



Doyalson-Wyee RSL Club Ltd
Doyalson Wyee RSL Structure Plan
Services Report

May 2018

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Appendix D – Jemena Design Guidelines

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1. Introduction

1.1 Project background

Urbis is assisting Doyalson-Wyee RSL Club Ltd (“Club Ltd”) with a development of an urban structure plan for a large site owned by Club Ltd and The Trustees of Doyalson-Wyee RSL Sub-Branch (“Sub-Branch”).

The Club Ltd and Sub-Branch land is approximately 45 ha. The site is outlined in Figure 1-1 below and is located in Doyalson adjacent to the Pacific Highway.



Figure 1-1 Site plan

The Club is looking to secure its growth, focused around four key principles:

- Plan for its longer-term sustainability
- Diversify assets away from gaming
- Continue to evolve and respond to growing and changing market and memberships
- Ensure broader community appeal and relevance

GHD has been commissioned to assist in the development of a planning strategy for Club Ltd's long term vision, including:

- A long-term tenure solution with the Sub-Branch on part or all of Sub-Branch Property, considering equitable solutions for both parties that protect the interests of both.
- A Structure Plan for Club Ltd property that identifies all strategic constraints while optimising the capacity for the net developable land within Club Ltd property to be capable of development to capture over time, economically viable uses.
- A contingency plan for Club Ltd to be moved as a Registered Club from Sub-Branch Property to Club Ltd Property (subject to rezoning).

1.2 Purpose of this report

As per the request for fee and as part of the technical studies, this report describes the process used to locate the services within the Club Ltd and Sub-Branch proposed development area.

- Review of available site information
- Review of Dial Before You Dig
- Initial consultation with Jemena to confirm design guidelines and development constraints
- Undertake GPR survey to confirm depth and location of Jemena asset
- Provide guidelines based on the above to inform future development

1.3 Scope and limitations

This report: has been prepared by GHD for Club Ltd and may only be used and relied on by Club Ltd for the purpose agreed between GHD and the Club Ltd as set out in section 1.2 of this report.

GHD otherwise disclaims responsibility to any person other than Club Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by Club Ltd and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

2. Site information

A detail and level survey and Dial Before You Dig (DBYD) were completed for the proposed development site.

2.1 Topographical survey

On the 15 January 2018 Veris Australia Pty Ltd undertook the detail and level survey shown in Appendix A. The survey was completed over the proposed developed site shown in Figure 1-1 outlining the location of the existing utilities, including:

- Underground services
- An easement for a transmission line, approximately 19 m wide
- An easement for electricity and other purposes
- An easement for a Jemena pipeline, approximately 20 m wide
- An easement for drain water, approximately 5 m wide

2.2 Dial Before You Dig

On the 31 January 2018 a DBYD was completed, refer to Appendix B. The following service providers within the vicinity of the proposed development are summarised in Table 2-1 below:

Table 2-1 Existing services

Service Utility	Utility Provider	Affected
Electricity	Ausgrid	✓
Gas	Jemena	✓
Telecommunications	Optus and/or Uecomm	✗
Telecommunications	Telstra	✓
Telecommunications	NBN Co	✓
Telecommunications	TransGrid	✗
Water	Wyong Water	✓

A review and comparison between the topographical survey and DBYD was conducted with the following discrepancies identified.

- Location of underground electricity cables adjacent to Wentworth Avenue.
- Location of gas main adjacent to Wentworth Avenue (only shown on DBYD).
- Locations of Telstra and NBN telecommunications (only shown on DBYD).
- Location of sewer hydrants (only shown on DBYD).
- Location of easement for electricity and other purposes (only shown on topographical survey).
- Location of 19 m wide easement for transmission line (the transmission line does not appear to be above ground. In addition the DBYD did not indicate telecommunication or electricity services were present).

It should be noted that the DBYD does state that electricity, gas, telecommunications and water services are located in the vicinity and in certain areas within the proposed development site. However they have not been identified as constraints to the proposed development site as they are minor property connections and can be designed for in future development, if required.

As per the brief and scope of the service investigations, a high pressured Jemena gas service running across the proposed development was identified as a constraint for any works near or over its location. No structures can be built within the easement, however a protection slab can be constructed if needed for constructing a road over the easement, refer to Section 4 for design constraints.

