

18 October 2018



Mr Tim Mackiewicz
Catalyst Project Consulting
110 King St, Newcastle
NSW 2300

145 Newcastle Road
Wallsend NSW 2287
All mail to PO Box 487
Newcastle NSW 2300
T +61 2 131 525
www.ausgrid.com.au

Dear Tim

Proposed Development Merewether Golf Course

In response to your request for advice received on 31 August 2018 regarding development in proximity of Ausgrid assets within Merewether Golf Course.

Ausgrid Assets Within Merewether Golf Course

Ausgrid has multiple overhead electricity circuits within Merewether Golf Course grounds. Circuits are 132000 Volt and 33000 Volt Transmission lines and 11000 Volt & 415 Volt Distribution mains.

These Ausgrids assets are protected in their current location under Section 53 of The Electricity Supply Act for the purpose of repairing, replacing, modifying or upgrading.

Conditions that apply to Development in Proximity to Ausgrid Assets

1. All construction works on or near the Ausgrid powerlines must adhere to the Workcover NSW – Work Near Overhead Powerlines: Code of Practice, 2006
2. Ausgrid requires 24 hour access along the route of mains for plant and personnel. For the purpose of exercising its rights under Section 53 of ESA Ausgrid may cut fences and/or walls and install gates in them.
3. Ausgrid is not responsible for the reinstatement of any finished surface resulting from Ausgrids access.
4. Any alterations required to facilitate development will be a Contestable project at the cost of the developer.
5. An easement would need to be established over any mains relocated as part of the development.
6. Metallic fencing is generally not permitted to extend away from transmission mains unless an insulating section is installed, at least 3 metres wide.
7. All metal work within the proximity of electricity mains including metallic fencing, is to be locally earthed by a qualified electrician via a 50 sq. mm stranded copper, insulated earthwire bonded to a copper-clad earth-stake driven at least 1.6 metres into the ground.
8. The erection of minor structures such as clothes hoists, barbecues, and the like are permitted proximity of electricity mains provided they do not exceed a height of 2.5 metres if climbable or 4.6m if not climbable, and the metallic components are earthed. The positioning of such structures should allow a 5m wide vehicular access along the full length of the route of the electricity mains. Ausgrid reserves the right to remove such structures where required for safety, access and maintenance. Request must be submitted to Ausgrid for approval
9. Any change to ground levels must be submitted to Ausgrid for approval.

10. No vehicles, plant or equipment having a height exceeding 4.6 metres when fully extended are to be brought in the proximity of the electricity mains without written approval from Ausgrid.
11. The planting of vegetation must consider Ausgrid's access and maintenance requirements are maintained.
12. All structures must comply with 'As Constructed' clearances specified in Ausgrid's 'NS220 - Overhead Design Manual'.

Consent

Ausgrid consents to proposed development detailed in MGC Concept Plans providing all conditions detailed above are satisfied.

Yours sincerely



Troy Tracey

Engineering Officer

Customer Supply – Planning & Reliability

Ausgrid

☎ (02) 49101264

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🖨 (02) 4951 9459

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Ausgrid Reference: 1900086444



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)
hunterwater.com.au

19 December 2018

Ref: 2018-1765

Merewether Golf Club
C/- Catalyst Project Consulting
110 King St
Newcastle NSW 2300

Attention: Tim Mackiewicz

Dear Tim,

RE PRELIMINARY SERVICING ADVICE

Hunter Water offers the following preliminary servicing advice for the provision of water and sewerage facilities to the development of 147 Senior Living Units, Wellness Centre, Clubhouse, Bar, Restaurant & Function Room at Lot 1 - 3 DP 229558 & various lots, 40 King Street, Adamstown.

As the development may be subject to rezoning and approval by Council any information offered by Hunter Water is only preliminary and may be subject to significant change prior to proceeding.

The preliminary servicing advice offered is not binding on Hunter Water. Once Development Consent has been granted and you wish to proceed with your development you will be required to lodge an application for Notice of Requirements from Hunter Water and comply with these requirements prior to the issue of a Section 50 Compliance Certificate.

Hunter Water's preliminary servicing advice provides general information on water and sewer issues relevant to the proposed development. The information provided is based on Hunter Water's knowledge of current system performance and other potential development in the area. There could be significant change prior to lodging a Development Application and therefore these preliminary requirements may be different to the Notice of Requirements provided in the future.

Network Infrastructure and Delivery

- 1 A water main extension will be required to provide every lot with water frontage and a water point of connection.
- 2 As the proposed development exceeds 4 stories, a minimum frontage of DN150 is required.

There is currently insufficient capacity in the water network and the developer must upgrade approximately 280m of 100mmCICL to DN150 to meet compliance with the Water Supply Code of Australia and ensure capacity is met. This will include upgrades on King St and Lockyer St and up to Fellowes St Adamstown. See (Diagram 1.)

Wastewater Transportation

- 3 The nearest manhole to service this property is MH G5054, and it appears flows from the development may gravitate to this point but this should be confirmed by survey. There is sufficient capacity in the local sewer network to allow connection from the proposed development.
- 4 You will be required to submit a Review of Environmental Factors (REF) (refer Appendix HW 1 of Water Supply Code of Australia – Hunter Water Edition) to Hunter Water for the construction and operation of the proposed works. The REF will need to be approved by Hunter Water prior to the design process being finalised.

An REF considers the likely impacts a development may have on the environment. At all times, methods for preventing or reducing adverse environmental impacts should be considered and where appropriate, incorporated into the project design.

Hunter Water will make a determination in accordance with Environmental Planning and Assessment Act 1979. An environmental report assessment fee should be paid when the REF is submitted.

