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To: Arden Group

Project: The Arden Clubs Redevelopment – Service Infrastructure Assessment

Our Ref: SY074646.001

Date: October 2020

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Revision:

Issue	Date	Comment
A	2/2019	Issue for comment
B	9/2020	Advice from Sydney Water & Endeavour Energy
C	10/2020	Minor amendments to descriptions

EXECUTIVE SUMMARY SYNOPSIS SERVICE INFRASTRUCTURE

Servicing Capability Summary

- Potable Water
 - ▲ Estimated Potable Water Demand
 - Average Day Demand 120kl/day
 - Max Day Demand 195kl/day
 - ▲ Supply to site from the Castle Hill System Area.
 - ▲ 100mm and 200mm water mains exist along frontage of Jenner St, 150mm reticulation main and 300mm trunk main exist along frontage to Old Northern Road.
 - ▲ Sydney Water advise that the DN150mm main in Old Northern Road has capacity to service the proposed development.
 - ▲ No amplification to Sydney Water system required.
- Waste Water
 - ▲ Estimated Waste Water Demand
 - Average Dry Weather Flow 110kl/day
 - ▲ 225mm sewer mains exist in Jenner St and Raemot Lane that can service the site.
 - ▲ Sydney Water advise that the 225mm main in Jenner Street has capacity to accept flows from the proposed development.
 - ▲ No amplification to Sydney Water system required – minor works extension of 225mm reticulation main to site required.
- Electricity
 - ▲ Estimated Electrical Demand by calculation shown in Appendix B 1.6MVA
 - ▲ Endeavour Energy estimated demand 1.2MVA
 - ▲ Substantial electrical reticulation system exist in the local business district.
 - ▲ Endeavour Energy advise that feeder 55864 which terminates at the north west corner of the site has capacity to serve the development.
 - ▲ Extension of this HV feeder along the frontage of the site.
 - ▲ New padmount substation will be installed on site to serve the development.
 - ▲ Recommend that a Connection of Load application be made to Endeavour Energy to reserve the current capacity in feeder 55864.

1.0 INTRODUCTION

The Arden Clubs propose a Planning Proposal to redevelop their site in Baulkham Hills. The proposal seeks to retain the current RE2 Private Recreation zone under The Hills Local Environmental Plan 2019 and include new uses on the site to support The Club and related activities. The additional uses include:

- A new Community Club with a diverse range of food and beverage offerings, members lounge, restaurant, cafe and dining facilities, multi-functional recreation areas, open air bowling green and an enclosed world championship bowling green with associated facilities, 200 car spaces and loading dock.
- Approximately 270 residential apartments across 4 buildings comprising residential and seniors housing
- Commercial, retail and other ancillary uses
- Site through link
- Basement residential carparking for approximately 500 cars
- Public domain upgrades
- Signage

The proposed Masterplan provides for 4 main buildings designed around a central communal open space and multi-purpose recreational facilities. The Masterplan sets out future landuses, setbacks, building envelopes and building height controls ranging from 16 metres to 69 metres. The proposal seeks an overall floorspace ratio of 2.5:1 with access from both Old Northern Road (loading dock only) and Jenner Street, Baulkham Hills.



Fig 1 – Concept Masterplan

2.0 SERVICE AUTHORITIES:

The service authorities who provide utility infrastructure services to this area are:

- | | | |
|-----|------------------|-------------------------------|
| (a) | Sydney Water | Potable Water and Waste Water |
| (b) | Endeavour Energy | Electrical Service |
| (c) | Telstra | Telecommunications |
| (d) | Jemena | Gas |

3.0 POTABLE WATER AND WASTE WATER

3.1 POTABLE WATER

The site is located within the Castle Hills reservoir system. The concept masterplan for the site notes building developments could include unit blocks from 6 levels to 20 levels in height as shown in figure 1.

Sydney Water have advised in their response to a feasibility application that the proposed development may connect to the existing 150mm water main in Old Northern Road as there is sufficient capacity and flow in that system to service the proposed development (Refer to Appendix A).

