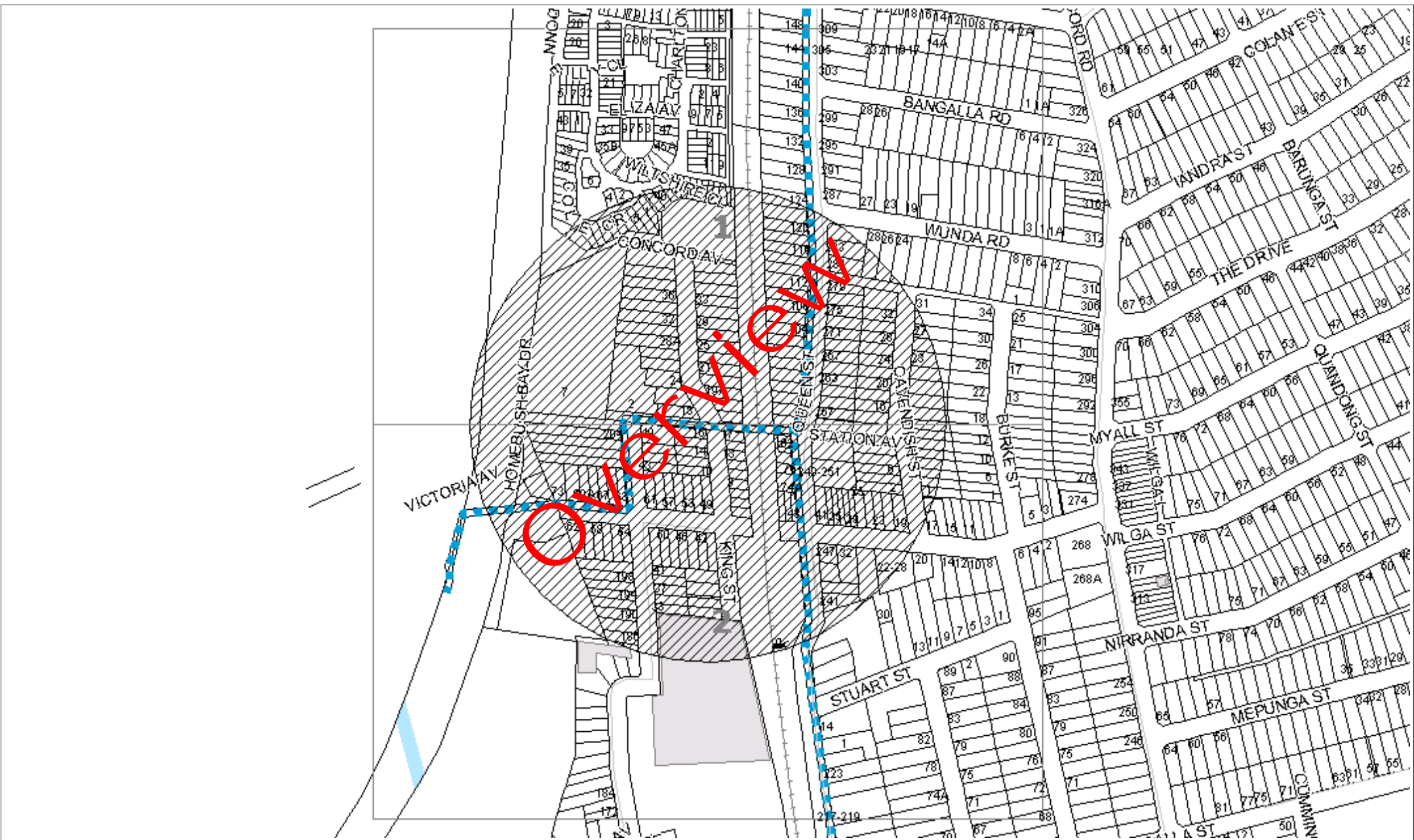
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Uecomm
Cable Uecomm Underground

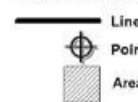
Scale: #INSERT MAP SCALE#

Printed On: 28/08/2018

Sequence Number: 74939476
 Location: 16 King Street



Job Location



Underground Asset



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Uecomm
Cable Uecomm Underground