In addition, please refer to the Hunter Water Review of Environmental Factors Guidance Notes, located in the Building & Development section of the Hunter Water website. The Guidance Notes provide the minimum requirements and an example template for the preparation of a REF.

Please note that a Controlled Activity Approval will be required from the NSW Office of Water for any excavation within 40 metres of a water body or should groundwater be present.

Other Services Required

- 5 Your proposed development has been identified as having the potential to discharge trade waste into Hunter Water's sewerage system. You are required to contact Hunter Water's Technical Services Team on (02) 4979 9712 or via email plumbing@hunterwater.com.au in order to confirm if an application for a Trade Wastewater Agreement is required or if an existing agreement will need to be amended. The discharge of trade waste to the sewer will not be permitted without a valid agreement authorising that discharge. (Refer to the Trade Wastewater [factsheet](#) on Hunter Water's website for more information).
- 6 You will be required to submit an application for a hydraulic design assessment of internal water and sewerage services for this development, including rainwater tanks and any alternative water supply systems. Please contact Hunter Water's Technical Services Team on (02) 4979 9712 or via email plumbing@hunterwater.com.au to confirm the specific requirements. (Refer to the Hydraulic Plan Assessment [factsheet](#) on Hunter Water's website for more information).

These preliminary requirements are not commitments by Hunter Water and maybe subject to significant change prior to this development proceeding.

Yours faithfully



BEN THOMAS
Developer Services

Unless specified in the above requirements, please direct all correspondence regarding this application to:

Enquiries:	Ben Thomas
Tel:	02 4979 9818
Fax:	
Email:	ben.thomas@hunterwater.com.au
Your Ref:	MGC



Hyd: 1341654



Jemena Limited
ABN 95 052 167 405

Alex Raeside
Network Development Specialist I&C
Level 14, 99 Walker Street
North Sydney NSW 2060
www.jemena.com.au

27/02/2019

Catalyst Project Consulting
100 King Street
Newcastle NSW 2300

Attention: Anthony Darcy

Dear Anthony

RE: PROPOSED SUBDIVISION OF 40 KINGS STREET, ADAMSTOWN NSW 2289

Jemena appreciates the opportunity to participate in the forward planning of this development and would like to pursue the potential for the connection to the natural gas network.

Currently there is a 210 kPa gas main located in Ella Street and in King Street that could supply your proposal. Due to the absence of unknown gas loads Jemena is unable to provide further detail regarding network extensions or costs associated with this.

It is not Jemena Gas Networks (NSW) Ltd policy to speculate on the installation of gas mains in such subdivisions due to the absence of a known customers or gas load.

Jemena Gas Networks (NSW) Ltd will respond to a request for supply of infrastructure from Energy Retailers or known customers. Should the gas load and capital outlay meet our economic viability model the infrastructure will be supplied. Capacity is not reserved for any individual project during a planning phase.

Thank you for your inquiry. If further information or assistance is required, please do not hesitate to contact me.

Kind Regards,

Alex Raeside
Network Development Specialist I & C
Customer & Markets
Jemena
99 Walker Street, North Sydney, NSW 2060
02 9867 8443
Alex.Raeside@jemena.com.au | www.jemena.com.au



Tim Mackiewicz

From: Bianca Cosa
Sent: Thursday, 4 April 2019 2:11 PM
To: Tim Mackiewicz
Subject: FW: nbn: Stage Application approved for Merewether Golf Club Stage 1 - AYCA-661476

From: developerliaison@nbnco.com.au <developerliaison@nbnco.com.au>
Sent: Thursday, 4 April 2019 10:05 AM
To: ashleigh@thirdigroup.com.au; Bianca Cosa <admin@catalystpc.com.au>
Subject: nbn: Stage Application approved for Merewether Golf Club Stage 1 - AYCA-661476

Stage Application reference: **AYCA-661476**
Your development: **Merewether Golf Club**
Stage: **1**

Dear Bianca Cosa,

Thank you for submitting your Stage Application Form. We are pleased to confirm that your application for infrastructure in a Stage in your Development has been approved.

Terms and Conditions

This development AYCA-661DXS and stage application AYCA-661476 are subject to the terms under the new Telecommunication Infrastructure in New Developments Policy, and as such charges will apply to deploy infrastructure within this stage of your development. The deployment of infrastructure by **nbn** is subject to you signing a new Master Developer Agreement which we will issue to you from April 1 2015.

Design Requirements

When you receive this email, you may submit your pit & pipe/pathway designs using the [online upload tool](#). **nbn** will review your designs and contact you if any amendments are required.

To submit your designs for review you will need:

- The correct stage request ID
- The dwg file saved in CAD 2010 r18 compliant version
- File size limit 20MB per file
- A maximum of 20 files

Please ensure that you submit your designs for review prior to starting construction on site.

Technical Guidelines

Ensure your pathway design follows our technical guidelines, AutoCAD standards and symbols, and is in scaled DWG format. Please visit our website to access our AutoCAD standards and symbols, pathway installation guidelines available in the [technical guidelines section](#).

When you install pathway infrastructure in your development, under the terms of the new Master Developer Agreement, you will need to ensure it is installed according to **nbn's** MDU Building Design Guide (document number NBN-TE-CTO-284).

Insurance Requirements

Under **nbn**'s standard Master Developer Agreement Developer's are required to provide certificates of currency for your insurances no later than 5 business days after commencement of your pathway works.

If you have any questions, please call us on **1800 687 626** or email DeveloperLiaison@nbnco.com.au.

Thank you and regards,
nbn™ Developer Liaison Team



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