



**Infrastructure and Servicing Report**  
**Lot 485 Randell Road, Hindmarsh Island Code Amendment**

Prepared for:  
**Noble Investments Superannuation Fund Pty Ltd**

Date:  
**25.06.2024**

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### **Document Control**

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V3	Final	BM	25.06.2024

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## APPENDICES

*APPENDIX 1. DIAL BEFORE YOU DIG PLANS*

## 1. INTRODUCTION

Future Urban has been engaged by Noble Investments Superannuation Fund Pty Ltd to provide an infrastructure and servicing report relating to the Lot 485 Randell Road, Hindmarsh Island Code Amendment by reviewing existing infrastructure and consolidating advice from service authorities.

The Code Amendment seeks to rezone approximately 9.4 hectares of land from the Rural Living Zone to the Rural Neighbourhood Zone to facilitate very low-density residential development outcomes. The rezoning will facilitate a future yield of approximately 42 dwellings.

The Affected Area (Figure 1.1) is surrounded by rural living and rural uses. The Affected Area is presently not used for any purpose, is relatively flat and has minimal vegetation.

The land does not have direct frontage to a road and access to the land will be gained via an unrestricted right of way which extends to Randell Road.

**Figure 1.1 Affected Area**



Plan Production: 02/08/2023

**Affected Area**  
485 Randell Road,  
Hindmarsh Island

**LEGEND**

--- Site affected area boundary



This report contains information relating to:

- Electricity supply;
- Potable water supply;
- Telecommunications – National Broadband Network (NBN)
- Gas; and
- Waste.

Wastewater and stormwater infrastructure are not included in this report. A separate report has been commissioned which relates to this infrastructure.

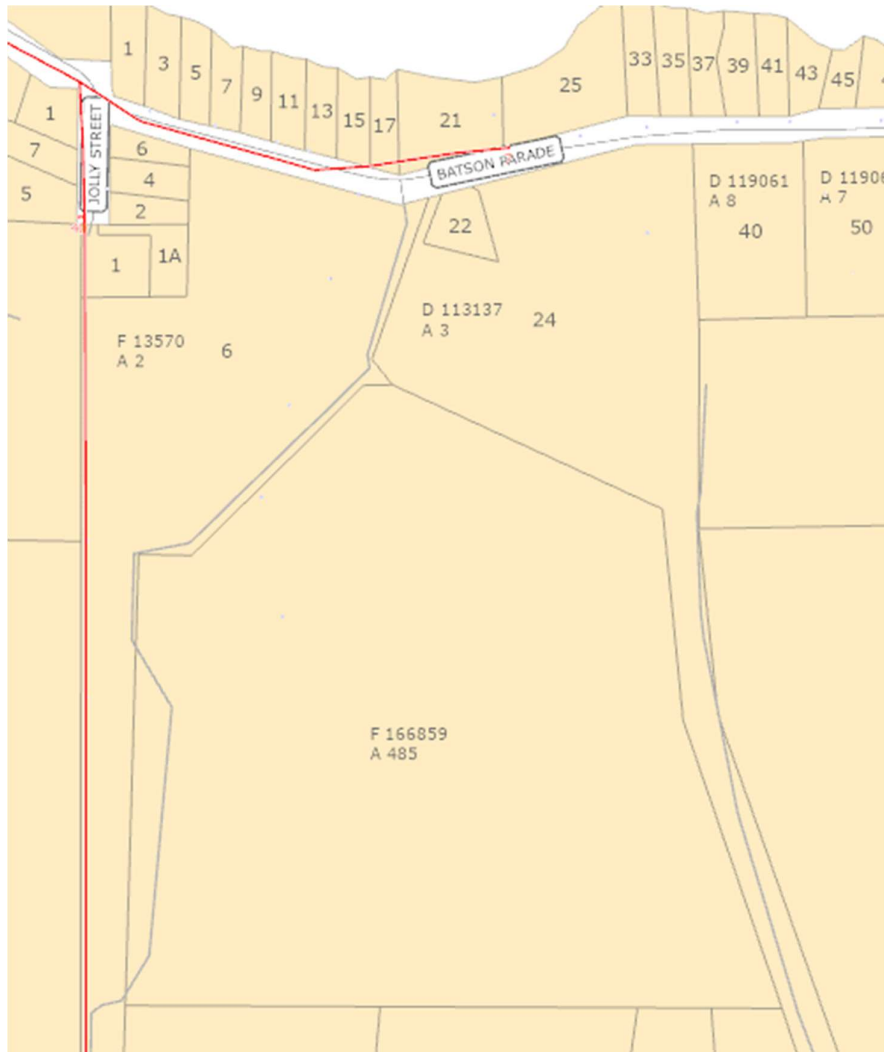
## 2. ELECTRICITY SUPPLY

### 2.1 Existing Infrastructure

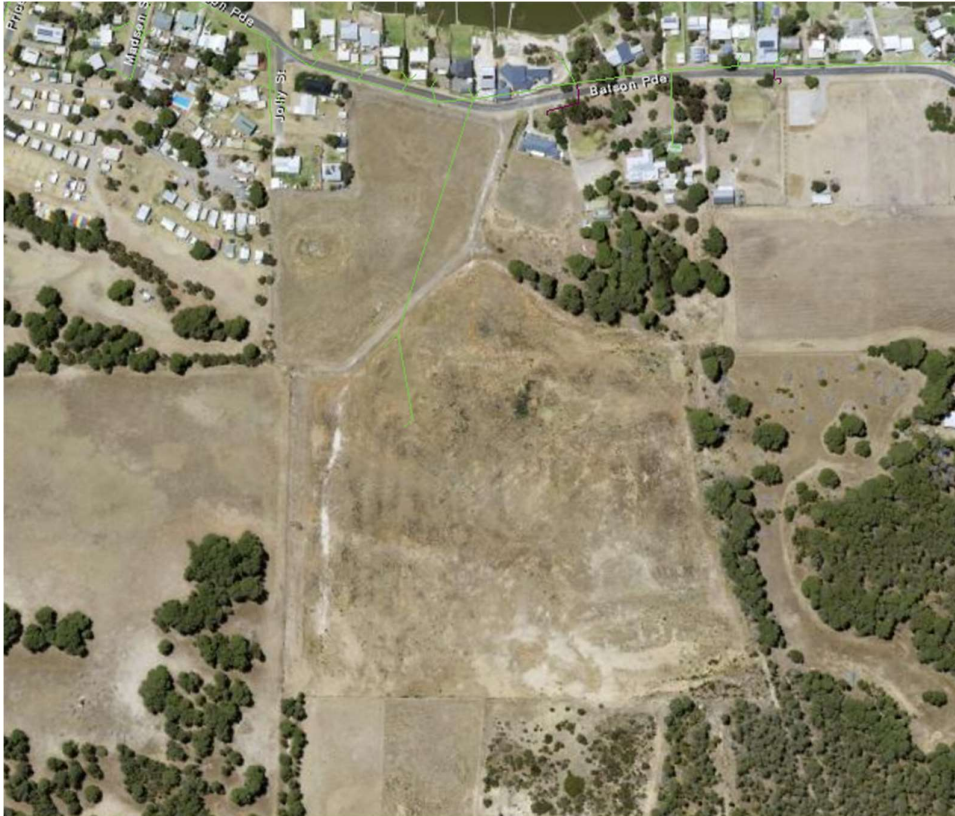
Information on the existing infrastructure has been obtained through a Before You Dig Australia search, review of the SA Property and Planning Atlas and Location SA maps and an enquiry with SA Power Networks.

Figure 2.1 and Figure 2.2 show the location of high and low voltage overhead electricity infrastructure within proximity of the Affected Area. Appendix 1 contains the Dial Before you Dig search results.

**Figure 2.1** High voltage electricity infrastructure (red lines)(Supplied by SAPN)



**Figure 2.2** Low voltage electricity infrastructure (green lines)(Location SA)



### 2.1.2 SA Power Networks Advice

SA Power Networks (SAPN) has advised there is capacity within the existing network and high voltage infrastructure in the area which could provide a connection point.

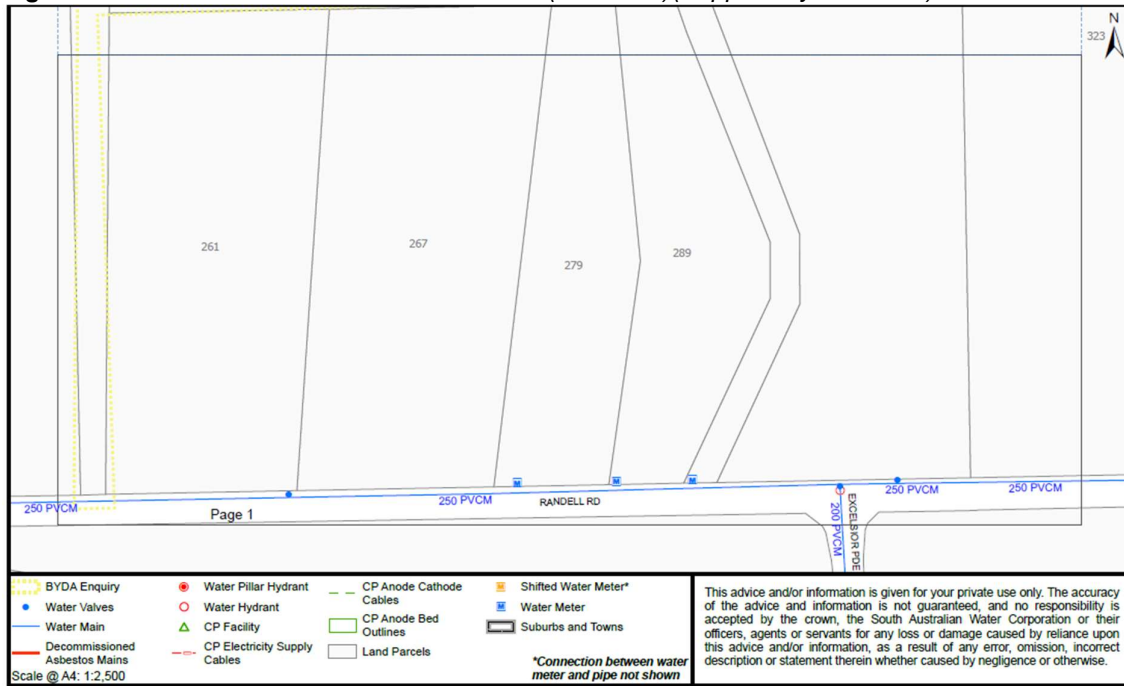
### 3. POTABLE WATER

#### 3.1 Existing Infrastructure

Information on the existing infrastructure has been obtained through a Before You Dig Australia search, review of the SA Property and Planning Atlas and an enquiry with SA Water.

Figure 3.1 and Figure 3.2 show the location of water infrastructure within proximity of the Affected Area. Appendix 1 contains the Dial Before You Dig search results.

**Figure 3.1** Water reticulation and meter location (blue lines)(Supplied by SA Water)





**Figure 3.2** Water main location (blue lines)



### 3.1.2 SA Water Advice

SA Water has advised the following in relation to provision of water supply:

- Our System Planning Team have re-confirmed that the Affected Area has no rating on abuttal, and the closest water main is not available for use. The current network has limited capacity, and the 2x50mm connections are not endorsed and supported.
- If a Code Amendment were enacted to change the zoning/land use from Rural Living to Rural Neighbourhood this would not alter the SA Water endorsement as there is limited capacity in the network and capacity is reserved for customers which currently are already abutting the available water mains.

SA Water could not advise if future connections would be possible in the event that the Goolwa growth area was developed and supply increased.

### 3.1.3 Rainwater

The existing properties within the Rural Neighbourhood Zone are not currently connected to mains water supply. These properties use rainwater tanks for domestic use.

An assessment has been undertaken to determine an appropriate rainwater tank size and suitability for domestic use.

Typically, one litre of water is collected for every 1 millimetre of rain that falls on 1 square meter of roof area. Long term rain averages for Hindmarsh Island are shown in Figure 3.3. Hindmarsh Island mean rainfall is 396mm and median 383mm per annum (Figure 3.3).



**Figure 3.3 Long Term Rain Averages – Hindmarsh Island (source: weatherzone)**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
Mean Max (°C)	25.6	24.7	24.0	21.8	18.5	15.9	15.4	16.4	18.7	21.0	23.1	24.6	20.7
Mean Min (°C)	16.2	15.9	14.6	12.5	10.5	8.6	8.1	8.3	9.4	10.9	13.1	14.6	11.8
Mean Rain (mm)	18.3	16.1	14.4	28.4	45.9	56.3	49.0	48.4	41.0	29.1	24.5	24.5	396.0
Median Rain (mm)	12.2	8.8	14.2	24.8	28.6	45.2	31.8	47.4	34.6	22.3	21.8	25.2	383.4
Mean Rain Days	5.0	5.3	6.9	11.0	15.5	18.1	17.9	17.4	14.5	10.0	8.3	7.4	137.2

The average Adelaide household uses approximately 180 kilolitres per annum (source: SA Water). This equates to 493 litres per day and likely to be around 380 litres for a two-person household. The average floor area of new houses in Greater Adelaide was 220 square metres (source: ABS). Assuming each dwelling may also contain a shed of at least 100 square metres in size, it is assumed each dwelling is able to harvest rain from at least 320 square metres of roof area.

The total amount of harvested rain per annum for 320 square metres of roof space will be 122,688 - 126,720 litres with consideration to the median and mean long term yearly rainfall for Hindmarsh Island. This equates to approximately 336-347 litres per day.

Each dwelling will need to have consideration to the number of occupants, number of days they will occupy the dwelling and their daily usage to determine how many square metres of roof space must be connected to the dwelling to ensure they have a secure water supply. Larger tanks may be installed to harvest additional water during high rainfall months and water delivery is an option in low rainfall years.

It is also worth noting that the Code Amendment has been identified in the South Australian Government’s June 2024 Housing Roadmap and future connections to SA Water infrastructure may be possible post 2028.

### 3.1.4 Planning and Design Code Requirements

Any development application for a dwelling will be assessed against the Infrastructure and Renewable Energy Facilities General Development Policies. The following provisions are relevant to water supply.

Performance Outcome 11.2: Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.

Designated Performance Feature 11.2: A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:

- a) exclusively for domestic use
- b) connected to the roof drainage system of the dwelling.

A dwelling will also be assessed against the relevant provisions of the Hazards (Bushfire – High Risk) Overlay. The following provisions are relevant to water supply for firefighting purposes.

PO 4.3: Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that:

- a) can accommodate a bushfire protection system comprising firefighting equipment and water supply in accordance with Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements;
- b) includes the provision of an all-weather hardstand area in a location that:
  - i. allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction
  - ii. is no further than 6 metres from the dedicated water supply outlet(s) where required.

Ministerial Building Standard MBS 008 requires between 10,000 and 22,000 litres of available water supply with fire fittings depending on the BAL rating for the dwelling. The relevant BAL for the site is identified by a site assessment carried out in accordance with AS 3959.

## **4. TELECOMMUNICATIONS**

Information on the existing infrastructure has been obtained from a Before You Dig Australia search and enquiry with a service provider. NBN infrastructure exists within close proximity of the Affected Area.

Appendix 1 contains the Dial Before you Dig search results.

