

ADW JOHNSON PTY LIMITED

ABN 62 129 445 398

Sydney
Level 35 One International Towers
100 Barangaroo Avenue
Sydney NSW 2000
02 8046 7411
sydney@adwjohnson.com.au

Central Coast
5 Pioneer Avenue
Tuggerah NSW 2259
02 4305 4300

coast@adwjohnson.com.au

Hunter Region
7/335 Hillsborough Road,
Warners Bay NSW 2282
02 4978 5100

hunter@adwjohnson.com.au

Servicing Investigation

Worimi Ecotourism Development

Property:

Lot 227, DP 1097995
Lavis Lane, Williamtown

Applicant:

Worimi LALC

Date:

June 2019

Project Management • Town Planning • Engineering • Surveying
Visualisation • Economic Analysis • Social Impact • Urban Planning

www.adwjohnson.com.au

Document Control Sheet

Issue No.	Amendment	Date	Prepared By	Checked By
A	Initial Issue	25 th July 2018	BF	MKE
B	Amended	14 th August 2018	BF	MKE
C	Amended	25 th March 2019	NS	MKE
D	Amended	28 th June 2019	RJ	MKE

Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

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1.0 Introduction

1.1 GENERAL

This report has been prepared to provide advice on the servicing constraints which will inform the development application for the Worimi Ecotourism Development. The proposed development will incorporate a carpark, a visitor centre and cabins with access via Lavis Lane. The carpark will include vehicle and quad bike access to various existing and proposed dune tracks. The preparation of this services report has been undertaken to accompany the development application.

1.2 SITE LOCATION

The subject site, as depicted in **Figure 1** below, is located within Lot 227 DP1097995 Lavis Lane, Williamstown. The site has a developed area of approximately 1ha.

