



Project No: S15064

22 April 2016

JBA
Level 7, 77 Berry Street
NORTH SYDNEY NSW 2059

Attention: Rebecca Lockart

Dear Rebecca

**PLANNING PROPOSAL FOR SYDNEY POLO CLUB - RICHMOND LOWLANDS
EXISTING SERVICES STATEMENT**

1 INTRODUCTION

The project site is located at Richmond Lowlands within the Hawkesbury Local Government Area (LGA) and comprises 23 existing allotments with a total area of approximately 209 hectares. The overall site has various frontages to Ridges Lane, Triangle Lane, Cornwells Lane, and Powells Lane. The site also has a frontage of approximately 2.4 kilometres to the Hawkesbury River.

Under the provisions of the Hawkesbury Local Environmental Plan 2012, the majority of the site is zoned 'RU2 Rural Landscape' with the exception of the mapped wetland being zoned 'E2 Environmental Conservation' and a portion along the Hawkesbury River being zoned 'W1 Natural Waterways' (refer Attachment 3). This Existing Services Statement has been prepared to support a Planning Proposal by JBA to amend the Hawkesbury Local Environmental Plan (2012) by adding the subject land to Schedule 1 to permit with consent future land uses on the site.

The objectives of this Direction is to investigate the presence of existing infrastructure servicing the site, and making recommendations on their capacities.

Information related to existing services has been sourced by conducting a Dial Before You Dig search, which has formed the basis of this statement.

Sydney Office—

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2 LAND USE

2.1 Existing

The site is mostly cleared pasture with various dwellings, agricultural buildings, polo fields, and strategic tree planting associated with the polo fields, driveways, and boundaries. There are several tourist cabins located on high ground in the south-western part of the site. Attachment 4 shows the location of the existing buildings and existing uses.

2.2 Future

Several additional uses are proposed for the site, as detailed in Table 1. The proposed location for these areas is shown in Attachment 6.

Use	Definition
Eco tourist facility	eco-tourist facility means a building or place that: (a) provides temporary or short-term accommodation to visitors on a commercial basis, and (b) is located in or adjacent to an area with special ecological or cultural features, and (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact. It may include facilities that are used to provide information or education to visitors and to exhibit or display items.
Function centre	function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.
Market	market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.
Medical Centre	medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.
Recreation facility (major) and (outdoor)	recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks. recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).
Sewage reticulation system, and sewage treatment plant	sewage reticulation system means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated: (a) pipelines and tunnels, and (b) pumping stations, and (c) dosing facilities, and (d) odour control works, and (e) sewage overflow structures, and (f) vent stacks. sewage treatment plant means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply. sewerage system means any of the following: (a) biosolids treatment facility, (b) sewage reticulation system, (c) sewage treatment plant, (d) water recycling facility,

	(e) a building or place that is a combination of any of the things referred to in paragraphs (a)–(d)
Industrial retail outlet	Industrial retail outlet means a building or place that: (a) is used in conjunction with an industry or rural industry, and (b) is situated on the land on which the industry or rural industry is located, and (c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located, but does not include a warehouse or distribution centre.
Veterinary hospital	veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.
Water supply system	water supply system means any of the following: (a) a water reticulation system, (b) a water storage facility, (c) a water treatment facility, (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).
Additional uses	Development for the purposes of advertisement, advertising structure, car park, food and drink premises, eco-tourist facilities, function centres, industrial retail outlet, light industry, kiosk, market, medical centre, recreation facility (major), recreation facility (outdoor), sewage reticulation system, sewage system, sewage treatment plant, shop, veterinary hospital, water supply system is permitted with consent.

Table 1 – Proposed land uses

3 EXSISTING SERVICES

A Dial Before You Dig search forms the basis of this Service Statement. An investigation will be undertaken to determine whether or not the following services are currently present on the site:

- Water
- Sewer
- Electricity
- Telecommunications
- Gas

A discussion of the presence and capacity of each of the above listed services will be discussed in turn below, and recommendations regarding their capacities.

3.1 Sewer reticulation

The site falls within Sydney Water’s area. The site is not connected to Sydney Water’s sewer network. The existing buildings are currently serviced by several types of on-site treatment systems. The older buildings are serviced by septic tanks whilst the newer buildings are treated by envirocycles.

Due to the large distance to the nearest Sydney Water main and the high cost associated with a sewer main extension and possible upgrade of existing Sydney Water infrastructure to accommodate the development, it is recommended that the development implement similar on-site treatment of sewage.

3.2 Water reticulation

The site falls within Sydney Water’s area for water supply. Four Sydney Water potable water mains exist in Old Kurrajong Road in the Southwest Corner of the site of varying diameters, ranging from 150mm to 600mm dia. A 100mm dia CICL dia stub line runs approximately 165m along Ridges Lane further into the site. There is a 200mm dia potable water main that is located in Cornwells Lane, approximately 1120m to the east of the site.

Although there are Sydney Water mains located within the bounds of the site, the existing buildings are currently supplied with water by various other means. Stock supply is taken directly from the Hawkesbury River and distributed via irrigation lines from a pumping system. Toilet water is supplied from tanks that are filled with water directly from the river. Potable water for staff is supplied by rainwater tanks and bottle water is used for clients and events.

Depending on future proposals for the site an extension of the Sydney Water main to service the existing and any proposed dwellings could be considered. This could be in the form of a private water main which should be cost effective.

3.3 Electricity

The site is currently supplied with electricity by Endeavour Energy via overhead power lines.

Depending on the planned future electrical demands for the site it may be necessary to upgrade electrical assets related to the site.

3.4 Telecommunications

This site is currently serviced by existing Telstra infrastructure. There is no Optus or NBN present in the site. Telstra services the site from the south west via Old Kurrajong Road and Ridges Lane. Cables are also present in Edwards Road to the northwest of the site.

Given the proposed plans for the site it is anticipated that the current Telstra infrastructure will be adequate. Visitors to the site will likely bring their own mobile phones which will not impact on the requirement for fixed services.

3.5 Gas

The site currently has no connection to Jemena's gas reticulation network. As there is no gas infrastructure within a reasonable proximity to the site, it is suggested that it would be unfeasible to supply the site with gas from Jemena's supply. Should gas supply be required, bottled gas is recommended.

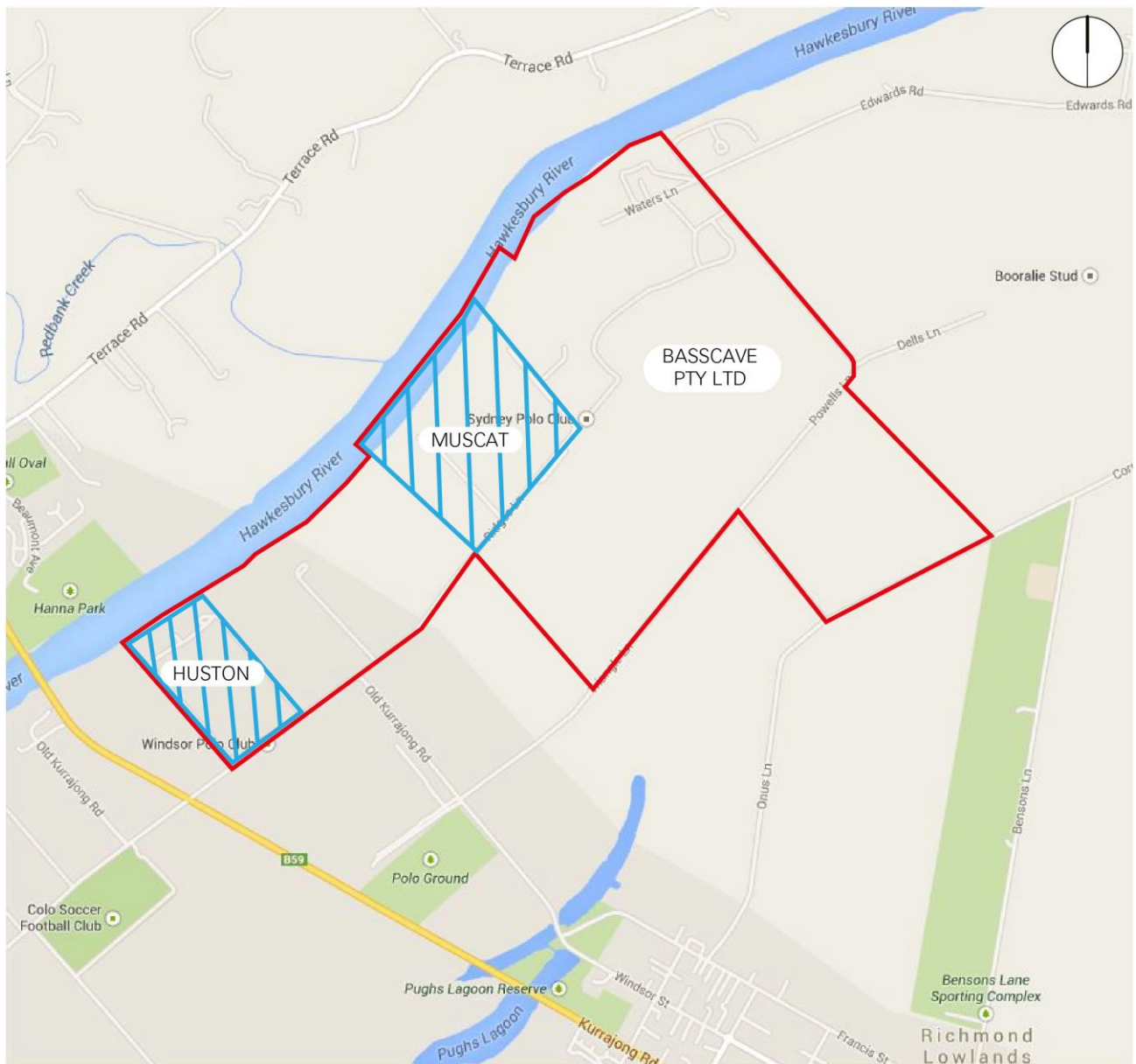
Yours faithfully
For BG&E Pty Limited

Trevor Woodward
Senior Civil Engineer

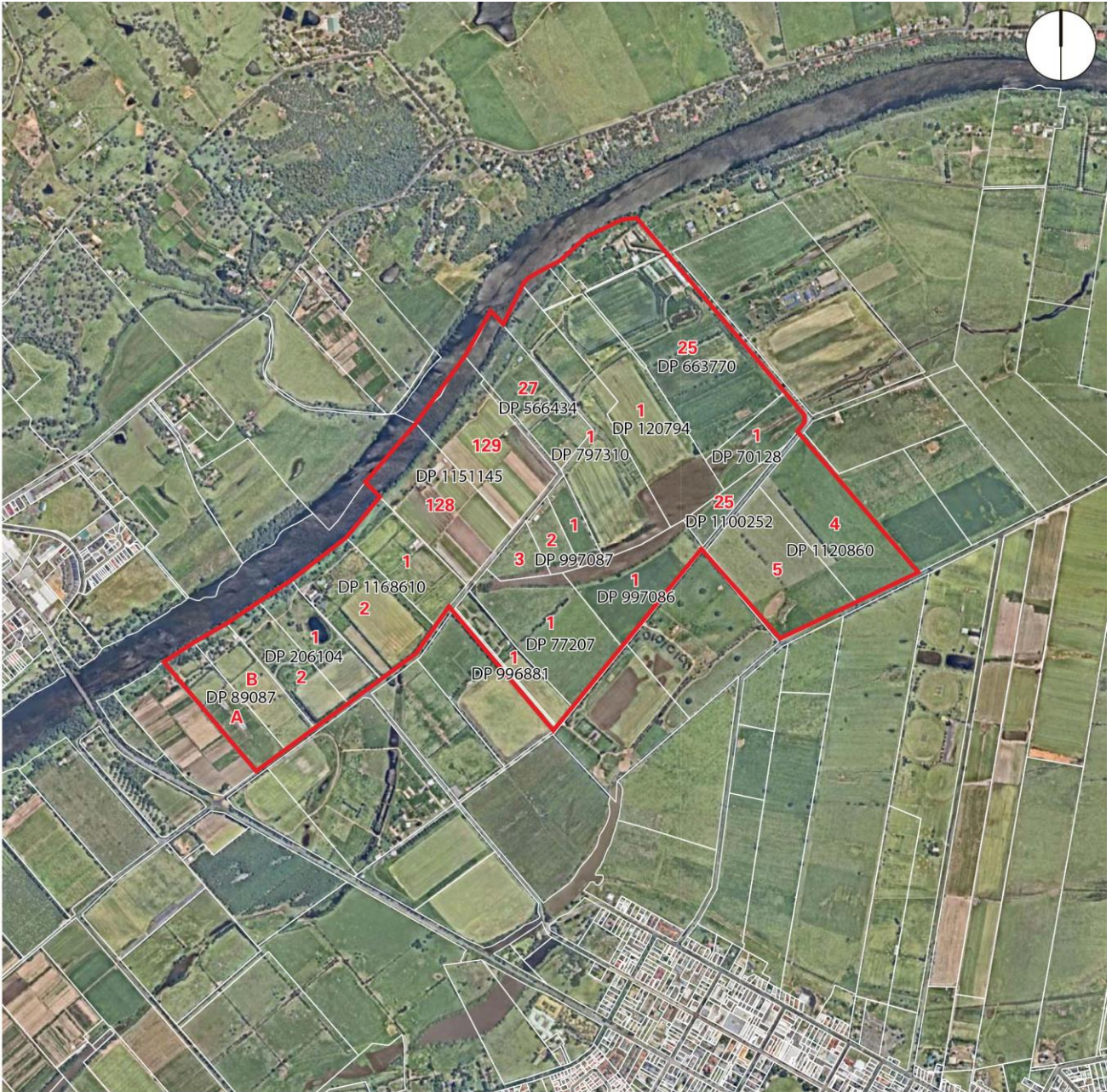
enc.

- 01 Location plan
- 02 Allotment plan
- 03 Land use plan
- 04 Existing land use plan
- 05 Proposed land use plan
- 06 Existing Services Plan
- 07 Existing sewer and water reticulation
- 08 Existing electrical reticulation
- 09 Existing Telstra network

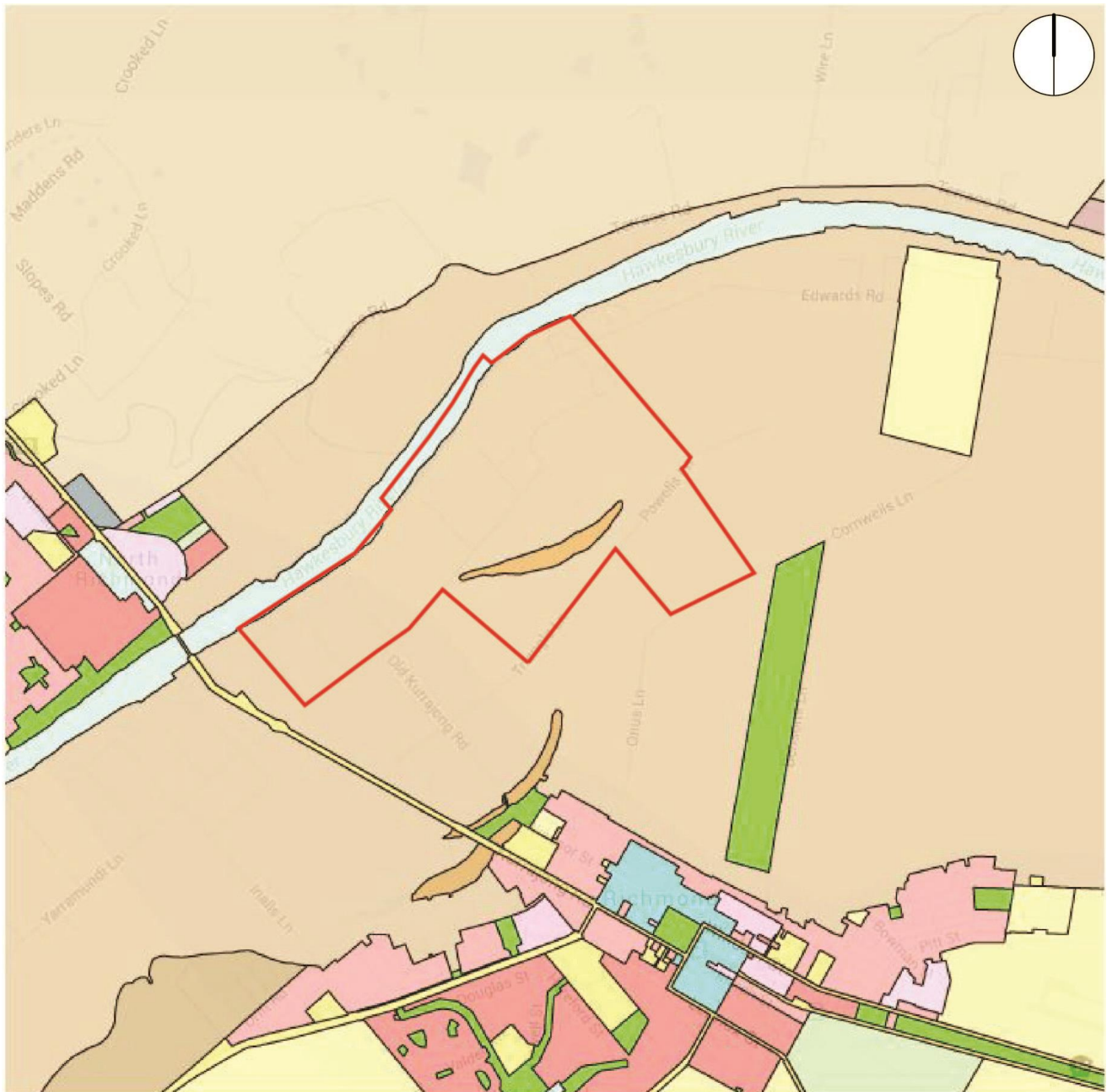
- 10 Existing Optus network
- 11 Existing gas network
- 12 Mobile coverage map