The Water Supply Code of Australia (Sydney Water Edition) notes that developments of high density greater than or equal to 8 storeys in height need to have frontage to a water main of minimum size 200mm or more. The proposed development site has frontage to a 200mm reticulation water main in Jenner Street, a 150mm reticulation main along Old Northern Road and a 300mm trunk main in Old Northern Road.

The 200mm water main in Jenner Street is also in the same system as the 150mm main in Old Northern Road so it would also be capable of providing capacity and flow to service the proposed development.

Calculations based on yield outlined in the summary description estimate an Average Day Demand of 120kl/day (this equates to a demand of 1.4litres/second over a 24 hour period or 2.8litres/second over a peak 12 hour period). The surrounding reticulation system would meet these demand figures.

3.2 WASTE WATER

Sydney Water have advised in their response to a feasibility application for the proposed development that the existing 225mm sewer reticulation system in Jenner Street has capacity to serve the proposed development (refer to Appendix A).

A minor works extension of the reticulation system to the site will be required.

Calculations based on the concept masterplan estimate a waste water discharge of approximately 110kl/day (or 1.3litres/second over a 24 hour period – or 2.6litres/second over a 12 hour discharge period). The 225mm waste water mains can cater for these flows as noted in Sydney Water response with no requirement for amplification of the downstream reticulation system.

4.0 ELECTRICITY

A technical review request was lodged with Endeavour Energy to determine available network capacity to support the proposed development. Endeavour Energy response is attached in Appendix B. A high voltage feeder (55864) is constructed near the north west corner of the site adjacent to the intersection of Olive Street and Old Northern Road. This HV feeder has capacity to serve the demand generated by the proposed development.

Extension of that HV feeder across the frontage of the site will be required. The extension of this feeder will connect to a new padmount substation which would be installed to service the proposed development. It is recommended that a Connection of Load application be lodged with Endeavour Energy to secure the current capacity available from feeder 55864.

5.0 TELECOMMUNICATION

Telstra has substantial network of fibre-optic cable system installed adjacent to the site along Old Northern Road together with a further cabling system installed along Jenner Street.

NBN Co also has in service cable and ducting system installed in Old Northern Road and Jenner Street. NBN Co will be the default suppliers of fibre-optic systems available for connection adjacent to the site.

Optus also has fibre-optic systems available for connection adjacent to the site.

6.0 GAS

Jemena has a 210kPa gas reticulation systems installed along Old Northern Road and Jenner Street. These reticulation systems are available for connection by the proposed development.

APPENDIX A SYDNEY WATER FEASIBILITY RESPONSE POTABLE WATER & WASTE WATER DEMAND

POTABLE WATER DEMAND ESTIMATE

Based on Sydney Water Publications "Average Daily Water Use by Property Development Type"

PROPERTY TYPE	N.F.A	AVERAGE DAY DEMAND (A.D.D) (litres/m ² /day)	TOTAL A.D.D (kl/day)	MAX DAY DEMAND (M.D.D)(kl/day)
Residential	32,000	3.34	107	
Bowling Club	3,000	3.77	11	
Retail/Commercial	1000	2.48	25	
TOTAL			120kl/day	195kl/day

OPTION 1 – WASTE WATER DEMAND

Based on Sewerage Code of Australia (Sydney Water Edition)
Appendix A – Estimation of Equivalent Population

PROPERTY TYPE	UNITS	EP/UNIT	FLOW/EP	AVERAGE DRY WEATHER FLOW (kl/day)
Residential	320	3.0	150	144kl/day
Bowling Club	0.4	75	150	45kl/day
TOTAL				150kl/day

OPTION 2 – WASTE WATER DEMAND

Based on 90% Waste Water discharge of the Potable Water Average Day Demand

POTABLE WATER (A.D.D)	DISCHARGE RATES	AVERAGE DRY WEATHER FLOW (kl/day)
120kl/day	90%	110kl/day

Case Number: 186406

31 August 2020

ARDEN GROUP
c/- LANDPARTNERS PTY LTD

FEASIBILITY LETTER

Developer: ARDEN GROUP
Your reference: SY074646.s73
Development: Lot 4 DP1108855 6-18 JENNER ST, Baulkham Hills
Development Description: Development of 275 residential units together with a rebuilt bowling club of Gross Floor Area of 3,050m2 together with bowling green.
The residential complex is to consist of 4 towers ranging in height from 3 storeys to 20 storeys.
The 20 storey building having a proposed roof height of 169.9metres Australian Height Datum.
Your application date: 5 August 2020

Note: Level 1 water restrictions are now in place, which limits how and when water can be used outdoors. This can impact you and your contractors in the activities they need to undertake for this proposal.