### **4.1.1 Service Provider Advice**

Advice was sought from a local service provider (ANT Communication, Field Services Group) who confirmed that the Affected Area could be serviced by Satellite NBN. Depending on the specific location of future allotments, Fixed Wireless NBN may also be available.

## **5. GAS**

No reticulated gas is provided to Hindmarsh Island and future land owners wishing to use gas in their home will be required to source bottled gas and store on-site for each dwelling.

## **6. WASTE**

The Fleurieu Regional Waste Authority (FRWA) is an authority formed by the member councils of the Fleurieu Peninsula in South Australia to manage waste and recycling.

Hindmarsh Island is currently serviced by FRWA for kerbside waste collection, including weekly waste collection and fortnightly green waste and recycling collections.

The Affected Area could be serviced by the FRWA for waste collection, with kerbside collection on Randell Road.

**APPENDIX 1. DIAL BEFORE YOU DIG PLANS**



**Contact Details**

<b>Contact</b> Belinda Monier	<b>Contact number</b>	<b>Company</b> -	<b>Enquirer ID</b> 3518396
<b>Email</b>		<b>Address</b> 74 Pirie Street Adelaide SA 5000	

**Job Site and Enquiry Details**

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

<b>Enquiry date</b> 20/02/2024	<b>Start date</b> 21/04/2024	<b>End date</b> 26/04/2024	<b>On behalf of</b> Private	<b>Job purpose</b> Design	<b>Locations</b> Both Road, Nature Strip, Footpath	<b>Onsite activities</b> Planning & Design, Subdivision
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Check that the location of the job site is correct. If not, you must submit a new enquiry.

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

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

<b>User Reference</b> Lot 485 Randell Road	<b>Address</b> Lot 485 Randell Road Hindmarsh Island SA 5214	<b>Notes/description</b> -
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**Your Responsibility and Duty of Care**

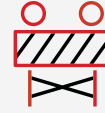
- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe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

**Asset Owner Details**

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

Referral ID (Seq. no)	Authority Name	Phone	Status
235645097	Alexandrina Council	(08) 8555 7000	NOTIFIED
235645098	NBN Co SANT	1800 687 626	NOTIFIED
235645099	SA Power Networks	(08) 8292 0218	NOTIFIED
235645100	SA Water	(08) 7424 1117	NOTIFIED
235645101	Telstra SANT	1800 653 935	NOTIFIED

END OF UTILITIES LIST



## Plan

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

## Prepare

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

## Pothole

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

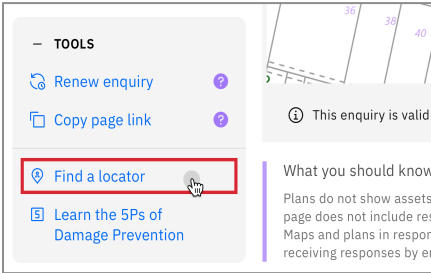
## Protect

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

## Proceed

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

## Engage a skilled Locator



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

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

[bydlocator.com/certified-locating-organisation](http://bydlocator.com/certified-locating-organisation)

## Book a FREE BYDA Session



BYDA offers two different sessions to suit you and your organisation's needs. The free sessions are offered in two different formats - online and face-to-face:

- 1. Awareness Session:** Understand the role of BYDA, safe excavation practices, complying with asset-owner instructions, and the consequences of damages. Learn how to mitigate and avoid potential damage and harm and ensure a safe work environment.
- 2. Plan Reading Session:** Develop the skills to interpret asset owners' plans, legends, and symbols effectively. Understand the complexities of plan interpretation to ensure smooth project execution.

To book a session, visit:

[byda.com.au/contact/education-awareness-enquiry-form/](http://byda.com.au/contact/education-awareness-enquiry-form/)

**BOOK NOW**

**To:**

Belinda Monier

74 Pirie Street

Adelaide

SA

5000

Enquiry Details	
Utility ID	50800
Sequence Number	235645099
Enquiry Date	20/02/2024 10:32
Response	<b>AFFECTED</b>
Address	Lot 485 Randell Road Hindmarsh Island
Location in Road	Road,Nature Strip,Footpath
Activity	Planning and Design,Subdivision

Enquirer Details	
Customer ID	3518396
Contact	Belinda Monier
Company	
Email	
Phone	



## Underground cable locations ASSETS FOUND

### The process:

1. You made an enquiry with Before You Dig (1100).
2. Before You Dig referred your enquiry to SA Power Networks (South Australia's Distribution Network).
3. SA Power Networks has checked their records and have found underground assets in your request area.
4. Please review the attached Asset Map(s) in regard to your excavation, as there may be some restrictions that apply if your excavation is greater than 300mm below ground level and less than 3.0m from an SA Power Networks Asset. Further explanation of restricted and exclusion zones can be found at <http://www.sapowernetworks.com.au/public/download.jsp?id=1775> OR search [sapowernetworks.com.au](http://www.sapowernetworks.com.au) for NICC 404 and by referring to the figure on page 5, 6, 7, 8 or 9.
5. An on-site assessment and/or technical drawings may also be necessary to ascertain the exact cable/asset location. This service can be provided by SA Power Networks and may incur a cost.
6. Please contact your local SA Power Networks Location Officer to schedule work or make further enquiries regarding this request either by return email or the contact number supplied. Other general enquiries can be made on (08) 8292 0218.
7. If you have damaged SA Power Networks Assets immediately notify Faults & Emergencies on (08) 8404 4496.

**Please note: Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of works. Persons conducting works will be held responsible for any resulting loss or damage to the services associated with infrastructure**

## Important information and conditions of use for users of underground services information supplied by SA Power Networks

### Indicative information only

The accompanying information is intended only to indicate the presence of SA Power Networks' underground services and/or to convey general indicative information in respect of the location marked on the plans. **The information does not necessarily provide current, comprehensive or accurate description or location of the underground services or associated infrastructure.**

The information may also describe or indicate the presence of underground services or infrastructure not owned by SA Power Networks, for example, electrical services connected to an SA Power Networks' service point. SA Power Networks takes no responsibility for services or infrastructure that is not owned or operated by SA Power Networks or the accuracy or completeness of their description or location in the accompanying information.

Additional technical information may be requested from SA Power Networks for planning or engineering design (non-digging) purposes. Such requests are to be directed to SA Power Networks Builders and Contractors Electrical Service Line (1300 650 014).

### **Identifying the location of underground services**

Working near or around live electrical cables can be hazardous. **An on-site assessment is strongly recommended prior to undertaking ANY works and is necessary to determine the location of the underground services.** This can be undertaken by SA Power Networks or an alternative professional locating service provider. Enquiries can be made about SA Power Networks' cable location service by telephoning (08) 8292 0218.

Restrictions may apply in regard to your excavation particularly if your excavation is greater than 300mm below ground level and less than 3.0m from an SA Power Networks asset. Further explanation regarding restricted exclusion zones can be found at <http://www.sapowernetworks.com.au/public/download.jsp?id=1775> OR search sapowernetworks.com.au for NICC 404 and by referring to the figures on pages 5, 6, 7, 8 or 9.

Underground services in the vicinity of any proposed earthworks must be located by hand digging (pot-holing) prior to the commencement of the works. Persons conducting works will be held responsible for any resulting loss or damage to the services or associated infrastructure.

### **Working near high voltage 66kV underground cables**

Persons intending to conduct earthworks in the vicinity of an SA Power Networks high voltage 66kV underground cable MUST first obtain a site-specific clearance by contacting the SA Power Networks Connections Central Team on 8404 5409.

### **Basis of information supply**

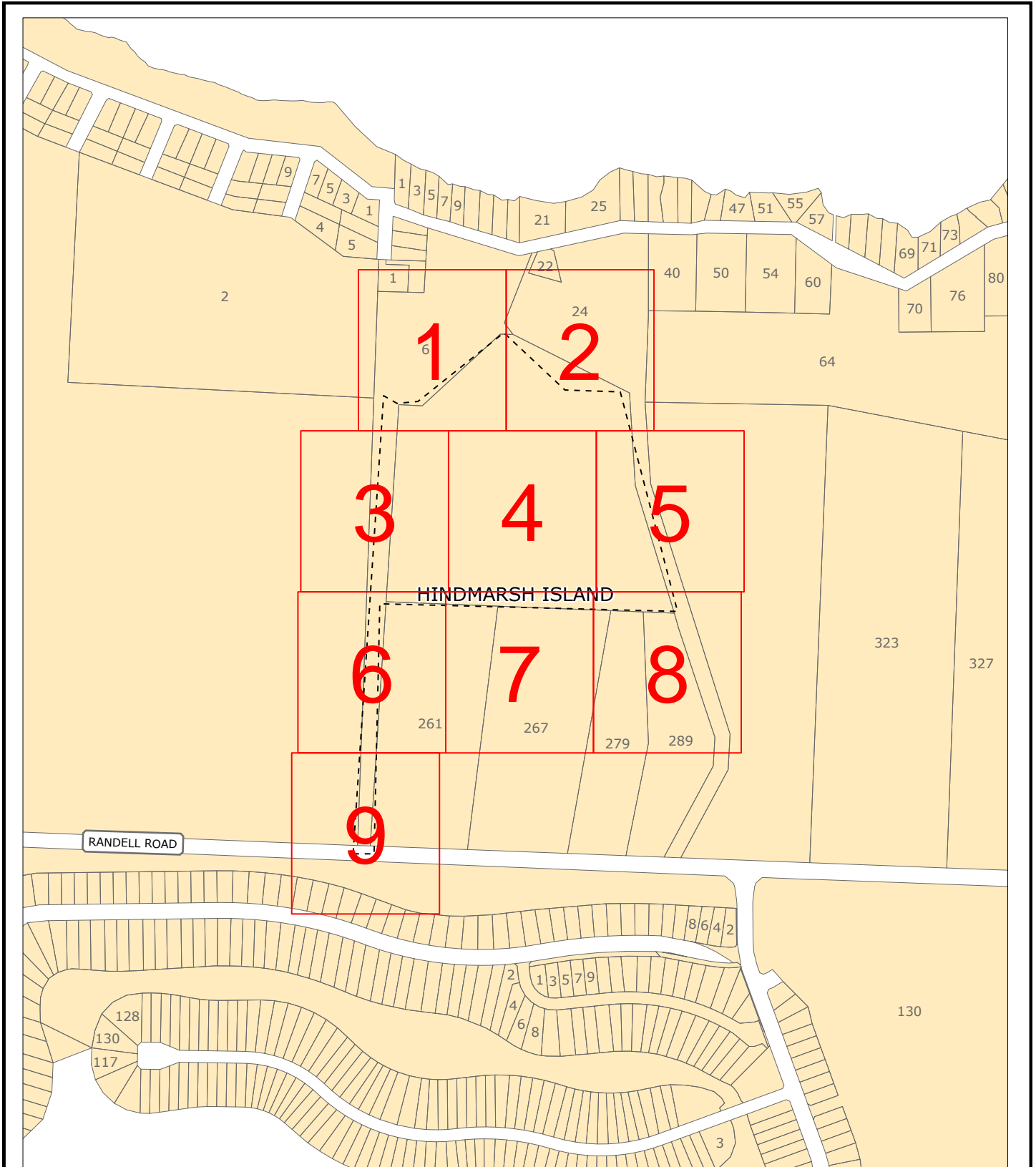
The accompanying information is supplied at the request of, and is only provided for use by, the requestor. The information is valid for 30 days from the date of issue.

SA Power Networks, its employees, agents and contractors shall accept no responsibility for any inaccuracy or incompleteness in the information provided or liability in respect of any personal injury, death, loss or damage to any real or personal property or otherwise that arises out of or in connection with, directly or indirectly, the provision of or reliance upon the information.

It is the requestor's responsibility to ensure that the information provided accords with the area depicted on the requestor's Before You Dig request. The information provided should not be used in respect of any area outside of the area depicted on the Before You Dig request. SA Power Networks does not warrant that the information is suitable for the requestor's intended purposes.

**Any use of the accompanying information is subject to the requestor's agreement to the conditions contained in this document.** Upon acceptance of these conditions, SA Power Networks grants the requestor permission to use the information. The information must be returned to SA Power Networks if the conditions are not accepted.

***Important note: It is an offence under the Electricity Act 1996 (SA) to cause damage to or interfere with electrical infrastructure***

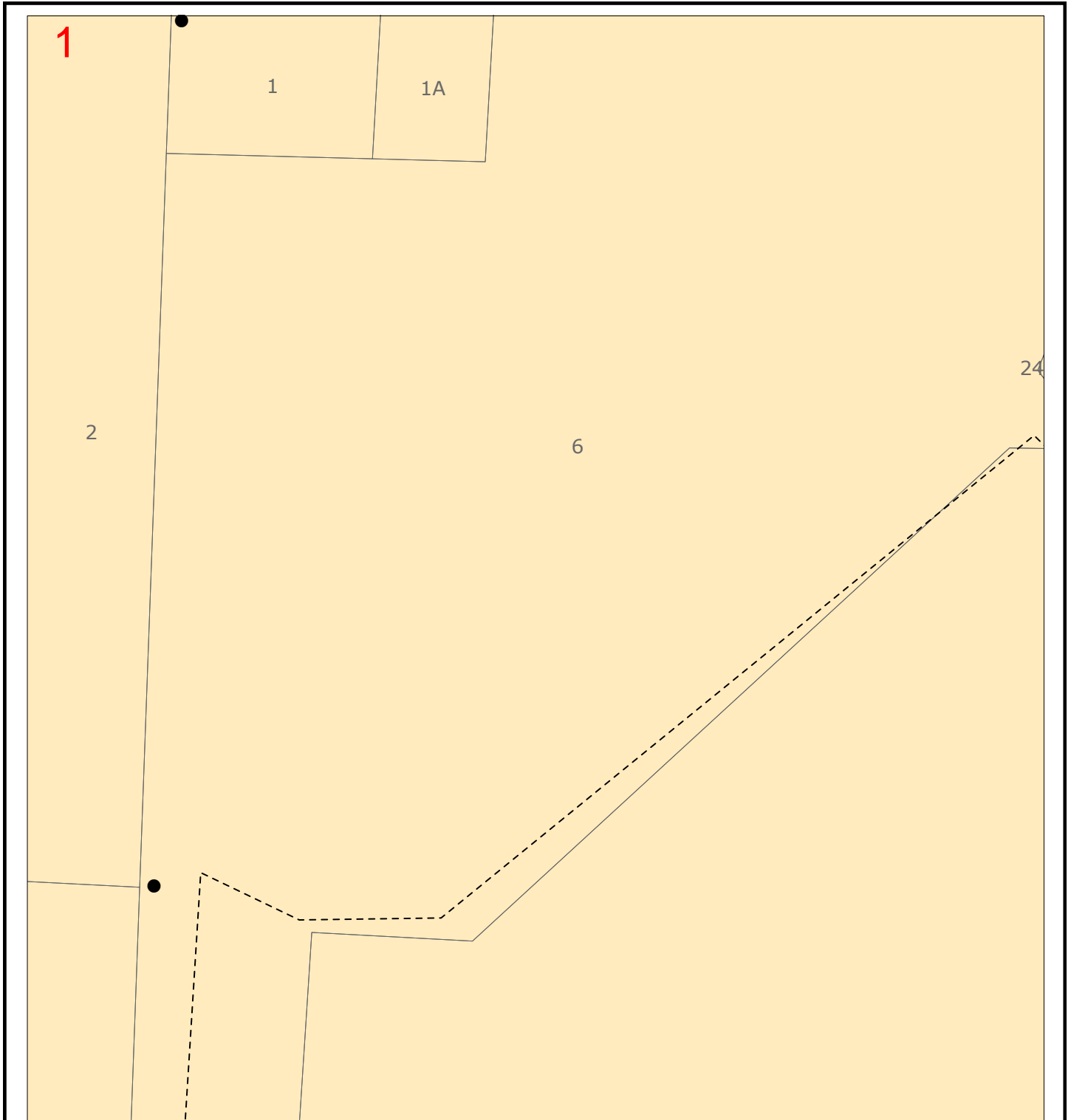


**Disclaimer:** The Plan/Sketch is supplied at your request and is subject to your agreement that SA Power Networks shall not be liable or responsible for the correctness or otherwise of any such information supplied pursuant to this request. Upon acceptance of this condition SA Power Networks grants you permission to use the Plan/Sketch as a guide to the location of SA Power Networks assets. The Plan/Sketch must be returned to SA Power Networks if you fail to accept the conditions of use.