Scale: #INSERT MAP SCALE# Printed On: 28/08/2018

Sequence Number: 74939476
 Location: 16 King Street



Job Location	Underground Asset
Line	----- Uecomm
Point	
Area	

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Uecomm
Cable Uecomm Underground

Scale: #INSERT MAP SCALE# Printed On: 28/08/2018

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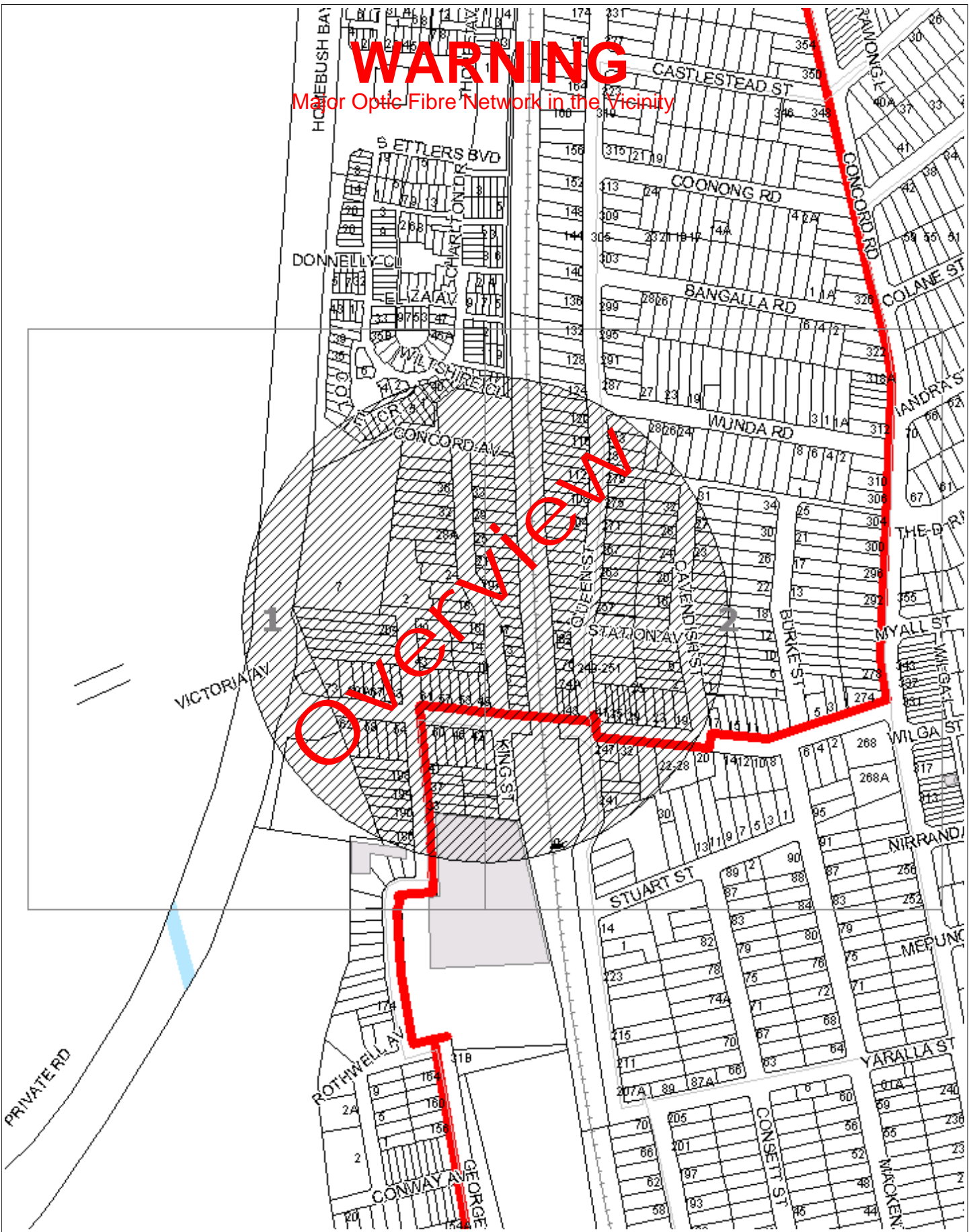