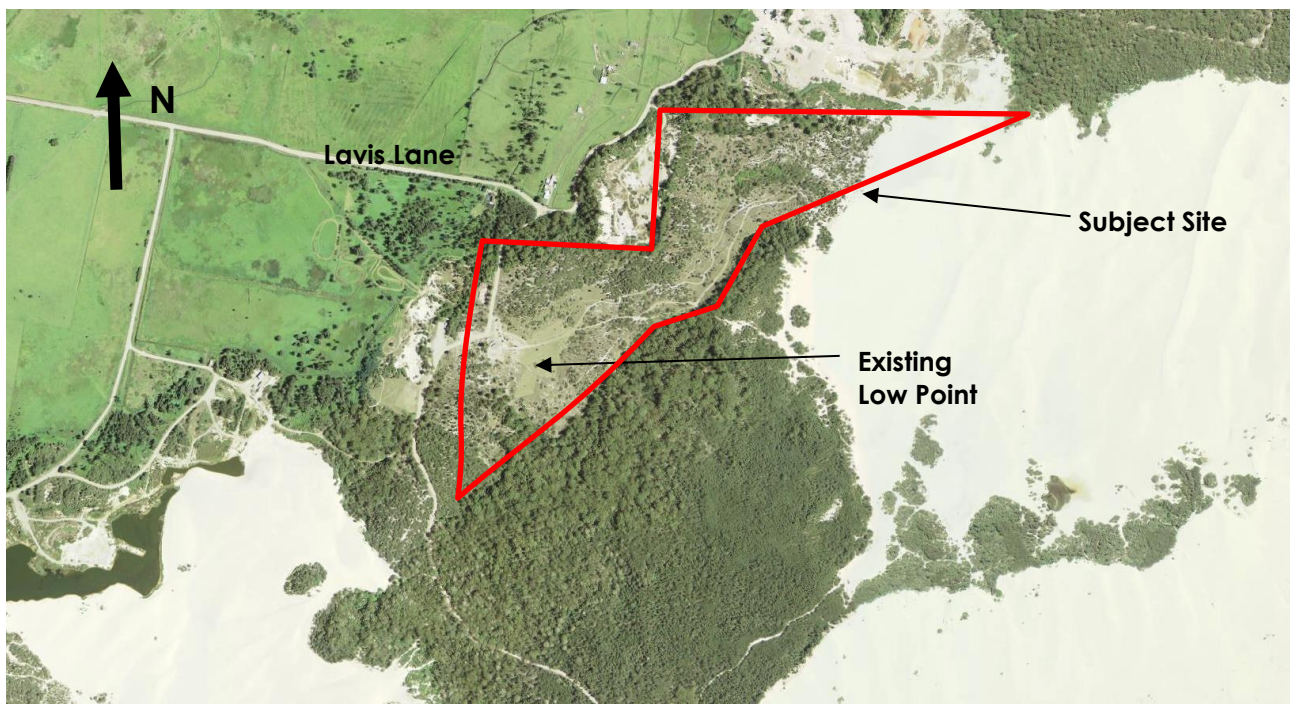


Figure 1: Site Locality (Six Maps Image)

The existing area, as shown in **Figure 1**, is a sandy site consisting of sand dunes with shrubs adjacent to the Worimi Conservation Lands. The area can be accessed via Lavis Lane and has various tracks throughout leading to Stockton Beach which is approximately 1km away.

2.0 Water and Wastewater

After reviewing the Dial-Before-You-Dig (DBYD) information for the proposed site and the area surrounding it, it was determined that there are no existing water or wastewater services within the vicinity of the site. This was confirmed with HWC (refer to letter attached in **Appendix A**). The closest watermain that could be detected was located to service 20 Lavis Lane, approximately 2km west of the proposed development.

It is the intent of this development to utilise 10kL for each amenities block and the visitors centre rainwater tanks for the proposed site. The rainwater tanks will be topped up with potable water from water trucks along the access way during extended periods of low rainfall.

The closest sewer connection available is located approximately 2.4km west of the site. It is proposed to utilise a compostable toilet solution which will be externally vented. Grey water from the showers will be discharged into infiltration trenches adjacent to the buildings.

3.0 Electrical

The closest Ausgrid assets to the proposed development include an aboveground power transmission line that runs east along Lavis Lane. This power line services a homestead located at the eastern end of Lavis Lane, approximately 600m north of the proposed development. The power transmission pole and mains servicing the homestead carries 11kV High Voltage (HV).

Ausgrid has advised that a pole top substation will be required to service the development (refer to Ausgrid correspondence in Appendix B). The proposed extension to the HV line would run south to the proposed Worimi development site aboveground to the pole top substation, where it would be reticulated internally.

The proposed extension of the HV transmission mains and route to the site in relation to the existing property boundaries and connection to Ausgrid's electrical assets at the far eastern end of Lavis Lane are shown in **Exhibit 1**.

4.0 Gas

After reviewing DBYD information, it was determined that there are no existing gas services available in the vicinity of the proposed site. The nearest gas pipeline that could be detected is a secondary main running along Nelson Bay Road approximately 2.4km west of the proposed development.

Connecting into the existing gas pipeline will not be required as the proposed development anticipates to use bottled gas tanks to service individual cabin sites for the purpose of cooking only. The bottled gas tanks will be transported to the site by trucks as required.

5.0 Communications

After reviewing the information provided within the DBYD, the closest available Telstra network to the proposed development was located to be approximately 600m north of the site at the east end of Lavis Lane. An addition to the current Telstra network will not be required, as it is the intent of this development to remain ecofriendly and disconnected from the communications network. The only communication access available will be provided through the mobile network.

6.0 Conclusion

Based on the analysis provided within this report, there are no large scale works anticipated in order to provide adequate servicing of the proposed development.

Water supply will be provided through the provision of onsite rainwater tanks used to harvest rainwater runoff. In the event that additional water is required for the tanks, water trucks are to be used to fill the tanks with potable water via the access track.

An extension to Ausgrid's existing 11kV HV mains from the power transmission pole located at the eastern end of Lavis Lane will be required in order to service the proposed ecotourism site. The extension will run approximately 600m south to a pole top substation that will provide power to the Worimi site.

An extension of the existing sewer main that runs south to north along Nelson Bay Road will not be required as it is proposed that a compostable toilet solution will be implemented within the visitors centre.

An extension to the Telstra network will not be required as the site will have a connection to the communication network via mobile only.