**LEGEND:**

- 1 Detail Map
- BYD Requested Area



Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

**LEGEND:**

**Cable Exits**

- ▼ 66kV/132kV
- ▼ 33kV
- ▼ 19kV
- ▼ 11kV
- ▼ Other HV
- ▼ Not In Service
- ▼ Low Voltage

**Cables**

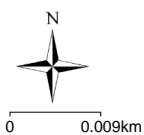
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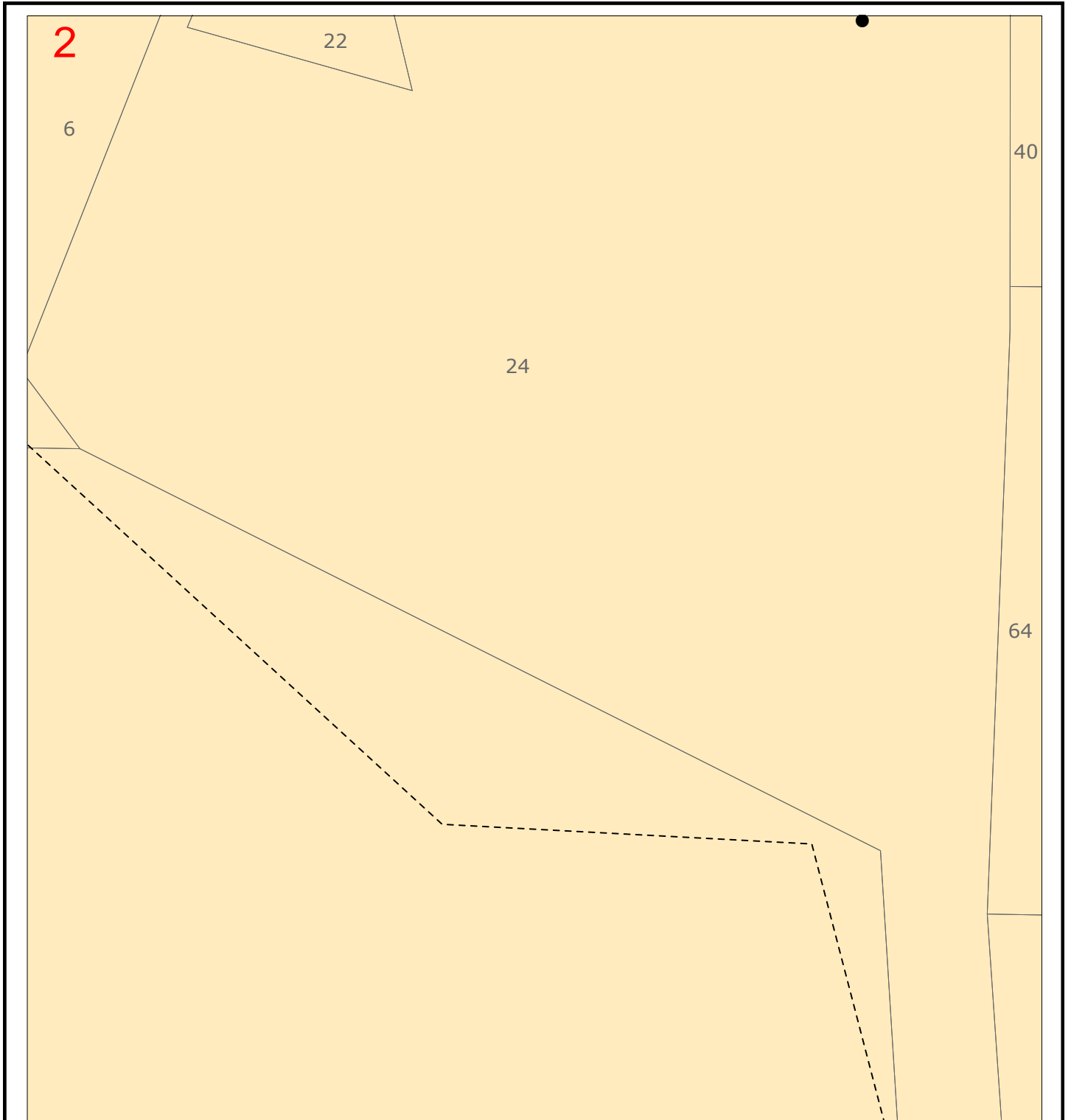
BYD Requested Area

- HV Switch Unit
- Transformer Unit
- HV Joint Bay
- LV Switching Cubicle/Pit
- Pit
- Electrical Earthing Area

Fibre Cable/Duct

- Fibre Pit
- Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column

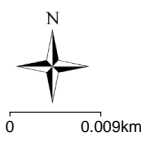


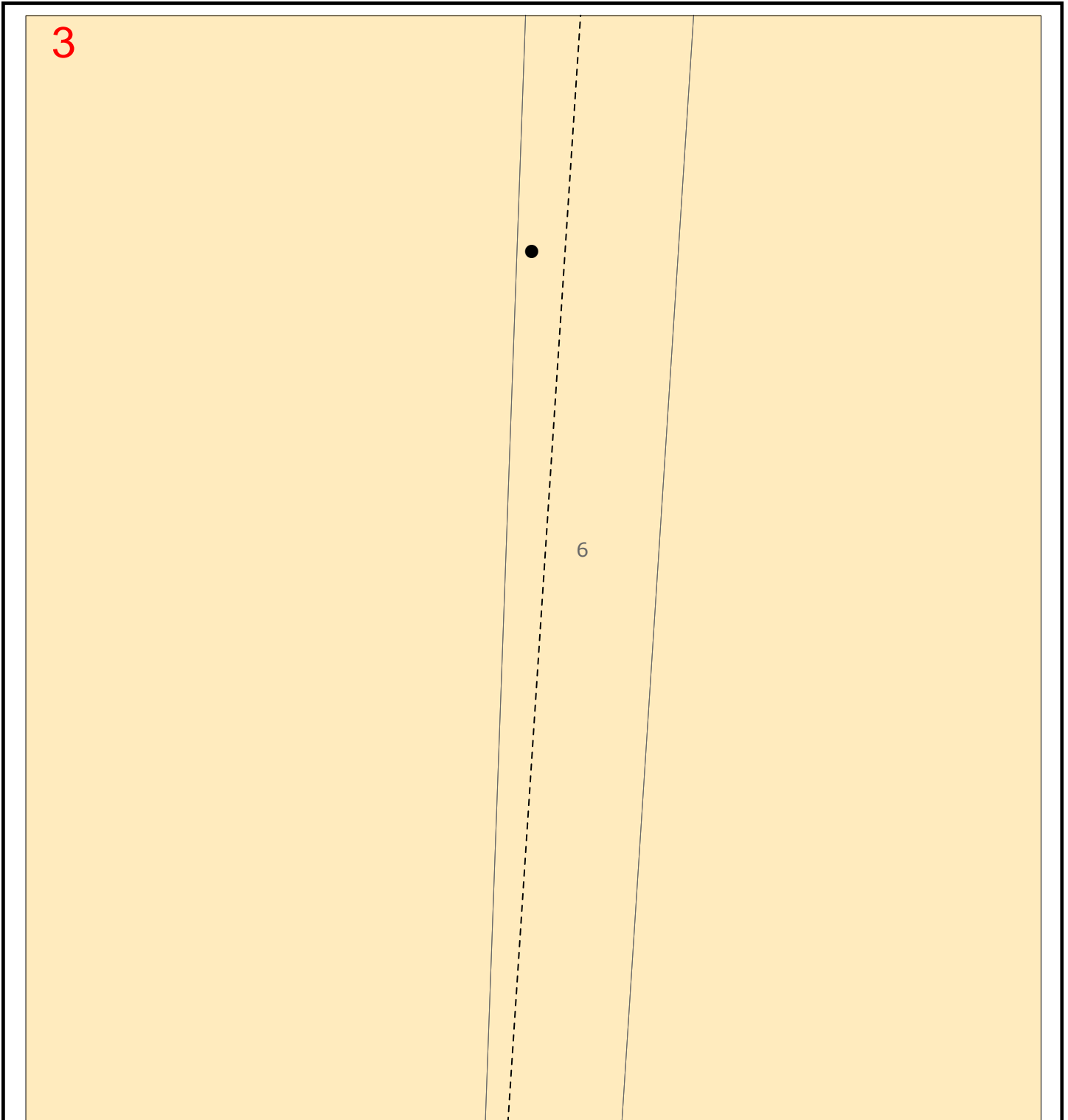


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**LEGEND:**

Cable Exits		Cables			
	66kV/132kV		66kV/132kV		BYD Requested Area
	33kV		33kV		HV Switch Unit
	19kV		19kV		Transformer Unit
	11kV		11kV		HV Joint Bay
	Other HV		Other HV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Pit
	Low Voltage		Low Voltage		Electrical Earthing Area
					Fibre Cable/Duct
					Fibre Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column





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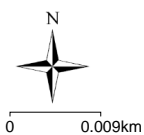
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Fibre Cable/Duct

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- Light Column










4








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
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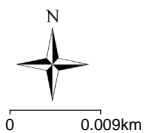
 Pilot Cable

 Pilot Manhole/Pit

 Substation

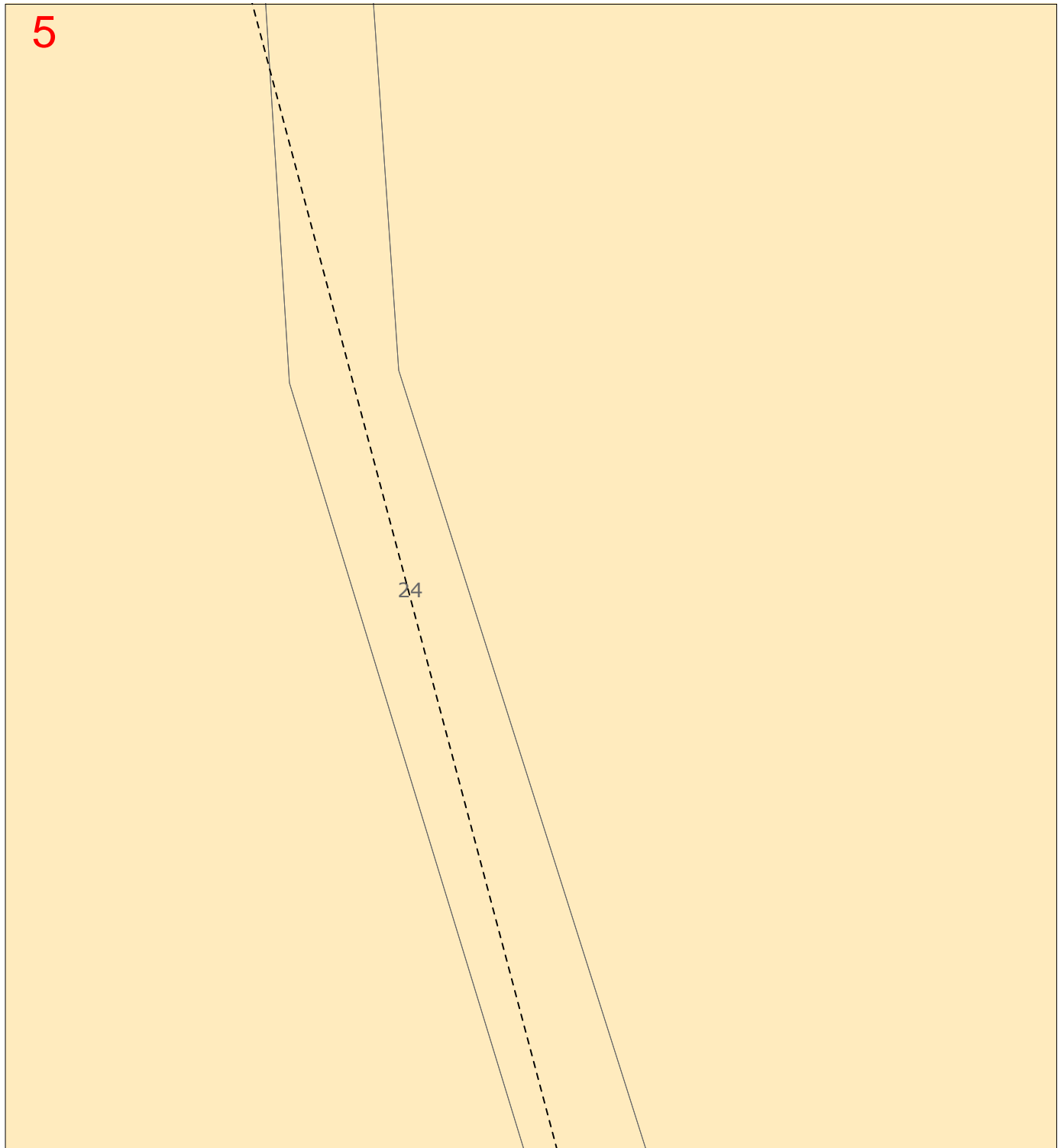
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5