Job Location	Underground Asset
Line	----- Uecomm
Point	
Area	

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WARNING

Major Optic Fibre Network in the Vicinity



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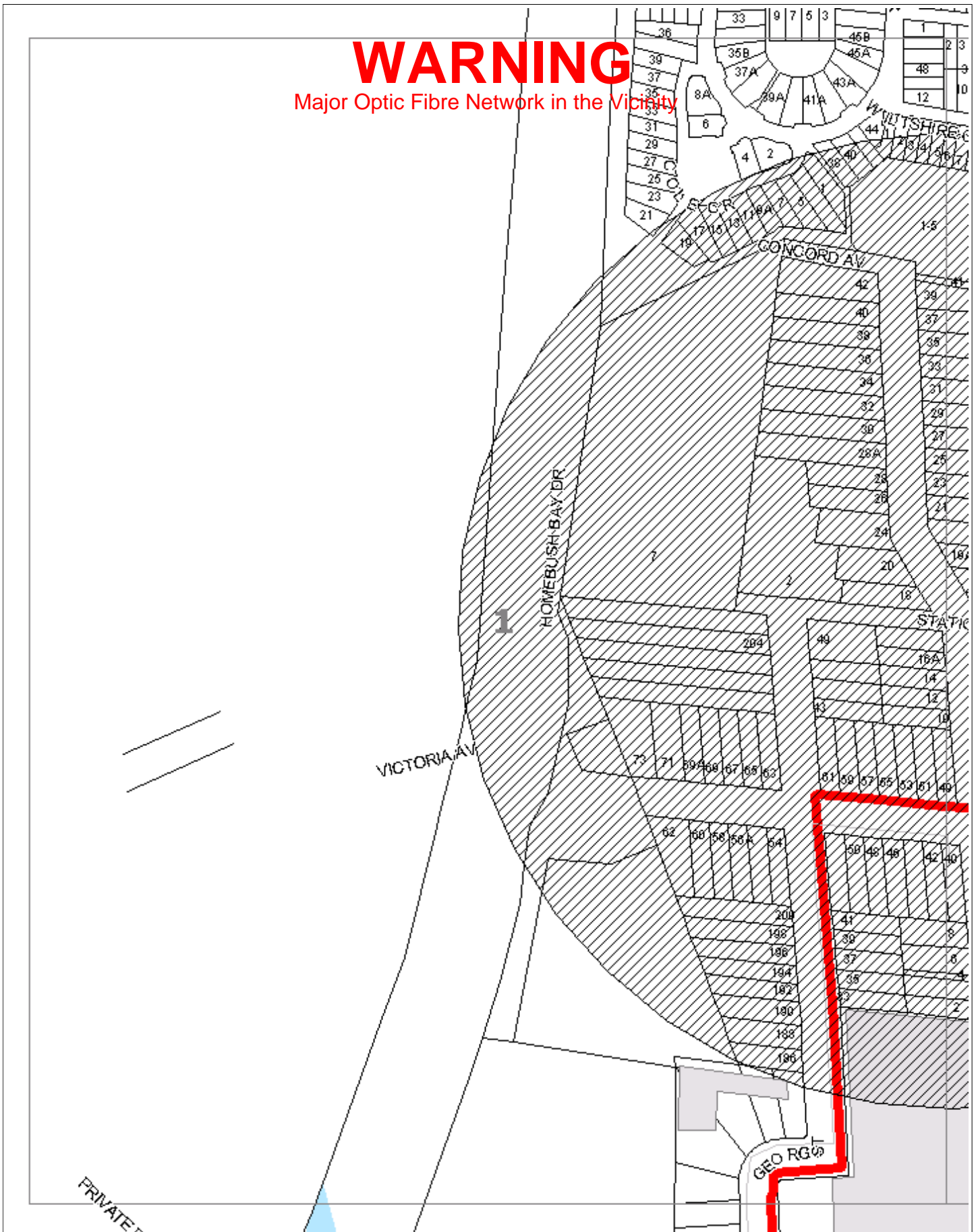


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*****A Road Opening Permit is required for excavations in roads or footpaths.**

Council owns a small number of lighting and electrical systems in roadways. Most are controlled by Energy Australia.

