

Electrical Services Authority Services Availability Report May 2010

SYD0923800
Final Issue

Woods Bagot

WSP Lincolne Scott Pty Ltd

ABN 47 005 113 468

Level 1 41 McLaren Street
PO Box 6245 North Sydney
New South Wales 2060 Australia

T. 61 2 8907 0900

F. 61 2 9957 4127

sydney@wsplincolnescott.com
wsplincolnescott.com

This proposal, prepared specifically for Woods Bagot Australia is the intellectual property of WSP Lincolne Scott. It is protected by copyright and it is presented in circumstances of complete confidentiality. It remains the exclusive property of WSP Lincolne Scott and must not be given, reproduced or disseminated, to any person, public authority, institution or organisation without the express permission of WSP Lincolne Scott in writing.

Authorised for Issue

Adam Dyson
Project Leader

10/05/2010
Date

1.	INTRODUCTION	1
1.1	GENERAL	1
1.2	AIM	1
1.3	SOURCES OF INFORMATION	1
1.4	SCOPE OF WORKS	1
2.	PROJECT DETAIL OF PROPOSED SCOPE	1
3.	WATER SUPPLY	1
3.1	WATER MAINS CAPACITIES	2
4.	SEWER DRAINAGE	2
4.1	SEWER MAIN CAPACITIES	2
5.	GAS SUPPLY	2
5.1	GAS MAIN CAPABILITIES	2
6.	ELECTRICAL SUPPLY	2
6.1	AUTHORITIES	2
7.	TELECOMMUNICATION	3
7.1	AUTHORITIES	3
8.	APPENDIX A	1
9.	APPENDIX B	1

1. INTRODUCTION

1.1 GENERAL

Woods Bagot has commissioned WSP Lincolne Scott to prepare an Authorities Services Availability Report for the proposed 89 George Street commercial development. The site is located on the George Street in Parramatta.

1.2 AIM

This report identifies the existing Authorities infrastructure available for connection and its capacities to adequately supply the proposed development.

Authorities' infrastructure includes for:

- Water
- Sewerage
- Natural Gas
- Power
- Telecommunications

1.3 SOURCES OF INFORMATION

The following sources of information were used in compiling this report:

- Authorities Infrastructure Plans (obtain through Dial Before You Dig)
- Discussions with relevant Authorities

1.4 SCOPE OF WORKS

Scope of works for this report includes:

- Review of existing services
- Compliance with codes
- Outline of proposed drainage systems

2. PROJECT DETAIL OF PROPOSED SCOPE

The project details of the proposed development are given below:-

89 George Street is proposed to have a new building to be built which consists of four basement levels, Ground Floor Lobby/ Cafeteria, twelve (12) commercial office floors and a roof top Plant Room.

3. WATER SUPPLY

The development site has frontage to the following water mains:

- 225mm in George Street

New connections shall be made to serve the development.

3.1 WATER MAINS CAPACITIES

A section 73 Notice of Requirements is required to be lodged with Sydney Water, once the development has DA consent, a Sydney Water coordinator is to be appointed to outline any amplification works of the existing infrastructure.

4. SEWER DRAINAGE

The development site has a 225mm Sydney Water sewer main traversing the site from Charles Street westwards along the adjacent properties on George Street.

The sewer main needs to be adjusted / diverted where it transverses the site.

A new connection shall be required to drain all fixtures, fittings and equipment throughout the site:

4.1 SEWER MAIN CAPACITIES

A section 73 Notice of Requirements is required to be lodged with Sydney Water, once the development has DA consent, a Sydney Water coordinator is to be appointed to outline the adjustments / deviation of infrastructure as required.

5. GAS SUPPLY

The development site has frontage to Jemena natural gas mains in the following:

- 110mm low pressure main in George Street

A new connection shall be made to supply natural gas to the development as required.

5.1 GAS MAIN CAPABILITIES

Jemena has confirmed that the existing infrastructure has sufficient capability to service the development.

No gas main amplifications or extensions are required.

6. ELECTRICAL SUPPLY

6.1 AUTHORITIES

Application for Connect shall be made to Integral Energy to provide a High Voltage Feeder Supply originating from the nearest Zone Substation asset with available capacity. The HV reticulation to the site shall be configured as a straight radial HV supply for a chamber type substation consisting of 1 x 1MVA transformer, or less depending on the detailed design outcomes for Green Star.