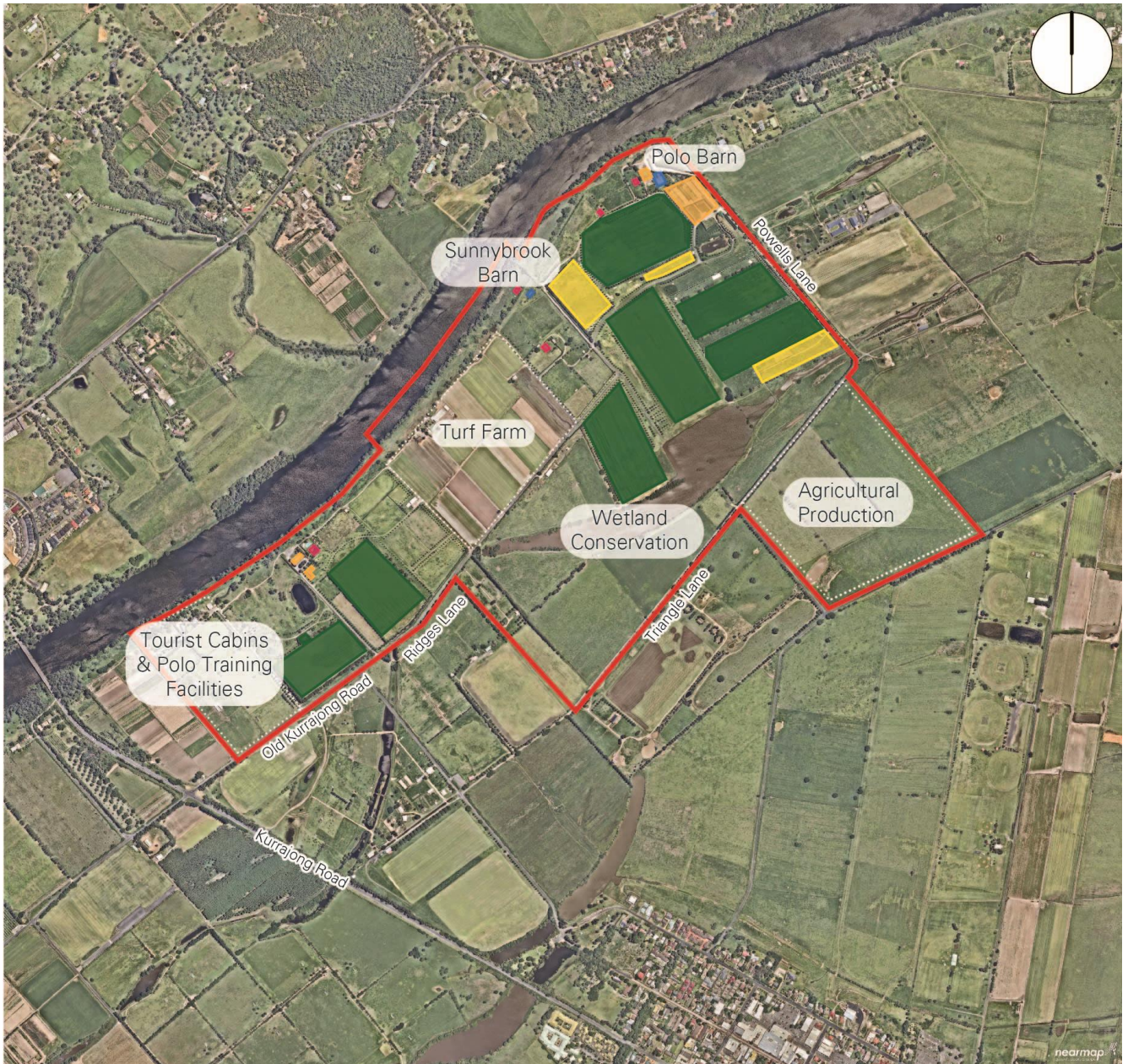
 The Site



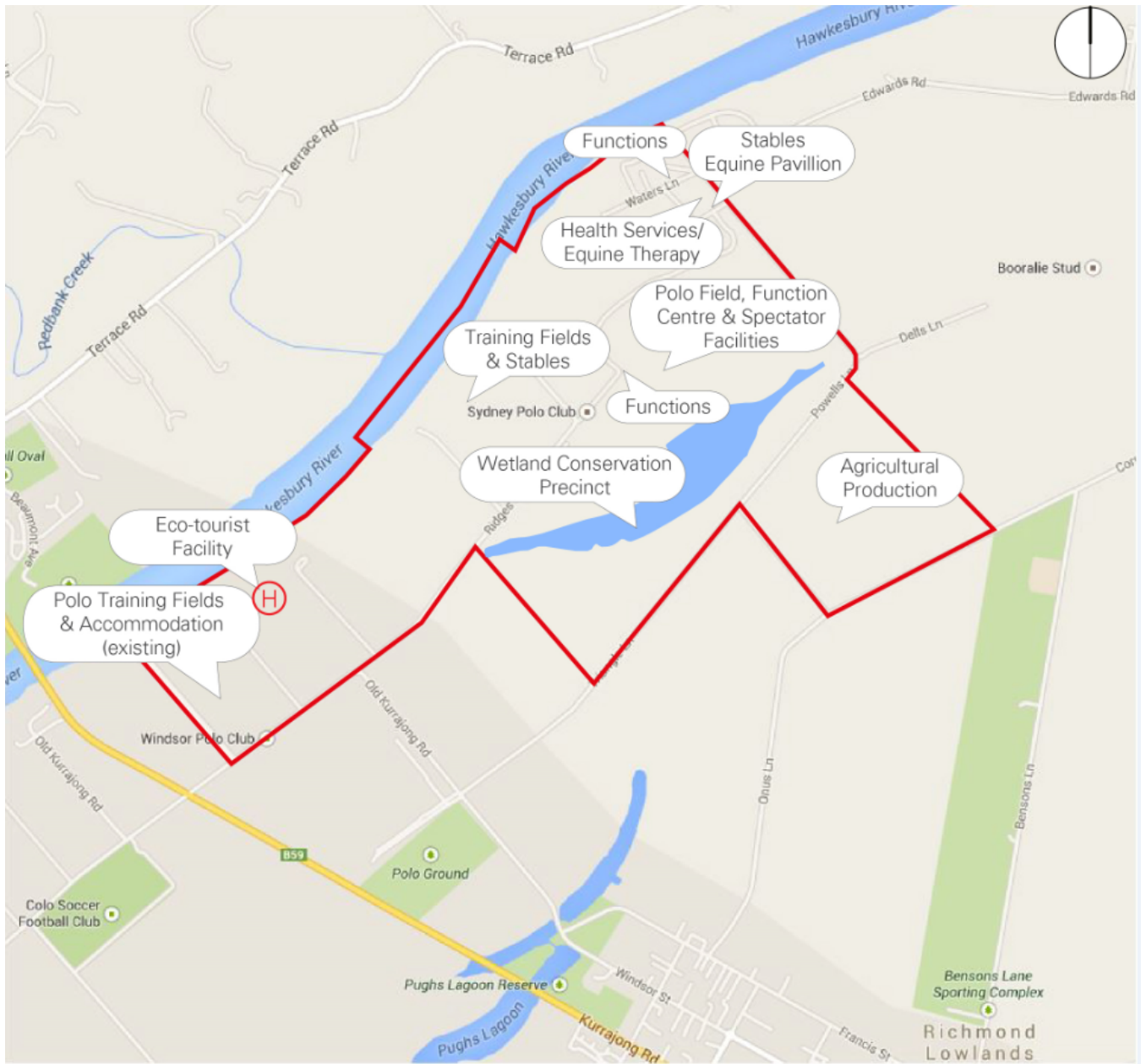
The Site



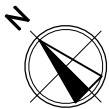
 	The Site	RE1	Public Recreation
B1	Neighbourhood Centre	RE2	Private Recreation
B2	Local Centre	RU1	Primary Production
B5	Business Development	RU2	Rural Landscape
E2	Environmental Conservation	RU3	Forestry
IN2	Light Industrial	SP1	Special Activities
R2	Low Density Residential	SP2	Infrastructure
R3	Medium Density Residential	W1	Natural Waterways



- | | |
|--|--|
| The Site | Rural Buildings |
| Polo Fields | Dwellings |
| Horse Yards | Hospitality |



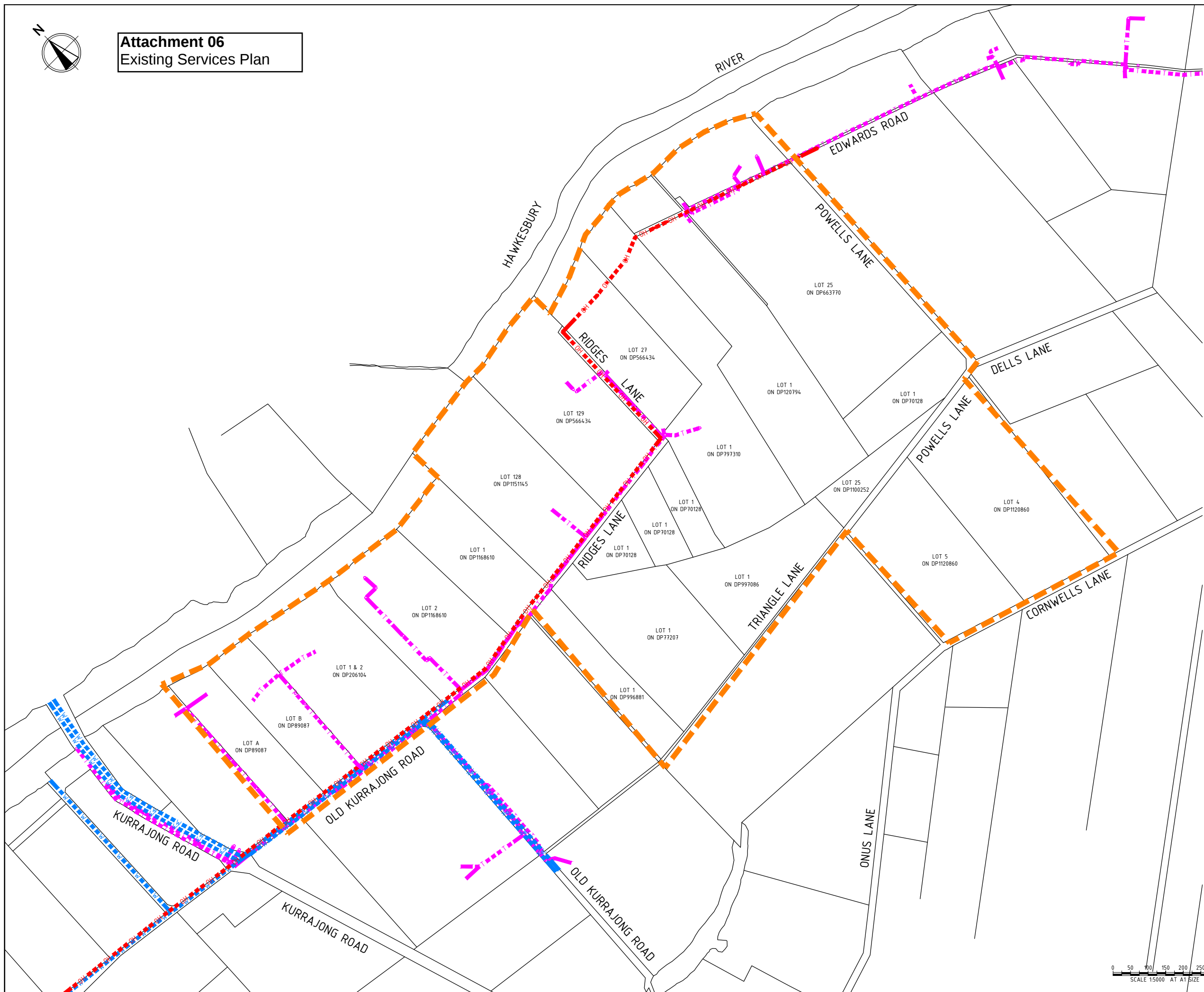
 The Site



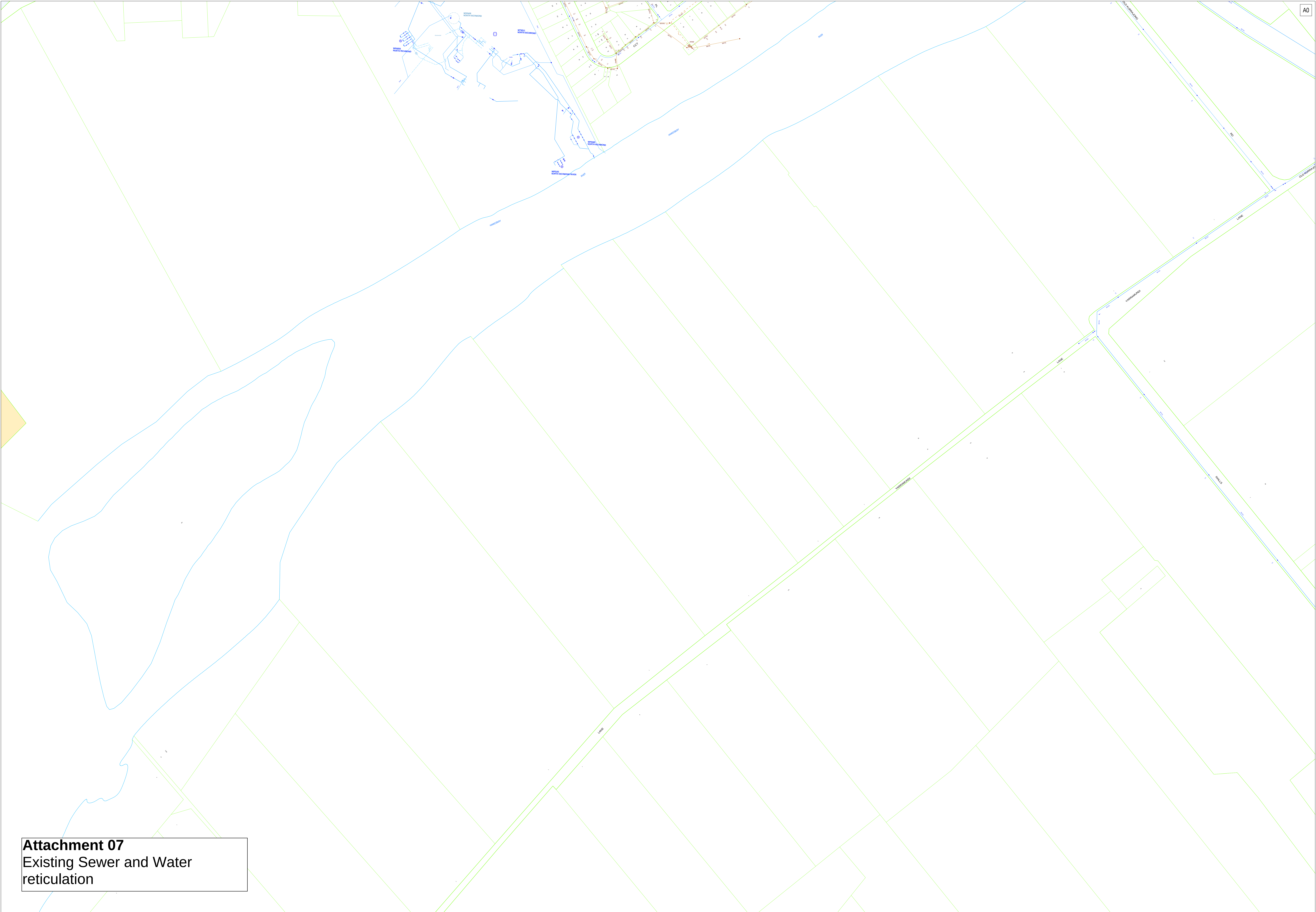
Attachment 06
Existing Services Plan

LEGEND

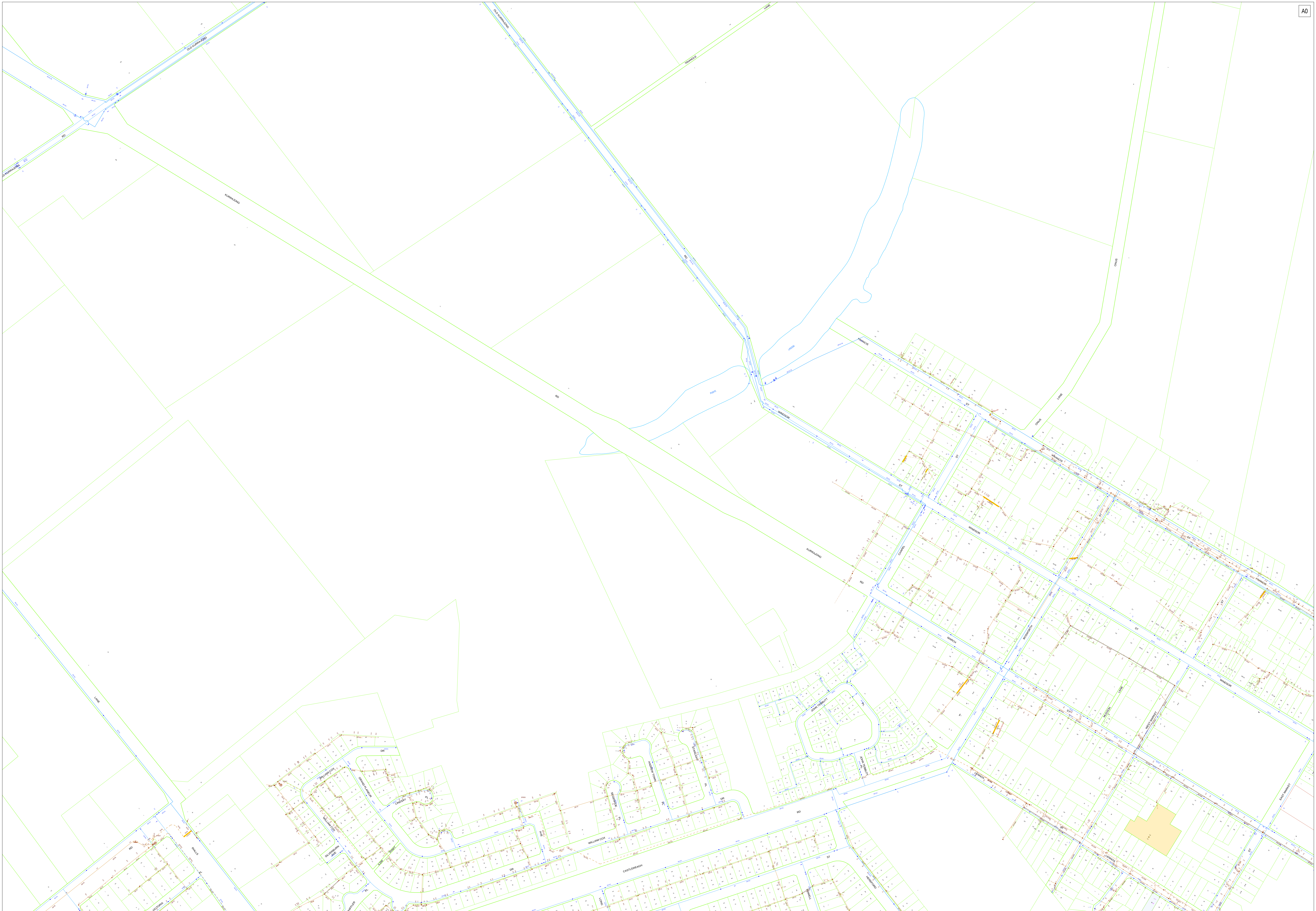
- SITE BOUNDARY
- EXISTING WATER MAIN
- OH — EXISTING POWER (OVERHEAD)
- T — EXISTING TELSTRA CABLES

