APPENDIX E

Servicing Report

ATT1E Servicing Report

NL140027



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E newcastle@northrop.com.au

22 April 2014

Monteath & Powys Pty Ltd

Mr Darren Holloway Suite 13, 125 Bull Street NEWCASTLE WEST NSW 2302

Dear Darren,

Re: Coffs Harbour Preliminary Servicing Advice

As requested we have undertaken a preliminary assessment of available services in the areas deferred from the most recent Coffs Harbour LEP, and are writing to present the results of our investigation. Several parcels of land were examined and are referred to as Hearnes Lake, Sandy Beach East, Sandy Beach West, Emerald Beach, Moonee Beach North, Moonee Beach West, Moonee Beach South, Moonee Beach and Sapphire Beach.

The assessment was undertaken through phone conversations with utility providers and gives an indication as to the potential for a connection to be made, not a guarantee that sufficient capacity is available. In all cases further liaison is required once detailed development plans are prepared to confirm available capacity or additional infrastructure requirements. Representatives from Telstra, Coffs Harbour City Council and Essential Energy were contacted and their responses are summarised below.

Sewer and water infrastructure plans were provided for review and showed existing infrastructure adjacent to most areas. For sewer, existing gravity lines appear to service the Sapphire Beach parcels as well as sections of the Moonee Beach South and Sandy Beach West parcels. Furthermore, existing or proposed sewer pump stations service the remaining parcels of land apart from Moonee Beach West. Similarly, for water, infrastructure exists adjacent to all areas apart from Moonee Beach West. Greg Powter from Coffs Harbour City Council advised by phone that services for sewer and water should be able to be provided in all areas, pending a detailed capacity analysis. In some areas additional infrastructure may be required, which would be constructed as demand increases. No lot limitations based on sewer and water services were discussed. Nonetheless, it is understood that water and sewer can be made available to the identified lots with augmentation.

Telstra infrastructure plans were not available for review at this time. Melissa Nielsen from Telstra Smart Communities advised by phone that Telstra has an obligation to service all areas not covered by the NBN. This includes all land parcels except for a small part of the Moonee Beach South and Sapphire Beach parcels. These areas are denoted as available for connection to the NBN on the NBNCo rollout map. Any developments greater than two lots should enquire through the Telstra Smart Communities Portal for detailed provisioning advice.

Electrical infrastructure plans were also not available; however Michael Atkins from Essential Energy advised that a suitable supply could be made available to all areas. This would involve potential upgrades and relocation of their assets which would be at the cost of the developer. A copy of the correspondence received is included as an attachment to this letter.

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Reviewed	AB	22/04/2014
Admin	LD	22/04/2014



We understand that reticulated gas is not available in the Coffs Harbour LGA. Bottled gas may be purchased from a number of retail outlets in the region should it be required.

In summary, no major issues regarding servicing of the proposed land releases have been flagged by the infrastructure authorities at this stage. Further dialogue is encouraged once development type, extent and timing are known.

We trust this is what you require, however if you have any queries please feel free to contact the undersigned on (02) 4943 1777.

Yours sincerely,

Angus Brien Civil Engineer

Attachments

Letter from Essential Energy

ATT1E Servicing Report



Ref: Projected Land Development

16 April 2014

Mr Angus Brien Civil Engineer Northrop Consulting Engineers Pty Ltd Level 1, 215 Pacific Highway Charlestown NSW 2290

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Dear Angus

Sapphire to Hearnes Lake Projected Land Releases

Essential Energy can advise that a suitable electrical supply could be provided to the areas depicted in the documentation provided by Northrop Consulting Engineers in your email dated 8th April, 2014 if the area was to be rezoned for urban residential usage.

All costs associated with the provision of a suitable high voltage and low voltage electrical supply to the development will at a cost to the developer.

This may include but not limited to upgrading and or extending the high voltage network from a connection point nominated by Essential Energy, low voltage network with in the development, transformers required and relocation of existing Essential Energy assets.

Yours sincerely

Michael Atkins Network Engineering Officer Network Planning

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