2.3 Survey easements

GHD have reviewed the information on the survey and the dial before you dig information and no information was able to be located for the easement for transmission line based on the information available. No evidence of infrastructure is evident in the transmission line easement from review of imagery of the site which would potentially identify the asset owners.

The easement for electricity and other purposes is located adjacent to Wentworth Avenue and is for a recently constructed electrical substation. The easement for drain water is located along the North East boundary of the proposed development site. It is not anticipated that any future development would occur near these easements.

2.3.1 Title deeds

GHD reviewed the 'Title search' edition 8 dated 09/12/14 and 'Pipeline Easement Deed' V2 dated 2007 contained within Appendix F and Appendix G. The pipeline easement deed only discusses the Jemena pipeline, formally owned by Delta Electricity. Section 4 of this report already covers the design constraints in relation to the Jemena service. The title search document discussed the transmission line easement. The document suggests the easement is owned by Ausgrid (formally Energy Australia). GHD would therefore assume that all restrictions placed by Ausgrid for this type of easement would be relevant.

2.3.2 Ausgrid regulations

Ausgrid's regulations on their easements is provided within their document 'What all residents should know about living with electricity easements' and is shown in Appendix H. It should be noted that before any work commences, within the easement, written approval is required from Ausgrid.

The following list covers some of the regulations concerning the use of easements:

- Building fences to a maximum of 2.5 m is normally allowed, depending on how the fence affects access to power lines, and the need for earthing.
- The installation of irrigation equipment is normally allowed, subject to certain restrictions.
- Road building is normally allowed depending on power line clearance and the security of the electricity equipment.
- Excavating, filling and altering contours is sometimes allowed, but only under strict supervision of Ausgrid.
- Installing utility services such as low voltage electricity, telephone or water (overhead, underground or on the surface), is normally allowed, depending on clearances to power lines.
- A maximum growth height of 4 m is allowed for planting trees and shrubs. They must not obstruct access to equipment, poles or steel power line structures.

No correspondence with Ausgrid has taken place. GHD has completed an 'easement enquiry form' and will undertake further consultation with Ausgrid (if required) during Phase 2. The outcomes of this easement enquiry will form the basis of these discussions.

3. Gas - Jemena services

3.1 Description of the service

The buried high pressure gas service has been given an easement of approximately 20 m, and has been identified as a transmission pipeline. Figure 3-1 below is an extract from the topographic survey shown in Appendix A. The easement is highlighted yellow.