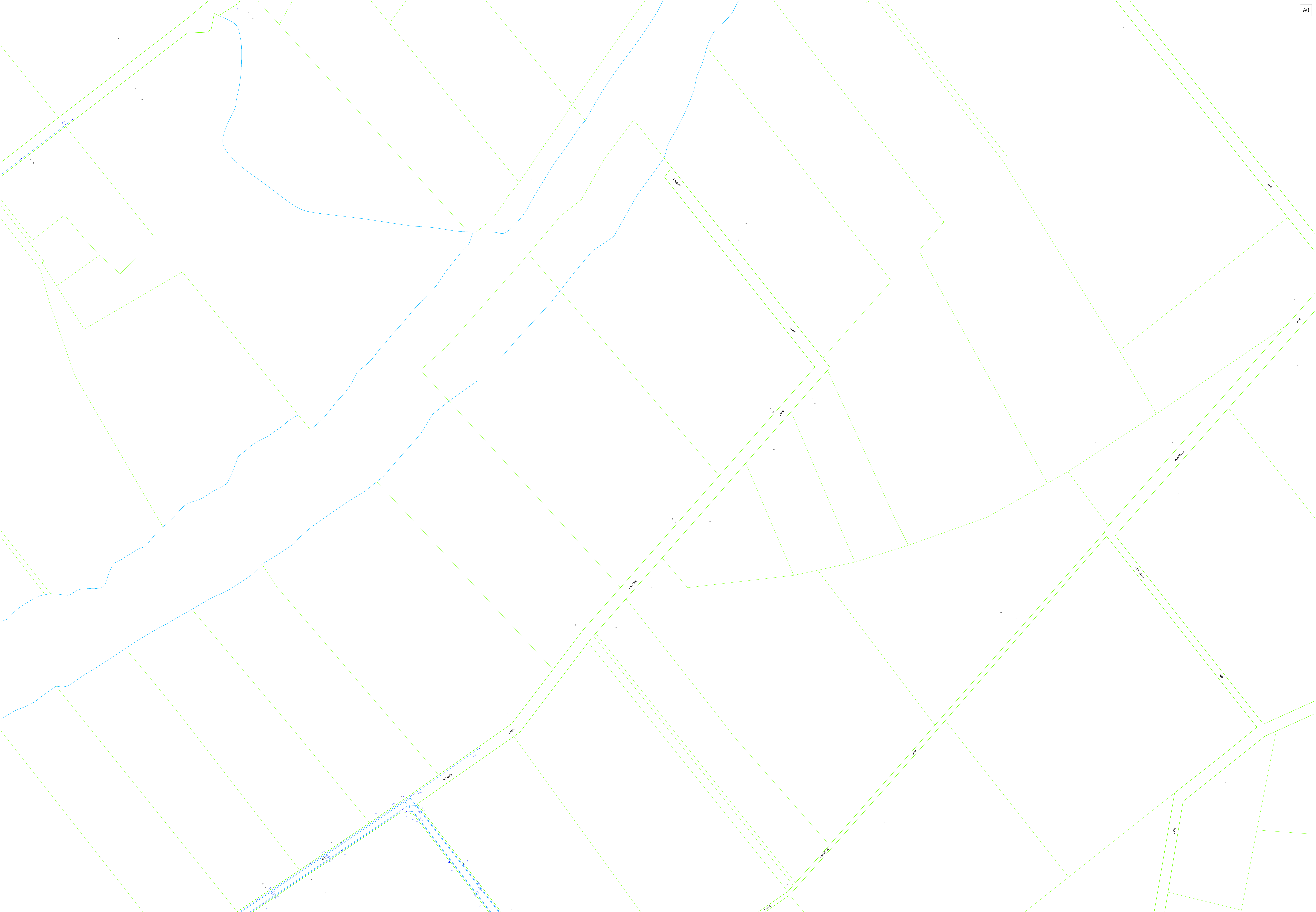


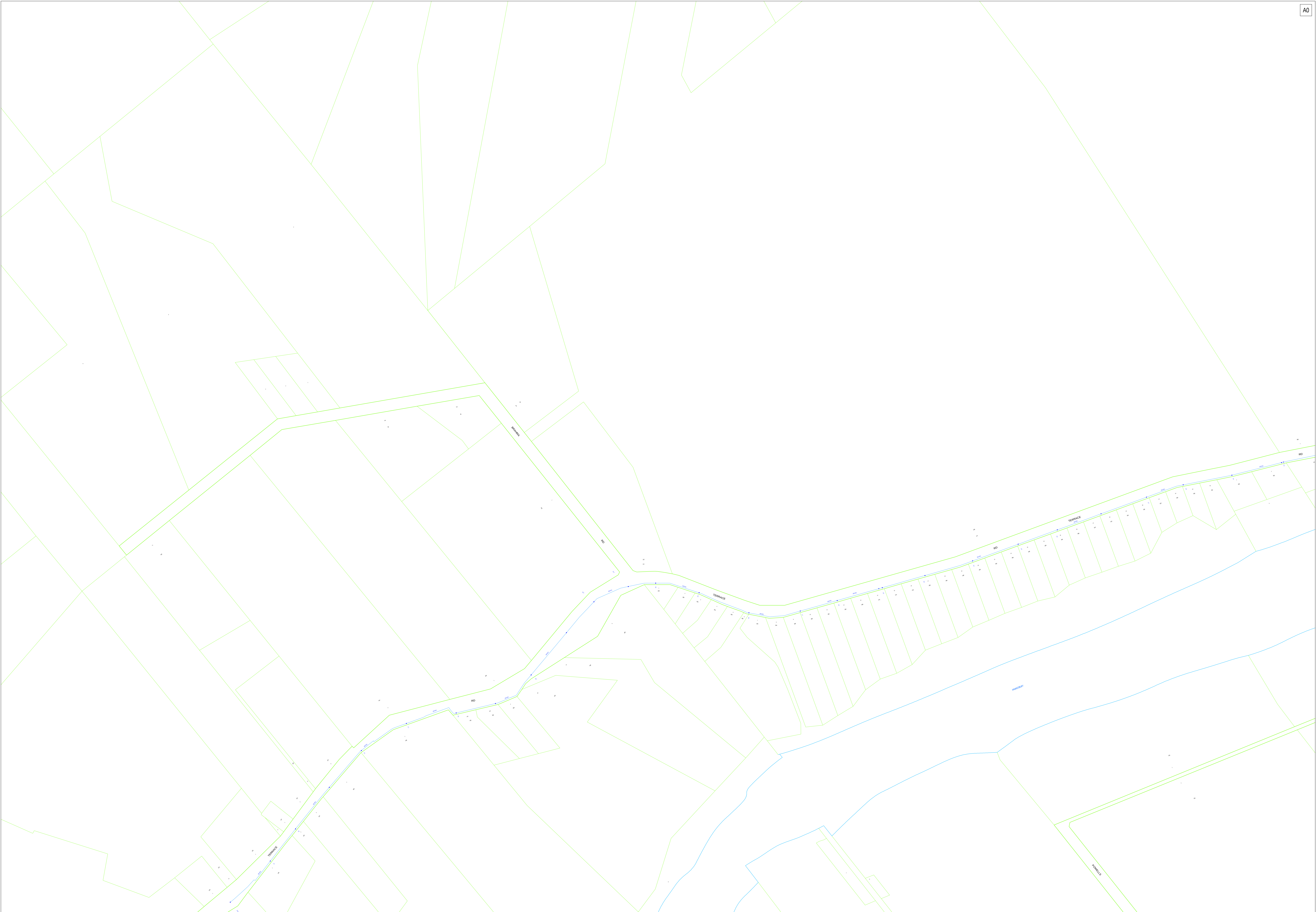
REV	DATE	DESCRIPTION	RVD
REVISIONS			
CLIENT			
SYDNEY POLO CLUB RICHMOND LOWLANDS			
STATUS PRELIMINARY NOT TO BE USED FOR CONSTRUCTION			
DRAWN CB	DESIGNED AB	CHECKED	APPROVED
DATUM AHD	GRID MGA	SCALE 1:2000	AT A1 SIZE
TITLE EXISTING SERVICES PLAN			
PROJECT No. S15064	DRAWING No. SK-C-0010	REV. A	

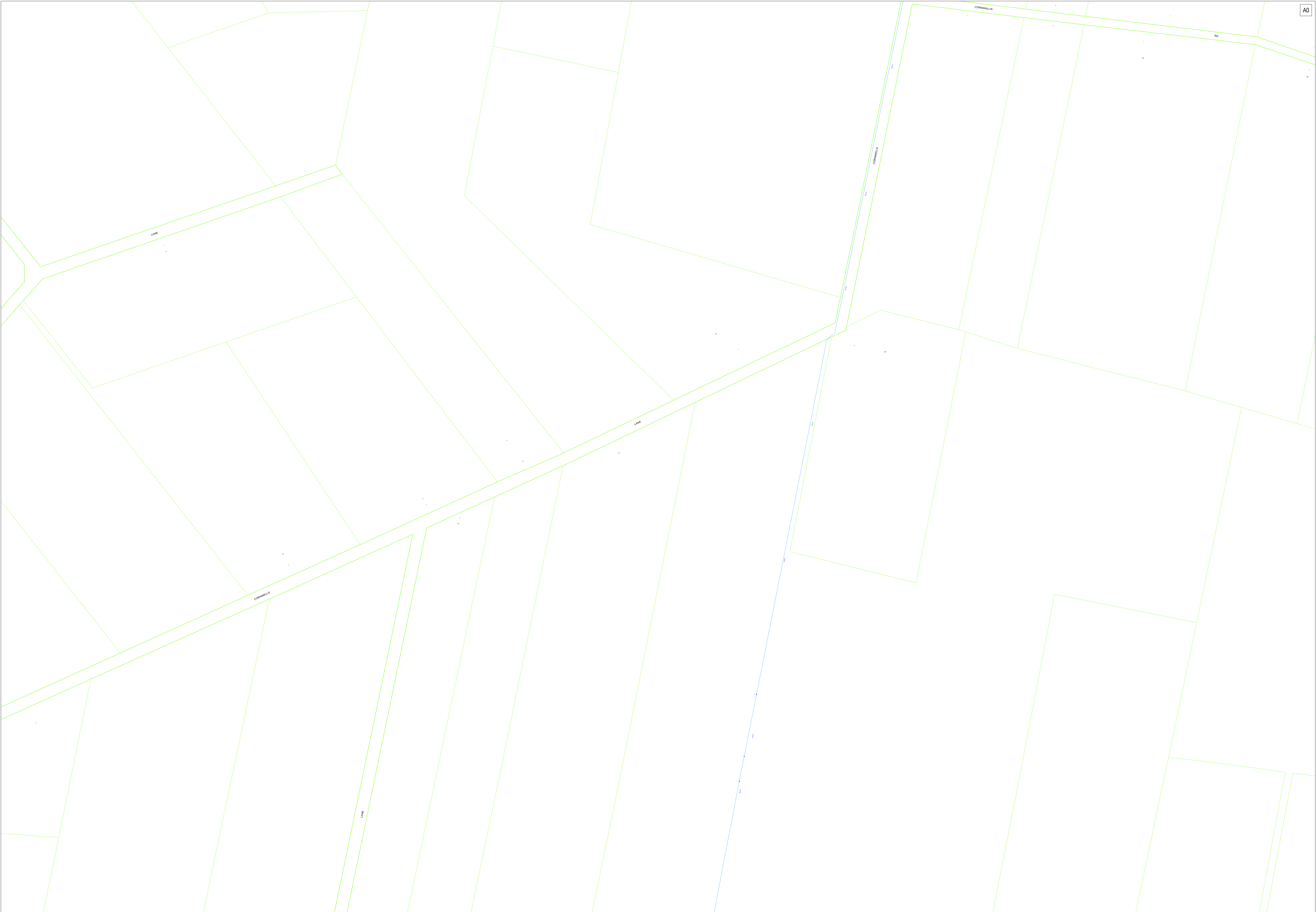


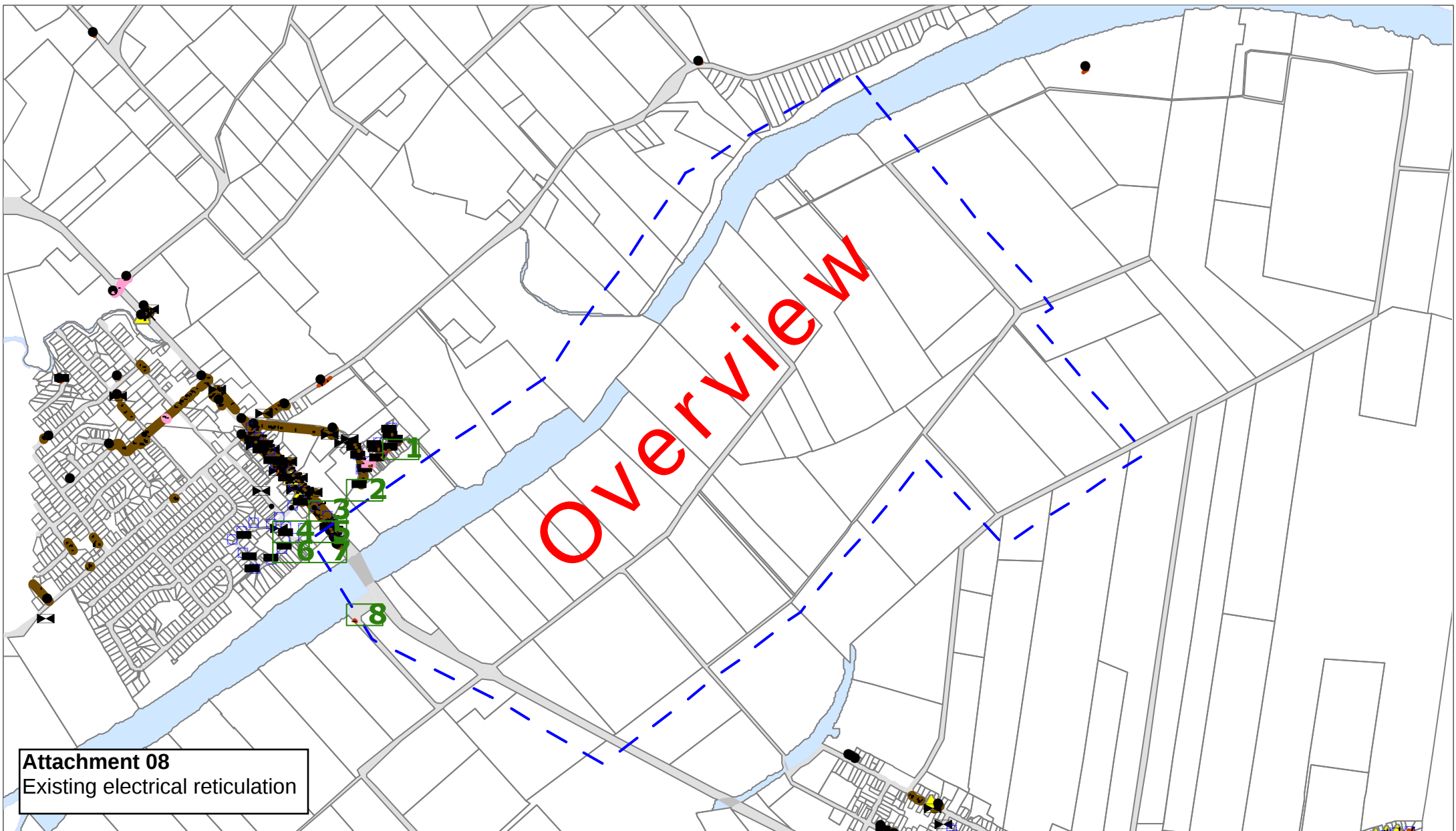
Attachment 07
Existing Sewer and Water
reticulation











Attachment 08
Existing electrical reticulation



ENDEAVOUR ENERGY WARNING

This plan shows the approximate location of underground cables relative to fixtures existing when the cables were laid, and has been prepared solely for Endeavour Energy's own use. Endeavour Energy has taken all reasonable steps to ensure that the information is accurate as possible but will accept no liability for inaccuracies in the information shown on such plans from any cause whatsoever arising. Persons excavating are expected to exercise all due care in the vicinity where cables are indicated and will be held responsible for any damage caused to Endeavour Energy's property.

ALL ELECTRICAL APPARATUS SHALL BE CONSIDERED LIVE UNTIL PROVED DE-ENERGISED.
Contact with live electrical apparatus will cause severe injury or death.

Those excavating near Endeavour Energy's cables should be aware that **ASBESTOS OR ASBESTOS - CONTAINING MATERIAL MAY BE PRESENT** in Endeavour Energy's underground assets and that Organo-Chloride Pesticides(OCP) may be present in some sub-transmission trenches

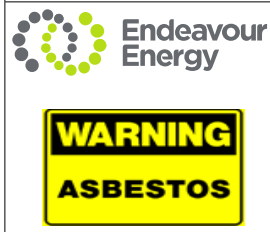
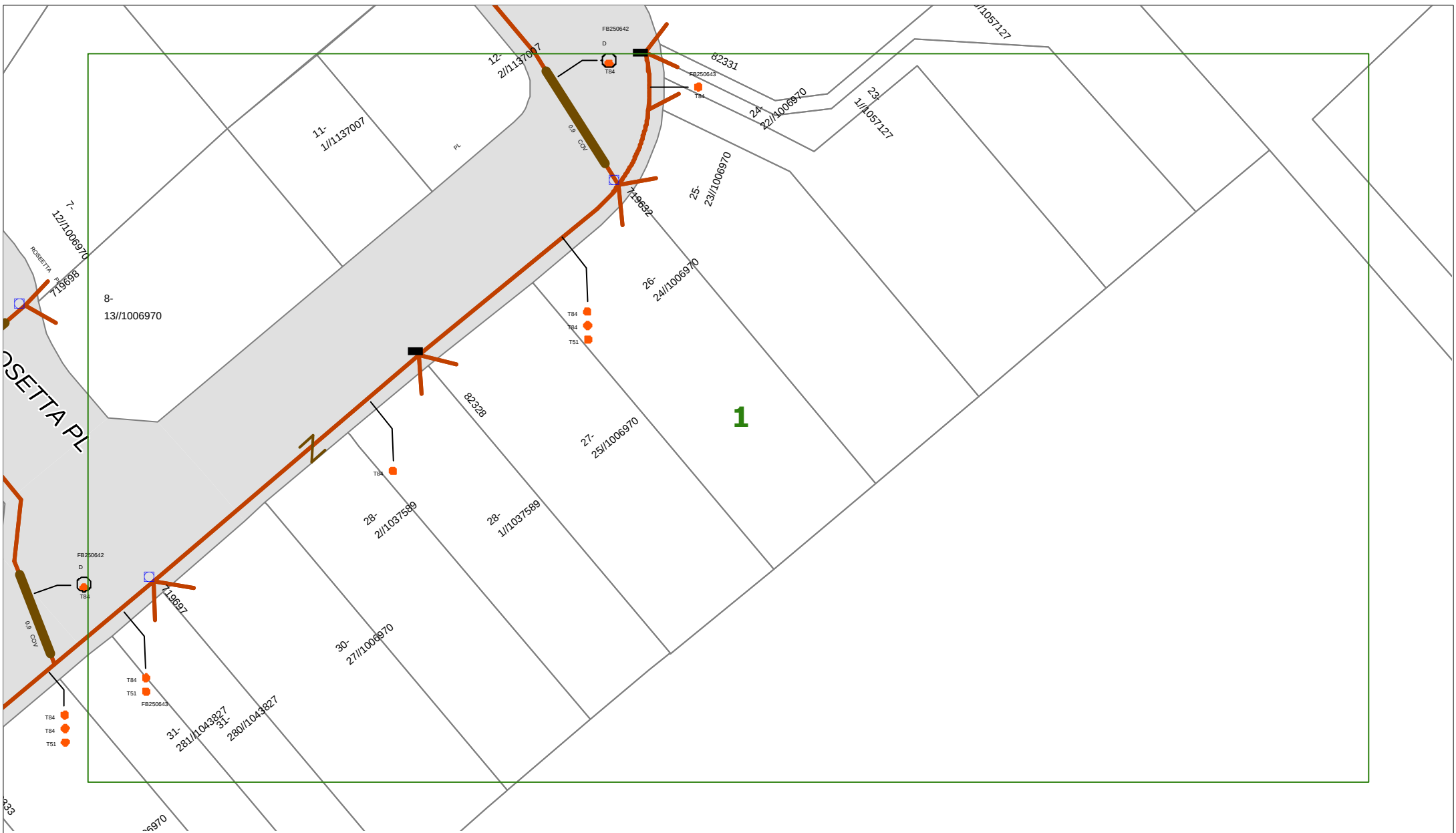


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4 WORKING DAYS BEFORE COMMENCING WORK



DO NOT SCALE

DBYD Sequence Number:	45572901
Issued Date:	18/05/2015



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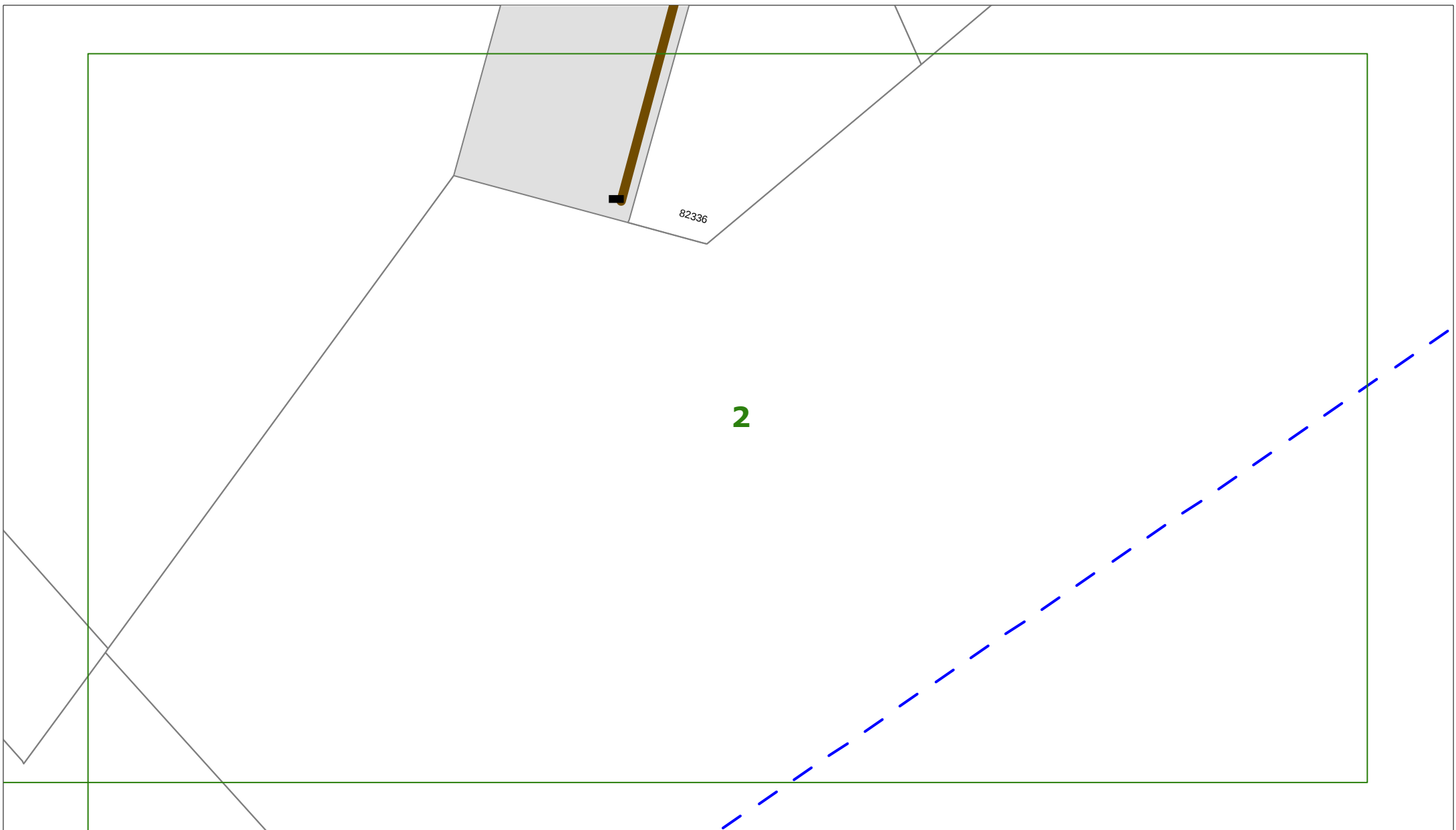
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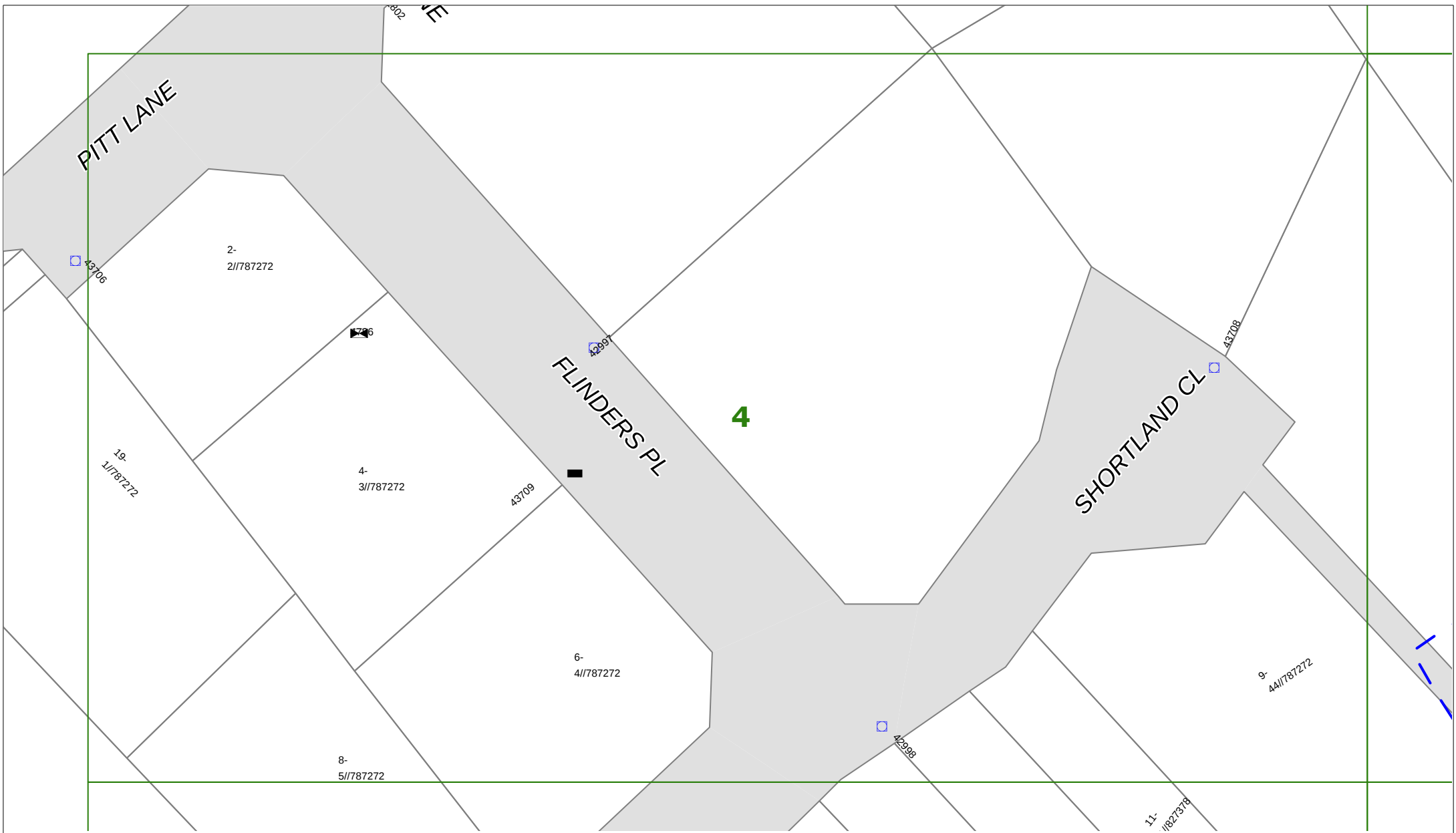