Using water to suppress dust is not restricted, but this does mean that you/your contractors will need to apply for an exemption permit to use water for most outdoor uses including:

- Cleaning equipment and the exterior of new buildings
- Drilling and boring, and
- Batching concrete on-site

Fines for deliberate breaches of restriction rules apply from 1 September 2019.

For more information on the restrictions and for applying for an exemption, visit our web site at <http://www.sydneywater.com.au/SW/water-the-environment/what-we-re-doing/water-restrictions/index.htm>

The more water everyone saves, the longer we can stave off the progression to stricter restrictions or emergency measures.

Please provide this information to your contractors and delivery partners to inform them of their obligations.

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what Sydney Water's requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

If you obtain development consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (Coordinator).

Sydney Water will then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed) or
- Certificate.

These documents will be the definitive statement of Sydney Water's requirements.

There may be changes in Sydney Water's requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

- if you change your proposed development eg the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application; and
- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from Sydney Water and to the extent that it is able, Sydney Water limits its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

What You Must Do To Get A Section 73 Certificate In The Future.

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting www.sydneywater.com.au > Plumbing, building & developing > Developing > Land development.

1. **Obtain Development Consent from the consent authority for your development proposal.**
2. **Engage a Water Servicing Coordinator (Coordinator).**

You must engage your current or another authorised Coordinator to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another Coordinator (at any point in this process) you must write and tell Sydney Water.

For a list of authorised Coordinators, either visit www.sydneywater.com.au > Plumbing, building & developing > Developing > Providers > Lists or call **13 20 92**.

The Coordinator will be your point of contact with Sydney Water. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including Sydney Water costs).

3. **Developer Works Deed**

After the Coordinator has submitted your new application, they will receive the Sydney Water Notice and Developer Works Deed (Deed). You and your accredited Developer Infrastructure Providers (Providers) will need to sign and lodge both copies of the Deed with your nominated Coordinator. After Sydney Water has signed the documents, one copy will be returned to the Coordinator.

The Deed sets out for this project:

- your responsibilities;
- Sydney Water's responsibilities; and
- the Provider's responsibilities.

You must do all the things that we ask you to do in that Deed. This is because your development does not have sewer services and you must construct and pay for the following works extensions under this Deed to provide these services.

Note: The Coordinator must be fully authorised by us for the whole time of these agreements.

4. Water and Sewer Works

4.1 Water

Your development must have a frontage to a water main that is the right size and can be used for connection.

Sydney Water has assessed your application and found that:

- The development may connect to the DN150 main in Old Northern Rd. There is currently sufficient pressure in the system and DN150 has capacity to service this development.

The proposed development is located in Castle Hill water supply zone. The development fronts existing DN150 main in Old Northern Rd (constructed: 2008) and DN100 main in Jenner St (constructed: 1994).

4.2 Sewer

Your development must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within your development's boundaries.

Sydney Water has assessed your application and found that:

- **You must construct a waste water main extension to serve your development.** The terms of the Deed define this extension as 'Minor Works', which means that they are designed and constructed under a simpler process. Your Coordinator will be able to provide further advice about this.
- The developer will need to extend the existing DN225 main in Jenner Street to their development. They will need to provide plan and long section of the extension.

The proposed development is within Castle Hill SCAMP which is a part of the North Head System. The development is close to existing DN225 main in Jenner St (constructed: 1972). There is no capacity issue in this DN225 main. Hence, the development can be connected to this main.

5. Ancillary Matters

5.1 Asset adjustments

After Sydney Water issues this Notice (and more detailed designs are available), Sydney Water may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you will need to do this work as well as the extension we have detailed above at your cost. The work must meet the conditions of this Notice and you will need to complete it **before we can issue the Certificate**. Sydney Water will need to see the completed designs for the work and we will require you to lodge a security. The security will be refunded once the work is completed.