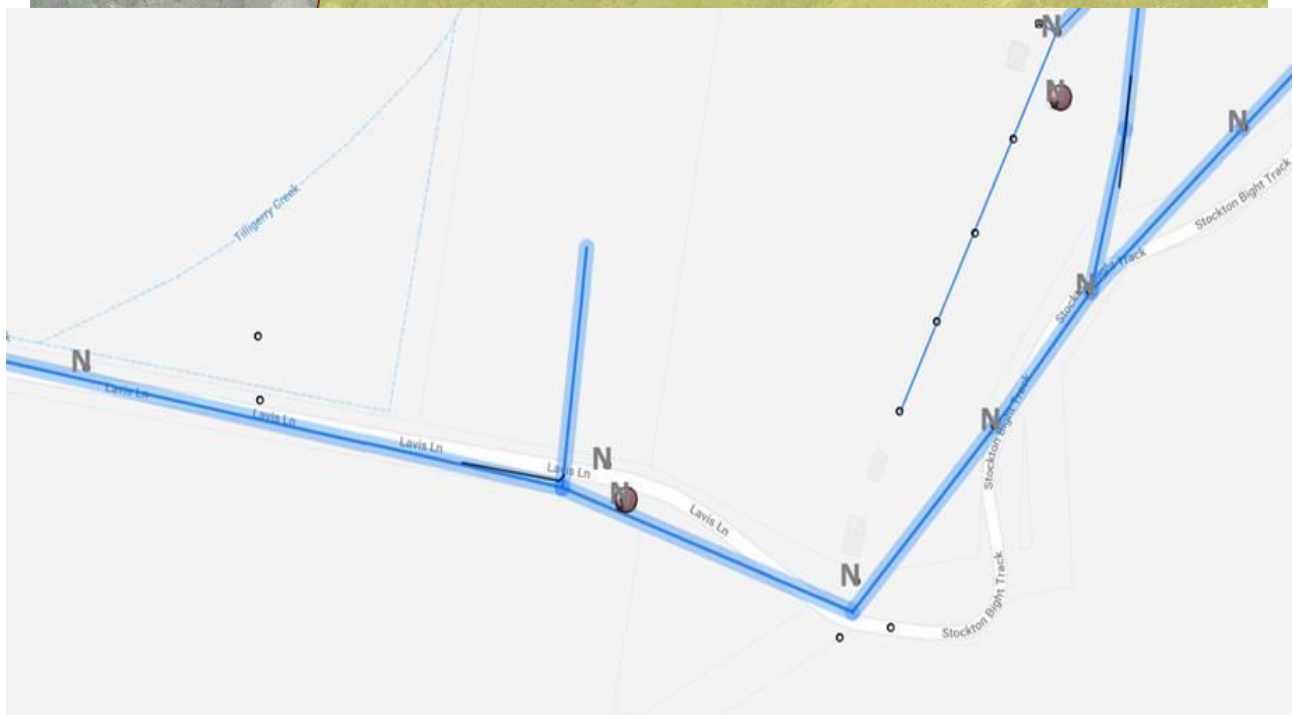
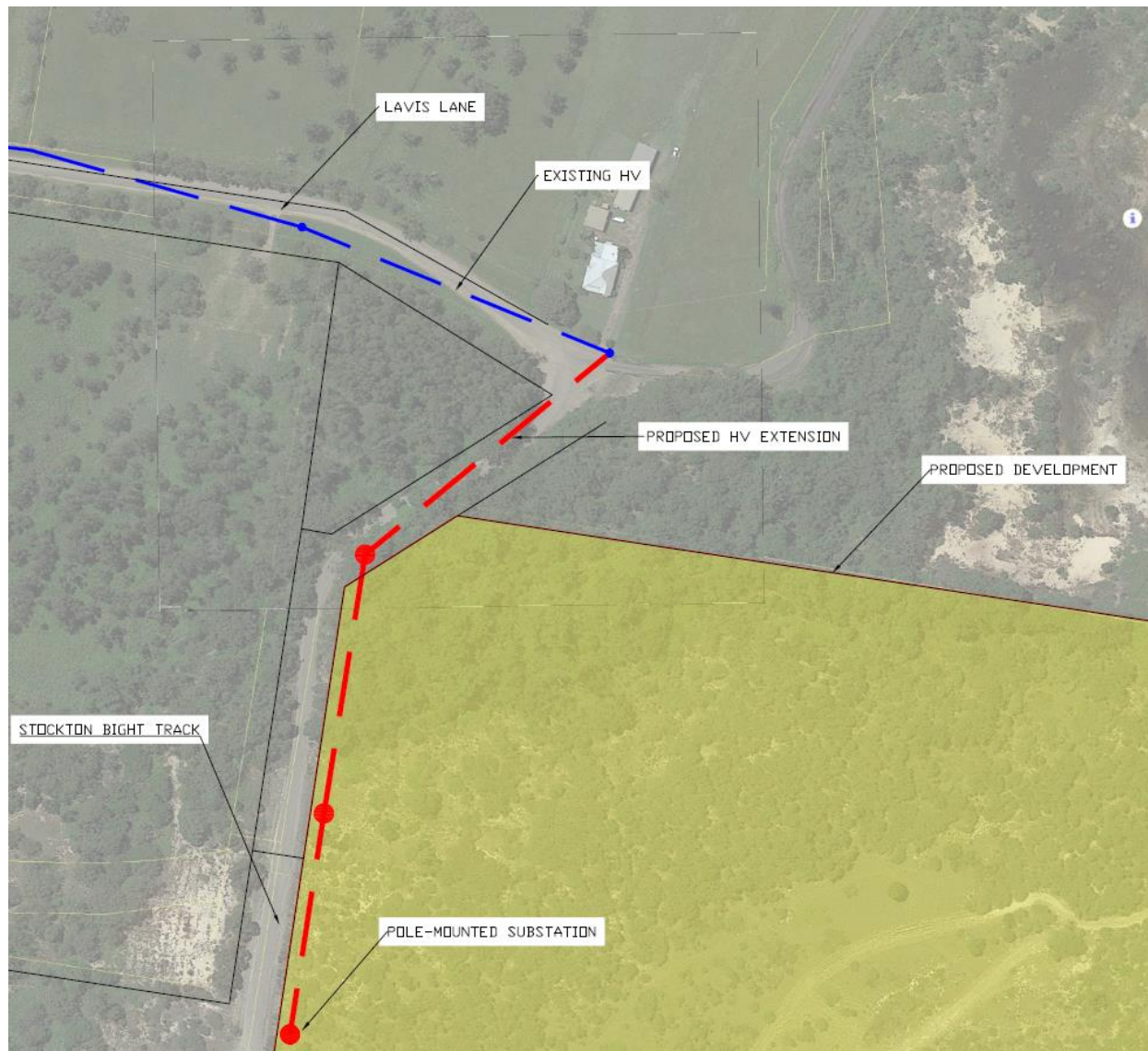
Connecting to the Jemena gas main located running north to south along Nelson Bay Road approximately 2.4km east of the proposed site will not be necessary as it is intended that gas bottles will be used to service the individual cabins within the site for cooking purposes only.