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ASBESTOS

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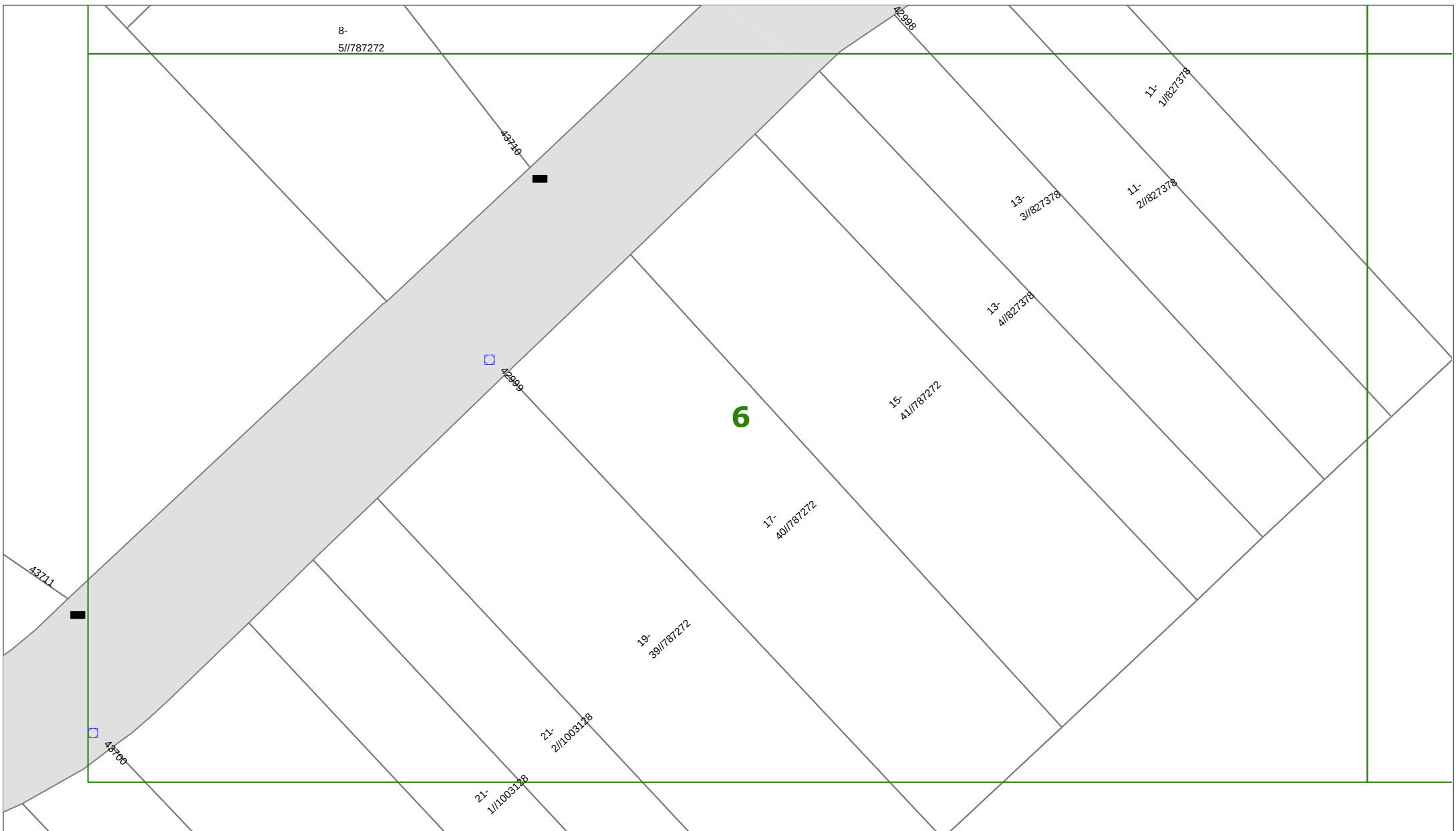
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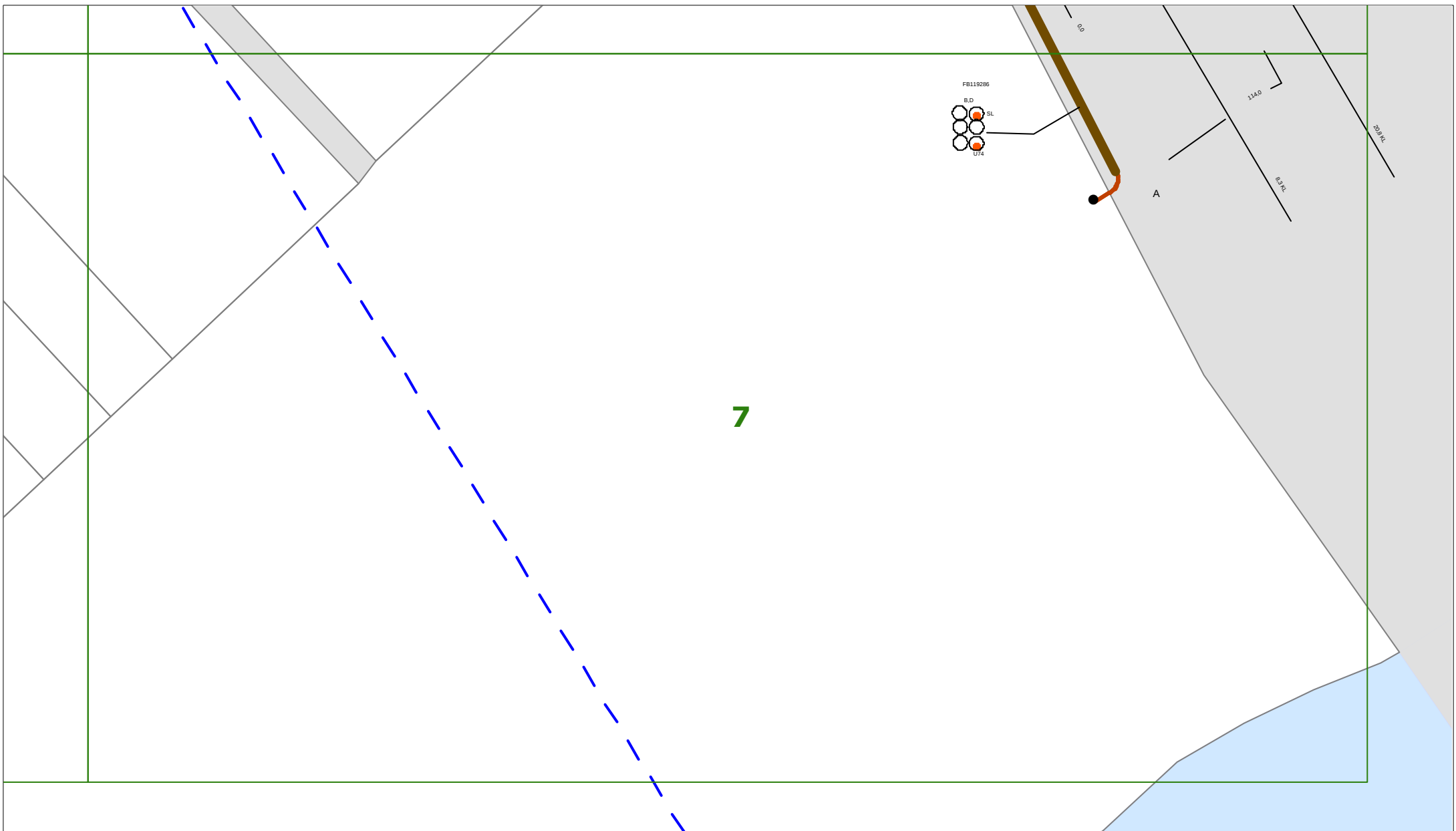


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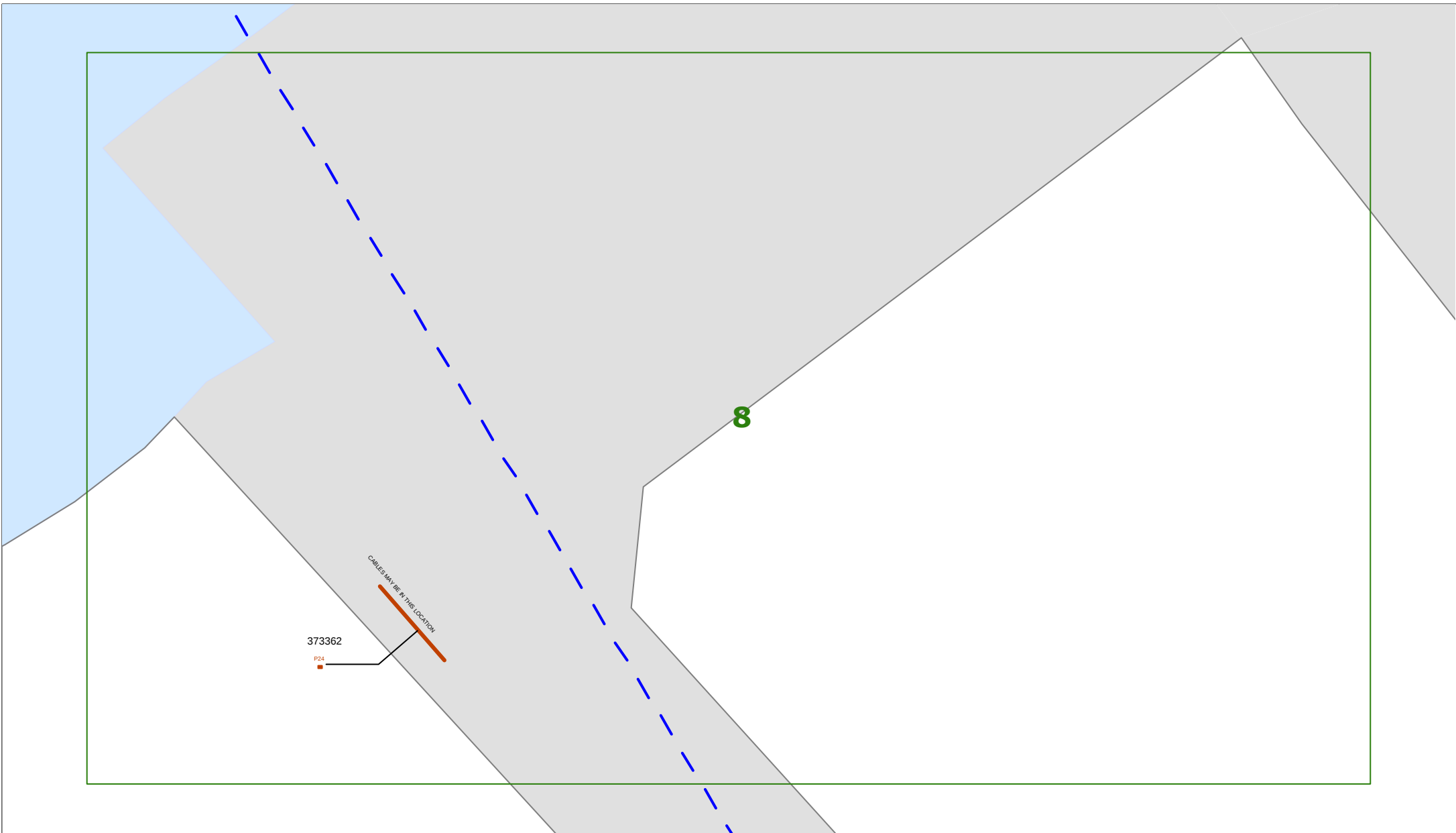


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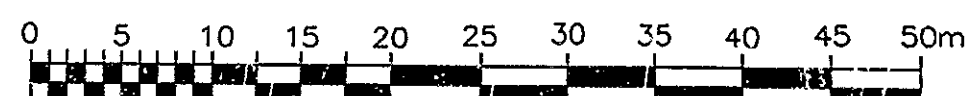
DBYD Sequence Number:	45572901
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NOTES
1. CABLES 0.6 FROM PROPERTY LINE, 0.6 COVER UNLESS OTHERWISE SHOWN.
2. LENGTHS IN METRES.

DUCT LEGEND		CABLE LEGEND	
B	50 PVC CONDUIT	SL	STREET LIGHT CONDUCTOR
C	100 PVC CONDUIT	SC	SERVICE CABLE
D	125 PVC CONDUIT	-Z-	TELECOM SHARED TRENCHING
E	100 FIBRO CONDUIT		
F	140 FIBRO CONDUIT		
G	150 FIBRO PIPE		

CABLE SCHEDULE			
CODE	TYPE	CODE	TYPE
U03	1 30. IN. 11kV AL PLYSWS	T09	25mm LV Cu PVC / PVC
U01	120mm 11kV AL PLYSWS	T11	35mm LV Cu PVC / PVC
U02	150mm 11kV AL PLYSWS	T15	15 30. IN. LV AL CONVSAC
U03	150mm 11kV AL XLPE	T20	50mm LV Cu PVC / PVC
U05	185mm 11kV AL PLYSWS	T36	2 30. IN. LV AL CONVSAC
U07	240mm 11kV AL PLYSWS	T38	150mm LV AL XLPE
U08	300mm 11kV AL PLYSWS	T39	150mm LV AL CONVSAC
U04	300mm 11kV AL PLYSWS	T42	3 30. IN. LV AL CONVSAC
U06	300mm 11kV AL SCREENED PLYSWS	T43	185mm LV AL XLPE
U07	185mm 11kV AL XLPE	T47	185mm LV AL CONVSAC
U04	240mm 11kV AL SCREENED PLYSWS	T52	240mm LV AL XLPE
U05	300mm 11kV AL SCREENED PLYSWS	T53	240mm LV AL XLPE (CON. NEUT)
U06	300mm 11kV AL SCREENED PLYSWS	T57	240mm LV AL PLYSWS
U07	240mm 11kV AL XLPE	T64	4 30. IN. LV AL PLYSWS
U09	UNKNOWN 11kV	T84	240mm LV AL XLPE
		T99	UNKNOWN LV

SCANNED



ISSUE DATE: 17-8-94
12-5-95
13-10-95
16-5-97

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Persons excavating are expected to exercise all due care in the vicinity where cables are indicated and will be held responsible for any damage caused to Endeavour Energy's Property.

Electrical apparatus shall be considered as live until proved de-energised. Contact with live electrical apparatus will cause severe injury or death.

Those excavating near Endeavour Energy's cables should be aware that ASBESTOS OR ASBESTOS - CONTAINING MATERIAL MAY BE PRESENT in Endeavour Energy's underground assets and that Organo-Chloride Pesticides (OCPs) are present in some 500mm dimension trenches.

Broadbanding Australia



To: Mr Trevor Woodward
Phone: 0402 454 338
Fax: Not Supplied
Email: trevor.woodward@bgeeng.com

Location of Underground Fibre Optic Cable Information Sheet

IMPORTANT: Please read all information and conditions below:

Dial before you dig Job	9186857	 DIAL BEFORE YOU DIG www.1100.com.au Some impact. No onsite action required.
Sequence #	45572906	
Issue Date:	05/18/2015	
Location:	Powells Lane, Richmond Lowlands, NSW-2753	

**Attachment 09
Existing NBN**

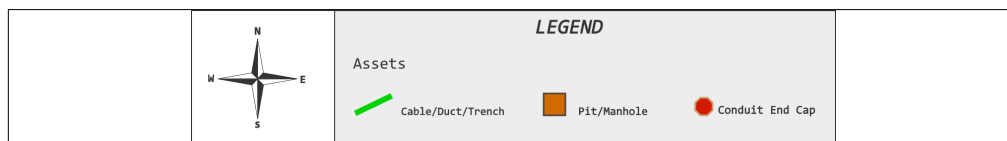
In relation to your enquiry at the above address:

- NBN Co's records indicate that there ARE underground fibre optic/telecommunications facility/facilities (owned or controlled by NBN Co) in the vicinity of the location identified above ("Location").
- NBN Co indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of the fibre optic/telecommunications facilities shown on the plan/s.
- In particular, the fact that the Indicative Plan/s show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators at your cost to locate NBN Co telecommunications facilities during any activities you carry out on site.)

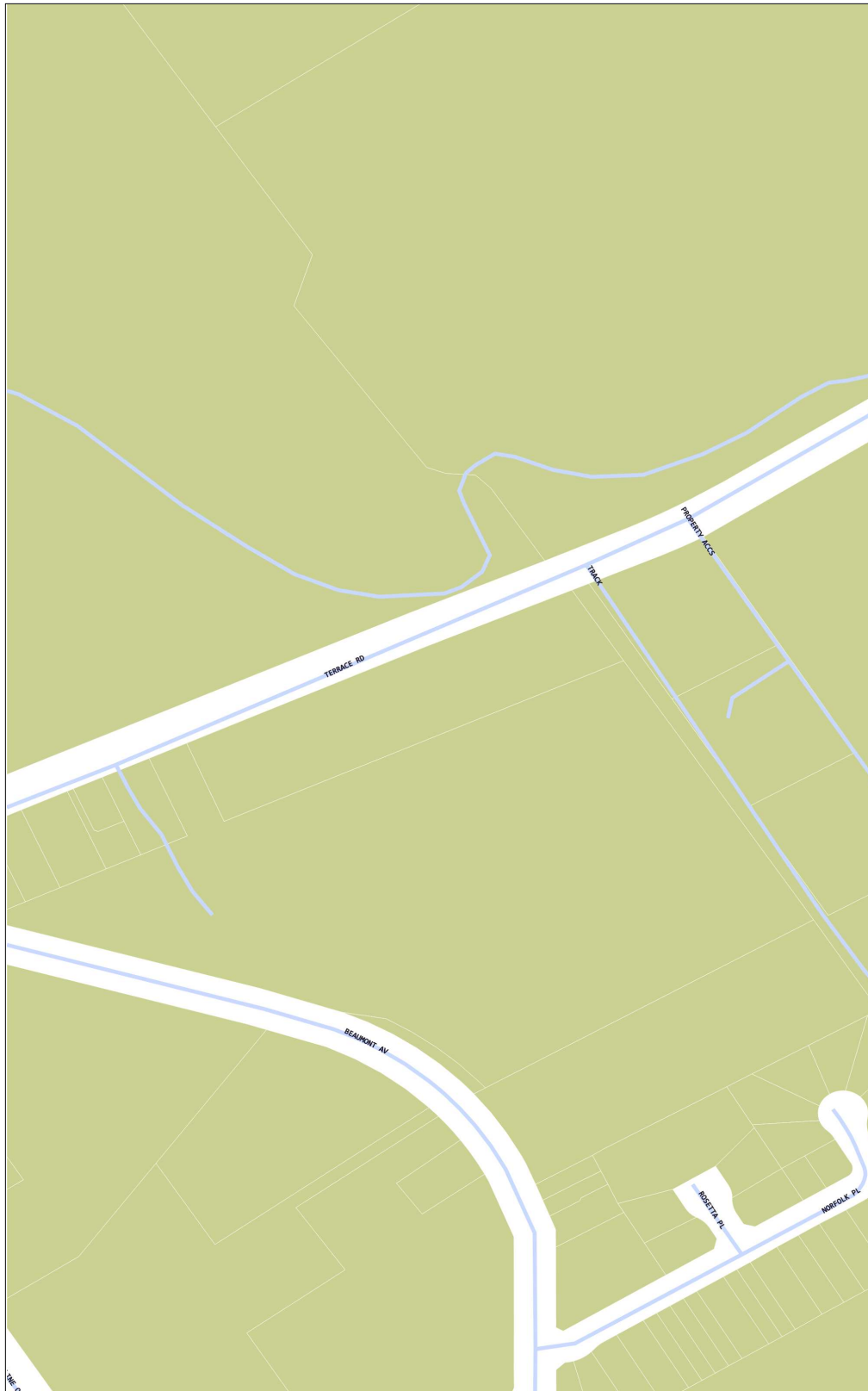
We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. If you require further information please contact NBN Co on **1800 626 762 OPTION 5 then 4.**

Notes:

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











Conditions

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

1. NBN Co does not accept any responsibility for any inaccuracies of its plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators at your cost to locate NBN Co telecommunications facilities during any activities you carry out on site).
2. You should not assume that fibre optic cables follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
3. In carrying out any works in the vicinity of NBN Co facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates
 - 1000mm when operating mechanical excavators.
4. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as NBN Co's optic fibre cables). You must take all reasonable precautions should to avoid damaging NBN Co's facilities. These precautions may include (but not limited to) the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify NBN Co immediately.
 - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
5. You will be responsible for all damage to NBN Co facilities that are connected (whether directly, or indirectly) with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include (without limitation) all losses expenses incurred by NBN Co as a result of any such damage.
6. You immediately must report any damage to NBN Co's network that you are/become aware of. Notification may be by telephone to the inquiries number listed above.