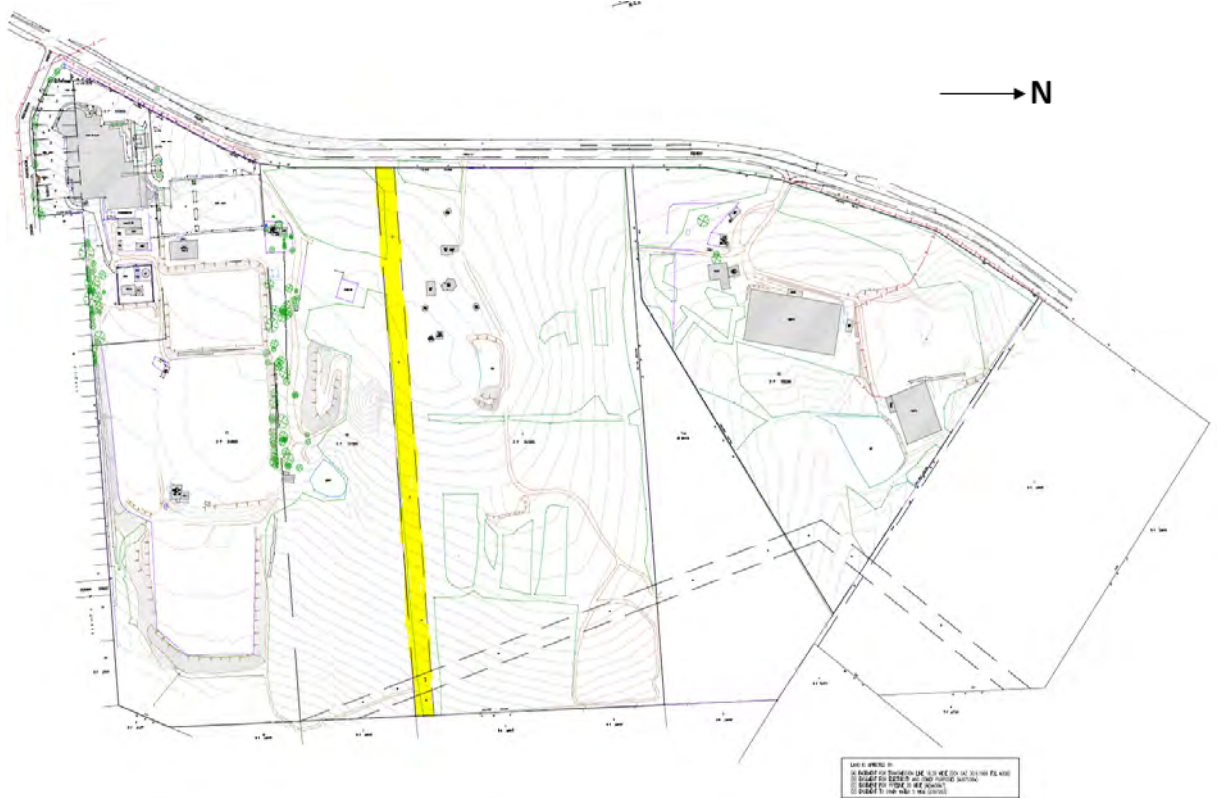


Figure 3-1 Extract from topographic survey showing Jemena easement

3.2 Correspondence

In response to the information received, GHD has contacted the following Jemena representative shown in Table 3-1.

Table 3-1 Jemena contact

Name	Position	Telephone	Email
Danny Guerrero	Property Coordinator	(02) 9867 7149	danny.guerrera@jemena.com.au

All correspondence records with Jemena can be found in Appendix C.

3.3 Design requirements

GHD received the design requirements from the Jemena representative in Table 3-1, which was used to determine the constraints working around or over the gas service. The Jemena design guidelines shown in Appendix D also outline a number of options to overcome the constraints, if the requirements have not been met. This has been summarised in Section 4 of this report.

4. Development constraints

The design requirements for developing the land near or over the buried service depend whether the encroachment into the easement is defined as standard or non-standard, these are summarised below and can be found in revision number 8 of the Jemena design guidelines dated 04 November 2016 and is shown in Appendix D.

4.1 Implications for development

4.1.1 Vehicle crossing

The acceptable load/axle for a construction vehicle or plant crossing over the Jemena Pipelines is limited to 8 Tonnes/axle, the minimum depth of Jemena Pipeline shall be 1.2 m at the crossing point. The crossing should be at right angles to the pipeline alignment.

Where soil conditions exhibit poor compaction (uncontrolled fill) and load bearing characteristics, such as swamp areas or wet soil conditions, equipment is not permitted to cross the pipeline irrespective of weight without written approval from Jemena.

It should be noted that the geotechnical investigation identified no uncontrolled fill or swamp areas within the 20 m easement for the transmission pipeline.

4.1.2 Roads

The following specific design requirements will be required for road crossings:

- Minimum cover of 1.2 m from the finished surface of the road or the invert of the drains to the top of the pipeline
- Road alignment shall cross the pipeline at or close to a right angle
- Road alignment shall not be parallel to and above the pipeline

This is shown below in Figure 4-1 and Figure 4-2 below.