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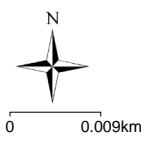
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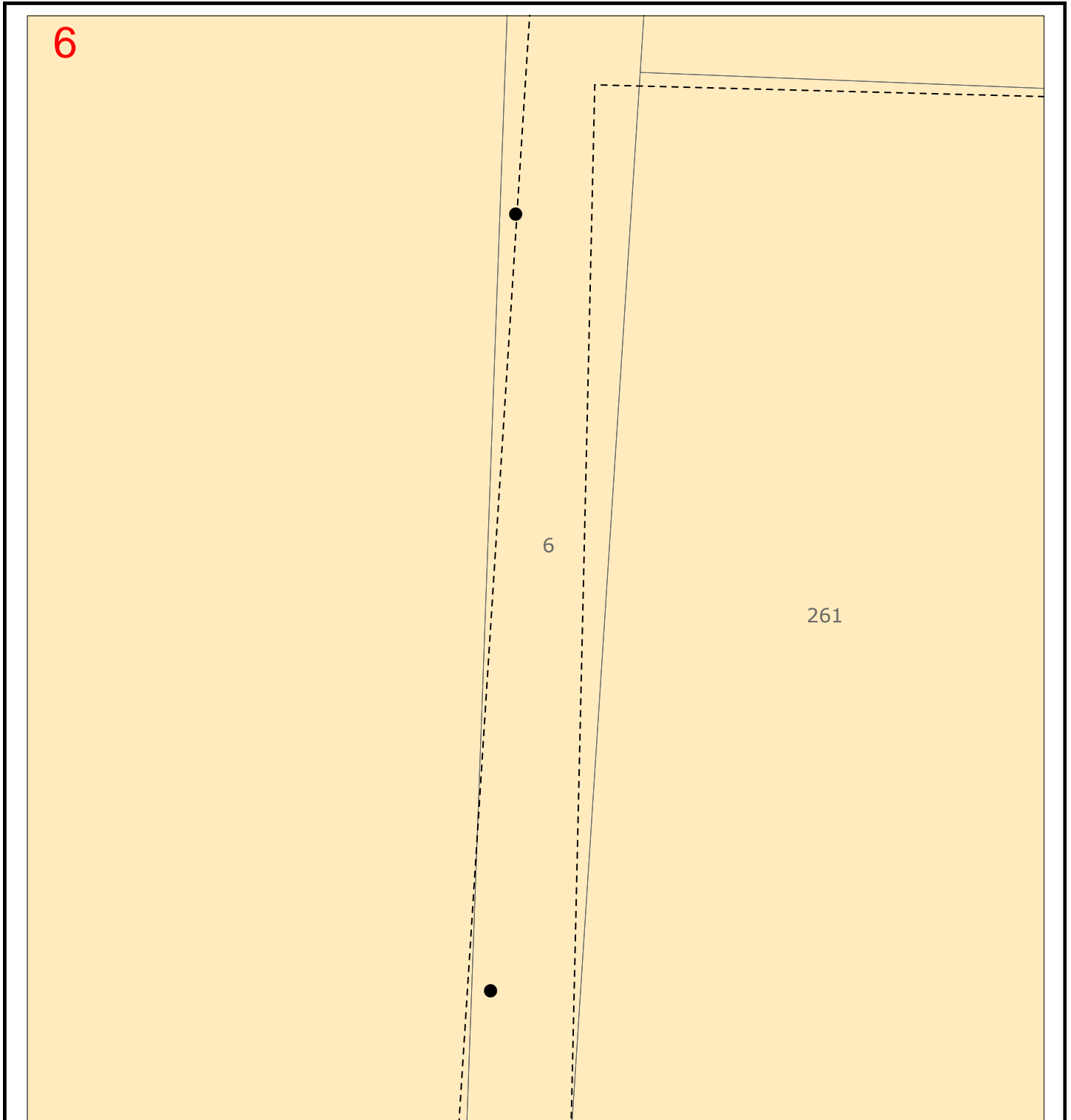
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- HV Joint Bay
- LV Switching Cubicle/Pit
- Pit
- Electrical Earthing Area

Fibre Cable/Duct

- Fibre Pit
- Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column





Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

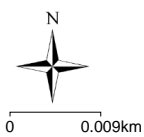
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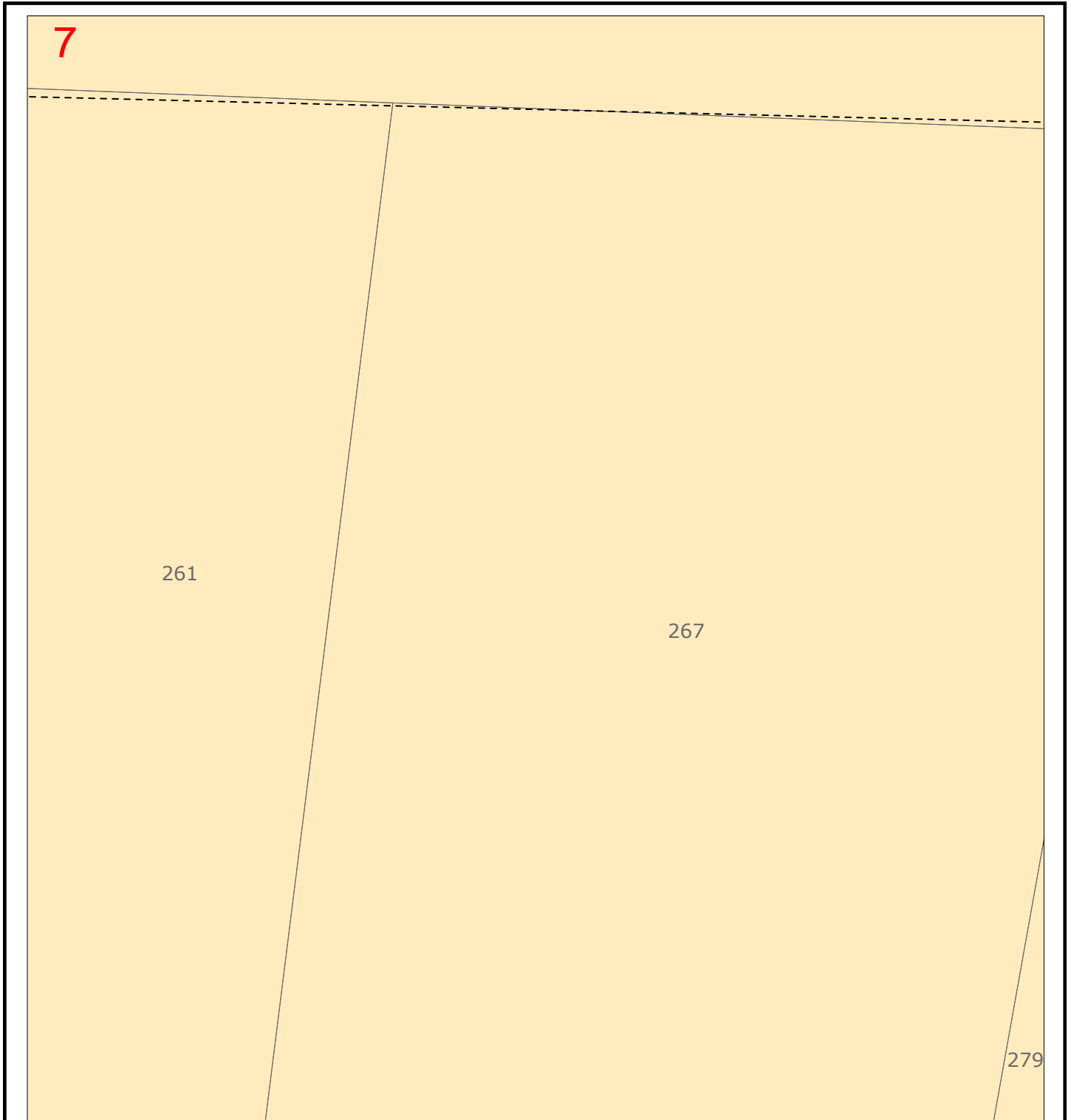
- Cable Exits**
- ▼ 66kV/132kV
  - ▼ 33kV
  - ▼ 19kV
  - ▼ 11kV
  - ▼ Other HV
  - ▼ Not In Service
  - ▼ Low Voltage

- Cables**
- 66kV/132kV
  - 33kV
  - 19kV
  - 11kV
  - Other HV
  - Not In Service
  - Low Voltage

- BYD Requested Area
- HV Switch Unit
- Transformer Unit
- HV Joint Bay
- LV Switching Cubicle/Pit
- Pit
- Electrical Earthing Area

- Fibre Cable/Duct
- Fibre Pit
- Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column





Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

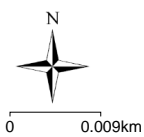
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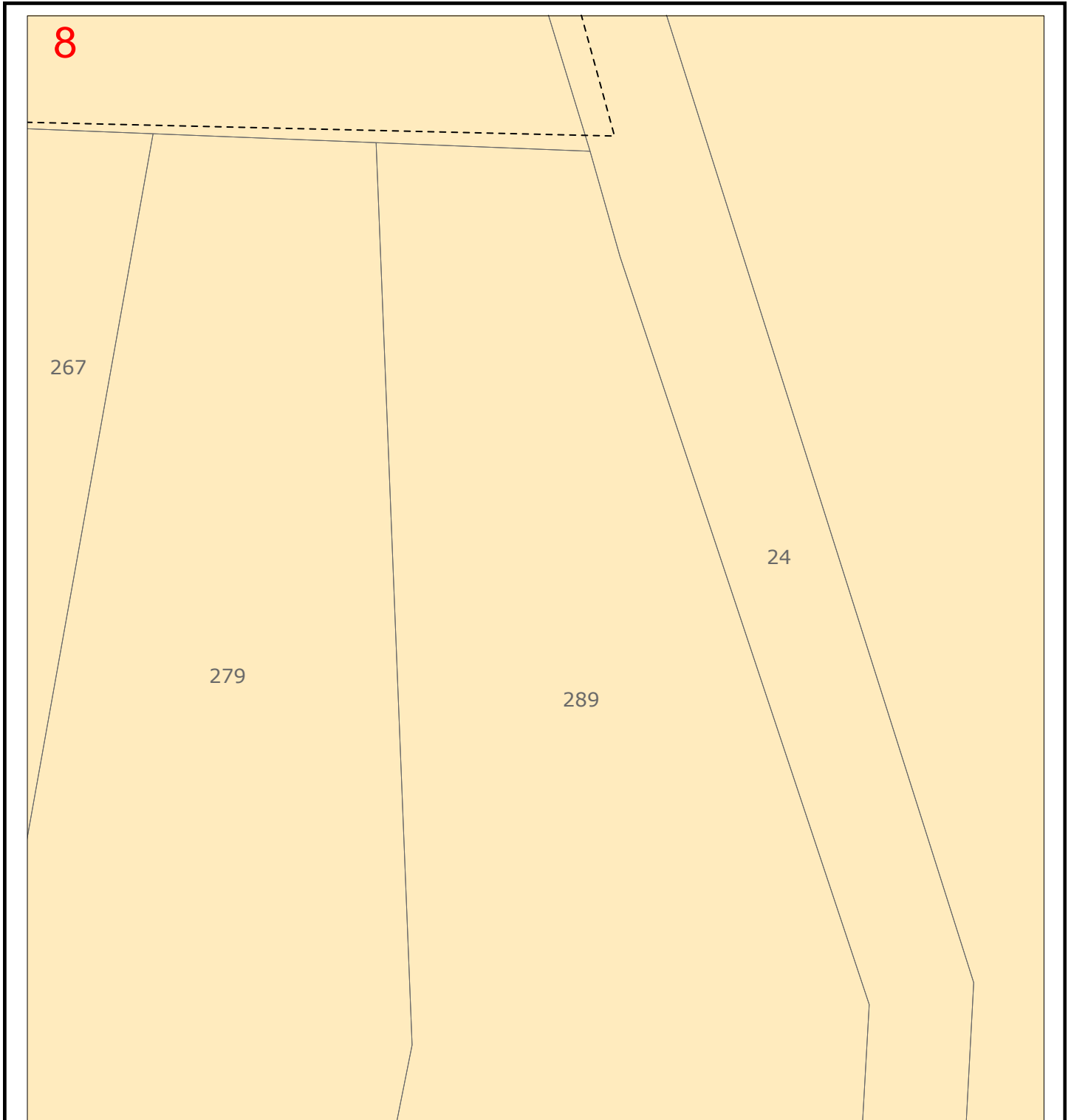
- Cable Exits**
- ▼ 66kV/132kV
  - ▼ 33kV
  - ▼ 19kV
  - ▼ 11kV
  - ▼ Other HV
  - ▼ Not In Service
  - ▼ Low Voltage

- Cables**
- 66kV/132kV
  - 33kV
  - 19kV
  - 11kV
  - Other HV
  - Not In Service
  - Low Voltage

- BYD Requested Area
- HV Switch Unit
- Transformer Unit
- HV Joint Bay
- LV Switching Cubicle/Pit
- Pit
- Electrical Earthing Area

- Fibre Cable/Duct
- Fibre Pit
- Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column





Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

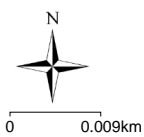
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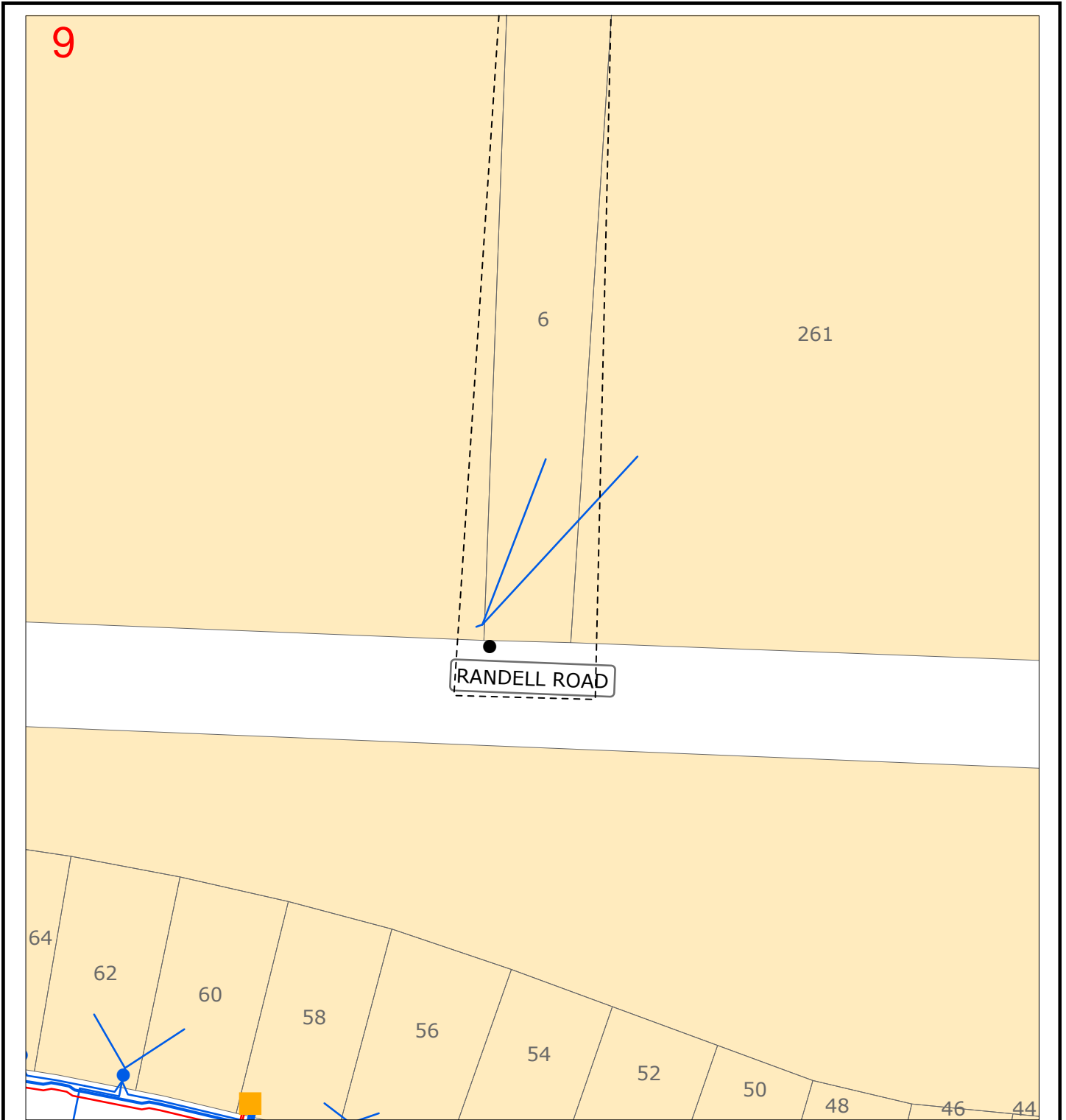
- Cable Exits**
- ▼ 66kV/132kV
  - ▼ 33kV
  - ▼ 19kV
  - ▼ 11kV
  - ▼ Other HV
  - ▼ Not In Service
  - ▼ Low Voltage

- Cables**
- 66kV/132kV
  - 33kV
  - 19kV
  - 11kV
  - Other HV
  - Not In Service
  - Low Voltage

- ⌈⌋ BYD Requested Area
- HV Switch Unit
- Transformer Unit
- HV Joint Bay
- LV Switching Cubicle/Pit
- Pit
- ⊗ Electrical Earthing Area

- Fibre Cable/Duct
- Fibre Pit
- Pilot Cable
- Pilot Manhole/Pit
- Substation
- Electricity Pole
- Light Column

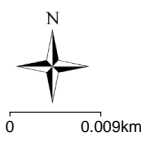




Note: The presence of lighting columns and cable exits may indicate unidentified additional cables.