7. Except to the extent that liability may not be capable of lawful exclusion, NBN Co and its servants and agents and the related bodies corporate of NBN Co Limited and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any Plans attached hereto. Except as expressly provided to the contrary in this information sheet or the attached Indicative Plans, all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

IMPORTANT

This document is intended for the use of the named recipient only. Unauthorised use is prohibited. If you have it in error, please notify us and destroy this document.

Thank You,

Ann Maree Tytler

Manager Customer Support, Network & Service Operations

Date: 05/18/2015

Please consider our environment before printing

Notice to recipient:

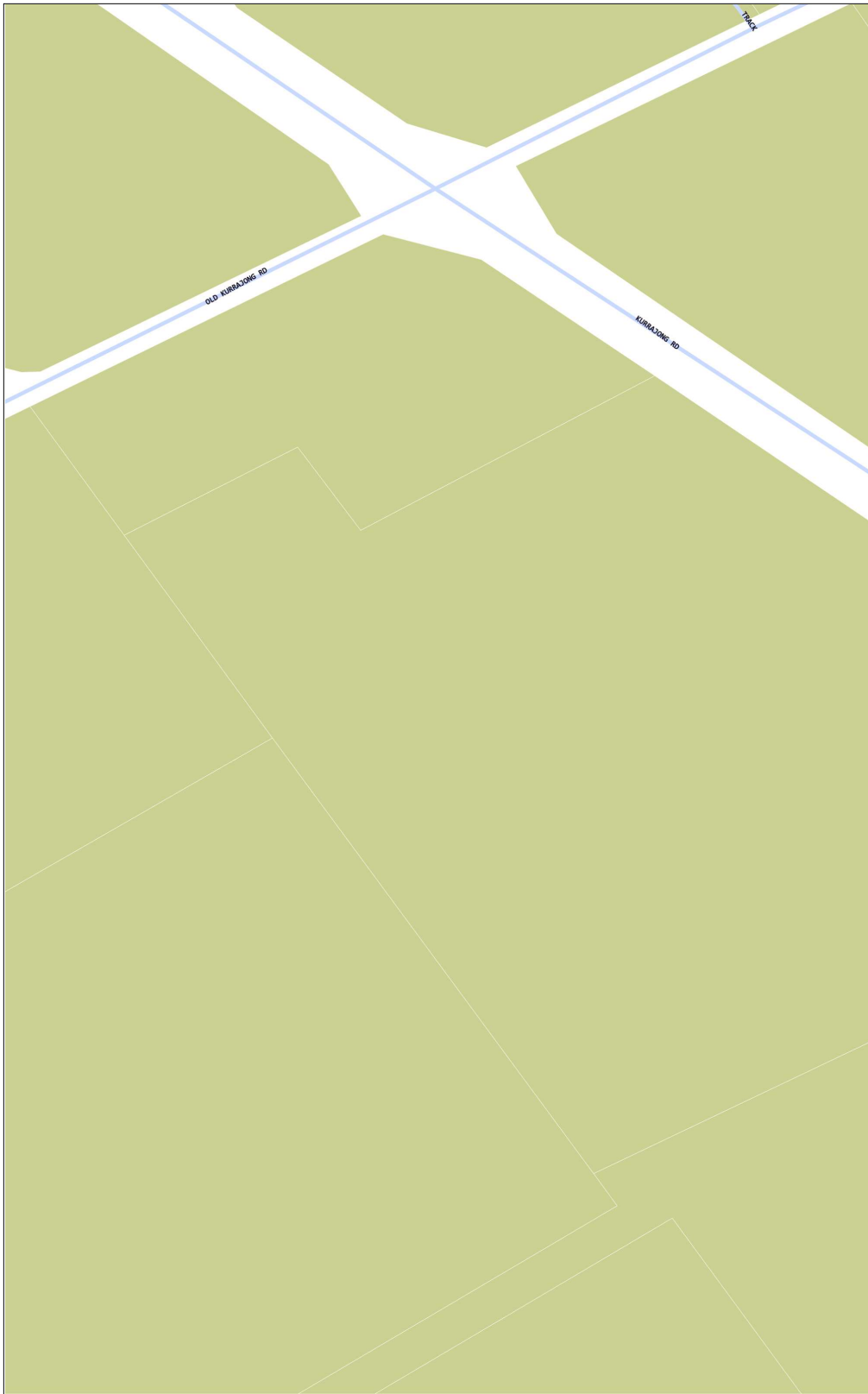
This document is intended only to be read or used by the addressee in connection with their Dial Before Your Dig query. It is confidential and may contain information that is subject to legal professional privilege or protected by copyright. You must not sell or sublicense the information contained in this document. If you are not the addressee indicated in this message (or responsible for delivery of the message to that person), you may not copy or deliver this message to anyone, and you should destroy this message and kindly notify the sender by reply e-mail. Copyright, confidentiality and legal professional privilege are not waived or lost by reason of mistaken delivery to you. Emails to/from NBN Co Limited may undergo email filtering and virus scanning, including by third party contractors, however, NBN Co Limited does not guarantee that any email or any attachment is secure, error-free or free of viruses or other unwanted or unexpected inclusions. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of NBN Co Limited.

**Cont- PDF for Job Number: 9186857 , Sequence Number: 45572906 , Issue Date:
05/18/2015**



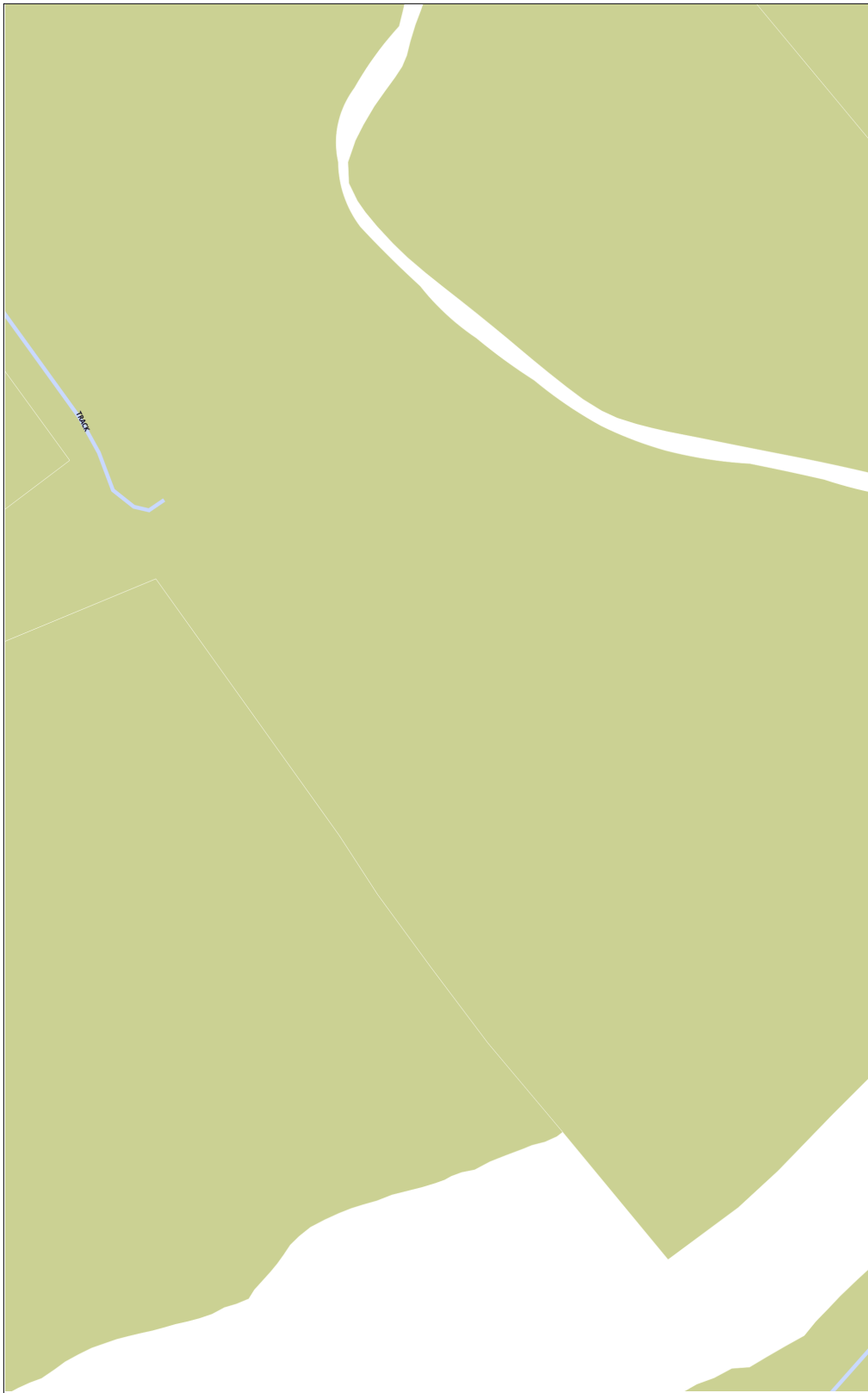


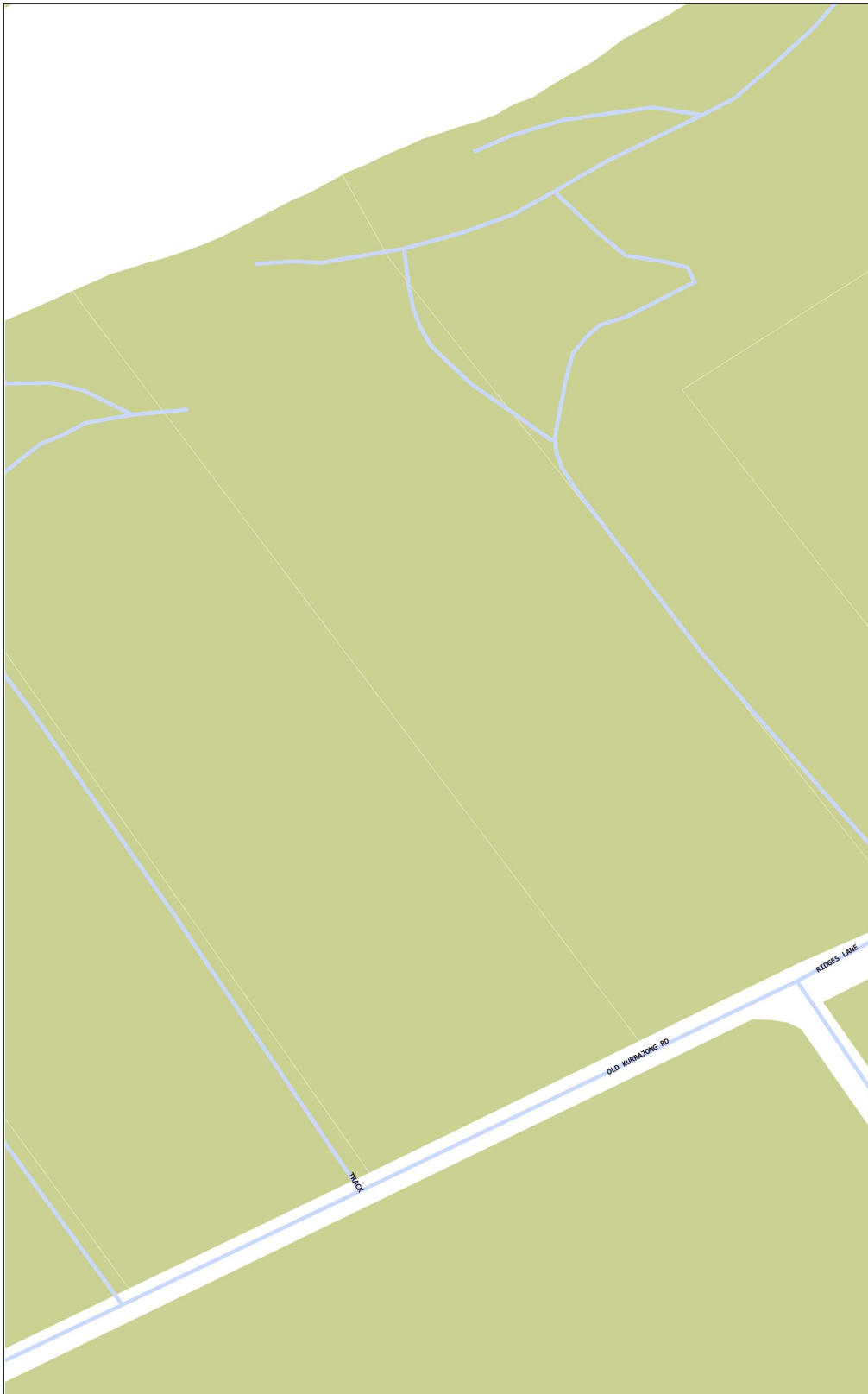


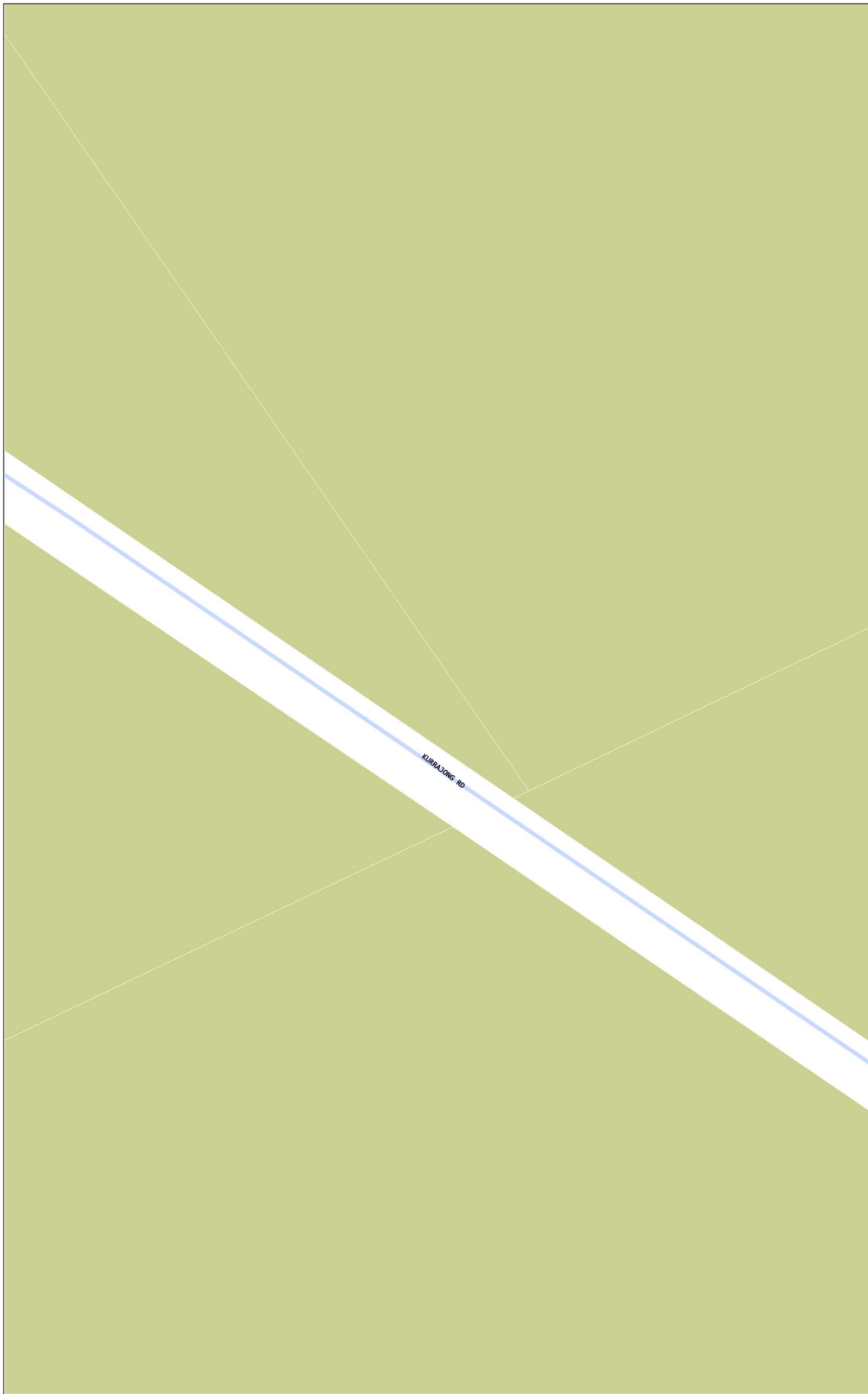




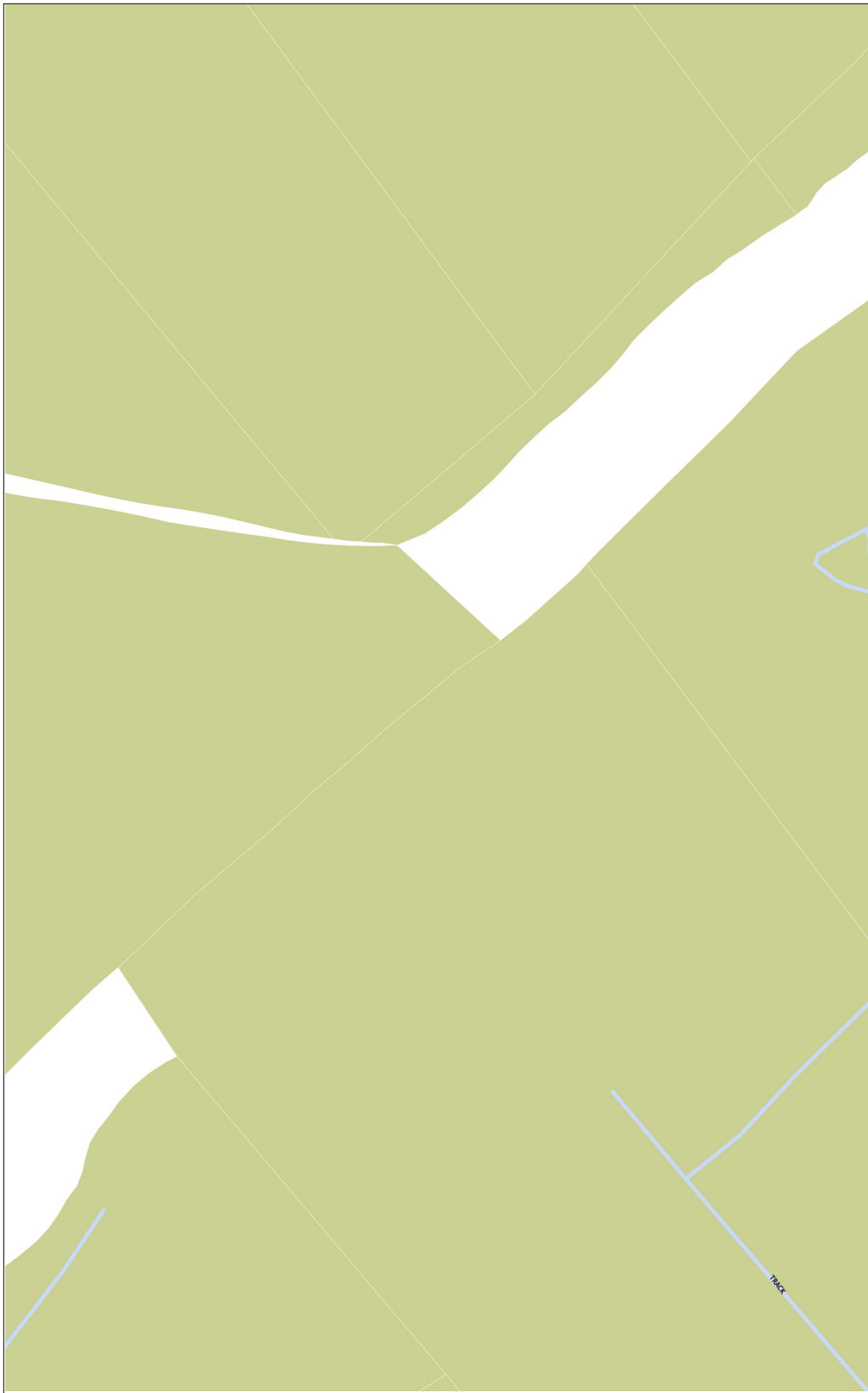
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05/18/2015**