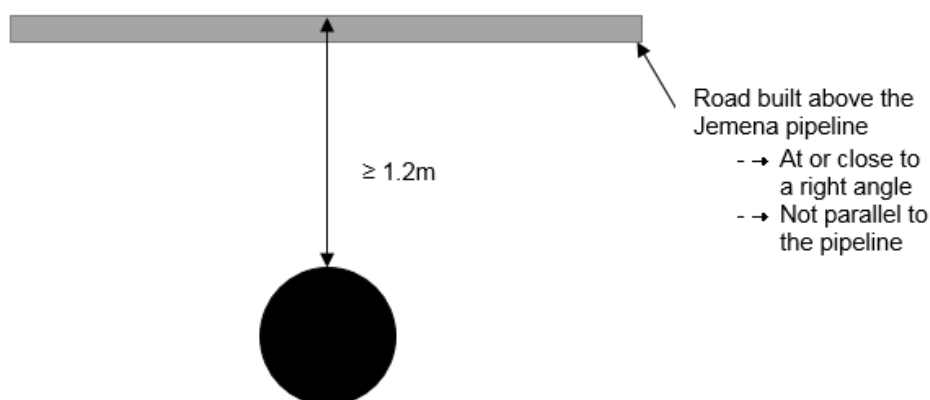


Figure 4-1 Minimum cover requirements for a road crossing without a drain

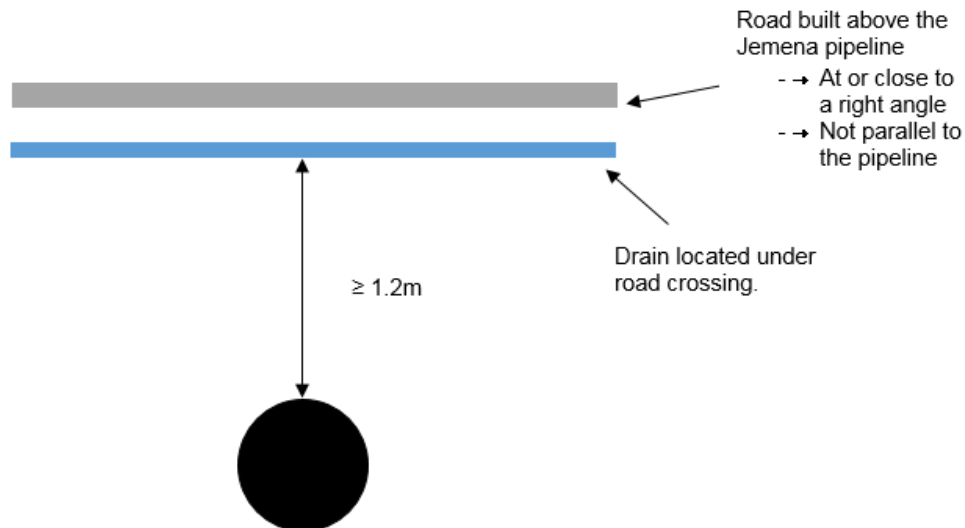


Figure 4-2 Minimum cover requirements for a road crossing with a drain

4.1.3 Structural protection over Jemena pipeline

If the depth of the cover of the gas service is less than 1.2 m or more than 3 m, and Club Ltd is proposing to design and install a new permanent structure on the top of the Jemena pipeline to provide protection from external loads or damage, Club Ltd shall provide the following design package:

- The slab design drawing (plan and cross section)
- How the slab will be supported, i.e. vertical piers or similar
- Geotechnical investigations
- Design calculations
- Certification from the Structural Engineer certifying the adequacy of the design in ensuring the pipeline is isolated from excessive loading

The permanent structure will also be submitted to Jemena for review and acceptance.

The service investigation conducted by Suresearch, shown in section 5 of this report identified the cover for the gas service to be greater than 1.2 m and less than 3 m.

4.1.4 Services

The separation vertical distance between a new services crossing a Jemena pipeline is as follows:

- Crossing over - minimum 500 mm
- Crossing under – minimum 1000 mm

This is shown in Figure 4-3 below.

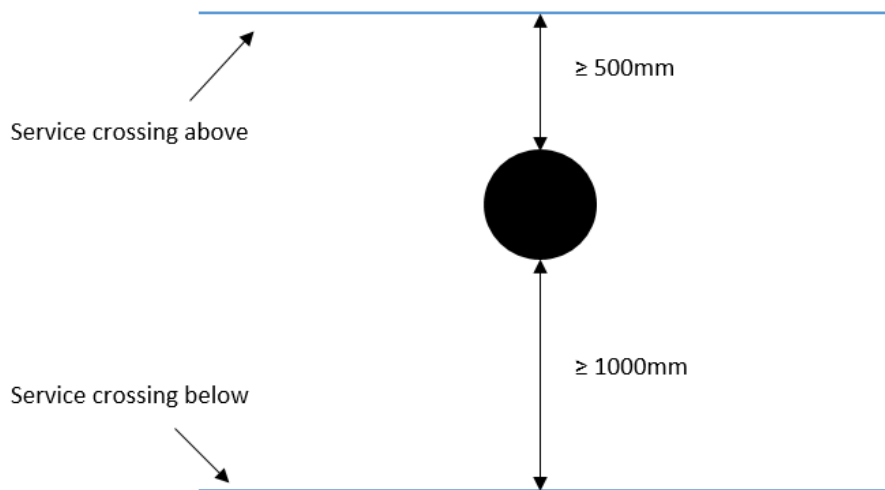


Figure 4-3 Vertical distance between a new service

The requirement for any service (pipe or cable) to be installed parallel to the Jemena Pipeline is as follows:

- Where there is a Jemena easement, the service shall be located outside of the Jemena easement.

