

Our Reference: CC220233\RH:rh

Your Reference:



29 July 2022

CHP Fund
Level 3
1642 Anzac Avenue
NORTH LAKES QLD 4509

Attn: Mr Harrison Robinson

Dear Mr Robinson,

Suite 2.01, Level 2
4 Ilya Avenue
ERINA NSW 2250

PO Box 3772
Fountain Plaza
ERINA NSW 2250

T 02 4324 3499

ENGINEERS

MANAGERS

INFRASTRUCTURE
PLANNERS

DEVELOPMENT
CONSULTANTS

**Re: Proposed Medical Office Building & Specialist Disability Accommodation
Utilities Report
No.'s 60 – 64 Showground Road Gosford NSW**

Acor Consultants (CC) Pty Ltd has been requested by CHP Fund Pty Ltd, to undertake a desktop study and assess the existing services and utilities available to facilitate the proposed development.

We refer to NSW Department of Planning Correspondence and request for information Reference 5, which states :-

"5 Utilities


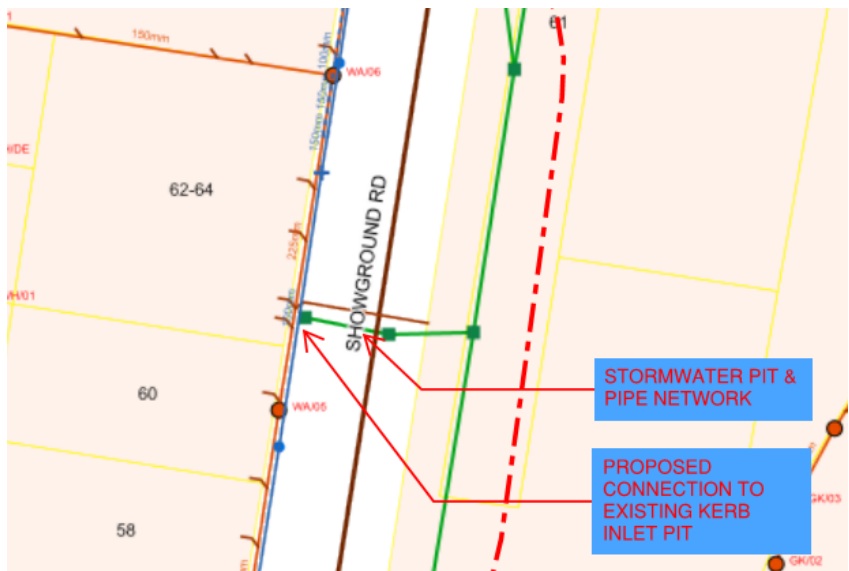
The Department in its Pre-DA letter advised of the requirement for an assessment of the capacity of existing services and utilities and to identify any upgrades required to facilitate the development. No assessment of the existing services and utilities has been provided with the application."



In response to the requirements of this Condition we offer the following comments.

For the purpose of our assessment, we have relied on the information depicted in the following documents provided by Dial Before You Dig:

- 213994370 Central Coast Council
- 213994371 Jemena Gas North
- 213994372 AARNet Pty Ltd NSW
- 213994369 Ausgrid
- 213994367 NBN Co NswAct
- 2139943667 Telstra NSW Central

POTABLE WATER SUPPLY

SEWER DRAINAGE SYSTEM		AUTHORITIES SERVICES
Supply Authority	Central Coast Council A 225mm service is located in Showground Road. The sewer drainage for the site is connected to this main.	
Mains Upgrade	We note sewer is available for connection in Showground Road	
Diagram (DBYD) Sequence No. 213994370		
STORMWATER DRAINAGE SYSTEM		AUTHORITIES SERVICES
Supply Authority	Central Coast Council A Stormwater pit & pipe network is located in Showground Road.	
Mains Upgrade	We note the stormwater system is suitable for connection of this site however will be subject to subsequent approval by the Authority	
Diagram (DBYD) Sequence No. 213994370		

GAS SUPPLY SYSTEM		AUTHORITIES SERVICES
Supply Authority	Jemena No gas is available for connection in Showground Road	
Mains Upgrade	Not Applicable at this stage of the application	
Diagram (DBYD) Sequence No. 213994371		
OTHER UTILITIES		AUTHORITIES SERVICES
Supply Authority	AARNet Australia's Academic & Research Network	
Mains Upgrade	Not applicable	
Diagram (DBYD) Sequence No. 213994372		

OTHER UTILITIES		AUTHORITIES SERVICES
Supply Authority	Telstra No information provided.	
Mains Upgrade	Subject to detailed design & subsequent approval by the Authority	
Diagram (DBYD) Sequence No. 213994368	Not provided.	