**LEGEND:**

Cable Exits		Cables		Other Symbols	
	66kV/132kV		66kV/132kV		BYD Requested Area
	33kV		33kV		HV Switch Unit
	19kV		19kV		Transformer Unit
	11kV		11kV		HV Joint Bay
	Other HV		Other HV		LV Switching Cubicle/Pit
	Not In Service		Not In Service		Pit
	Low Voltage		Low Voltage		Electrical Earthing Area
					Fibre Cable/Duct
					Fibre Pit
					Pilot Cable
					Pilot Manhole/Pit
					Substation
					Electricity Pole
					Light Column



Notification number: 36077023  
Sequence number: 235645100  
Enquiry date: 20 February 2024  
Enquiry location: Lot 485 Randell Road Hindmarsh Island  
SA 5214

Dear Belinda Monier

Thank you for contacting Before You Dig (**BYDA**) before starting any work or activities which may affect the water and sewerage infrastructure of SA Water.



**Our records indicate there has been SA Water infrastructure identified within your nominated search area and has been shown on the attached plan.**

**The requirements for works undertaken near SA Water infrastructure are contained in SA Water Technical Standard TS 0136 (Pipework Access and Protection), which is available on the SA Water website.**

#### **Disclaimer**

The information has been generated by an automated system based on the area highlighted. It is your responsibility to ensure that the dig site is properly defined when submitting your Before You Dig enquiry. If the information does not match the dig site or you have received this message in error, please resubmit your enquiry.

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.

The information contained in this message may be confidential and may also be subject of legal, professional or public interest immunity. If you are not the intended recipient any use, disclosure or copying of this document is unauthorised. If you have received this message in error, please contact Dial Before You Dig.

For further enquiries or assistance with interpretation of plans and search content, or to report any obvious errors with the data provided, please contact our Alterations Team via email [sawateralterations@sawater.com.au](mailto:sawateralterations@sawater.com.au)

Thank you for contacting the SA Water Alterations Team.

Kind regards,

SA Water Alterations Team.

#### **SA Water Alterations**

**Please note: Any damage to SA Water infrastructure must be reported immediately to our Faults Team (24 hours, 7 days) on 1300 SA WATER (1300 729 283)**



# WATER RETICULATION

Seq # 235645100  
Job # 36077023



- BYDA Enquiry
- Detailed map page
- No dig site assets

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.

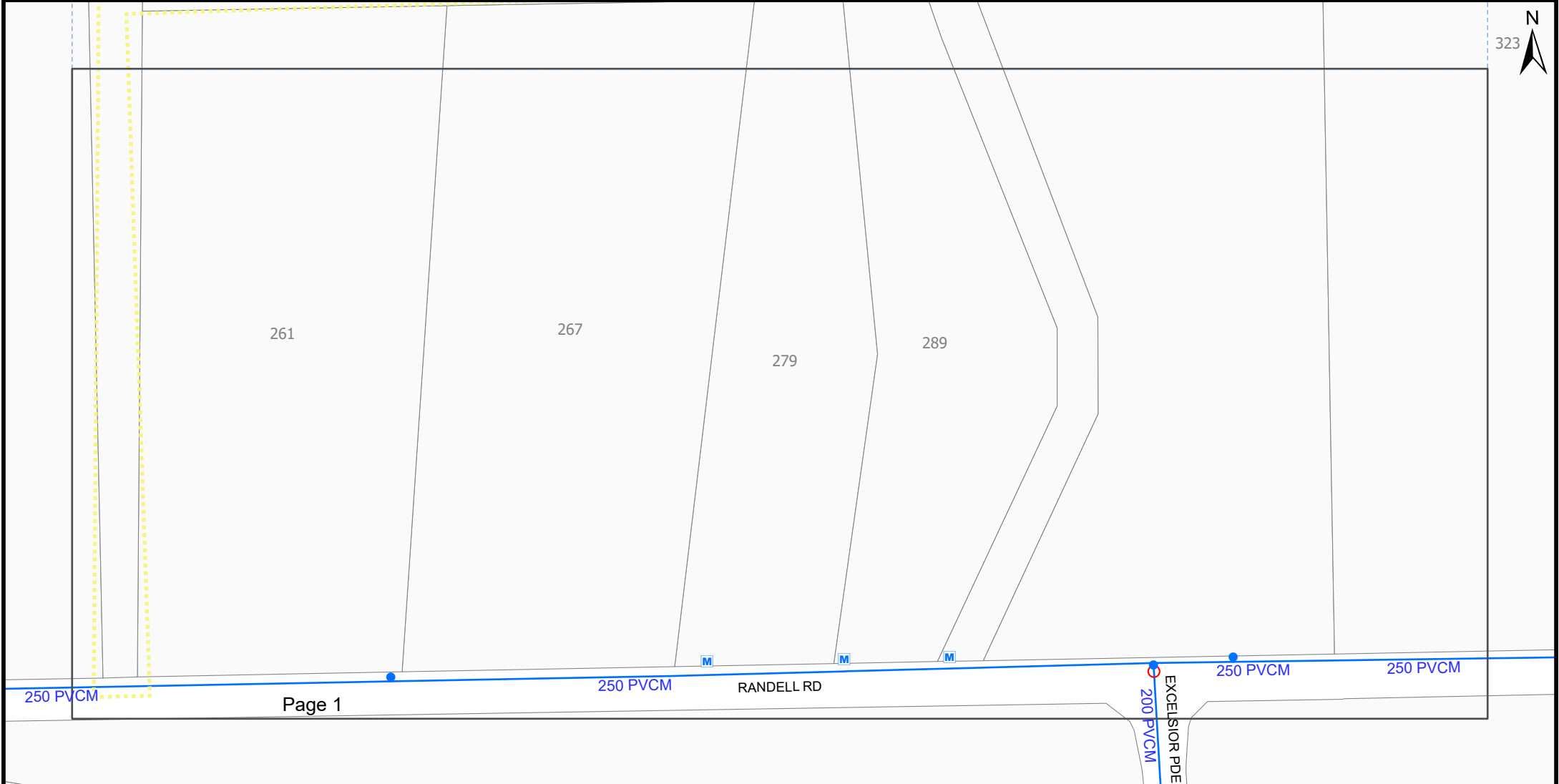




# WATER RETICULATION

Seq # 235645100

Job # 36077023




- |                               |                              |                         |                      |
|-------------------------------|------------------------------|-------------------------|----------------------|
| BYDA Enquiry                  | Water Pillar Hydrant         | CP Anode Cathode Cables | Shifted Water Meter* |
| Water Valves                  | Water Hydrant                | CP Anode Bed Outlines   | Water Meter          |
| Water Main                    | CP Facility                  | CP Anode Bed Outlines   | Suburbs and Towns    |
| Decommissioned Asbestos Mains | CP Electricity Supply Cables | Land Parcels            |                      |
- Scale @ A4: 1:2,500

**\*Connection between water meter and pipe not shown**

This advice and/or information is given for your private use only. The accuracy of the advice and information is not guaranteed, and no responsibility is accepted by the crown, the South Australian Water Corporation or their officers, agents or servants for any loss or damage caused by reliance upon this advice and/or information, as a result of any error, omission, incorrect description or statement therein whether caused by negligence or otherwise.

**To:** Belinda Monier  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** belinda@futureurban.com.au

<b>Dial before you dig Job #:</b>	36077023	
<b>Sequence #</b>	235645098	
<b>Issue Date:</b>	20/02/2024	
<b>Location:</b>	Lot 485 Randell Road , Hindmarsh Island , SA , 5214	