5.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use Sydney Water's **Permission to Enter** form(s) for this. You can get copies of these forms from your Coordinator or the Sydney Water website. Your Coordinator can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

6. Approval of your Building Plans

You must have your building plans approved **before the Certificate can be issued**. **Building construction work MUST NOT commence until Sydney Water has granted approval**. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. water and sewer mains).

Your Coordinator can tell you about the approval process including:

- Your provision, if required, of a "Services Protection Report" (also known as a "pegout"). This is needed to check whether the building and engineering plans show accurately where Sydney Water's assets are located in relation to your proposed building work. Your Coordinator will then either approve the plans or make requirements to protect those assets before approving the plans;
- Possible requirements;
- Costs; and
- Timeframes.

You can also find information about this process (including technical specifications) if you either:

- visit www.sydneywater.com.au > Plumbing, building & developing > Building > Building over or next to assets. Here you can find Sydney Water's *Technical guidelines - Building over and adjacent to pipe assets*; or
- call 13 20 92.

Notes:

- **The Certificate will not be issued until the plans have been approved and, if**

required, Sydney Water's assets are altered or deviated;

- You can only remove, deviate or replace any of Sydney Water's pipes using temporary pipework if you have written approval from Sydney Water's Urban Growth Business. You must engage your Coordinator to arrange this approval; and
- You must obtain our written approval before you do any work on Sydney Water's systems. Sydney Water will take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994*.

7. Special Requirements

Multi-level individual metering requirements

Your development must either allow for or provide individual metering. This means that you must:

1. comply at all times and in all respects with the requirements of Sydney Water's "*Multi-level Individual Metering Guide*" (version 6 dated 1 July 2015);
2. provide and install plumbing and space for individual metering in accordance with Sydney Water's "*Multi-level Individual Metering Guide*";
3. if and when you implement a strata/ stratum plan (or strata/ stratum subdivide) you must:
 - a. engage an Accredited Metering Supplier ("**AMS**") to provide individual metering in accordance with the "*Multi-level Individual Metering Guide*" and meet the cost of the meters and metering system;
 - b. transfer the meters and metering system to Sydney Water once the Testing Certificate has been issued by Sydney Water to the AMS and the AMS has confirmed that payment for the meters and metering system has been paid in full.

Before the Section 73 Certificate can be issued, you will be required to sign an undertaking to show that you understand and accept these metering requirements and associated costs.

Visit www.sydneywater.com.au > Plumbing, Building & Developing > Plumbing > Meters & metered standpipes to see the *Multi-level individual metering guide* and find out more.

OTHER THINGS YOU MAY NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement of Sydney Water in the future because of the impact of your development on our assets. You must read them before you go any further.

Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to a Sydney Water sewer main. This work must meet Sydney Water's standards in the Plumbing Code of Australia (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

Please be aware that floor levels must be able to meet Sydney Water's soffit requirements for property connection and drainage.

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A **Boundary Trap** is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable **Backflow Prevention**

Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on **1300 889 099**.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a **contingency plan** for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on **1300 985 227** or businesscustomers@sydneywater.com.au

Fire Fighting

Definition of fire fighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the development and the ability of Sydney Water's system to provide that flow in an emergency. Sydney Water's Operating Licence directs that Sydney Water's mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through Sydney Water Tap inTM and may be of some assistance when defining the fire fighting system. The Statement of Available pressure, may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connection

A water main are available to provide your development with a domestic supply. The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with Sydney Water Tap inTM. You, or your hydraulic consultant, may need to supply the following:

- A plan of the hydraulic layout;
- A list of all the fixtures/fittings within the property;
- A copy of the fireflow pressure inquiry issued by Sydney Water;
- A pump application form (if a pump is required);
- All pump details (if a pump is required).

You will have to pay an application fee.