For further details we refer to the Dial Before You Dig information attached to this document.

Should you have any further queries in relation to this matter please do not hesitate to contact our Central Coast office.

Yours faithfully,
ACOR Consultants (CC) Pty Ltd



Rhonda Hamilton
Hydraulic Services Consultant

- Encl. 1. DBYD Central Coast Council
 2. DBYD Jemena
 3. DBYD AARNet
 4. DBYD Ausgrid
 5. DBYD NBN



Tile No: 1

Scale: 1:1000
Expires: 22 Aug 2022

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Central Coast Council nor 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.

Assets Affected

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

In reply to your enquiry, there are **Gas Mains** in the vicinity of your intended work, as generally illustrated on the attached map. There may also be other mains or services at the location, as discussed in the warning below.

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

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 - Treat as High Pressure
	Conduit or Casing
100 PVC	Size & Material (see conduit material codes)
	Critical Main - Treat as High Pressure (Main coloured as per kPa)
	Exposed Main section EXPOSED
	Shallow Main section: see Protection Code below, no code assume no protection
SHALLOW-SP	
SP	Steel Plate
PP	PE Plate
CS	Concrete Slab
CE	Concrete Encased
UNK	Unknown Type

Network Assets

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

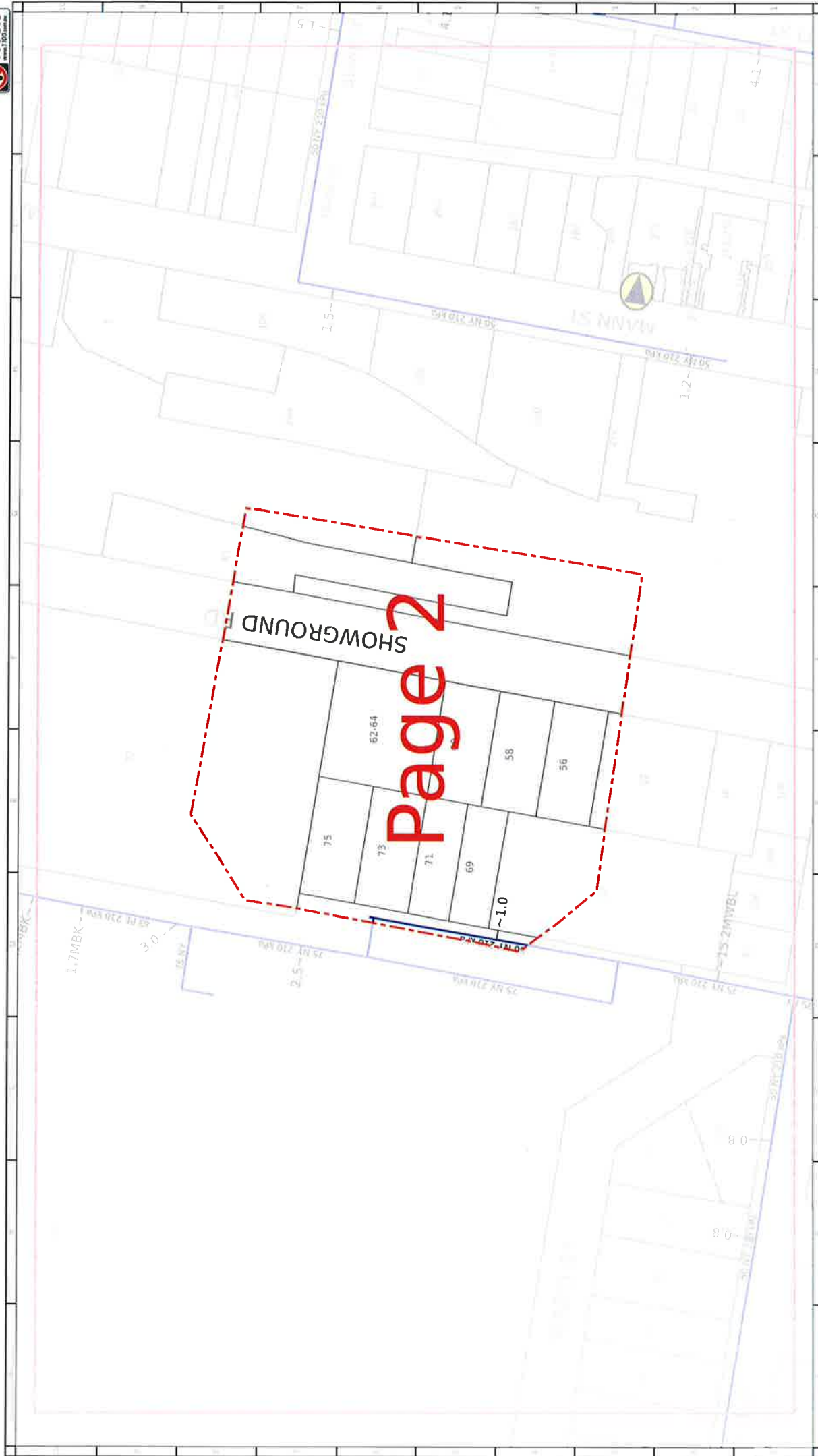
Annotations

Pipe and Conduit Material Codes

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

Pipe code combinations and dimension references

⑥NB 50MM NY	50mm Nylon main inserted into 6 inch (Nominal Bore) Cast Iron pipe
⑥0MM 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



Page 2

SHOWGROUND



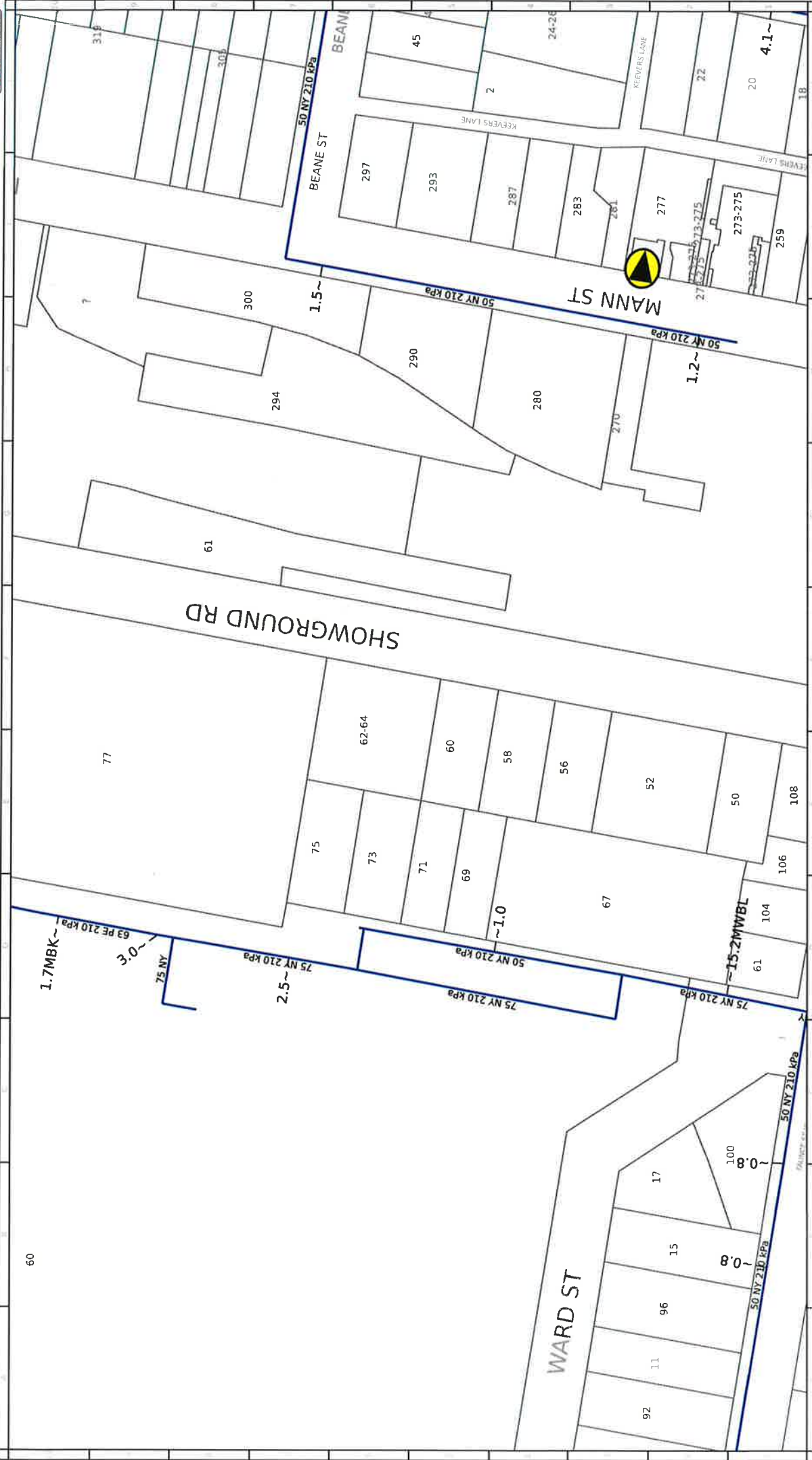
For legend details, please refer to the Coversheet attachment provided as part of this DBYD response.