## Indicative Plans

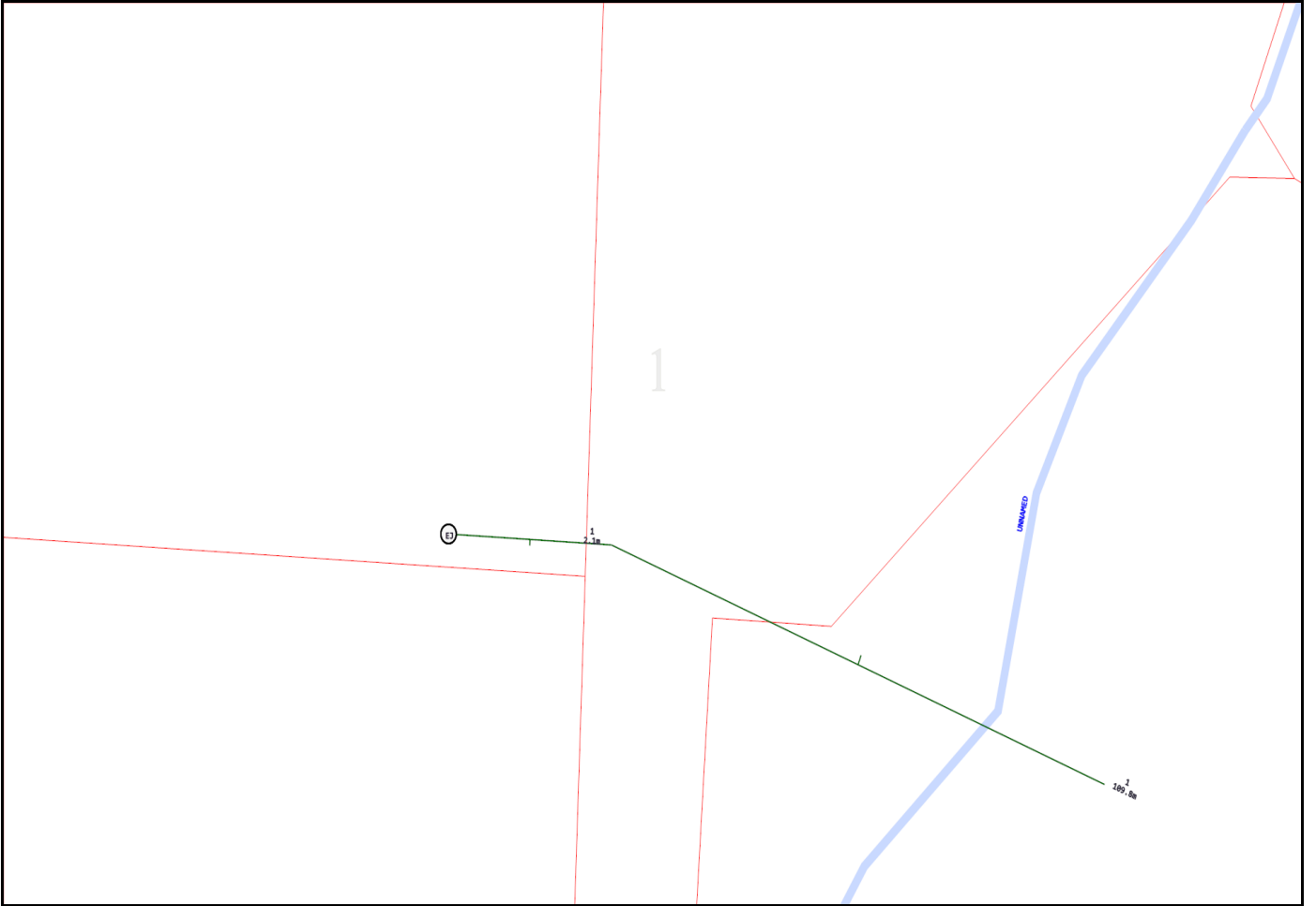
1	5
2	6
3	7
4	8

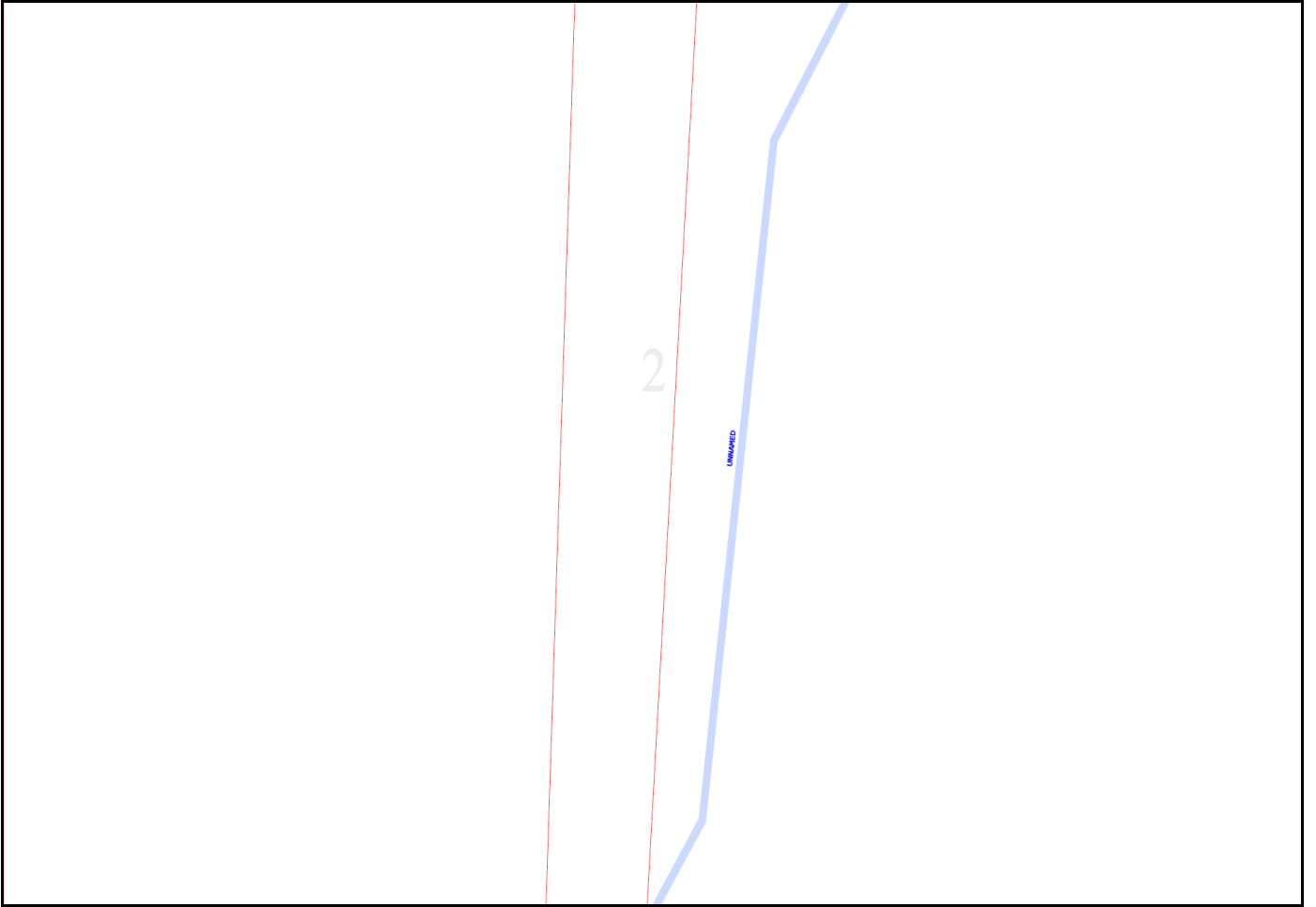


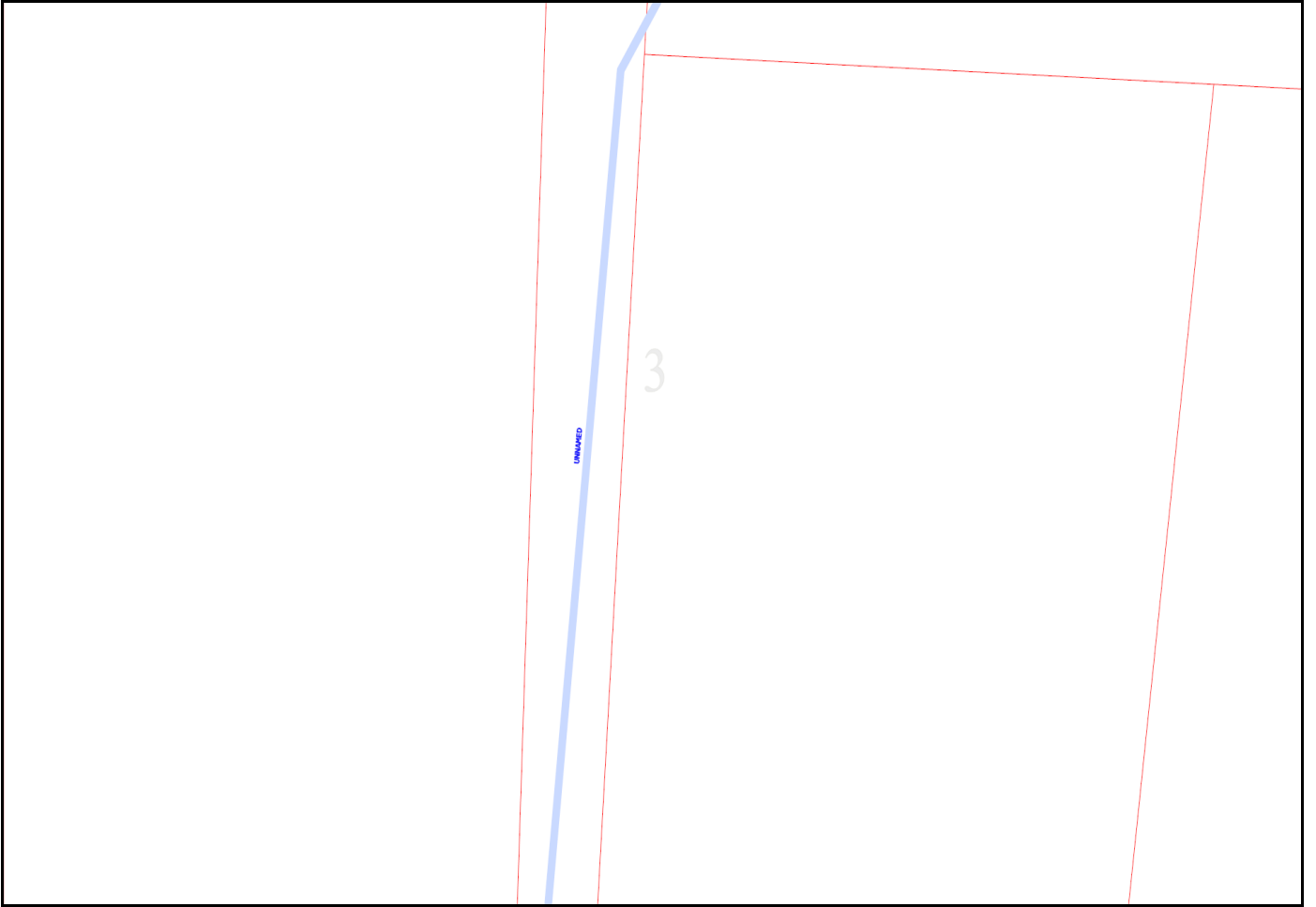
## LEGEND

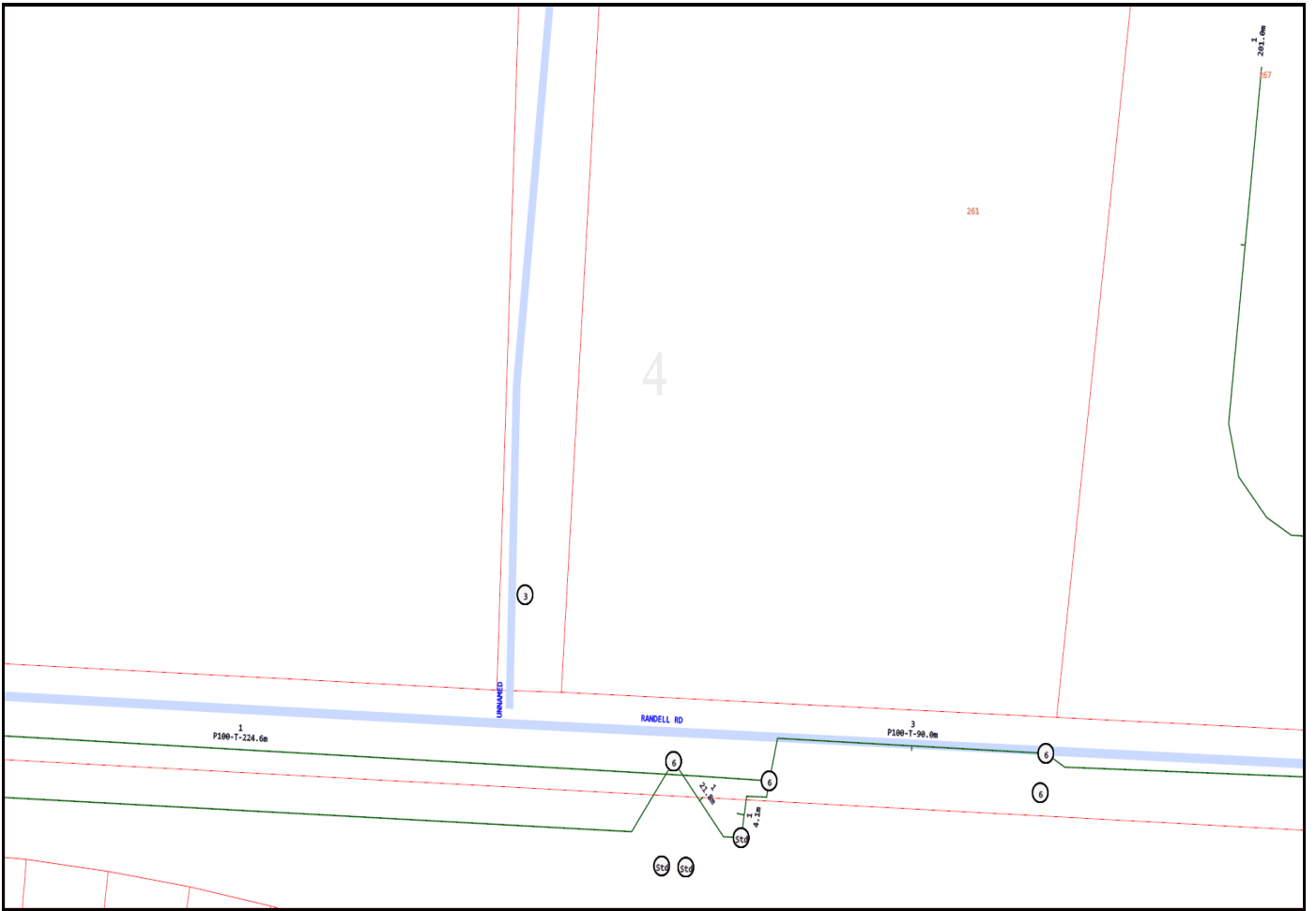


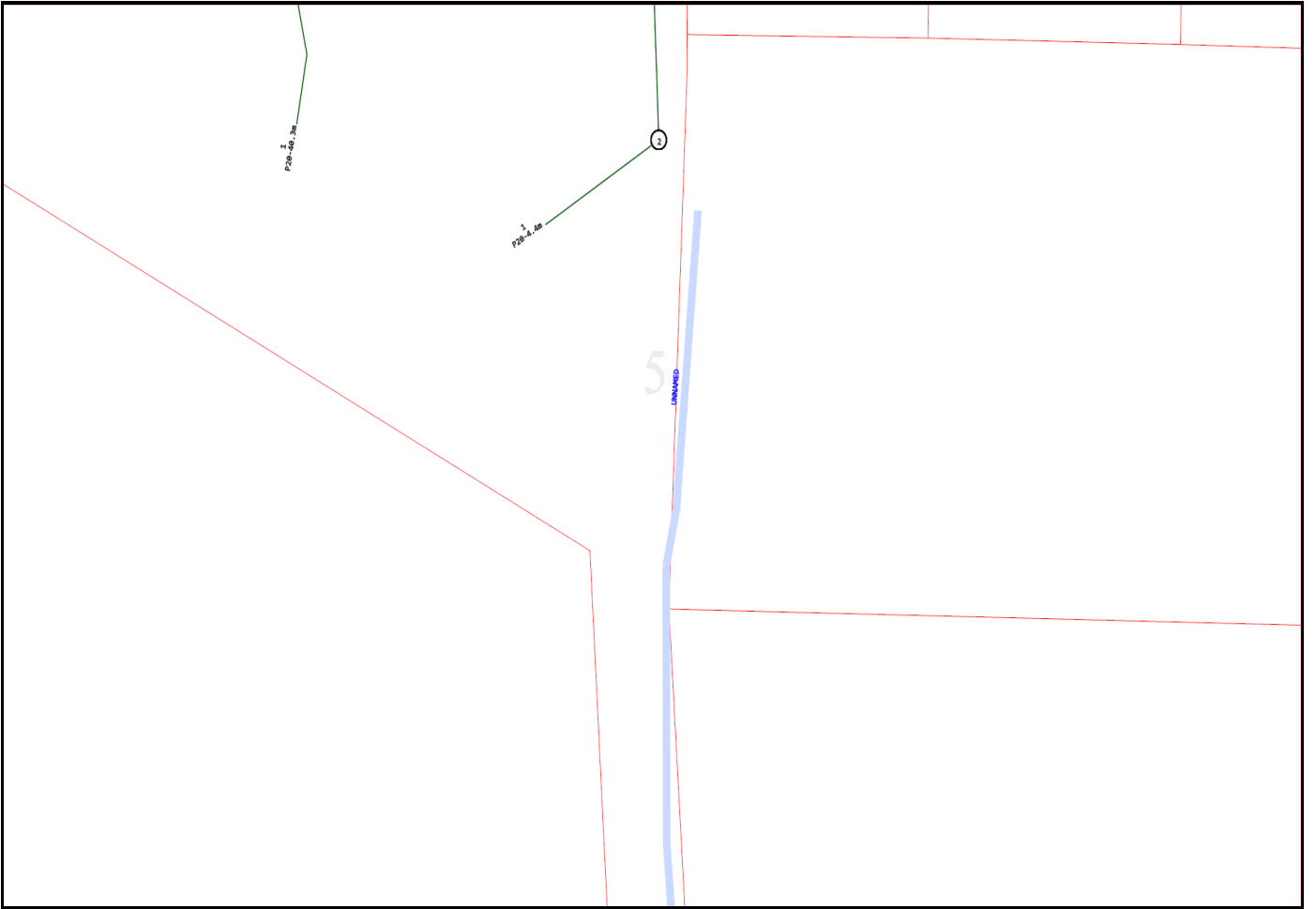
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40)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