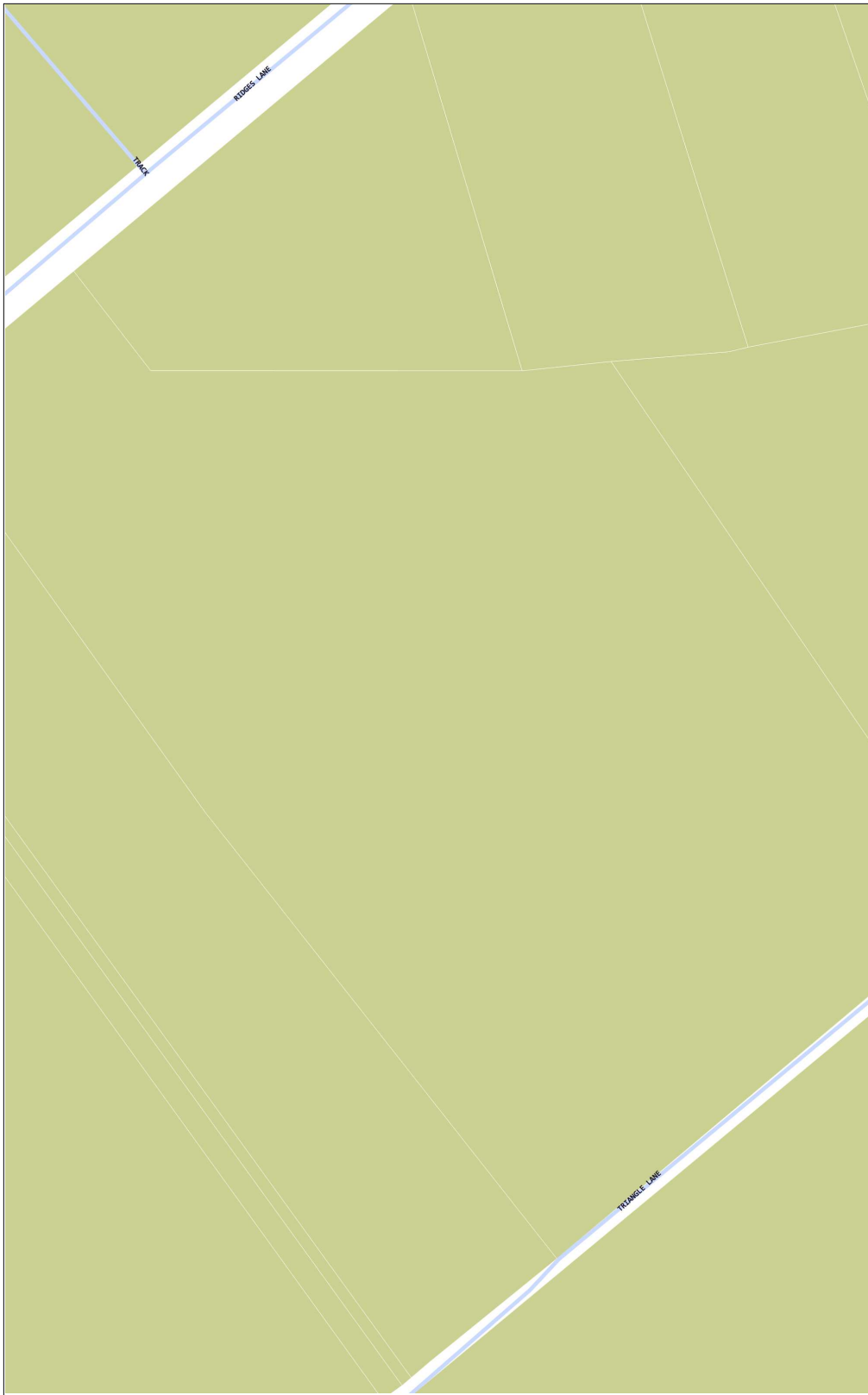
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05/18/2015**









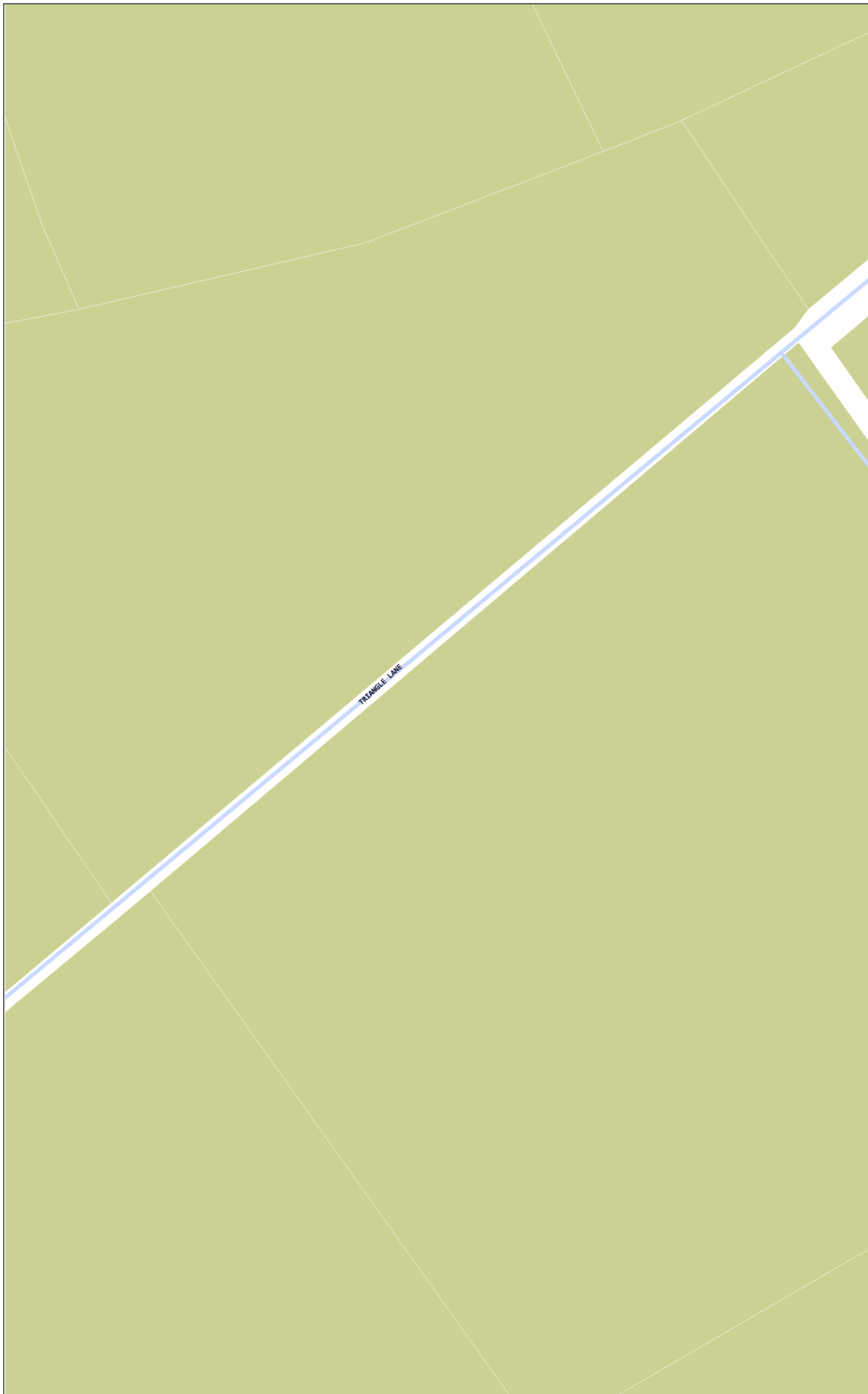


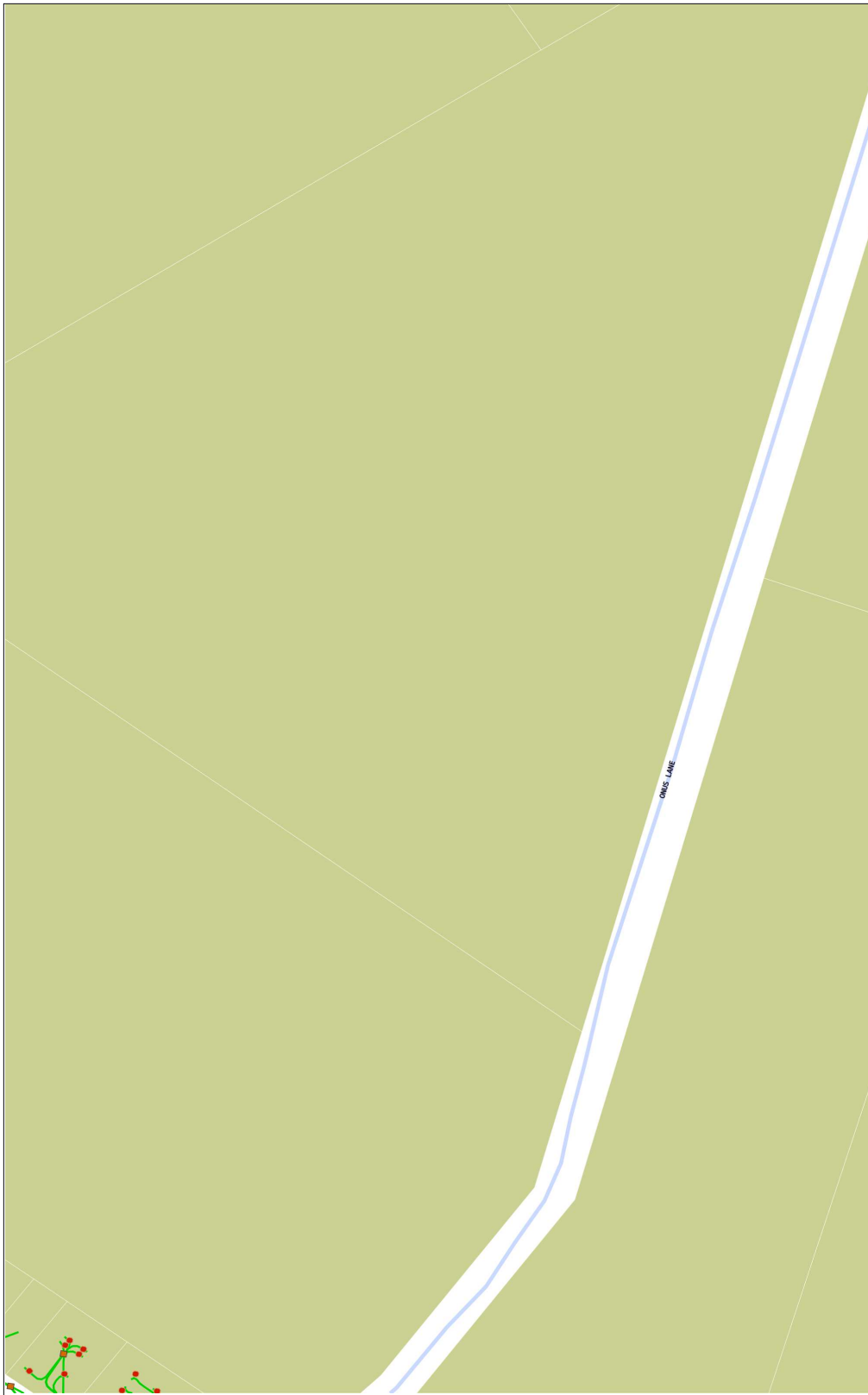
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05/18/2015**





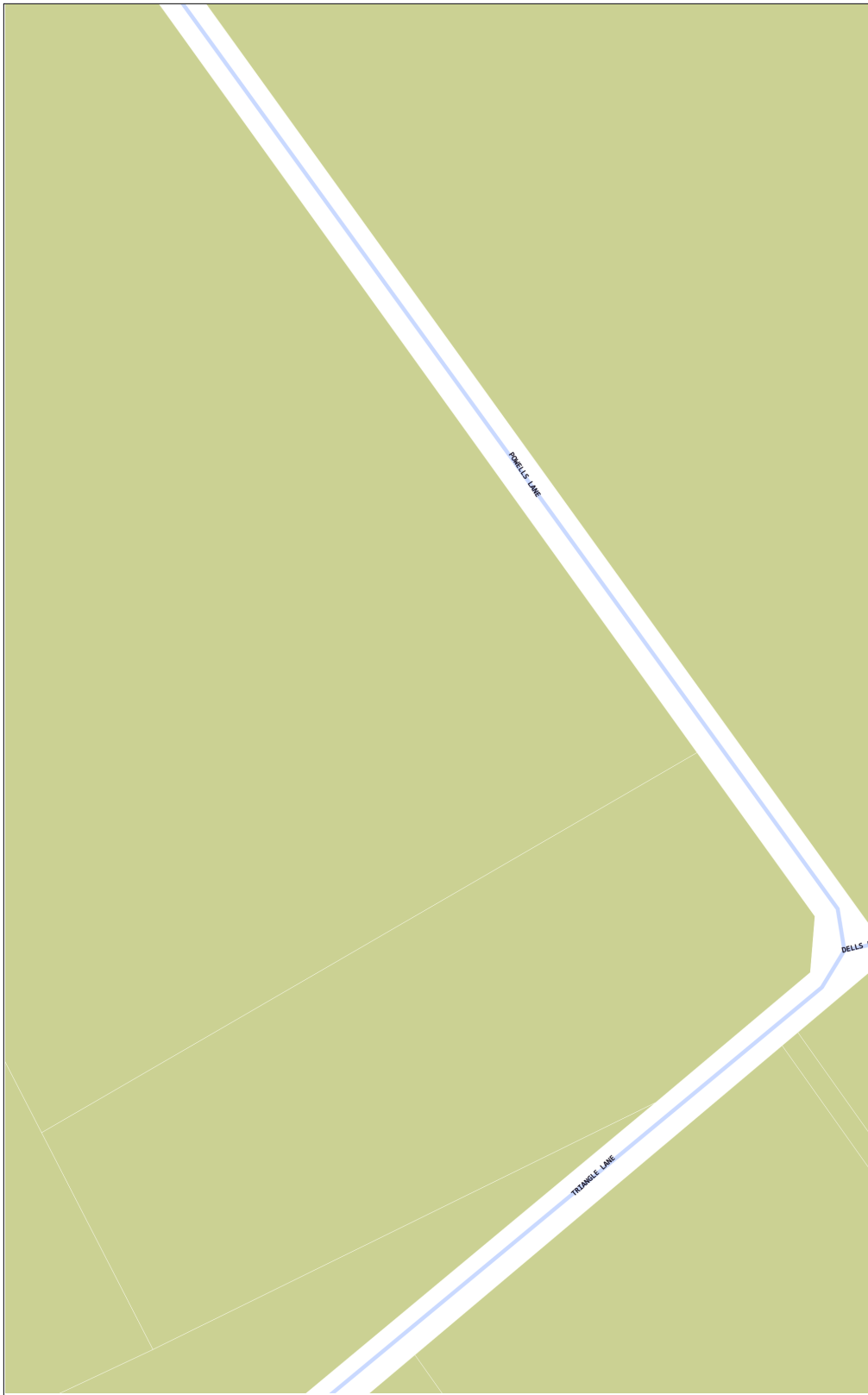


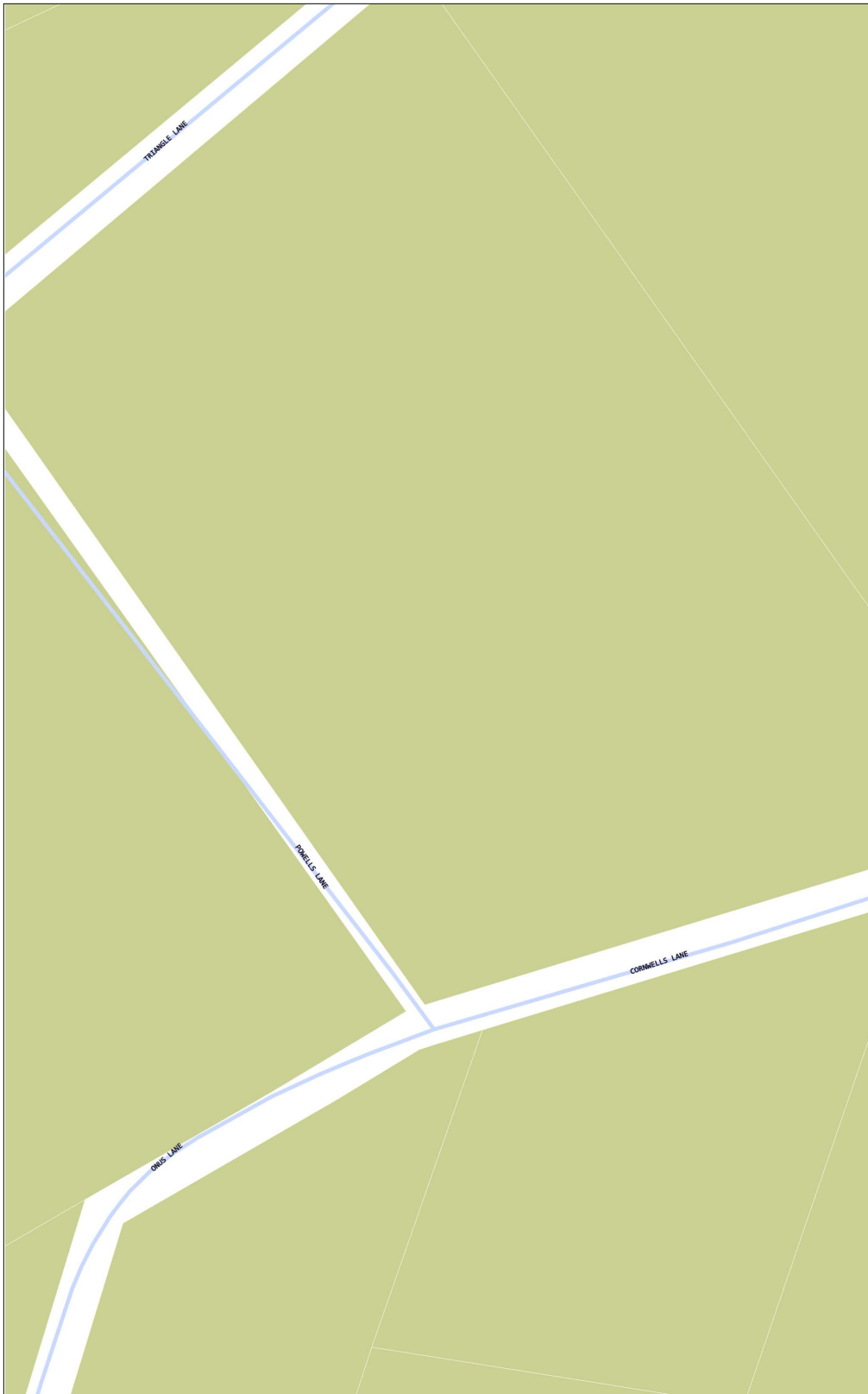




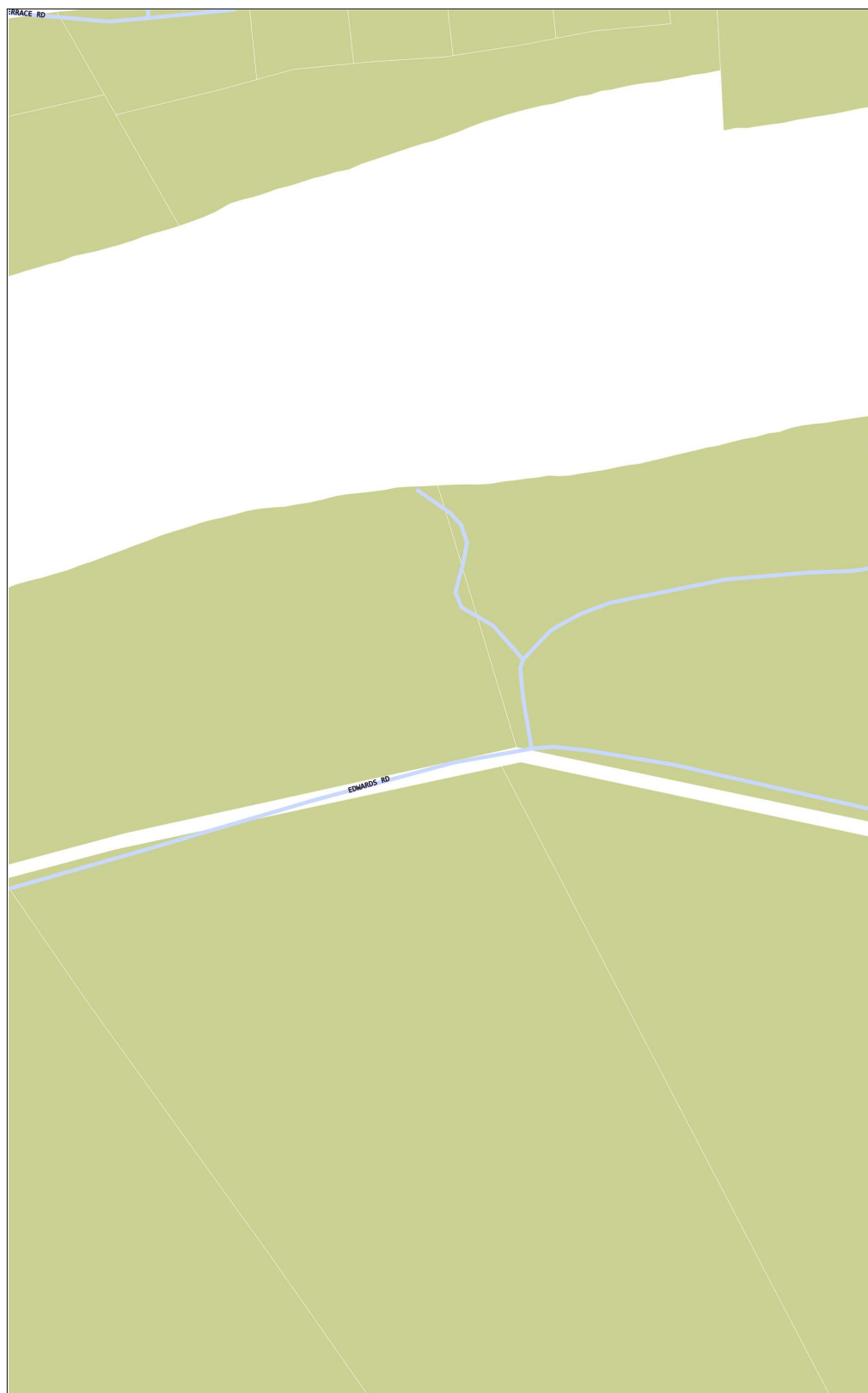
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05/18/2015**