Sydney Water does not consider whether a water main is adequate for fire fighting purposes for your development. We cannot guarantee that this water supply will meet your Council's fire

fighting requirements. The Council and your hydraulic consultant can help.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to a Sydney Water water main. This work must meet Sydney Water's standards in the Plumbing Code of Australia (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Other fees and requirements

The requirements in this Notice relate to your Certificate application only. Sydney Water may be involved with other aspects of your development and there may be other fees or requirements. These include:

- plumbing and drainage inspection costs;
- the installation of backflow prevention devices;
- trade waste requirements;
- large water connections and
 - council fire fighting requirements. (It will help you to know what the fire fighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here.)

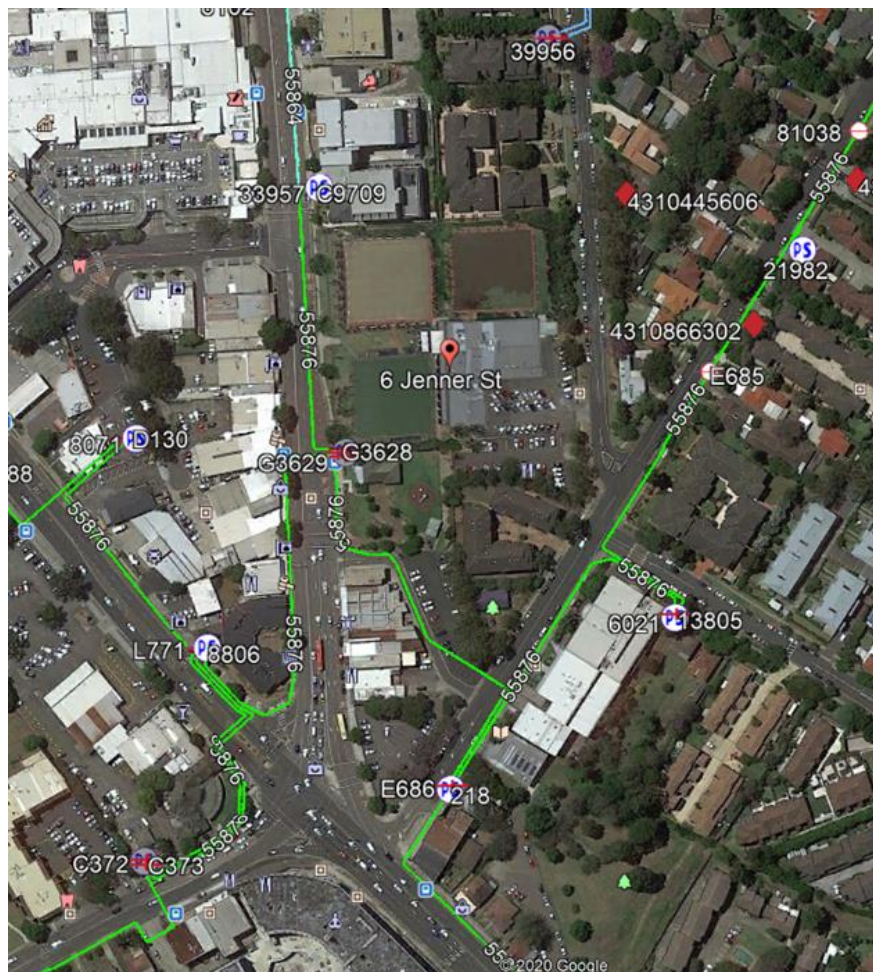
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END

APPENDIX B

ENDEAVOUR ENERGY TECHNICAL REVIEW RESPONSE ELECTRICAL DEMAND

<u>ELECTRICAL DEMAND</u>		
RESIDENTIAL 3.5KVA/unit	COMMERCIAL/AREA/RETAIL 100VA/m²	TOTAL
320	4,000	1.6MVA



Should you choose to proceed for further investigation and confirm capacity allocation for the above project, please submit form FPJ6009 which available on our website.

Note: Capacity on the network is not reserved unless a formal application is submitted to cwadmin@endeavourenergy.com.au . The above is a preliminary advice only and is subject to change based on network conditions at the time of application submission.

Should you have any enquiries regarding your application please contact the undersigned.

Yours faithfully,



Ayman Shahalam

Contestable Works Project Manager

Network Connections

T : 02 9853 7803

M: 0439 351 215

490 Hoxton Park Rd, Hoxton Park

<http://www.endeavourenergy.com.au>