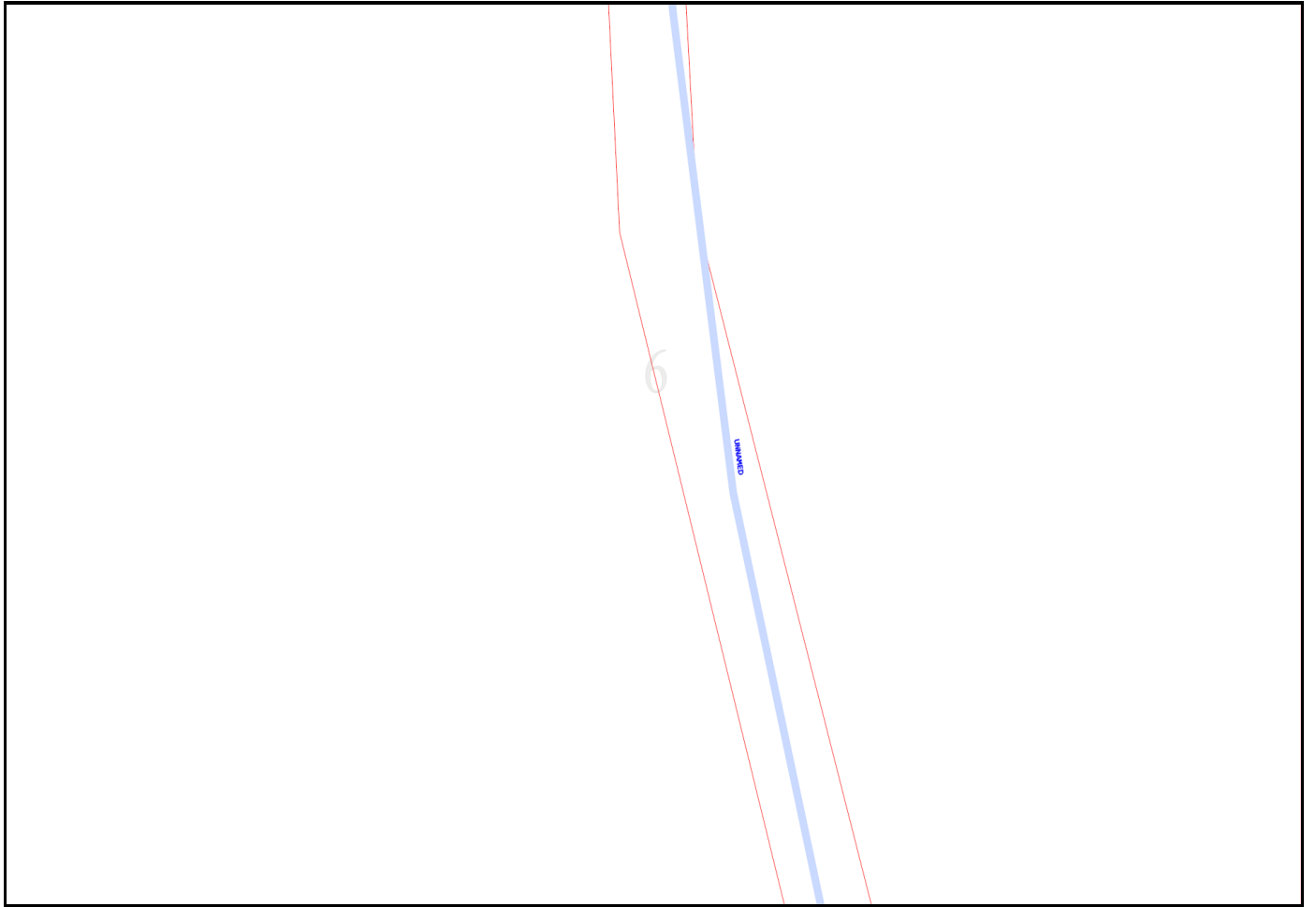


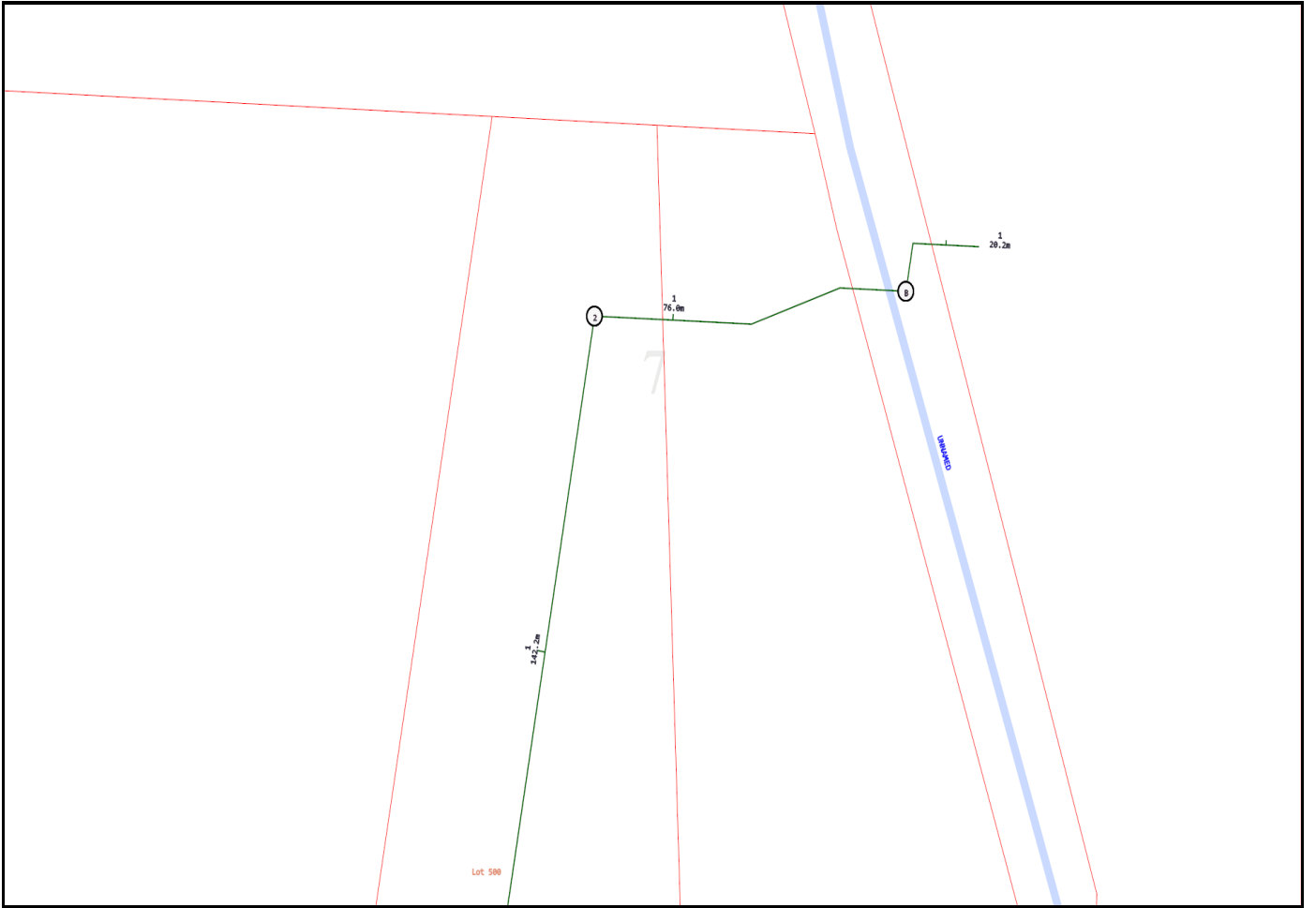


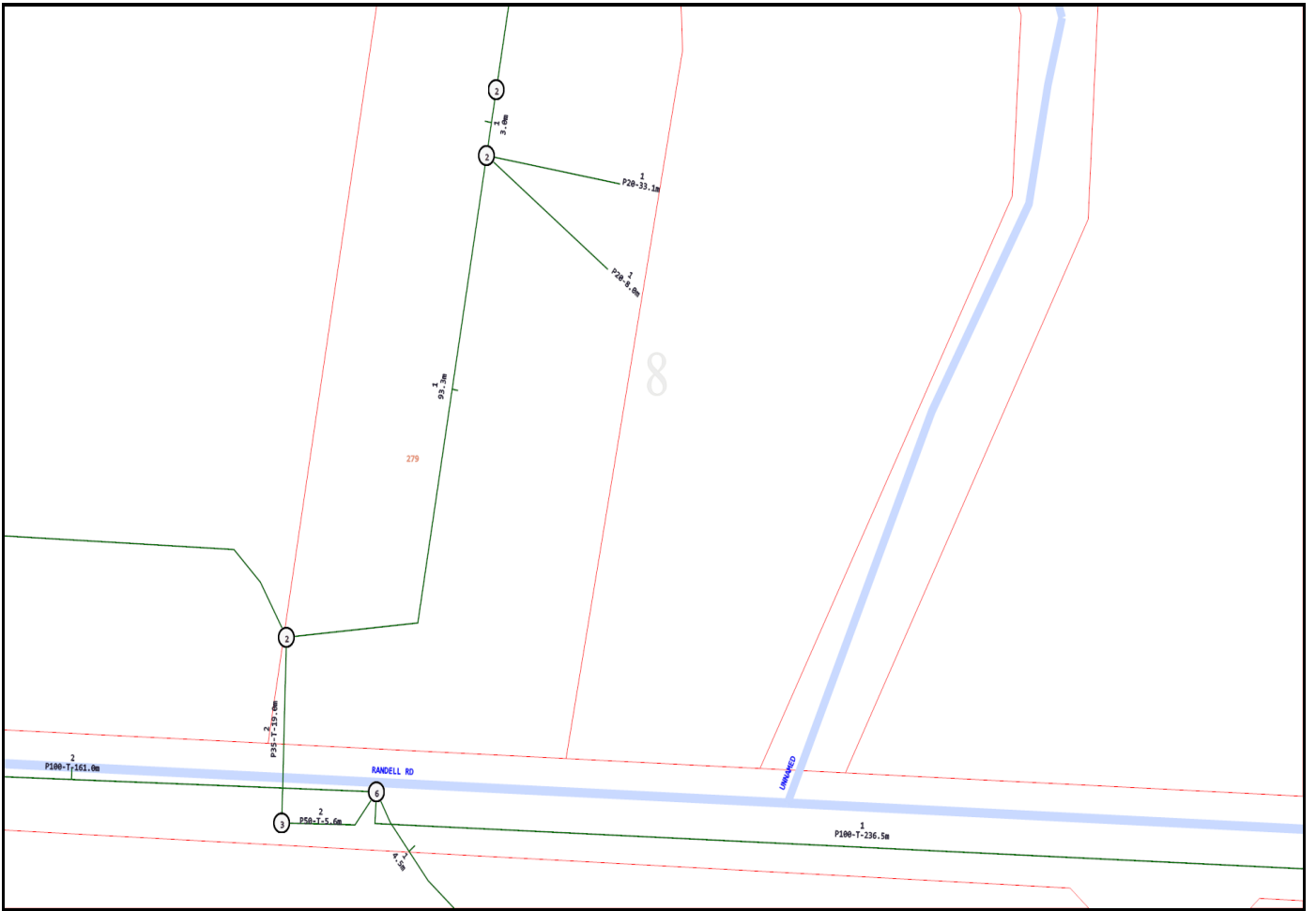












## Emergency Contacts

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



## OPENING ELECTRONIC MAP ATTACHMENTS -

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



### PDF Map Files (max size A3)

Adobe Acrobat Reader ( <http://get.adobe.com/reader/> ),



### DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) ( <https://viewer.autodesk.com/> ) or

Autodesk Design Review ( <http://usa.autodesk.com/design-review/> ) for DWF files. (Windows)



### Telstra BYDA map related enquiries

email - [Telstra.Plans@team.telstra.com](mailto:Telstra.Plans@team.telstra.com)

1800 653 935 (AEST Business Hours only)



### REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

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

Ph: **13 22 03**

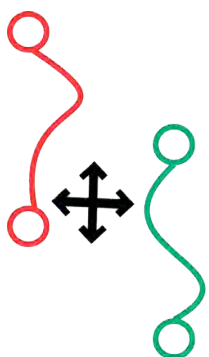
If you receive a message asking for a phone or account number say:

“I don’t have one” then say “Report Damage” then press 1 to speak to an operator.



### Telstra New Connections / Disconnections

**13 22 00**



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

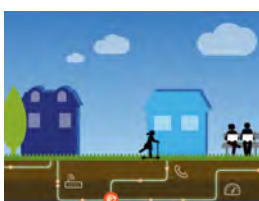
[NetworkIntegrity@team.telstra.com](mailto:NetworkIntegrity@team.telstra.com)

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

Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>

Please refer to attached Accredited Plant Locator.pdf



Telstra Smart Communities



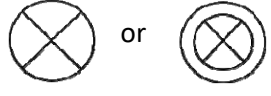
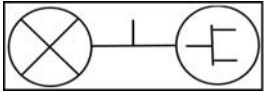
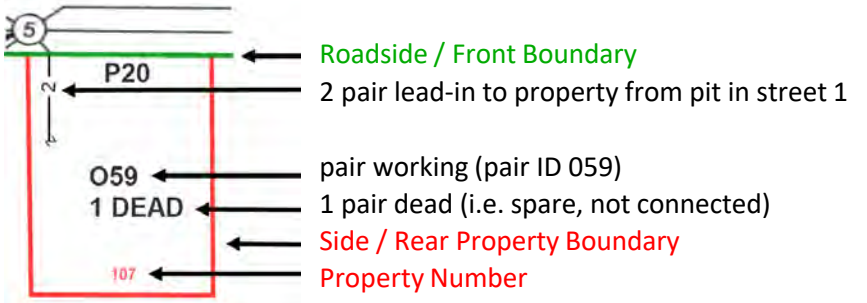
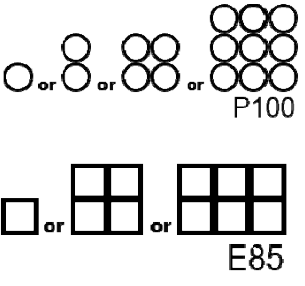
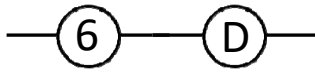

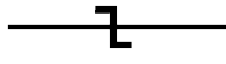




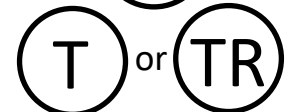


Information for new developments (developers, builders, homeowners)

<https://www.telstra.com.au/smart-community>

# LEGEND



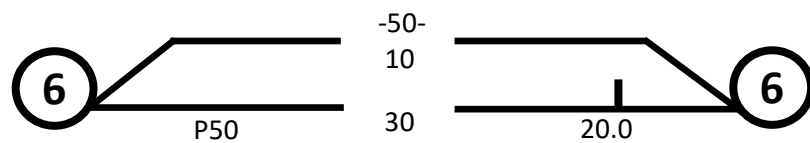
For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935

 <p>Exchange (Major Cable Present)</p>  <p>Footway Access Chamber (can vary from 1-lid to 12-lid)</p>  <p>Pillar / Cabinet (above ground / free standing)</p>  <p>Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity</p> <p>OC Other Carrier Telecommunications Cable/Asset</p> <p>Dist MC Main Cable ducts on a Distribution plan Blocked or damaged duct.</p>  <p>Roadside / Front Boundary 2 pair lead-in to property from pit in street 1</p> <p>P20 pair working (pair ID 059) 1 pair dead (i.e. spare, not connected)</p> <p>O59 1 DEAD</p> <p>Side / Rear Property Boundary Property Number</p> <p>107</p>  <p>Single to multiple round conduit Configurations 1,2,4,9 respectively (attached text denotes conduit type and size)</p> <p>P100</p> <p>Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)</p> <p>E85</p>	 <p>Cable Jointing Pit (number / Letter indicating Pit Type)</p>  <p>Elevated Joint (above ground joint on buried cable)</p>  <p>Telstra Plant in shared Utility trench</p>  <p>Aerial Cable / Overhead (includes on wall)</p>  <p>Aerial Cable (attached to joint Use Pole eg. Power)</p>  <p>Direct Buried Cable</p>  <p>Marker Post Installed</p>  <p>Buried Transponder</p>  <p>Marker Post, Transponder</p>  <p>Optical Fibre cable direct buried</p>
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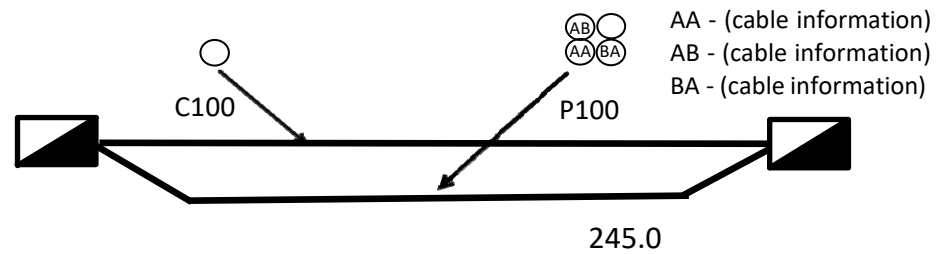
**Some examples of conduit type and size:**