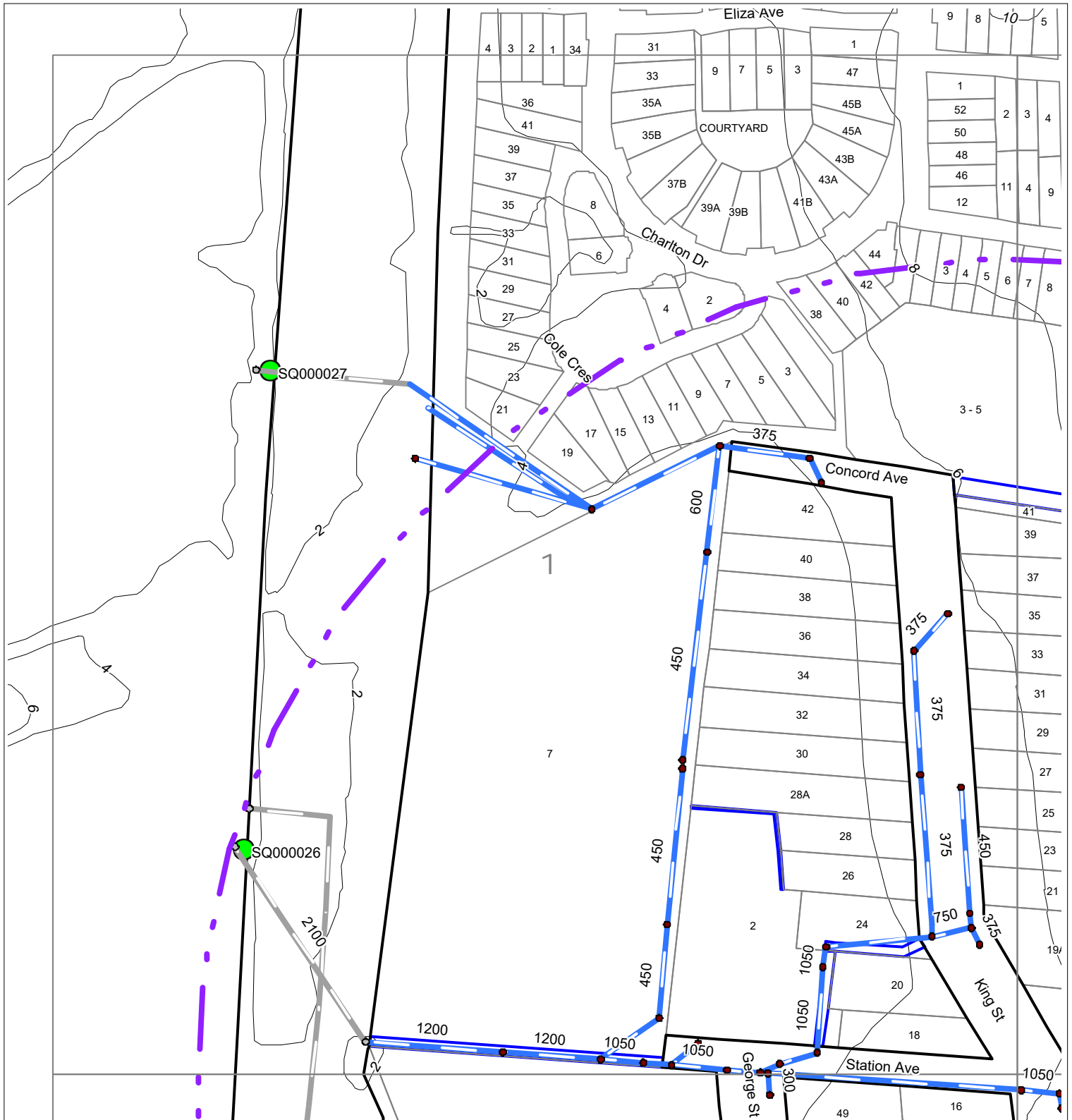
For further information contact Brian Woolley on 02 9911 6339