Preliminary negotiations with Integral energy have been established, currently there is insufficient power, reticulating down George Street from the current Zone Substation however Integral Energy are currently upgrading the electrical infrastructure in Parramatta with the introduction of a new West Parramatta Zone Substation to replace the existing Zone Parramatta Substation.

7. TELECOMMUNICATION

Lead-in communications facility is available from George Street.

7.1 AUTHORITIES

Telstra – Have services reticulate along George Street. Which consist of copper and Fibre optic cables.

AAPT – Have services reticulate along George Street. Which consist of Fibre optic cables.

Optus – Have services reticulate along George Street. Which consist of Fibre optic cables.

Verizon – Have services reticulate along George Street. Which consist of Fibre optic cables.

Application will be made for connection to development from George Street.

8. APPENDIX A

Dial before you Dig enquiry Maps.



Enquiry Confirmation

Job No. 3610692

PO Box 7710
Melbourne VIC 8004
Phone: 1100
Fax: 1300 652 077

To: Mr Adam Dyson
Company: Lincoln Scott Consulting Engineers
Address: Level 1 41 McLaren ST
North Sydney NSW 2060

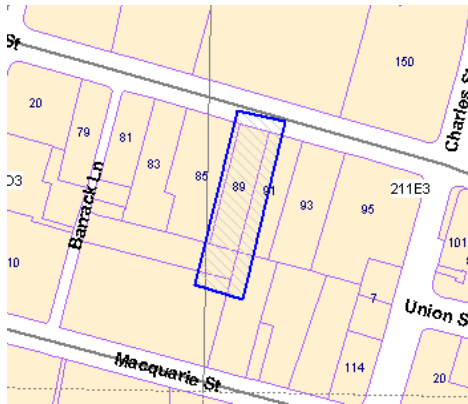
Caller ID: 490021
Phone: 0289070900
Mobile: Not Supplied
Fax No: 029957412
Email: adam.dyson@lincolnescott.com

Dig Site Details

www.dialbeforeyoudig.com.au

Warning: The map below only displays the location of the proposed dig site and does not display any asset owner's pipes or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Asset owners aim to provide you with details of their assets within 2 working days.



Enquiry Date: 13/10/2009 9:04:54 AM
Start Date: 15/10/2009
Address: 89 George Street
Parramatta NSW 2150
Intersection: George ST

- Check that the location of the dig site is correct. If not you **MUST** submit a new enquiry.
- Should the scope of works change, or plan validity dates expire, you must submit a new enquiry.
- **Do NOT dig without plans. Safe excavation is your responsibility. If you do not understand the plans or how to proceed safely, please contact the relevant asset owners.**

Map Ref: UbdSyd 211D3;211E3

Additional work site information:

DBYD State Message: Dial Before You Dig - it's the law in NSW. See the Workcover Work Near Underground Assets Guide for more details.

Your Responsibilities and Duty of Care

www.dialbeforeyoudig.com.au

- If plans are not received within 2 working days, contact the asset owners directly & quote their Sequence No.
- ALWAYS perform an onsite inspection for the presence of assets. Should you require an onsite location, contact the asset owners directly. Please remember, plans do not detail the exact location of assets.
- Pothole to establish the exact location of all underground assets using a hand shovel, before using heavy machinery.
- Ensure you adhere to any State legislative requirements regarding Duty of Care and safe digging requirements.
- If you damage an underground asset you **MUST** advise the asset owner immediately.
- By using this service, you agree to the terms and disclaimers set out at www.dialbeforeyoudig.com.au.
- **For more information on safe excavation practices, visit www.dialbeforeyoudig.com.au**