4.1.5 Landscaping

Any tree planting within 3 m of the pipeline shall be reviewed and approved by Jemena. The proposed tree planting shall include the plan drawing showing the layout of the trees with respect to Jemena pipeline, and type of the trees that will be planted. Expected size of trees and shrubs at maturity demonstrating the location with respect to an easement, proximity of roots to a pipeline and placement of root barrier measures.

5. Services investigation

A GPR was used to confirm the location and depth of the buried gas service, conducted by Suresearch underground services.

GHD has contacted the following Suresearch representative shown in Table 5-1.

Table 5-1 Suresearch contact

Name	Position	Telephone	Email
Paul Wallis	Senior Project Manager	1300 88 45 20	paul.wallis@suresearch.com.au

5.1 Suresearch information results

On 8 March 2018 Suresearch conducted a service investigation using a GPR. Figure 5-1 is an extract from the service investigation results shown in Appendix E.



Figure 5-1 Extract of Suresearch investigation results

The service investigation results identified the following:

- The location of the buried gas service across the proposed development site
- The minimum depth of the buried gas service was determined to be 1.4 m
- The maximum depth of the buried gas service was determined to be 2.3 m

6. Conclusion

The service investigation has confirmed the depth and location of the Jemena asset and provided guidelines to inform for future development. The service investigation has explained the implications for development near or over the Jemena asset including:

- Minimum cover limits for vehicle crossings and road construction over the Jemena pipeline.
- Maximum load/axle for a construction vehicle or plant crossing over the Jemena pipeline.
- Adverse soil conditions for future development over the Jemena pipeline.
- Minimum and maximum cover limits for the installation of a structural protection slab.
- Required road alignments for constructing roads within the Jemena easement or over the pipeline.
- Landscaping considerations such as type of tree, expected size at maturity and root barrier protection within the Jemena easement.

6.1 Approval process

The next stage in the approval process will involve contacting Jemena for review and approval of any proposed future development within the Jemena easement or over the Jemena pipeline.

Figure 6-1 below gives an example of the possible level difference across the easement without the need for having a reinforced concrete slab to protect the pipeline.

