



8th May 2025
Matthew Borsato
Senior Strategic Planner
Port Stephens Council
116 Adelaide Street
Raymond Terrace NSW 2324

Attn: Matthew Borsato

Re: Servicing Advice Letter/ Key Infrastructure Letter – 21 Coxs Lane, Fullerton Cove

I write to provide a letter of advice for a Key Infrastructure and servicing strategy for the Fullerton Cove “Sandpiper” Rezone proposal at 21 Coxs Lane, Fullerton Cove.

Sewer and Water

Sewer and water can be connected to this site. There is a 250 mm PVC trunk main located along Fullerton Cove Road, which can more than service this development. Additionally, there is a 150mm PVC main in George Street, Fullerton Cove which is located at the boundary of this site. We have applied for an updated Preliminary Servicing Application, however, we attach a previous advice letter from Hunter Water for this site.

This site is located approximately 3 kilometres away from the nearest sewer connection Point. A rising main would be required to be installed with a point of connection available at the corner of Lavis Lane. This connection point goes to Williamtown 1 Wastewater Pumping Station (WWPS) and has sufficient capacity to service this development.

Please also refer to the Servicing Advice Letter from Hunter Water attached.

Electricity/ Telecommunications and Gas

The proposed development will be serviced by electricity, telecommunications, and gas. Installation and augmentation of these services to each lot will be undertaken as part of the development works. Should any upgrades be required to service the lots, these will be undertaken in accordance with Ausgrid, NBN, and Jemena requirements. Evidence of supply of these services will be provided to Council prior to the issue of a Subdivision Certificate.

Ausgrid 132KVA Subtransmission Substation is located approximately 4 kilometres away from this site. This site would require 11,000 volt substations. 11,000 volts can be found at the frontages to this development along Cox’s Lane. 415 volts is also available via George Street.

A DIP (Design Information Package) with Ausgrid will be applied for upon DA submission for this project.

I hope this letter meets your requirements. Please contact me on 0428 950 838 or via email at luke@cehire.com.au should you have any questions regarding this matter.

Yours sincerely,

Luke Roberts
Director
0428 950 838