Asset Owner Details

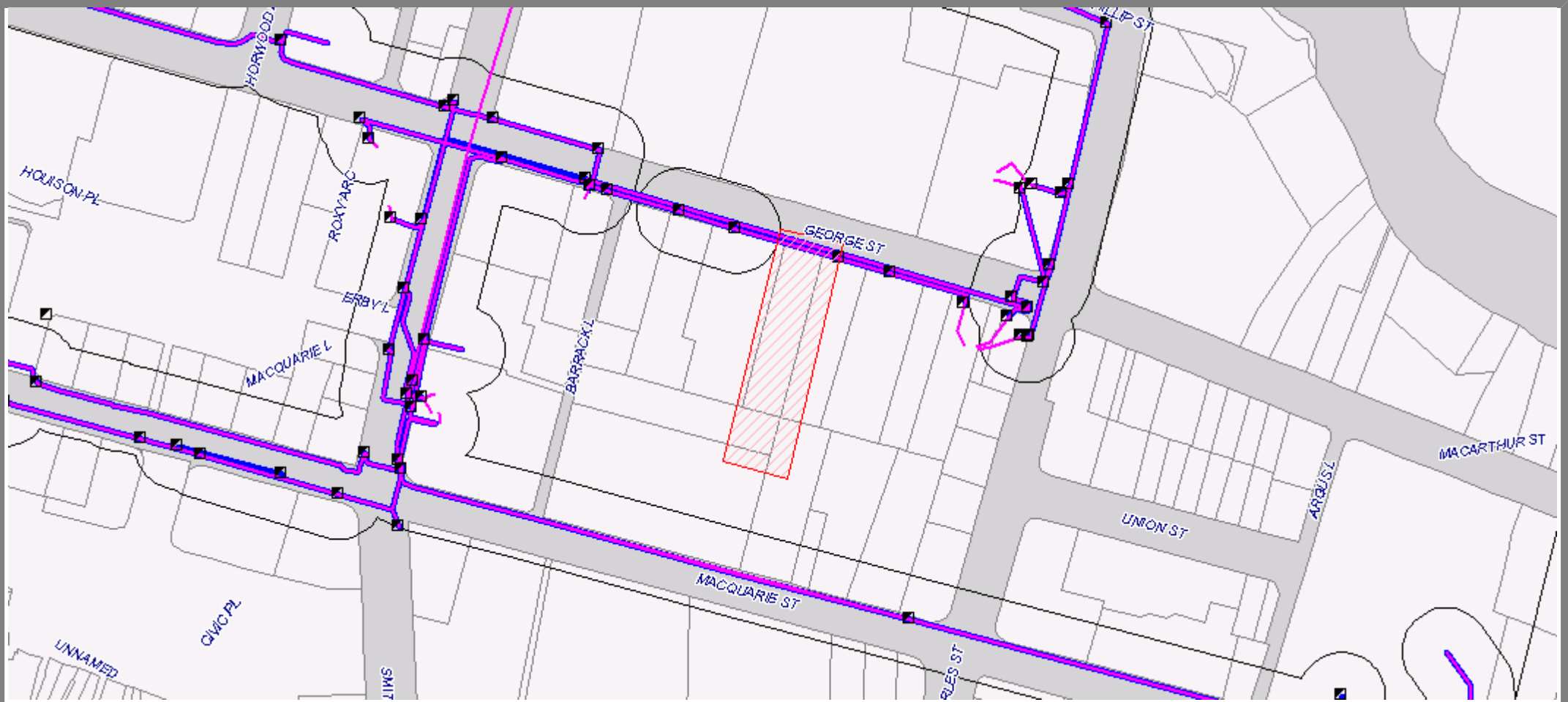
www.dialbeforeyoudig.com.au

The asset owners listed below have been requested to contact you with information about their asset locations within 2 working days. Additional time should be allowed for information issued by post.

Seq No.	Asset Owner	Contact No	Notification Status
16905596	Roads & Traffic Authority #	0288370890	Notified
16905601	Verizon Business	0294345000	Notified
16905600	AAPT / PowerTel, NSW	0282643932	Notified
16905602	PIPE Networks, Nsw	0732339800	Notified
16905595	Integral Energy **	0298534161	Notified
16905597	Telstra, Hills	1800114918	Notified
16905603	Optus Networks, Nsw	1800505777	Notified
16905599	Jemena Gas West	1300880906	Notified
16905598	Sydney Water	0288493800	Notified

** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.

Address: 89 George Street, Parramatta, NSW, 2150



Create Date: 13/10/2009

Scale: 1 : 2535

Legend

*DISCLAIMER: This document has been prepared solely for the use of AAPT.
It should not be scaled to locate any asset.
No warranty is given that the information given is accurate or complete*



— AAPT / PowerTel Fibre
■ Manhole or Pit



PLEASE HAND TO ADDRESSEE IMMEDIATELY

The following drawing(s) is/are provided from Verizon Business records in response to your request to show the approximate location of our infrastructure within the vicinity requested.