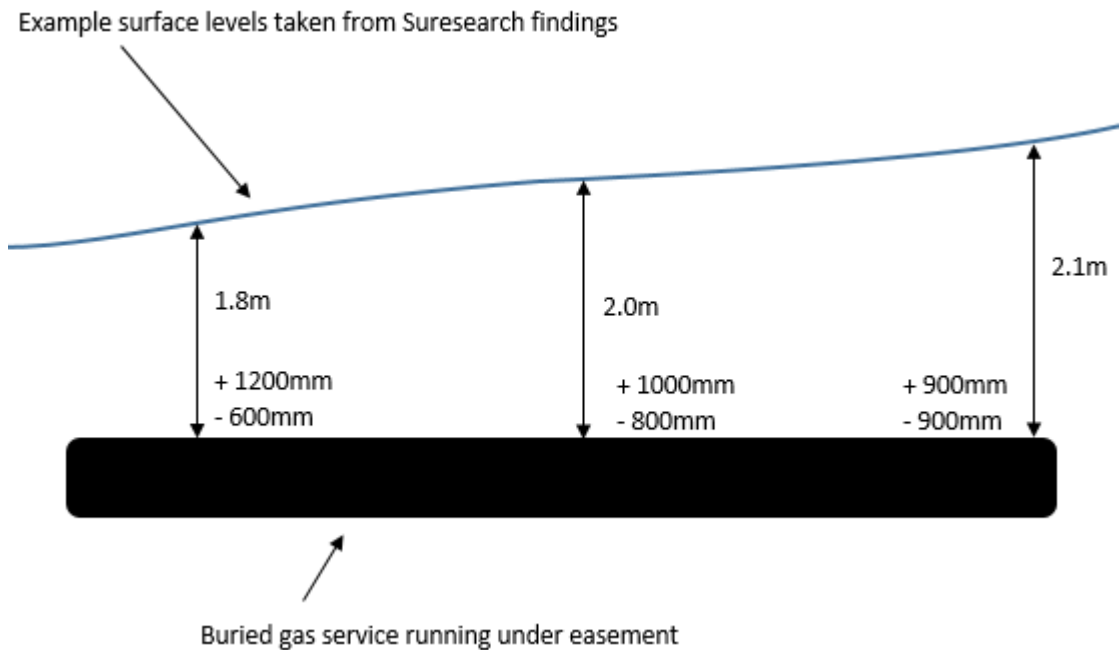


Figure 6-1 Example surface level and cover requirements

In the above example, if desired the proposed development can remove (-) or add (+) to the surface level to suit the proposed development. This is acceptable provided that the depth of cover for the buried gas service is between 1.2 m and 3.0 m, otherwise a protection slab will be required as per Section 4.1.3.

Furthermore as previously discussed in Section 2.3.2, the service investigation has provided Ausgrid regulations for the transmission line easement including:

- Maximum height for building fences
- Maximum growth height for planting trees and shrubs

The service investigation has also determined the following developments could be carried out within the easement, provided it is cleared with Ausgrid:

- Installing utility services is normally allowed
- Constructing roads over the easement is normally allowed
- Installing irrigation equipment across the easement is normally allowed
- Excavation and filling may be allowed under strict supervision of Ausgrid

If in Phase 2 the proposed development affects the transmission line easement, GHD will undertake further consultation with Ausgrid to determine all regulations around the easement. The outcomes of this easement enquiry will form the basis of these discussions.

Appendices

Appendix A – Topographical survey

Date: 17/01/2018

Ref: 2171126-detail



Doyalson RSL
C/- Lee Pinder - Tekable Advisory
Level 17, 20 Bond Street
Sydney NSW 2000

Detail and Level survey 80-120 Pacific Hwy and 49-65 Wentworth Avenue, Doyalson

Dear Lee,

Following your instructions, we have completed a detail and level survey over the above properties. Please see the below relating to additional information requested as part of the scope.

Land Surveyed for Detail survey:

Lots 1 – 9 on DP215875
Lot 1 on DP503655
Lots 7 and 11 on DP240685
Lot 49 on lot 707586
Lot 62 on DP755266

Boundary information only:

Lot 3 on DP240685

Mine Subsidence Zone Information:

As requested, we contacted the Mine Subsidence Board for information and advice regarding subsidence in the area.

The MSB has advised there are no currently known areas of subsidence under the subject properties. To date, this area has not been undermined, however it is the subject of a current mining lease.

The MSB have advised that approval from the colliery as to building specifications will be required for any new buildings on this land.

RMS road survey information:

To date no RMS survey information has been received for the road areas. We have surveyed the edge of bitumen of the closest running lane, where safe to do so.

If you have any further questions regarding this, please feel free to contact me.

Yours sincerely,

Hannah Martin

Hannah Martin
Senior Survey Manager

Email: h.martin@veris.com.au

Surry Hills
Suite 301, Level 3
55 Holt Street
Surry Hills NSW 2010
PO Box 1807
Strawberry Hills NSW 2012