KEY

- Stormwater Pipe
- Stormwater Pipe (Not Council Controlled)
- Easment Pit
- GPT
- Non Potable Water
- Council Light
- Council Electricity
- Council Boundary
- DBYD Object

**DIAL BEFORE YOU DIG
 1100 REPOSENSE**



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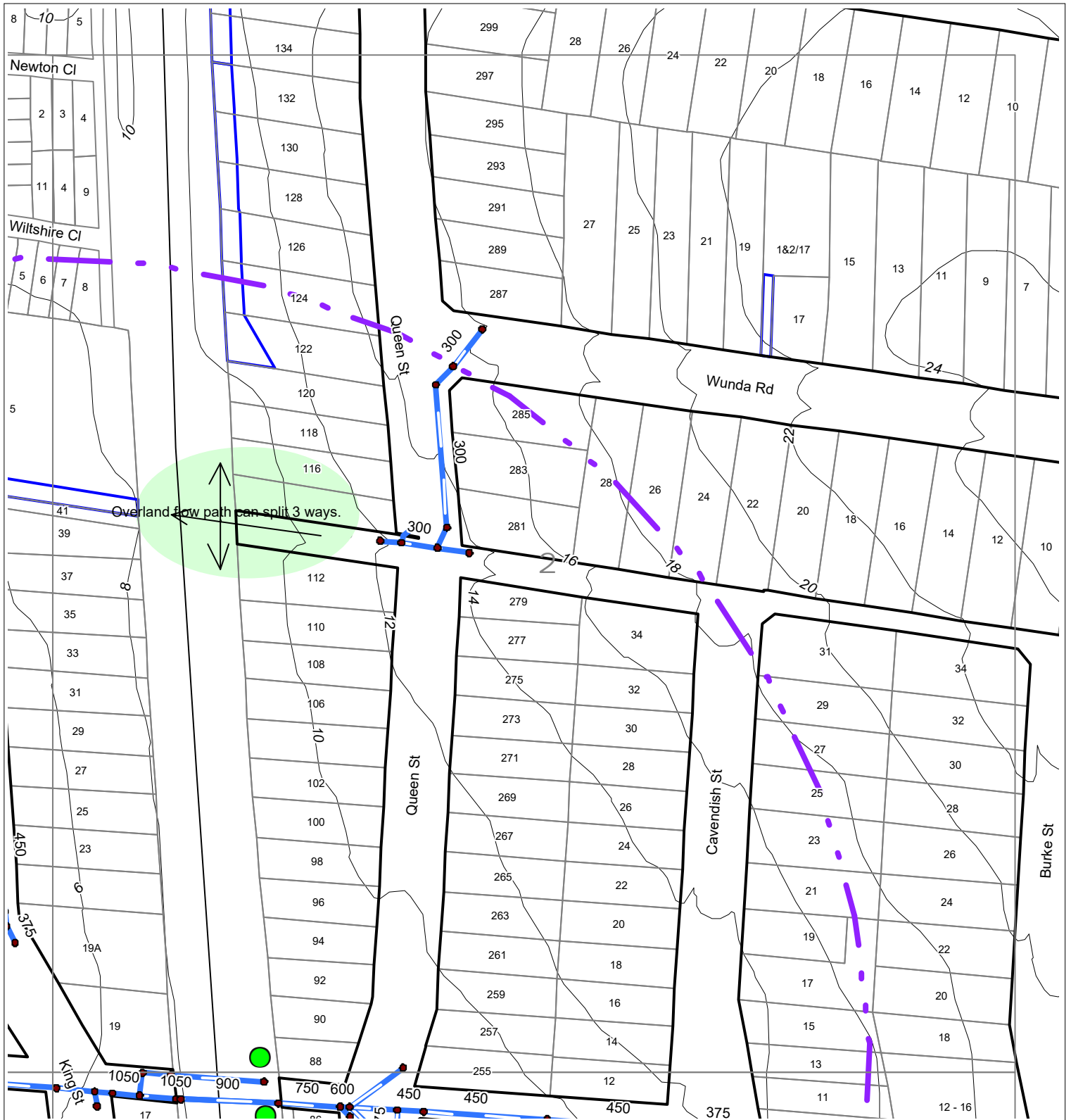