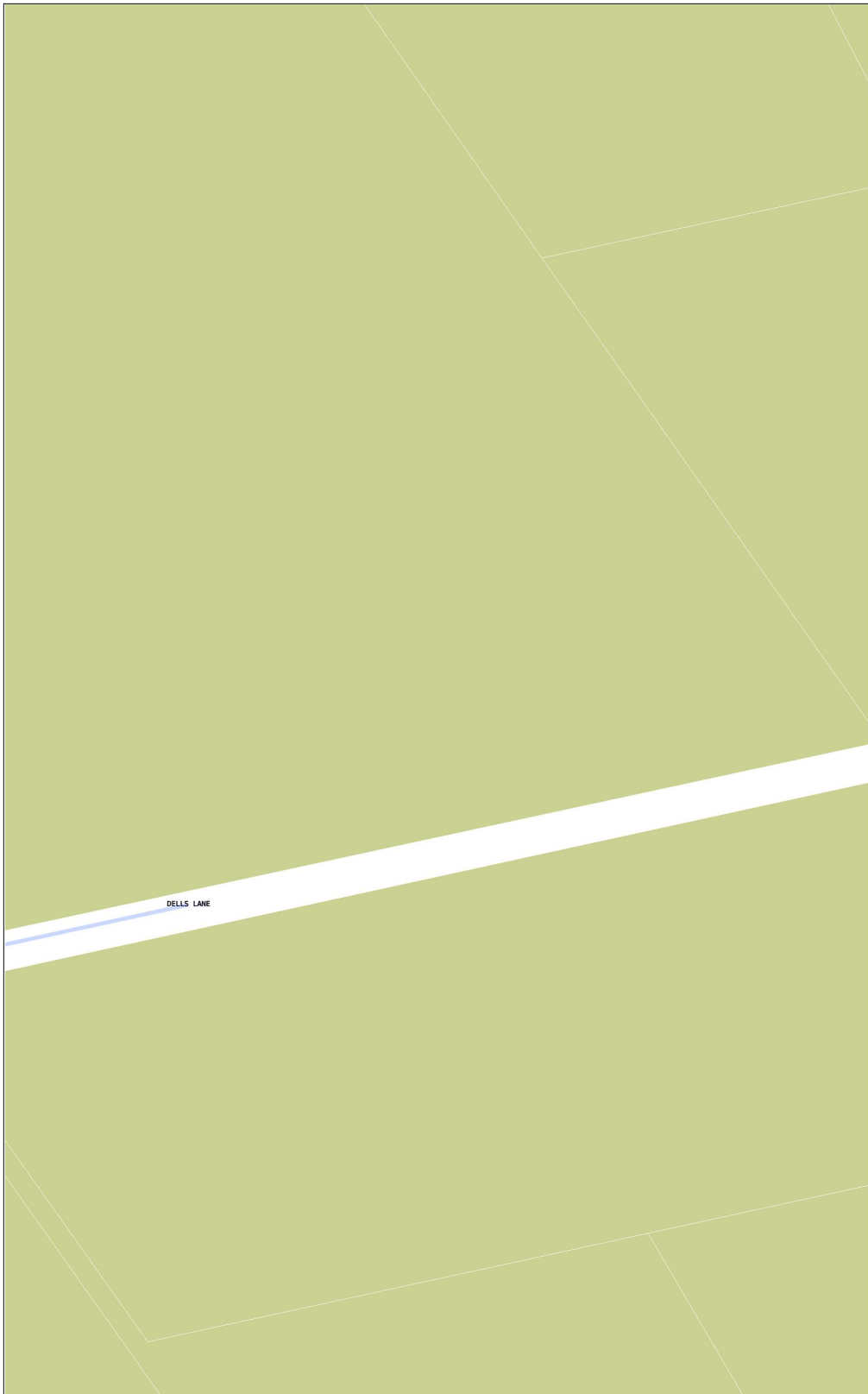




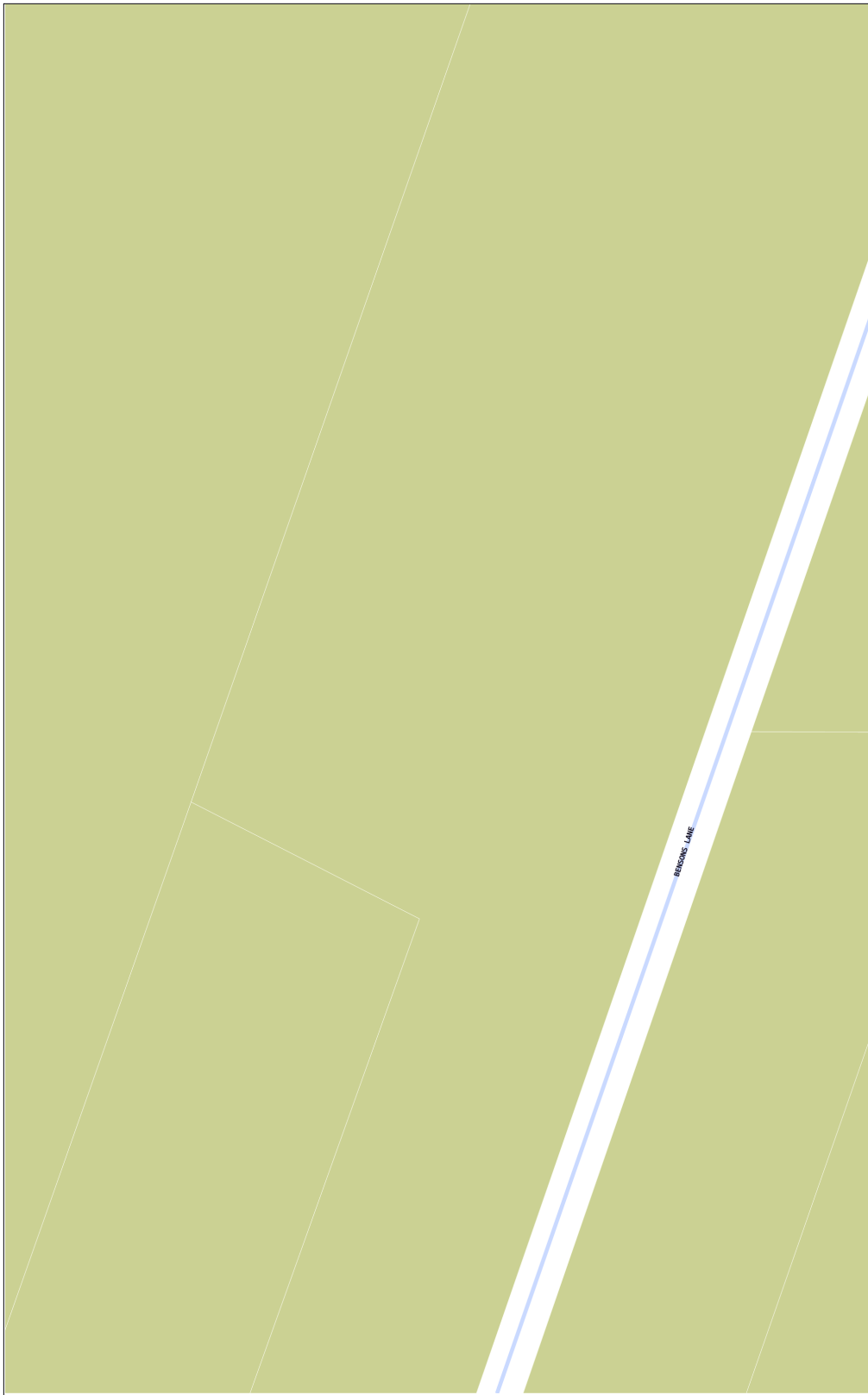




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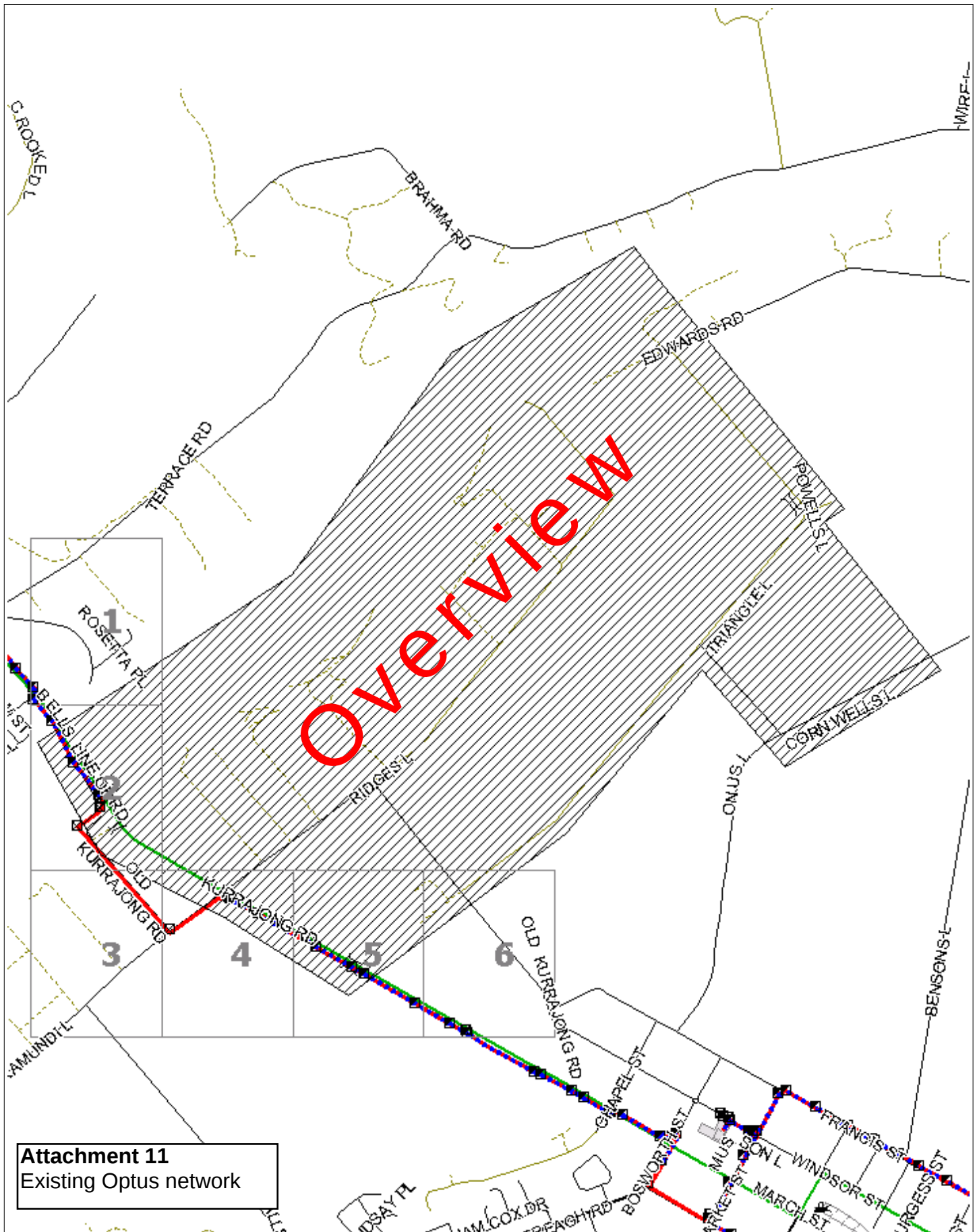








Attachment 10
Existing Telstra network



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Sequence Number: 45572903

Date Generated: 18/05/2015



For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208





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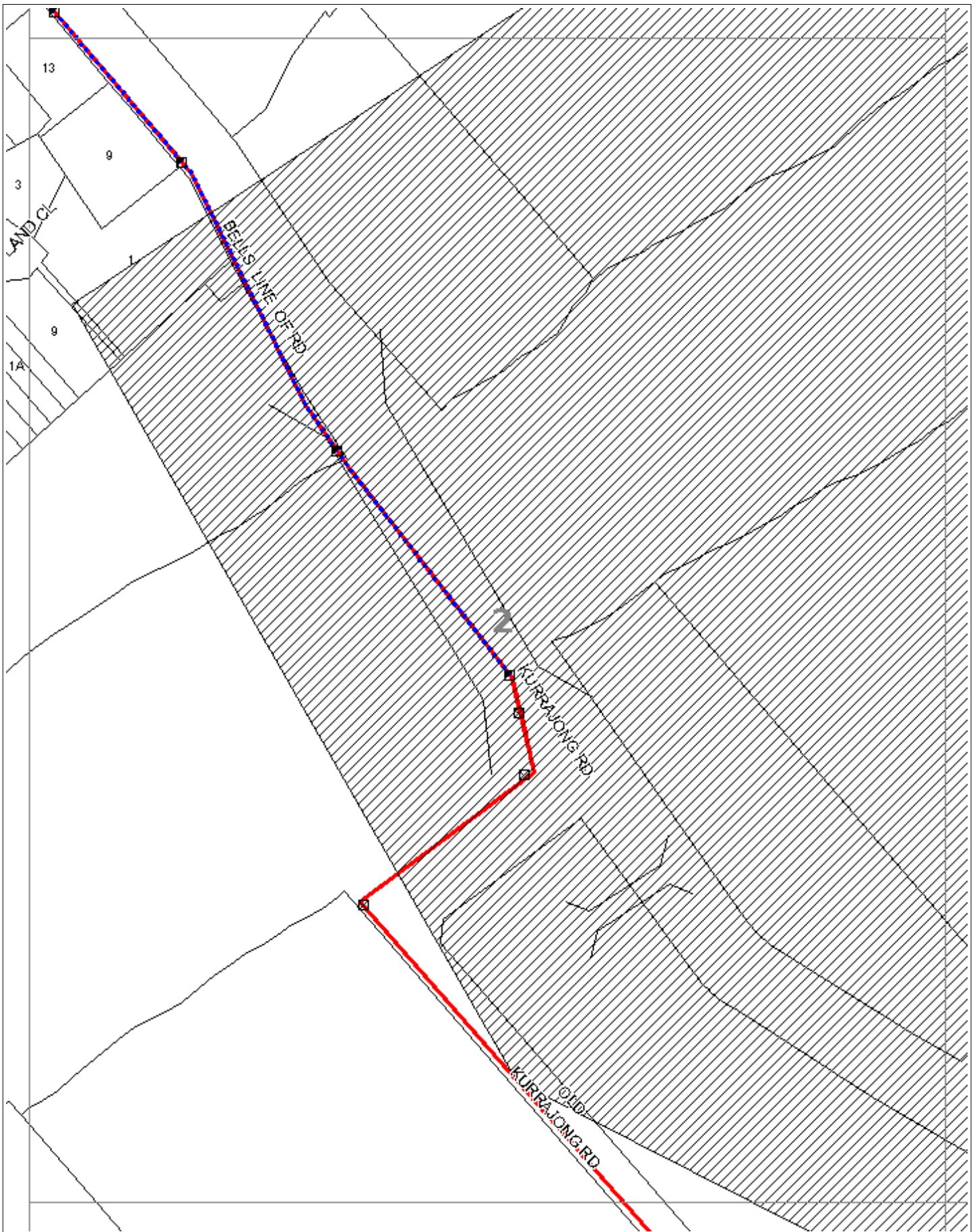
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Date Generated: 18/05/2015