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

Some Examples of how to read Telstra Plans



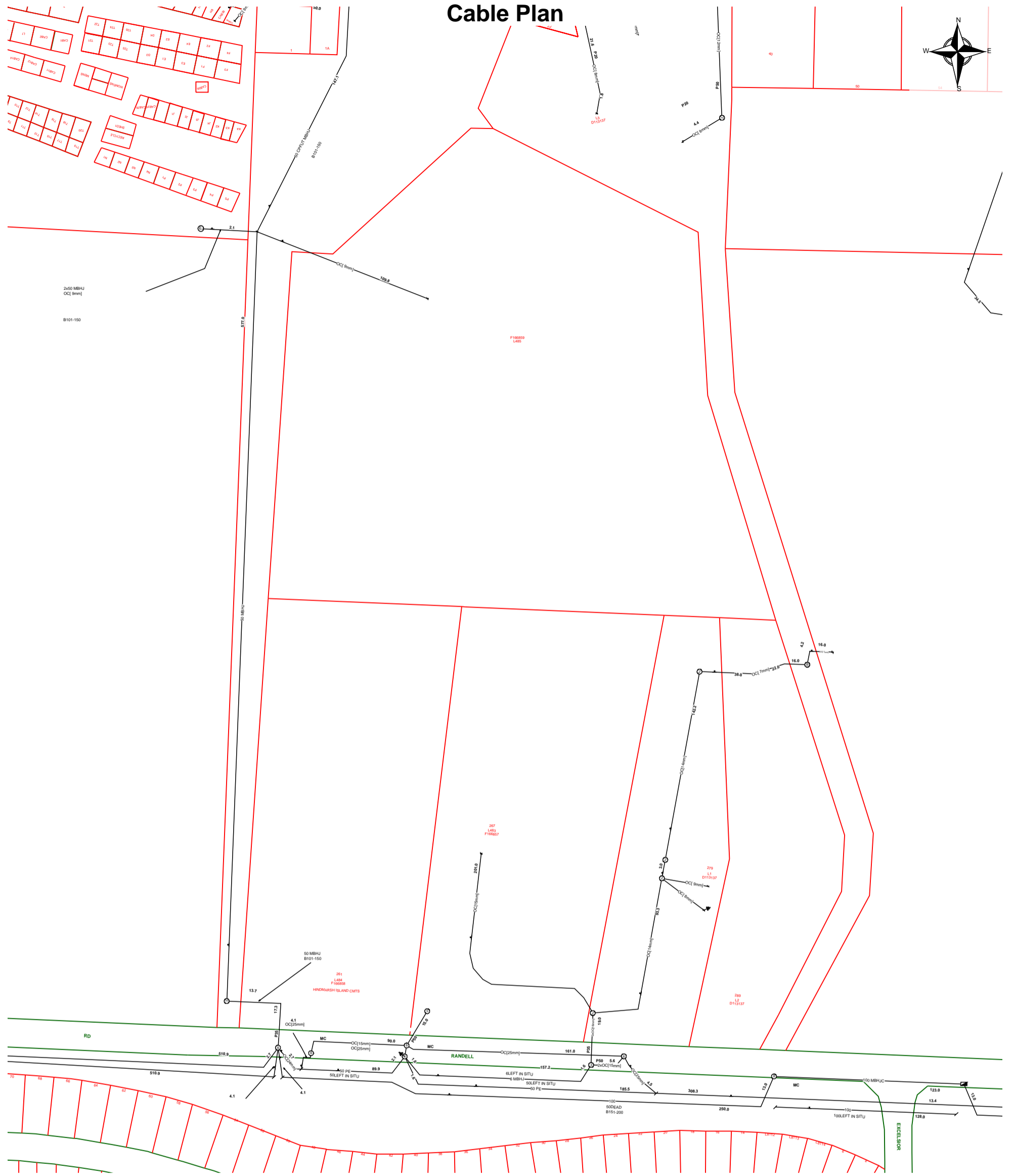
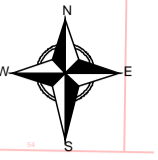
One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route



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

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

# Cable Plan



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

Sequence Number: 235645101

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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 20/02/2024 11:08:11

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

**WARNING**

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information.

As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D.

Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.

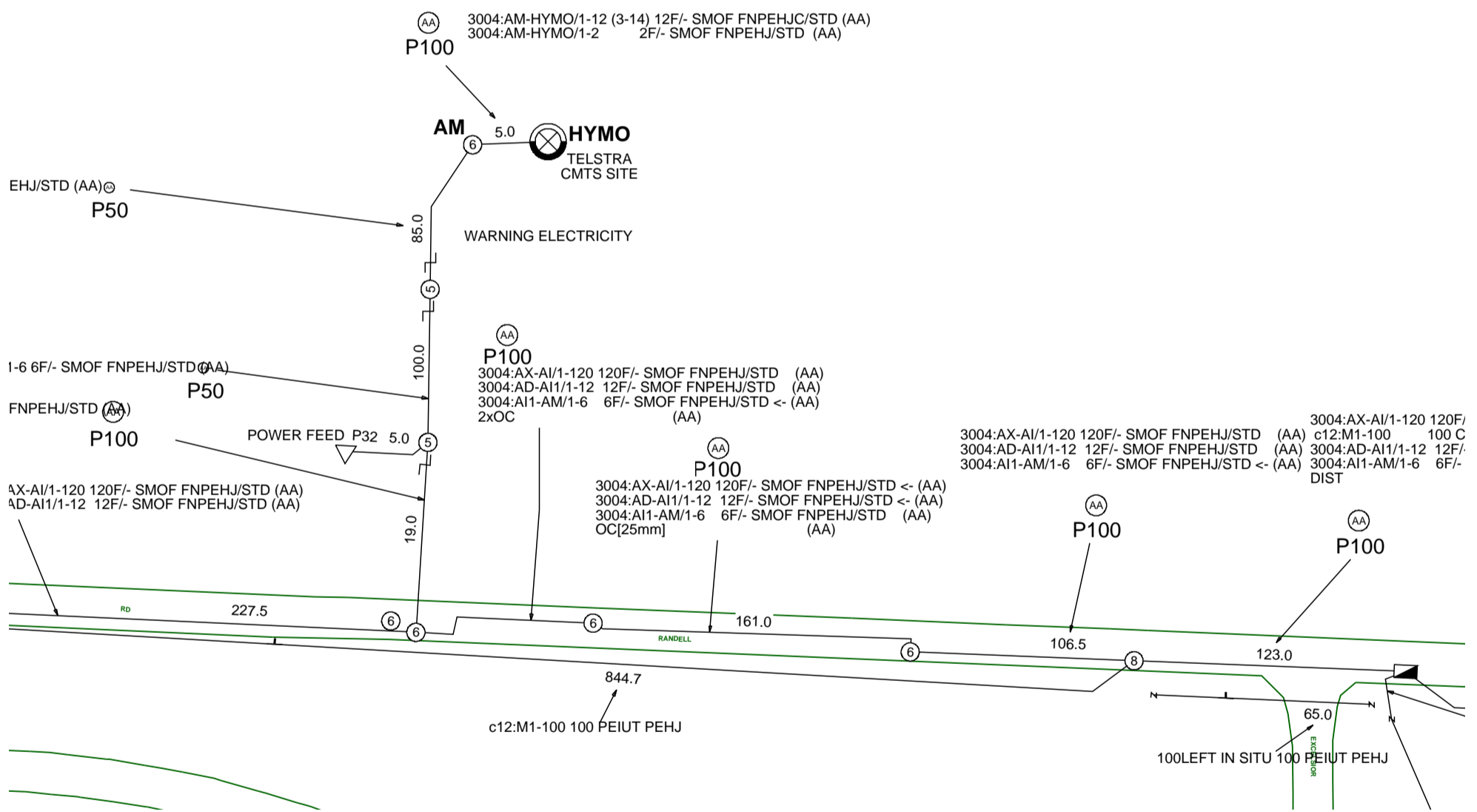
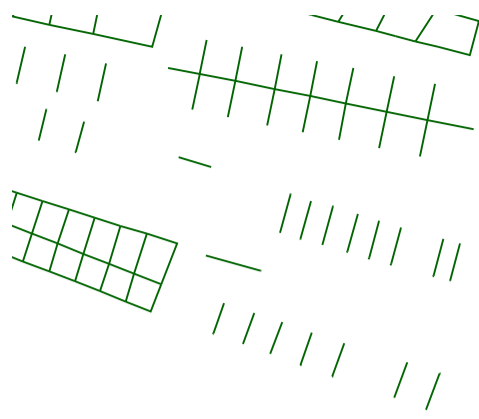
Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.

Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.

A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

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

# Mains Cable Plan



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

Sequence Number: 235645101

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

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 20/02/2024 11:08:12

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

## Response Cover Letter



Alexandrina Council  
PO Box 21 | 11 Cadell Street  
Goolwa SA 5214

---

Date: 20 Feb 2024

To:  
Belinda Monier  
Not Supplied  
74 Pirie Street  
Adelaide SA 5000

Please find attached our response regarding your enquiry (as detailed below). Ensure you review all other documents included with this response for additional details.

**Sequence No:** 235645097

**Job No:** 36077023

**Location:** Lot 485 Randell Road  
Hindmarsh Island SA 5214

If you require further information, please contact the Alexandrina Council on 08 8555 7000 or [byda@alexandrina.sa.gov.au](mailto:byda@alexandrina.sa.gov.au)

---

**Important Notice:** This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.

---



While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Alexandrina Council or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.





## Additional Information

We request that you take appropriate care when digging and reinstate the area when finished.

Please be advised excavation permits may be required. Please further be aware that if you are undertaking any work outside your property boundary (i.e. on Council verge, nature strip, or on the roadway), you will need to obtain Council approval prior to undertaking any work.

Please complete the relevant application form, which can be found on Council's website:

- 1) Alteration of Road - Type 1 Residential landscaping

[https://www.alexandrina.sa.gov.au/\\_data/assets/pdf\\_file/0039/1185699/Alteration-of-Road-Type-1-Residential-landscaping.pdf](https://www.alexandrina.sa.gov.au/_data/assets/pdf_file/0039/1185699/Alteration-of-Road-Type-1-Residential-landscaping.pdf)

- 2) Alteration of Road - Type 2 Installation of non-invasive infrastructure

[https://www.alexandrina.sa.gov.au/\\_data/assets/pdf\\_file/0023/1185701/Alteration-of-Road-Type-2-Installation-of-non-invasive-infrastructure.pdf](https://www.alexandrina.sa.gov.au/_data/assets/pdf_file/0023/1185701/Alteration-of-Road-Type-2-Installation-of-non-invasive-infrastructure.pdf)

For further information please contact the Alexandrina Council, Environment Division on (08) 8555 7000.

The attached map is a representation of information held by the Alexandrina Council and is valid for 28 days from the date of issue.

Council accepts no responsibility for any inaccuracies in any of the information contained.

The Parcel and Property boundary (Cadastre) information is supplied by The Office of the Registrar-General. Council advises engagement of a licensed surveyor be obtained if boundary location is sought to be relied upon. This information is given for private use only. Reproduction or on selling without written permission from Alexandrina Council is an infringement of copyright laws.

Regards,

## Before You Dig Australia

Alexandrina Council

Phone: (08) 8555 7000

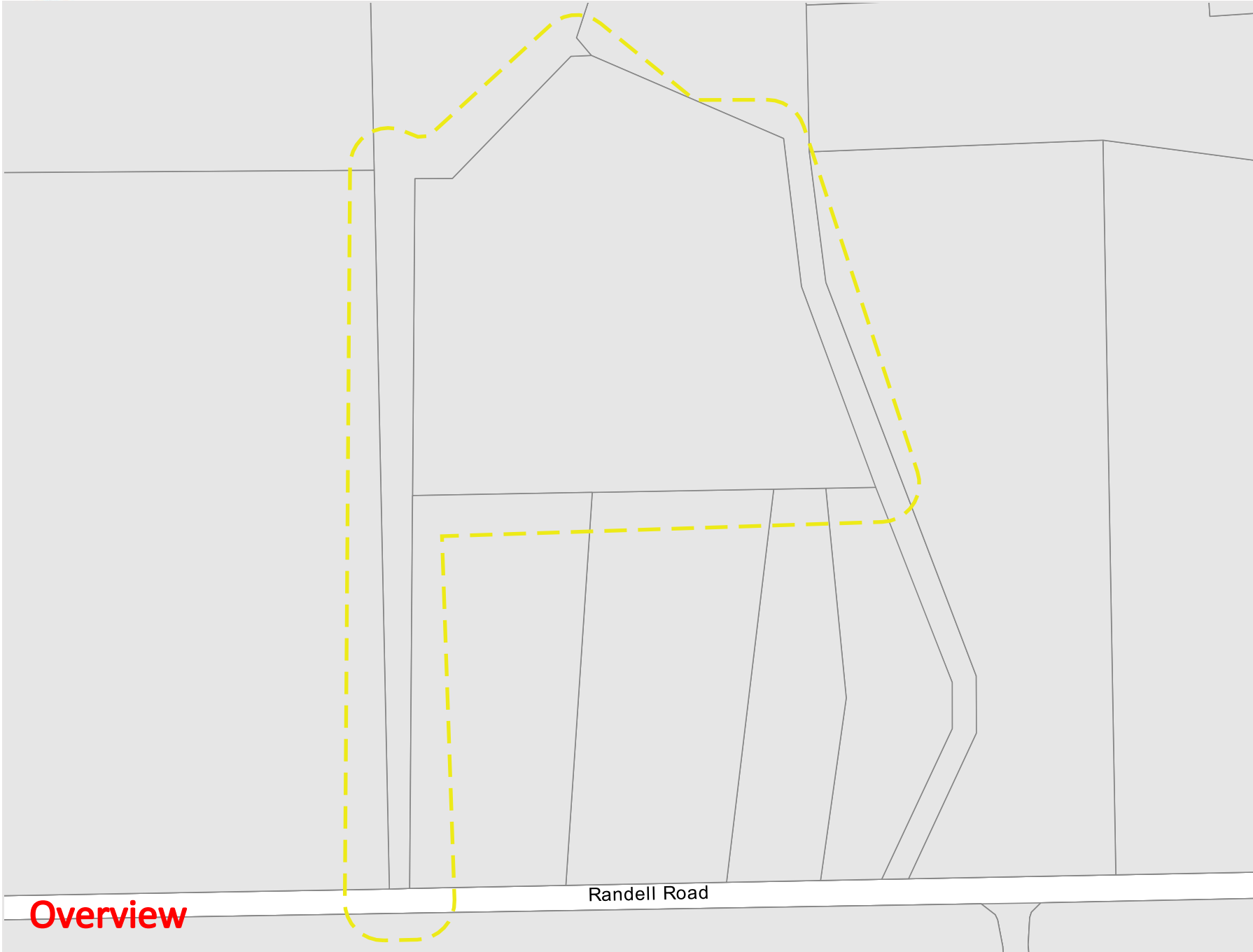
Email: [byda@alexandrina.sa.gov.au](mailto:byda@alexandrina.sa.gov.au)

Website: [alexandrina.sa.gov.au](http://alexandrina.sa.gov.au)

Consultation: [mysay.alexandrina.sa.gov.au](http://mysay.alexandrina.sa.gov.au)



Sequence No: 235645097  
 Job No: 36077023  
 Location: Lot 485 Randell Road, Hindmarsh Island, SA 5214



- Legend**
- Fibre Optic
  - Water Point
  - Water Pipe
  - Sewer Point
  - ◆ Sewer Treatment Works
  - Sewer - Connection Point
  - Sewer - Gravity Drain
  - Sewer - Gravity Main
  - Sewer - Rising Main
  - Sewer - Vacuum Main
  - Sewer - Vacuum Pipe
  - Stormwater Point
  - ◆ Stormwater Treatment Works
  - Stormwater Pipe
  - Railway Line
  - Parcel Boundary
  - Alexandrina Council Boundary
  - Enquiry Object

We request you take appropriate care when digging and reinstate the area when finished. Please be advised excavation permits may be required. Parcel and Property boundary (Cadastral) information is supplied by the Department of Environment and Natural Resources (DENR). Council advises engagement of a licensed surveyor be obtained if boundary location is sought to be relied upon. This information is given for private use only. Reproduction or on selling without written permission from Alexandrina Council is an infringement of copyright laws.



Scale: 1:4145  
 Expires: 19 Mar 2024

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**Overview**

Randell Road