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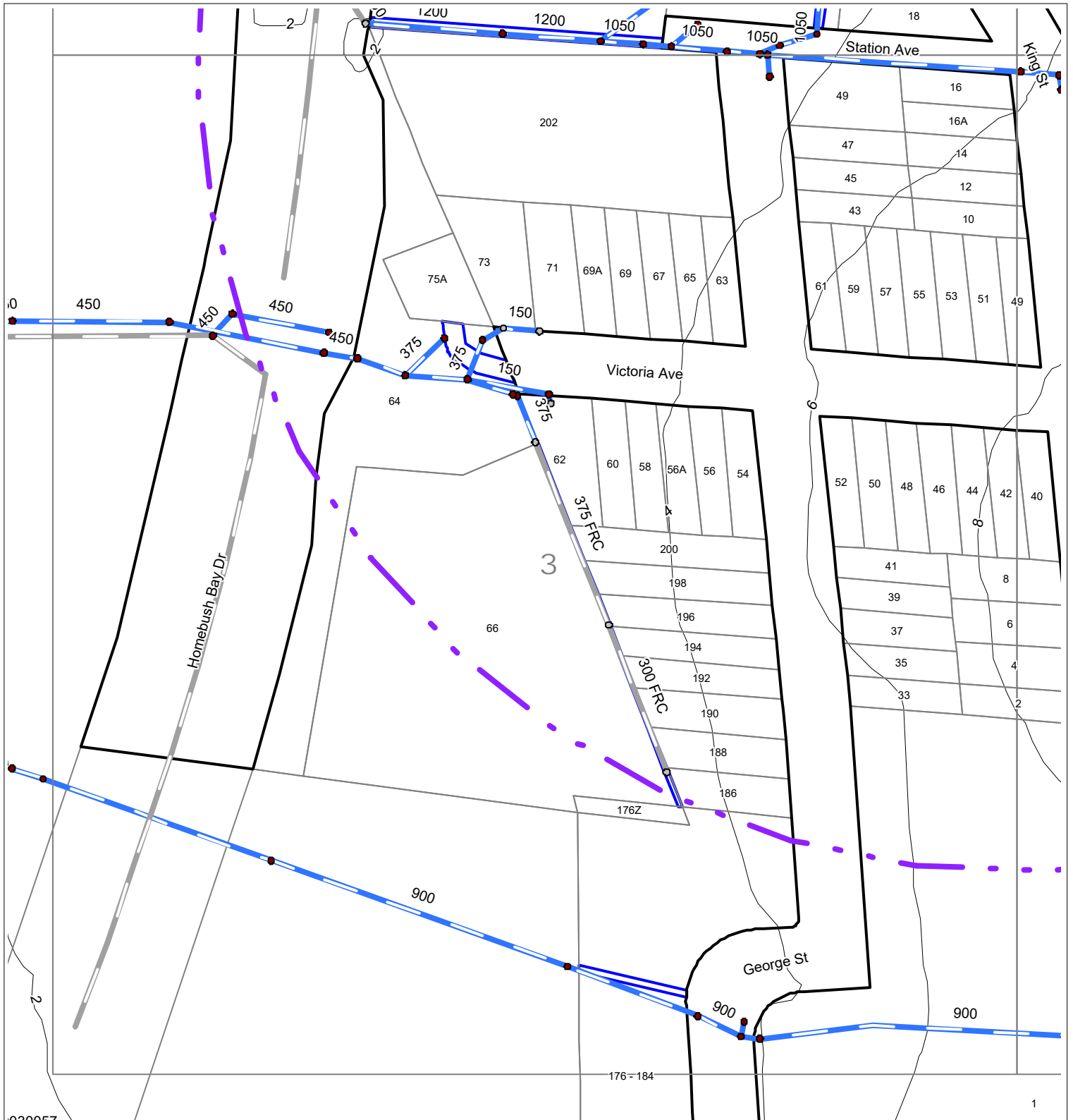
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	Council Light
	Council Electricity
	Council Boundary
	DBYD Object

To: Mrs Anna Zolotukhina
 Sequence No: 74939471
 Job No: 14833958
 Email: anna.zolotukhina@hyderconsulting.com
 Location: 16 King Street, Concord West, NSW 2138