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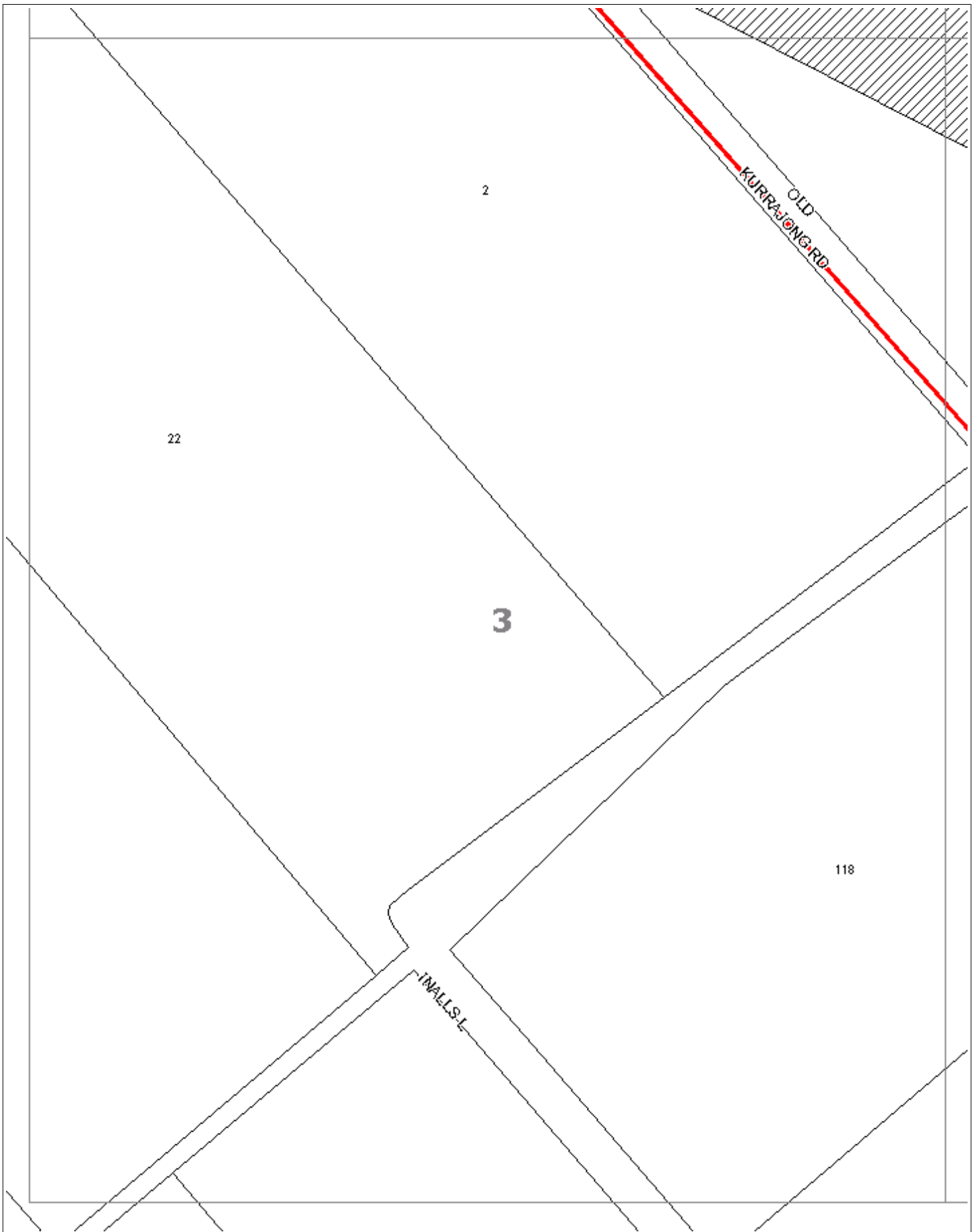
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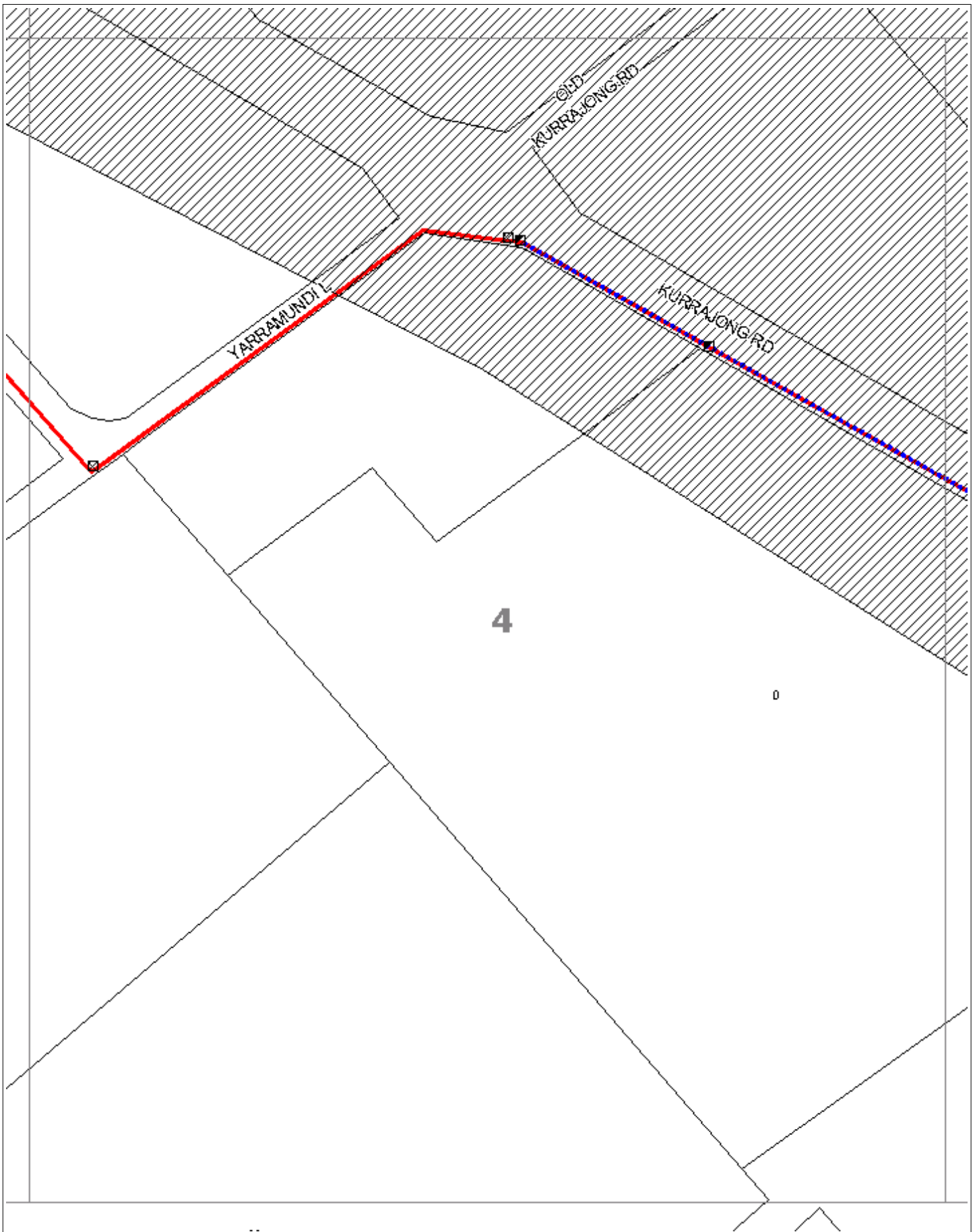
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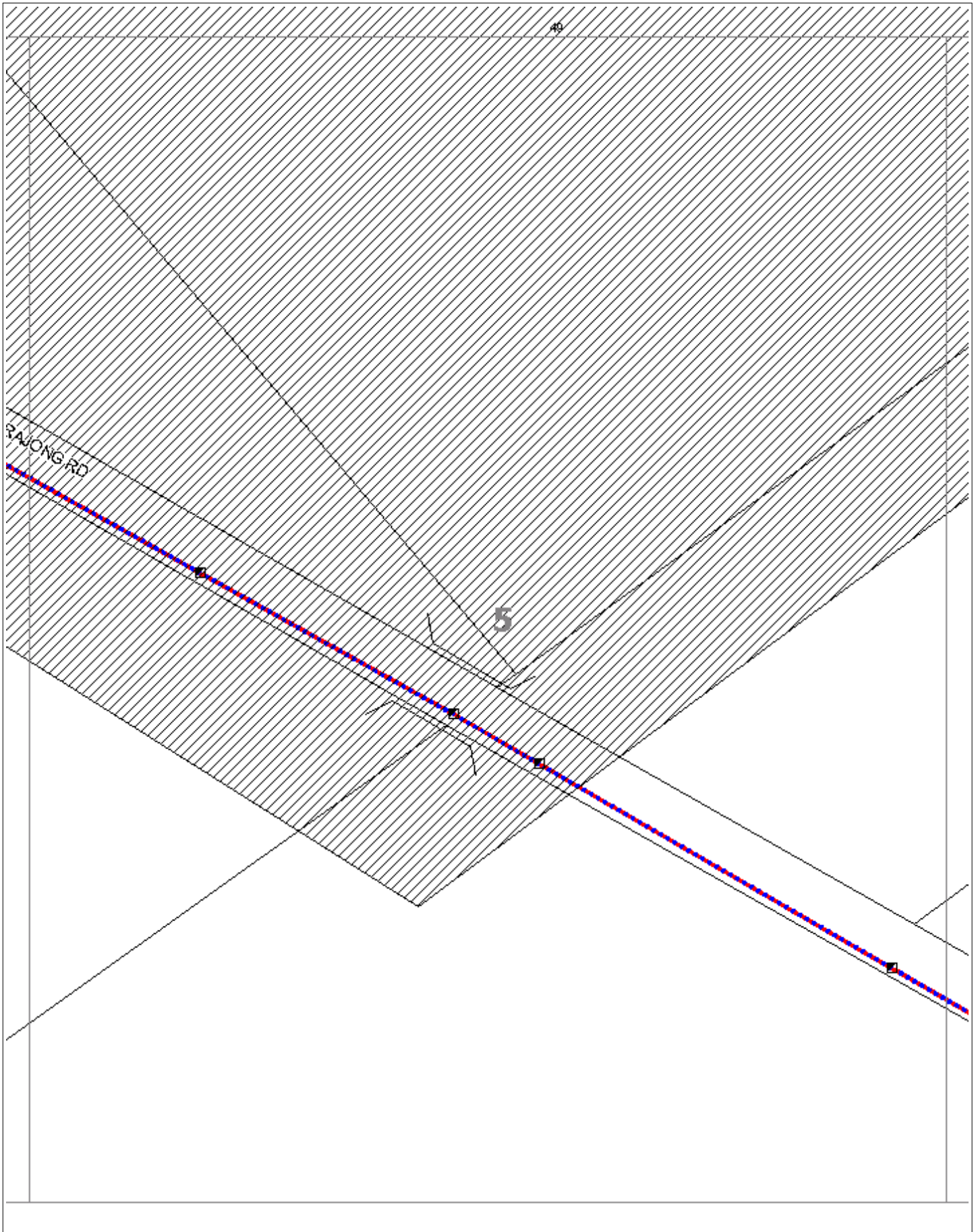
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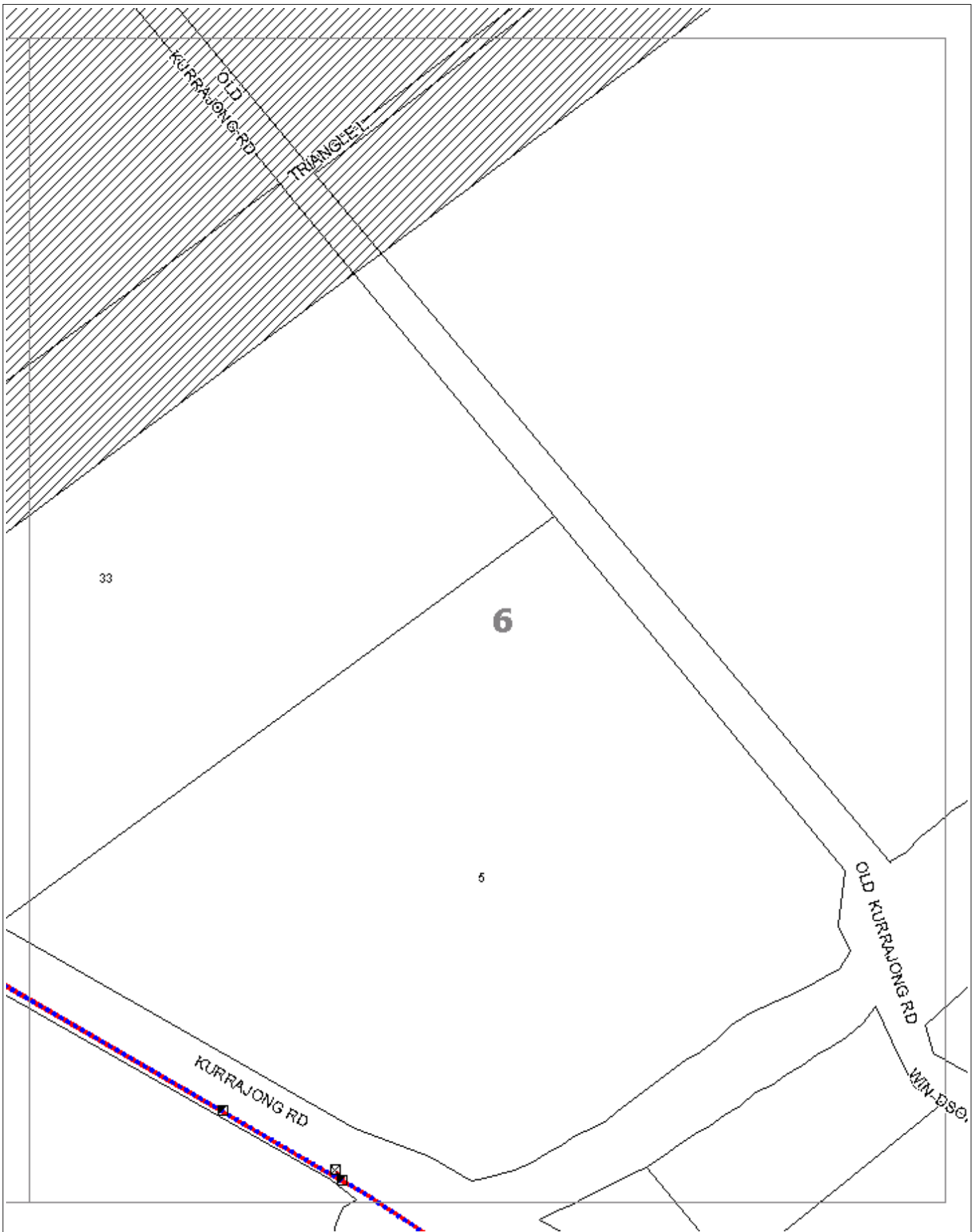
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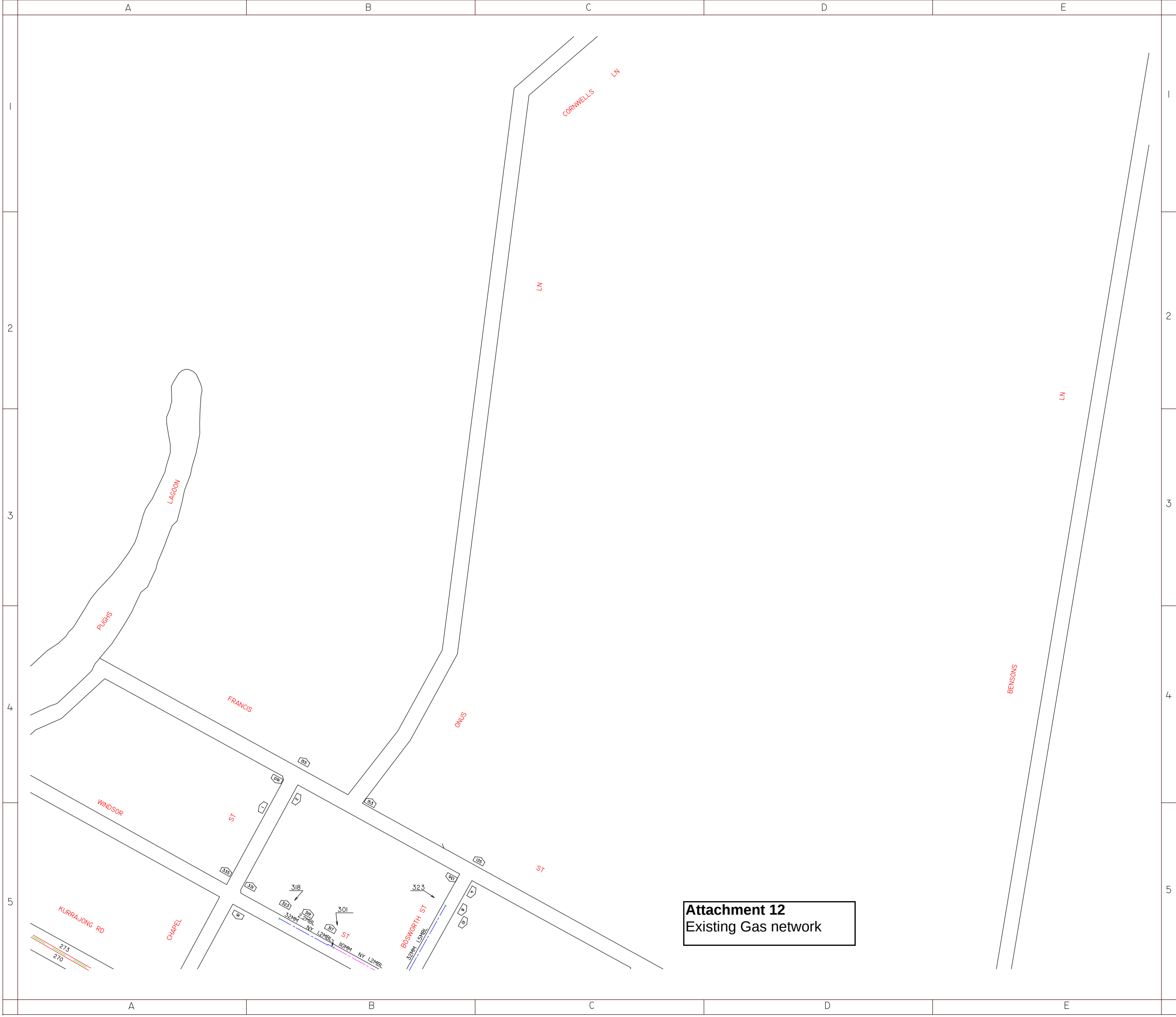
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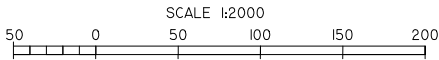


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RICHMOND
2A



THIS MAP UPDATED ON 14/03/07
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
DATE ALTERED:..... BY:.....

-	-	-
R1B	R2A	R2B
R1D	R2C	R2D

ADJOINING MAPS

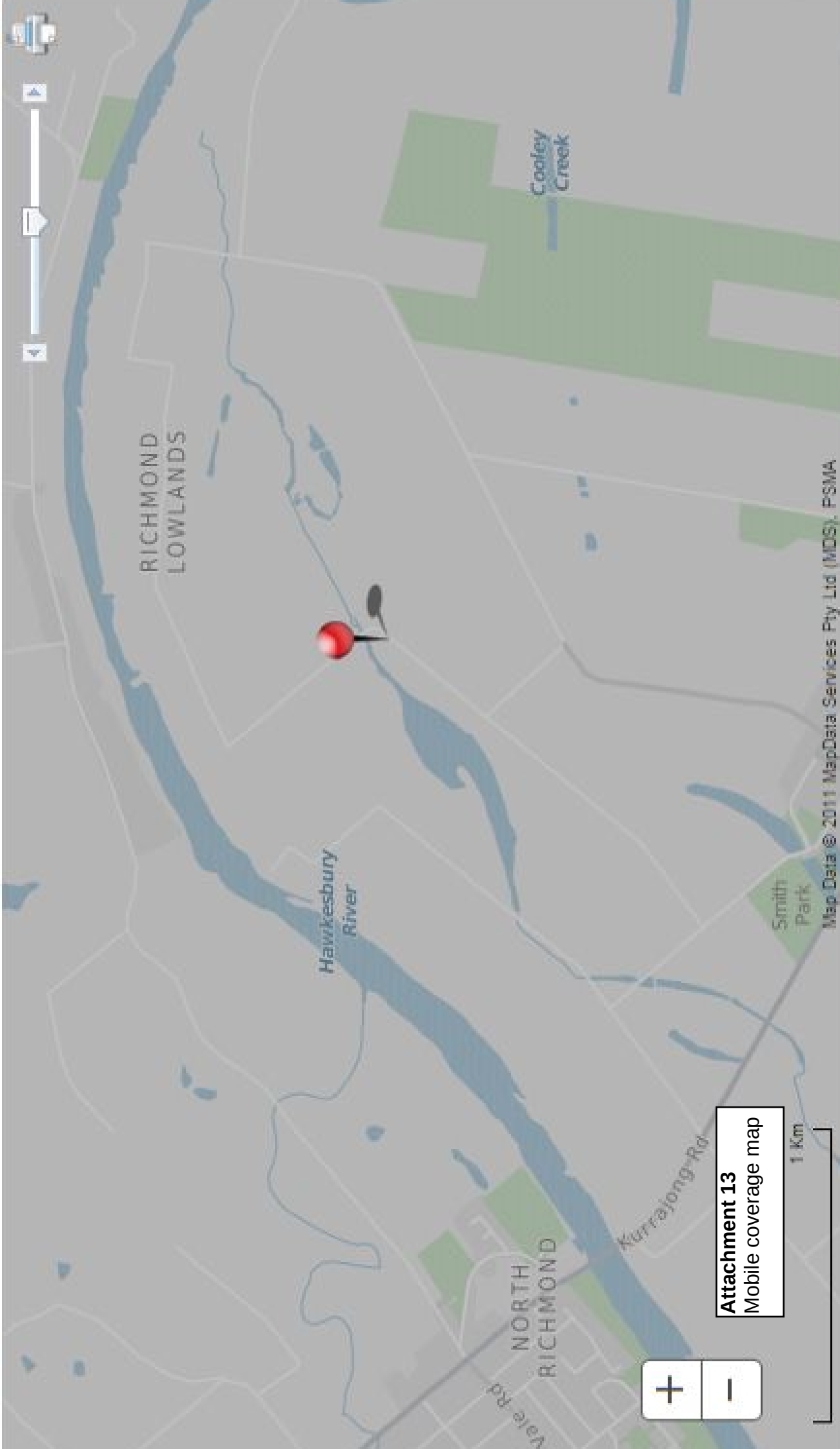
273 270	HAWKESBURY
NETWORK AREA	MUNICIPALITY AREA

Jemena

KEY

MAX ALLOWABLE OPERATING PRESSURE		
T	TRUNK PIPELINE	7000 kPa
P	PRIMARY MAIN	3500 kPa
S	SECONDARY MAIN	1050 kPa
400	NETWORK MAIN	400 kPa
300	NETWORK MAIN	300 kPa
210	NETWORK MAIN	210 kPa
100	NETWORK MAIN	100 kPa
30	NETWORK MAIN	30 kPa
7	NETWORK MAIN	7 kPa
2	NETWORK MAIN	2 kPa
PR II-2 3	PROPOSED MAINS	
PR II-2 3	STEEL MAIN PROJECT NUMBER	
P	PRESSURE MONITORING STATION	
Valve symbol	VALVE	
Regulator symbol	SYSTEM PRESSURE REGULATOR	
S	SIPHON	
123	NETWORK NODE	
123S	NETWORK VALVE NODE	
123V	VALVE NUMBER	
6NB	6 INCH CAST IRON MAIN	
150MM	150MM STEEL MAIN	
110MM PE/NY	110MM POLYETHYLENE/NYLON MAIN	
6NB 50MM NY	50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN	
1.2MBL	DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE	
1957	YEAR LAID	
++ ++	MUNICIPALITY BOUNDARY	
Network boundary line	NETWORK BOUNDARY	
House number symbol	HOUSE NUMBER	

RICHMOND 2A



GSM/GPRS Handheld

GSM/GPRS Handheld in a car kit fitted with an external antenna

Approximate coverage. Coverage speed and performance is dependent on where you are, the device you are using and can be improved by adding an external antenna