Note:

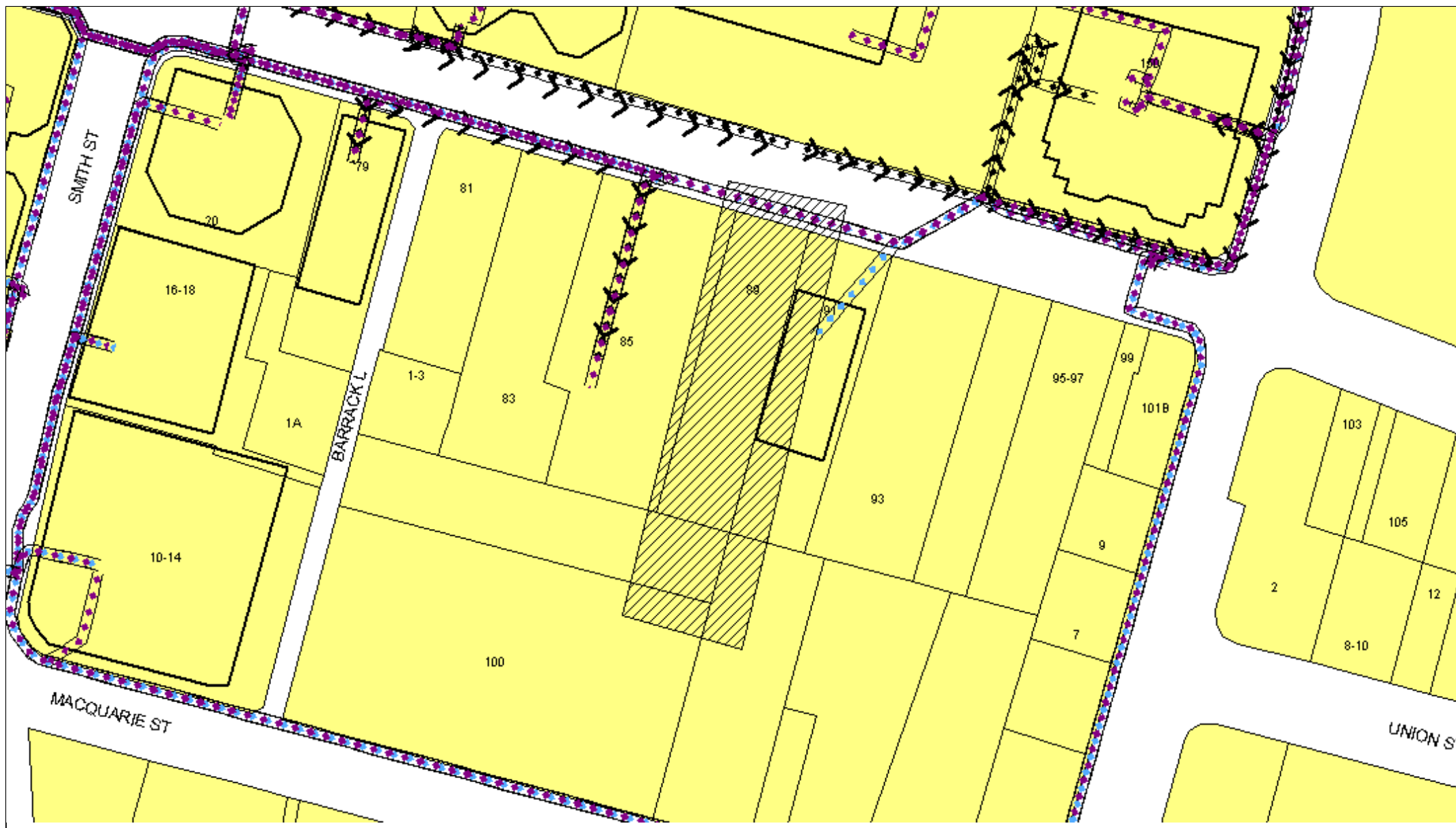
This reply relates only to the location requested and is valid for 14 days from the date of this reply. Where additional works are planned that have not been specified within this request, Verizon Business require that an additional location request be submitted.

Please Contact a Verizon Business representative for conformation and/or site visit prior to works commencing. If Verizon Business infrastructure is not shown on the attached drawing, we request that you still contact us to ensure that works undertaken will not conflict with any future works.