On the basis of this analysis, there are no significant issues that would preclude the proposed ecotourism park in terms of water and wastewater infrastructure servicing, electricity, communications and gas.

EXHIBIT 1

POWER SERVICES





Appendix A

HWC CORESPONDANCE



Hunter Water Corporation
ABN 46 228 513 446

PO Box 5171
HRMC NSW 2310
36 Honeysuckle Drive
NEWCASTLE NSW 2300
1300 657 657 (T)
(02) 4979 9625 (F)
enquiries@hunterwater.com.au
hunterwater.com.au

27 February 2017

Ref: 2017-210

Worimi Local Aboriginal Land Council
C/- ADW Johnson (Central Coast)
P O Box 3717
Tuggerah NSW 2259

Attention: Mark Kelly

Dear Sir

RE NOTICE OF FORMAL REQUIREMENTS FOR PROPOSED DEVELOPMENT

Hunter Water's requirements for the development of an Eco Tourism Site with amenities, office and fixed tents at Lot 227 DP 1097995 are as follows:

Please note, Hunter Water have based its assessment on no services being provided as the property has been identified as being remote from Hunter Waters water and wastewater networks.

You Are Required To:

- 1 Submit the Development Consent Conditions determined by Council for this specific development. Hunter Water will confirm that the final development description is consistent with the details supplied by you for this application. If there are any subsequent amendments to this development consent, Hunter Water will require you to submit a revision application.
- 2 Please note, for your information, this lot falls within an investigation area designated by the Environmental Protection Agency (EPA). This area is being investigated for legacy firefighting foam contamination. Any queries or further information regarding this investigation and the implications of development works should be directed to the EPA.

The information shown on the plan provided with this letter may not be up to date and Hunter Water accepts no responsibility for its accuracy. Any contractor(s) or consultant(s) engaged by the developer should confirm all levels by field survey.

These requirements are valid for 12 months from the date of this letter and are specific to this development. All fees and charges are subject to adjustment using the Consumer Price Index (CPI) adjustment on 1 July each year.

Please refer to the attached Development and Design Assessment fact sheet, which details the conditions under which water and sewer facilities are available to new customers. Hunter Water reserves the right to amend its requirements if we find an error has been made.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Danielle Taylor'.

DANIELLE TAYLOR
Developer Services

Enquiries:	Danielle Taylor
Tel:	(02) 4979-9845
Email:	danielle.taylor@hunterwater.com.au

Appendix B

AUSGRID CORESPONDANCE



Address all relevant correspondence to:

Ausgrid Contestability Section
PO Box 487
Newcastle NSW 2300

E: Contestability@ausgrid.com.au

16 February 2017

ADW Johnson
Attention: Mark Kelly
5 Pioneer Ave
TUGGERAH NSW 2259

Email: markk@adwjohnson.com.au

Reference Number: 700003529

Dear Mark

Preliminary Enquiry: Stockton Blight Track Williamtown

I refer to your preliminary enquiry regarding the electricity connection at the above address and provide the following information.

- ☐ The Ausgrid network does not have the capacity to connect the proposed 100-200amp 3 phase low voltage electricity connection. An extension/augmentation of the Ausgrid network is required. Following is the likely work(s) required to provide the request capacity.
 - Installation of a pole top substation.
 - Extension of 11kV mains.
- ☐ An extension/augmentation of the Ausgrid network is Contestable and requires the customer to engage accredited service providers to undertake the design and construction of the required works. Information on how to connect to the Ausgrid network can be found on our website at the following link: <http://www.ausgrid.com.au/Common/Customer-Services/Business-and-commercial/Connecting-to-the-network/How-do-I-connect-to-the-network.aspx#>
- ☐ Ausgrid is unable to provide costs or timeframes for Contestable works. However, accredited service providers may be able to provide the information.
- ☐ The electrical connection will require Ausgrid to provide auxiliary services that only Ausgrid can provide. The auxiliary services and the associated fee are detailed in the Ausgrid document **Connection Policy – Connection Charges**. The document is available on our website at the following link: <http://www.ausgrid.com.au/Common/Customer-Services/Business-and-commercial/Connecting-to-the-network/Charges-for-Customer-Connection-Services.aspx#>
- ☐ Any proposed Ausgrid assets on private property will require an Easement in favour of Ausgrid.
- ☐ To proceed further in obtaining a new or altered electrical connection to the property a Connection Application will need to be submitted. The various application forms are available on our website at the following link: <http://www.ausgrid.com.au/Common/Customer-Services/Business-and-commercial/Connecting-to-the-network/How-do-I-connect-to-the-network/Connection-application-forms-and-guides.aspx#>

It should be noted that the above advice is based on Ausgrid's policies and network status as of today and are subject to change.

Connections to the Ausgrid network are governed by a set of laws and rules referred to as the National Energy Customer Framework (NECF). Included in the NECF is the National Electricity Rules (NER). Under these rules, a binding contract may only be formed after a connection application is lodged and Ausgrid has made a connection offer in response to that application. Accordingly, to make arrangements for the electricity connection of the development to the Ausgrid network you should lodge a completed connection application.

Should you require any further information please contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nigel Goodwin'.

Nigel Goodwin
Contestability Project Coordinator
Ausgrid

Direct Telephone Number: 49519536
Email: ngoodwin@ausgrid.com.au