Issue Date: 24/07/2022
DBYD Seq No: 213994371
DBYD Job No: 32389259
Overview Page:

Scale: 1:2101

WARNING: This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.



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



Issue Date: 24/07/2022
DBYD Seq No: 213994371
DBYD Job No: 32389259

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

Scale: 1:2000

WARNING: This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. This plan is diagrammatic only, and distances scaled from this plan may not be accurate. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.

25/07/2022

To:
Rhonda Hamilton
Not Supplied
4 Ilya Avenue
Erina, 2250

Sequence No: 213994372

Job No: 32389259

Location: 62-64 Showground Road
Gosford, NSW, 2250

Commencement Date: 30/07/2022

Dial Before You Dig Response – Underground Fibre Assets

Dear Rhonda Hamilton

This letter is in relation to the proposed work at location detailed above is in the vicinity and may impact AARNet fibre optic cable assets.

Attached is a map indicating the approximate location of the AARNet assets in relation to your enquiry area. A detailed Plan is normally attached to this response. There may be additional AARNet assets in this area contained within Telstra duct. No work is to take place until plans have been obtained from Telstra and reviewed as necessary

Any information provided is valid for 28 days from the date of issue of this document.

Please review the map and if you have any further concerns, contact the AARNet NOC on 1300 APL NOC (1300 275 662).

If you are proposing to carry out digging in the vicinity of AARNet underground infrastructure you will need to carry out these works in accordance with the guidelines below.

WARNING

Where AARNet plans have been attached, they are indicative of the position of AARNet Pty Ltd's (AARNet) fibre optic installation/s only. Services belonging to other third parties are not included on these plans.

These plans have been prepared solely for the use of AARNet and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of our assets relative to fences, buildings etc., as they existed at the time the fibre etc. was 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.



The Essential First Step.

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet 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.

General Enquires **1300 APL NOC (1300 275 662)**

To resubmit or change the nominated search area contact DBYD via Phone 1100 or www.1100.com.au

AARNet 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. AARNet 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 AARNet, 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 AARNet's fibre optic installations.

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet 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.

All Areas

Under no circumstances shall construction, digging or excavating work entailing crossing AARNet plant be carried out without first exposing or locating the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

Manual pot-holing needs to be undertaken with extreme care, common-sense and employing techniques least likely to damage cables. For example, orientate shovel blades and trowels parallel to the cable rather than digging across the cable.

Visual location of asset must be carried out by hand digging or using non-destructive water jet method (pot holing) where construction activities may damage or interfere with AARNet assets.

The following minimum clearances must be maintained between mechanical construction activity and the located AARNet asset.

Jackhammers / Pneumatic Breakers	Not within 1.0m of actual location
Vibrating Plate or Wacker Packer Compactor	Not within 0.5m of actual location 300mm compact clearance before compactor can be used over AARNet conduits. 750mm compact clearance cover before compactor can be used Over AARNet Direct Buried cable
Boring Equipment (in-line, horizontal and vertical)	Not within 5.0m of actual location without supervision of accredited plant location contractor onsite OR AARNet asset must exposed via hand dig or nondestructive water jet method (pot holing). AND AARNet asset must not be crossed without first exposing the asset at the crossing point and not without an accredited plant location contractor representative onsite



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General Enquires **1300 APL NOC (1300 275 662)**

To resubmit or change the nominated search area contact DBYD via Phone 1100 or www.1100.com.au