Contacts:	Stuart Stevens	Direct:	02 8210 3245
	Paul Spear	Direct:	02 8210 3243
	Verizon Business Reception	Direct:	02 9434 5000

Warning:

These drawings have been prepared for Verizon Business's own use and indicate the position of underground optical fibre networks and installations relative to property lines, kerblines etc. as at the time the infrastructure were installed. Verizon Business will accept no liability for inaccuracies in the information or lack of information on such drawings for any cause whatsoever arising. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Verizon Business's Infrastructure. Verizon Business also reserves the right to recover compensation for any damages and loss of services.



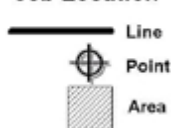
'yes'
OPTUS

Optus
Cable Optus Underground OVERVIEW MAP
Scale: 1 : 1250 Printed On: 13/10/2009

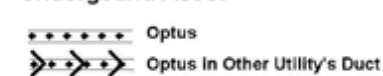
Sequence Number: 16905603
Location: 89 George Street



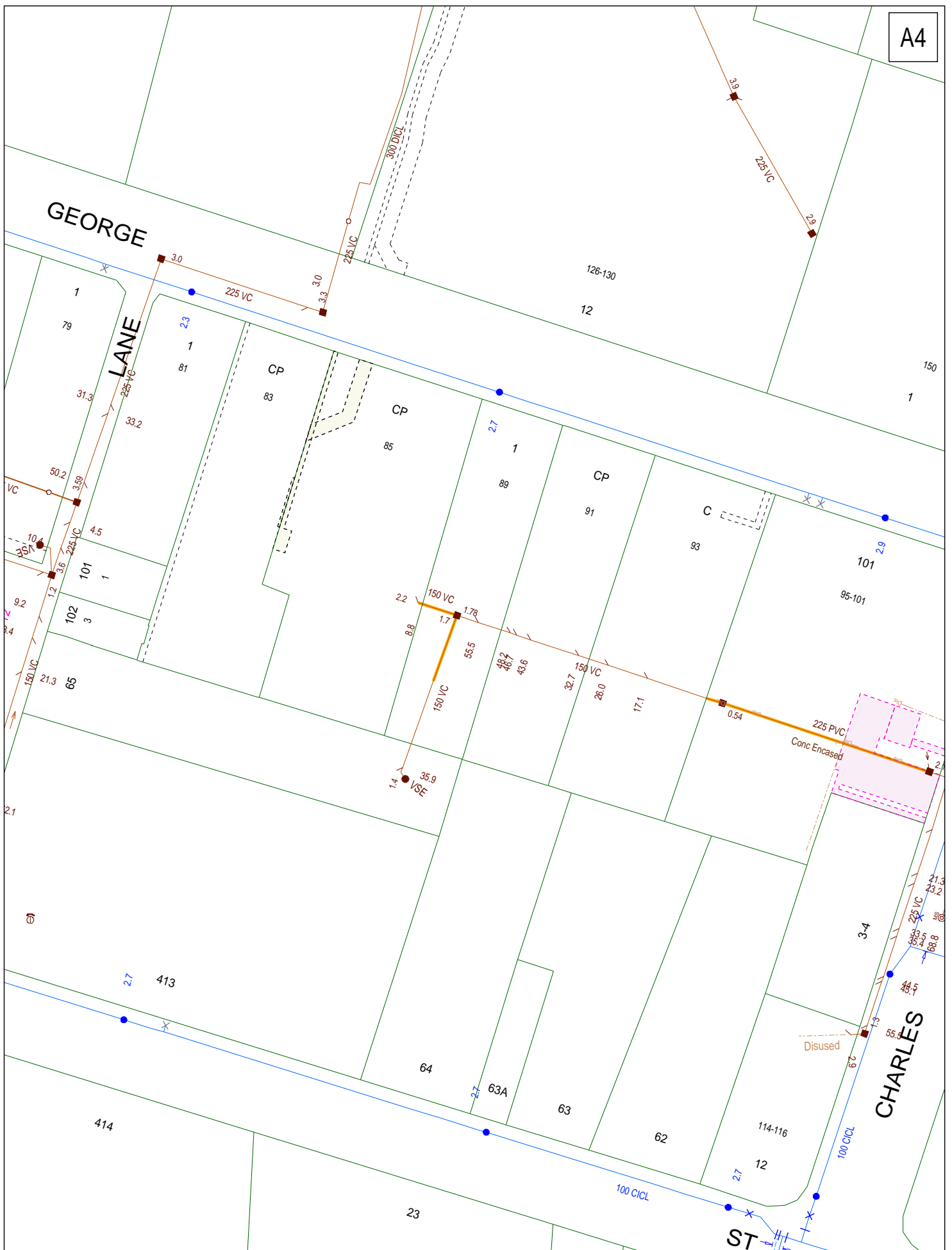
Job Location

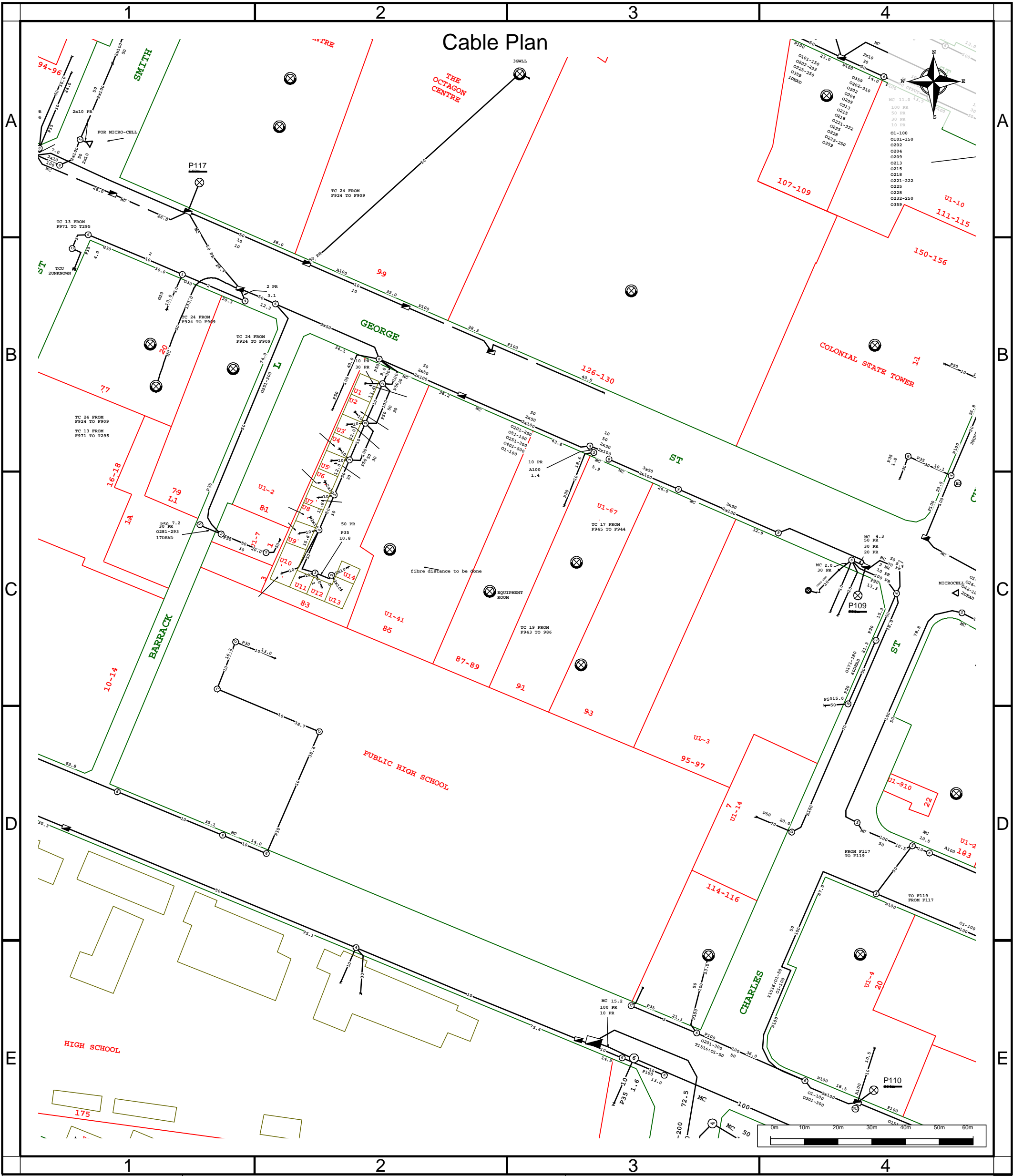



Underground Asset



This document is confidential and may also be privileged, and neight confidentiality nor privilege is waived lost or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission.