DIAL BEFORE YOU DIG
1100 REPOSENSE



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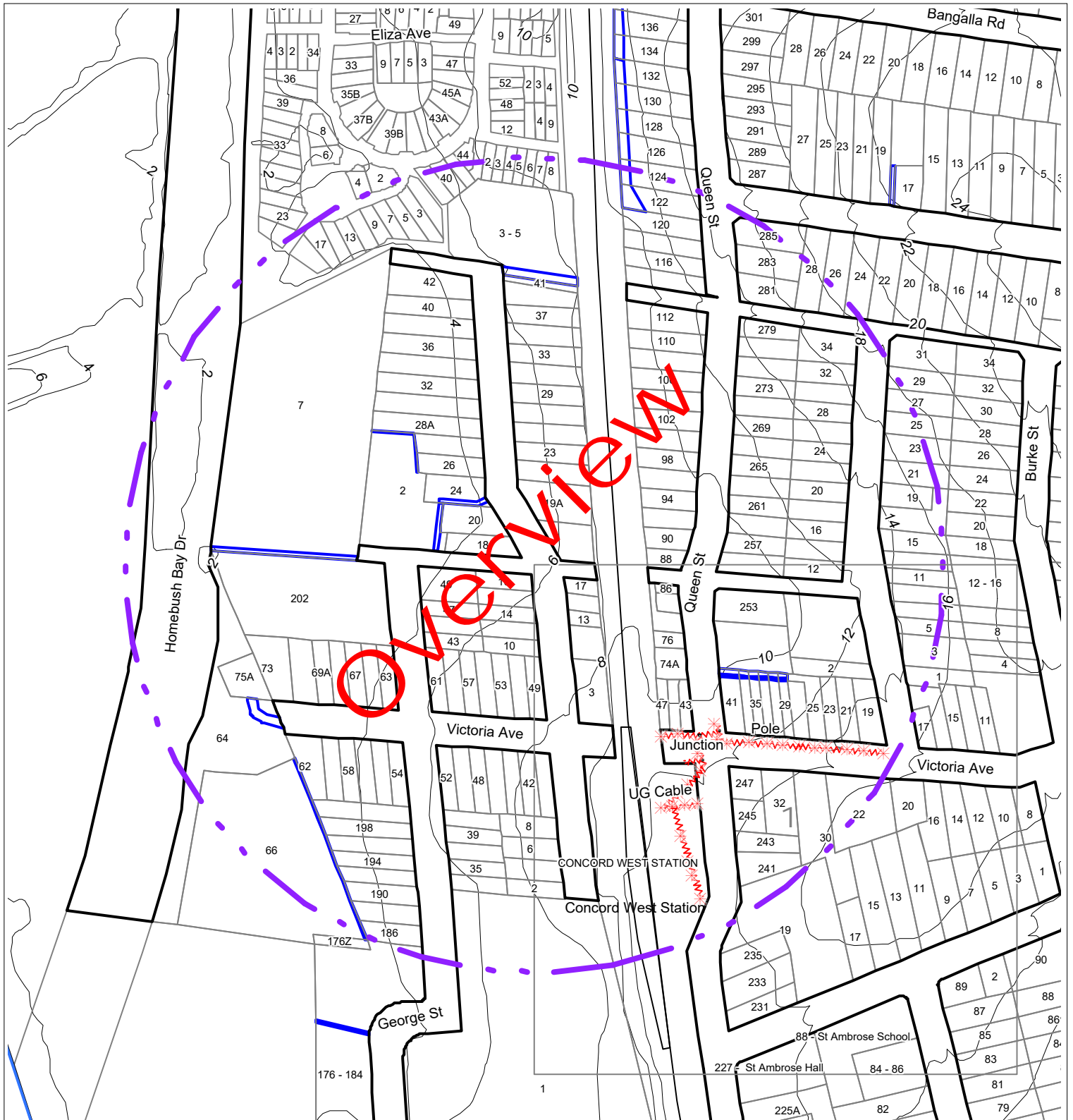
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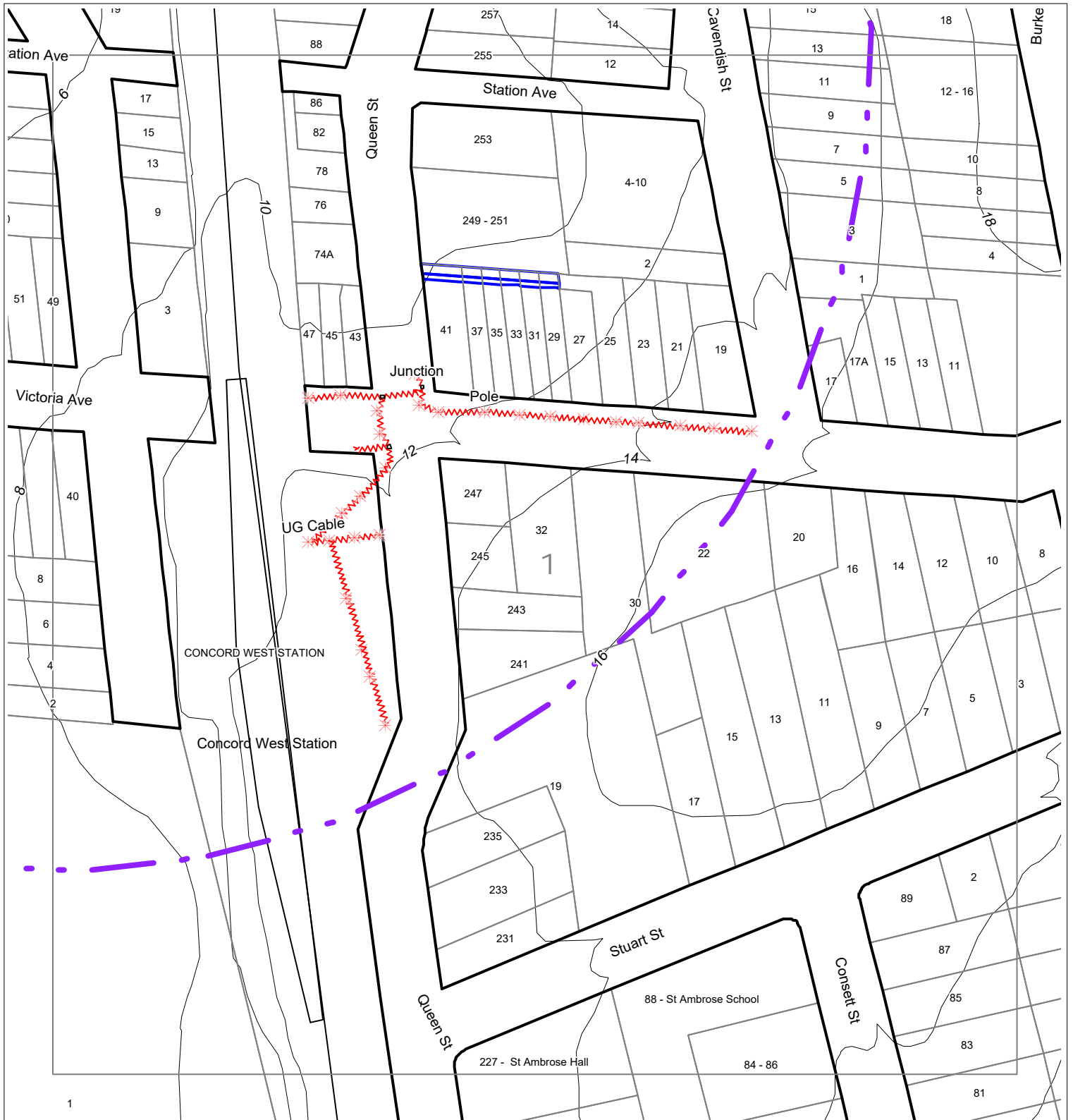
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For further information contact Brian Woolley on 02 9911 6339



KEY	
	Stormwater Pipe
	Stormwater Pipe (Not Council Controlled)
	Easment
	Pit
	GPT
	Non Potable Water
	Council Light
	Council Electricity
	Council Boundary
	DBYD Object