Heavy vehicle Traffic (over 3 tonnes)	Not to be driven over AARNet conduits or assets with less than 600mm of cover. Depth to be verified via hand digging
Mechanical Excavators, Farm ploughing, Boring, Tree removal, fencing	Not within 1.0m of actual location. Constructor to hand dig or use non-destructive water jet method (pot holing) and expose asset

Urban Areas

Under no circumstances shall construction, digging or excavating work be carried out: within 1.5m of AARNet assets without first locating and identifying the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

Rural Areas

Under no circumstances shall construction, digging or excavating work be carried out within 10m of AARNet plant be carried out without first locating and identifying the AARNet asset by an accredited locator and under the supervision of an accredited plant location contractor.

ASSET RELOCATIONS

You are not permitted to relocate, modify or alter any AARNet assets under any circumstances. Please contact AARNet Infrastructure Development Group via email apl-dig@aarnet.edu.au for all enquiries relating to the relocation of AARNet assets.

DAMAGE

AARNet will seek Compensation for any loss caused by damage to its assets. Damage to any AARNet asset must be immediately reported to AARNet NOC on 1300 APL NOC (1300 275 662).

FURTHER ASSISTANCE

Assistance can be obtained by contacting AARNet NOC on 1300 APL NOC (1300 275 662) Where an on-site location is provided by an accredited locator, the owner is responsible for all costs associated with hand digging or use of non-destructive water jet method (pot holing) to visually locate AARNet assets. If plant location drawings or visual location of AARNet assets by digging reveals that the location of AARNet plant is situated wholly or partly within the owner work area, then AARNet Infrastructure Development Group apl-dig@aarnet.edu.au must be contacted to discuss possible engineering solutions.



While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet 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.

General Enquires **1300 APL NOC (1300 275 662)**

To resubmit or change the nominated search area contact DBYD via Phone 1100 or www.1100.com.au



Tile No: 1

Legend | Scale: 1:1500



- Enquiry Area
- AARNet Fibre Optic Assets
- AARNet Power Assets
- Cadastre

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If further information is required, please contact:

Ausgrid BYDA

Phone: (02) 4951 0899

Fax: (02) 4951 0729



Emergency Phone Number 131388

Underground Cable Location Search Advice -- Ausgrid Assets Affected --

To:	Rhonda Hamilton Not Supplied 4 Ilya Avenue Erina NSW 2250	Phone No:	+61243243499
		Issue Date:	25/07/2022

In response to your enquiry, Sequence No: 213994369 the records of Ausgrid disclose that there **are** Ausgrid underground cables in the defined search location and relevant Ausgrid plans have been provided.

This search is based on the geographical position of the dig site as denoted in the Before You Dig Australia caller confirmation sheet and an overview is provided:

Address:	62-64 Showground Road Gosford NSW 2250
Job #:	32389259



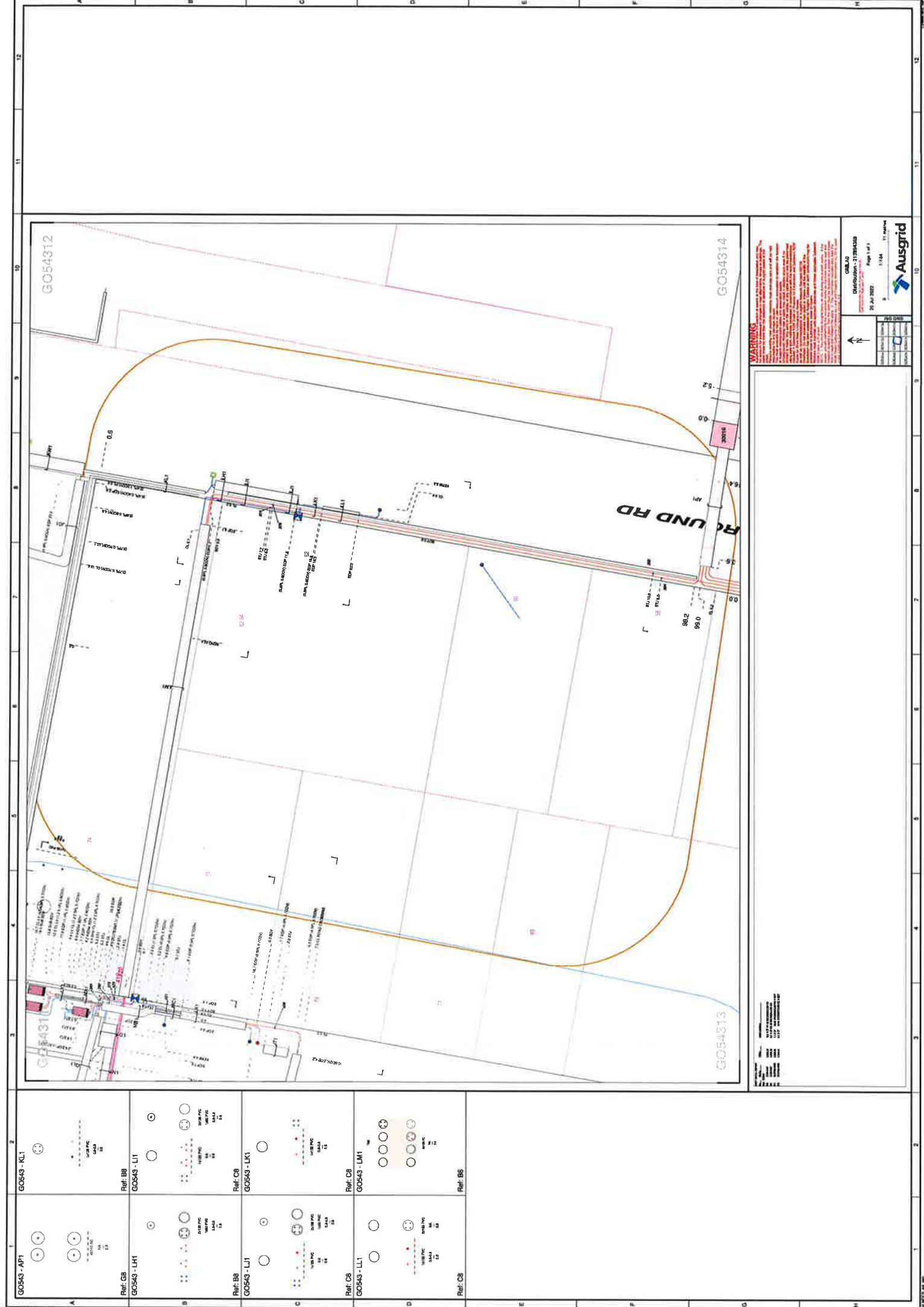
****Important****








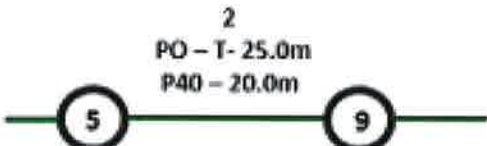





- All information provided to you is **ONLY VALID FOR 30 DAYS** from the date of issue
- You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret plans.
- If you require a full size print of A0 plans and don't have the resources to do so please contact our office on 49510899 to request a hard copy to be posted. **Please allow 3 working days for delivery.**
- Please note you will ONLY receive portions of your search area that contain Ausgrid Underground Assets

YOU MUST READ AND UNDERSTAND THE SUPPLEMENTARY MATERIAL CONTAINED IN THIS ADVICE BEFORE PROCEEDING WITH ANY WORKS.

Summary of Supplementary Information:

Material	Purpose	Location
Important Information.pdf	Details important information	Attached
Working near Ausgrid Cables.pdf	Summary of NS156	Attached
COMN0119 How to Read Ausgrid Plans.pdf	Details how to read Ausgrid plans	Attached
SafeWork NSW "Work near underground assets: Guide"	To assist you in deciding appropriate measures to eliminate or control risks when working near underground assets.	Web Link [Click Here]
Ausgrid's Network Standard NS156	For important information for work near or around underground cables	Web Link [Click Here]
Ausgrid's Network Standard NS199	This Network Standard applies to specific work on Ausgrid Low Voltage Underground Assets and associated Hazards	Web Link [Click Here]
Working in Confined Spaces	For important information when working in confined spaces	Web Link [Click Here]



	<div data-bbox="1129 338 1460 459">  </div> <div data-bbox="683 414 896 459"> LEGEND </div>
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 3E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
<div data-bbox="335 1899 418 1930"> Scale </div>	<div data-bbox="662 1854 1257 1989"> 0 20 40 60 Meters 1:2000 1 cm equals 20 m </div> 