	<p>For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)</p>	<p>Sequence Number: 16905597</p>
<p>TELSTRA CORPORATION LIMITED A.C.N. 051 775 556</p>		<p>Exchange Area: PARR</p>
<p>Generated On 13/10/2009 09:17:12</p>		<p>CAUTION: Fibre Optic cable is present in the requested plot area</p>

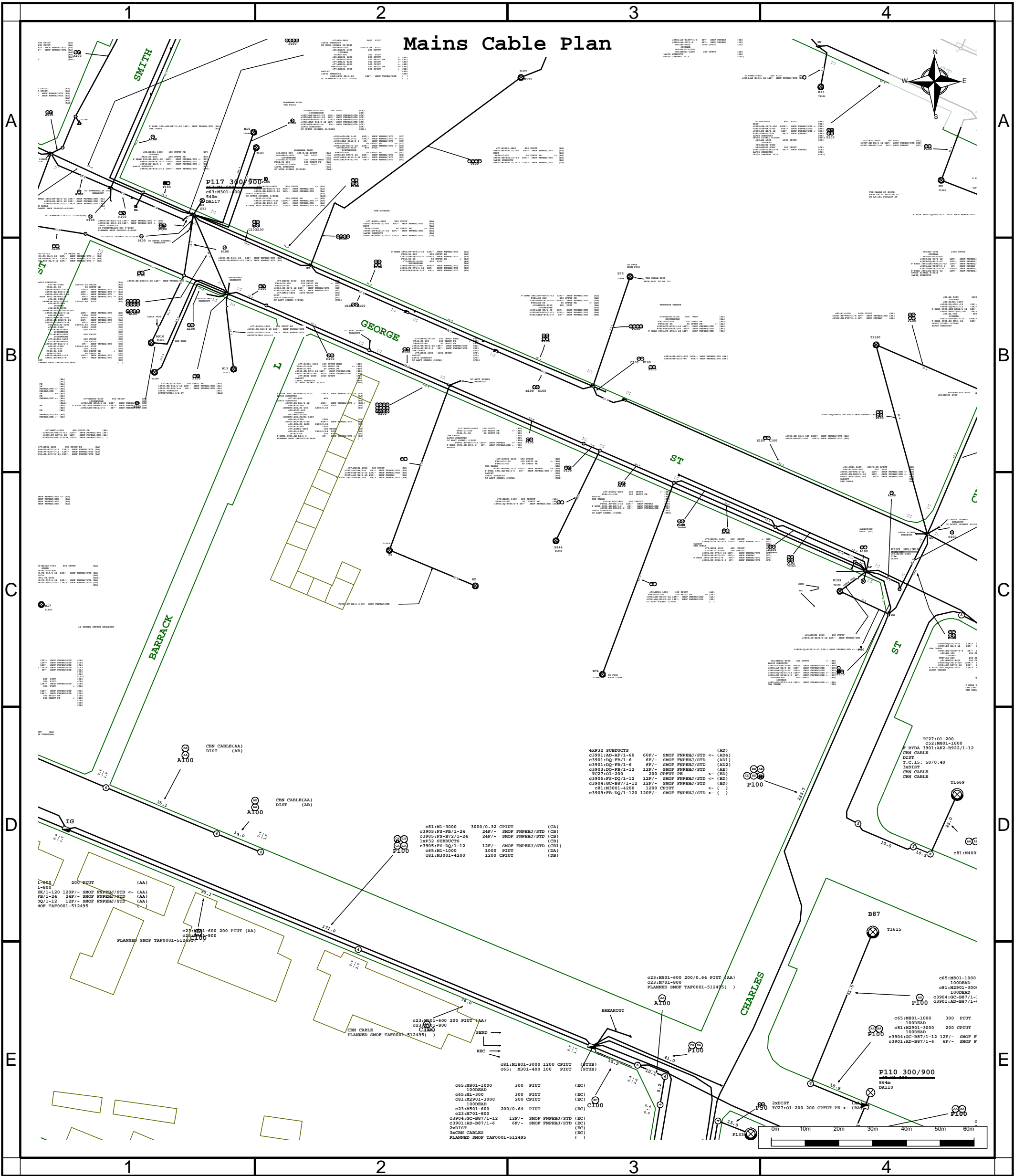
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page


WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



	For all Telstra DBYD plan enquiries - email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)	Sequence Number: 16905597
	Generated On 13/10/2009 09:17:25	Exchange Area: PARR
TELSTRA CORPORATION LIMITED A.C.N. 051 775 556		CAUTION: Fibre Optic cable is present in the requested plot area

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.


9. APPENDIX B

Correspondence with Integral Energy

03 November 2009

Integral Energy Ref: ENL1193 – 2005/00053/001

LINCOLNE SCOTT AUST P/L
PO Box 6245
North Sydney NSW 2060

 WSPLincolneScott Sydney	
FILE NO.	
04 NOV 2009	
COPIES TO	
ACTION	

Attention: ADAM DYSON

Dear Sir/Madam

ENL1193 – Enquiry Application 89 George Street, Parramatta

Integral Energy acknowledges your enquiry and it is filed under the Customer Application Number shown above. Please quote this number on any further correspondence.

Integral Energy will assess your application and you will receive further advice about your requirements after an initial investigation has been carried out which should take approximately two weeks.

This letter does not allow release of plans from the Constituent Council or from your Private Certifier.

Should you have any enquiries regarding your application please do not hesitate to contact our Customer Consultant on (02) 9853 6234.

Yours faithfully

Tina Loucos
Customer Consultant
NETWORK CONNECTIONS - Huntingwood

Going further for you is what we do

In Reply Quote: ENL1193
Huntingwood Drive, Huntingwood NSW 2148 □ Postal Address: PO Box 6366, Blacktown NSW 2148. DX 8148 Blacktown
Telephone: (02) 9853 6234 Facsimile: (02) 9853 6461 ✉ integral@integral.com.au



The power is in your hands

Dyson, Adam

Subject: FW: ENL1193 - 89 George Street Parramatta

From: David Ho [mailto:David.Ho@integral.com.au]
Sent: Monday, 9 November 2009 9:56 AM
To: Dyson, Adam
Subject: ENL1193 - 89 George Street Parramatta

Dear Adam,
Thank you for your enquiry regarding electricity supply to the proposed abovementioned development. This enquiry has been registered under Customer Application Process (CAP) Number ENL1193; please quote this number for all future correspondence.

Preliminary analysis indicates that presently above property is supplying from George Street frontage from the existing Parramatta ZS. Your required load (approximately 900kVA) could not be supplied from the George Street frontage. It would need to be supplied from a different feeder from Union Lane. However IE has commenced preparations to establish the new West Parramatta ZS to replace the Parramatta ZS.

Referring to your connection timeframe will be in Jan 2013, your enquiry of 900kVA load would be able to be supplied from the new West Parramatta ZS from the George Street frontage if no other customer requesting supply connections before your development is completed. Integral Energy will not reserve any capacity for any customer and will supply customer based on First Comes First Served principle.

In addition, with the introduction of West Parramatta ZS in 2013 notionally, there will be ample capacity available at the ZS itself as its firm rating will be 90 MVA where as Parramatta ZS presently is limited by its 33kV transmission capacity of 48 MVA. Therefore this 900kVA load may or may not have to be supplied in a different configuration to what is envisaged today (ie.. a different source rather than George Street) and this depends entirely on what other load applications are received and the time that this application is received.

An application for the connection of load must be submitted to Integral Energy prior to the connection of any additional load. The information provided above is in response to an enquiry only and does not constitute a formal method of supply. Only once an application is received and subsequent designs have been certified or approvals granted will Integral Energy reserve capacity on the network.

The customer/developer will be responsible for the installation and funding of the “Connection Assets” in accordance with the IPART determination for capital contributions. The linkage point will be nominated after an application has been received by Integral Energy.

If you have any questions regarding this matter, please contact me.
Regards,

David Ho

**David Ho | Contestable Project Manager - North
Network Connections | INTEGRAL ENERGY**
david.ho@integral.com.au | 51 Huntingwood Drive, Huntingwood NSW 2148
PH 02 9853 6680 | **FAX** 02 9853 6036

Please consider our environment before printing this email.

NOTICE - This communication contains information which is confidential and the copyright of Integral Energy Australia or a third party.

If you are not the intended recipient of this communication please delete and destroy all copies and telephone Integral Energy on 131081 immediately. If you are the intended recipient of this communication you should not copy, disclose or distribute this communication without the authority of Integral Energy.

Any views expressed in this Communication are those of the individual sender, except where the sender specifically states them to be the views of Integral Energy.

Except as required at law, Integral Energy does not represent, warrant and/or guarantee that the integrity of this communication has been maintained nor that the communication is free of errors, virus, interception or inference.