T 02 9212 4655
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veris.com.au

Office Locations
Over 20 offices
across Australia
veris.com.au/contactus

Veris Australia Pty Ltd
53 615 735 727

Page 1 of 1

**DEVELOP
WITH _____
CONFIDENCE™**

Version: VRS-TMP-109_8

SHEET 9 ADJOINS

TRUE NORTH
M.G.A. NORTH

7
D P 240985

SHEET 14 ADJOINS

49
D P 707586

ISSUE	DATE	AMENDMENT	BY

TYPICAL NOTES

1. ORDEN OF LEVELS PW (EVA, KALLISTO (LAD)) FROM CORS OBSERVATIONS
2. BEARINGS ARE ON MGA NORTH
3. NO KNOWING SURVEY HAS BEEN UNDERTAKEN
4. BEARINGS & DISTANCES HAVE BEEN COMPILER FROM TITLE AND/OR DEED INFORMATION SUPPLIED BY DEPARTMENT OF LANDS NSW
5. RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS ENGRAMMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY
6. SERVICES SHOWN ARE BASED ON VERBAL SURFACE MEASUREMENTS TAKEN AT THE DATE OF SURVEY AND THE RELEVANT SERVICE DRAWINGS OF THE VARIOUS AUTHORITIES. ALL SERVICES MUST BE VERIFIED ON SITE PRIOR TO ANY WORK BEING UNDERTAKEN. UNLESS SURVEYING PLY LTD BEARS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE SERVICES SHOWN HEREIN
7. ROSE, EAVE & UTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY
8. ALL DIMENSIONS INCLUDING AND INCLUDING HAVE BEEN PLUTED FOR ENGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY
9. THE OWNER(S) IS/ARE TO BE RESPONSIBLE FOR CHECKING AND VERIFYING ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY
10. CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY ONLY. SPOT LEVELS SHOULD BE USED IF DETAILED DESIGN IS TO BE UNDERTAKEN
11. CONTOUR INTERVAL 0.5 METRE.

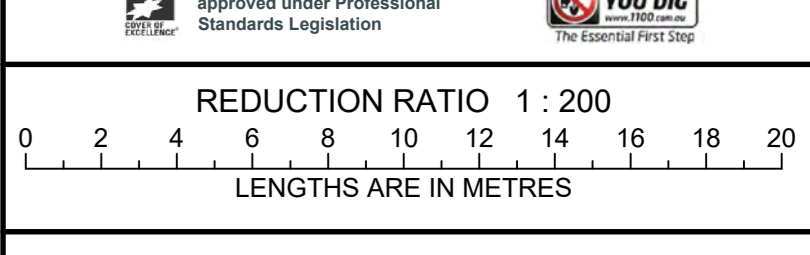
LEGEND OF TYPICAL CODES

AE - ARCHITECTURAL EMBELLISHMENT	MLD - METAL LOD
AP - ALUMINUM FIN	ME - METAL SURFACE
AS - ASPHALT	OC - STRUCTURE
AW - AWNING	OP - STRUCTURE
BA - BALCONY	SP - SPOT LEVEL
BW - BOTTOM OF WINDOW	PC - PERGOLA
BH - BOTTOM OF CHIMNEY	PCG - PERGOLA CROSSING
BK - BOTTOM OF KEB	PM - FORMWORK MARK
BD - BOTTOM OF DECK	PP - POWER POLE
BF - BOTTOM OF FENCE	RO - ROCK
BR - BOTTOM OF ROOF	RS - ROOF
BR - BOTTOM OF ROOF	RY - RAILWAY
BS - BOTTOM OF SKIRTS	RSK - RESERVENCE MARK
BT - BOTTOM OF TERRACE	RR - ROOF RICE
BU - BOTTOM OF UTTER	RSK - ROOF RICE
BW - BOTTOM OF WINDOW	RSK - ROOF RICE
BW - BOTTOM OF WINDOW	RSK - ROOF RICE
CA - CHIMNEY	RSK - ROOF RICE
CC - CONTING	RSK - ROOF RICE
CD - CONCRETE LOD	SA - STATE SURVEY MARK
CE - CONCRETE	SC - STATE SURVEY MARK
CF - CONCRETE PIT	SE - SEWER
CG - CONCRETE	SEW - SEWER
CH - CONCRETE	SEW - SEWER
CH - CONCRETE	SEW - SEWER
CI - CONCRETE	SEW - SEWER
CI - CONCRETE	SEW - SEWER
CI - CONCRETE	SEW - SEWER

LEGEND OF TYPICAL SERVICES

C - COMMUNICATIONS CABLE	FW - RECYCLED WATER
COMP - CERAMIC STORMWATER PIPE	RW - RECYCLED WATER
E - UNDERGROUND ELECTRICITY	RWS - ROAD & WHARF SERVICES
E - UNDERGROUND ELECTRICITY	S - SAND
EE - UNDERGROUND ELECTRICITY & OPTICAL CABLES	SO - SANDY OUTFALL
FE - FIRE SERVICE	SR - SANDY TRUCK
FE - GAS LINE	SW - STORM WATER
FE - GAS LINE & ELECTRICITY CABLES	SW - STORM WATER
FE - GAS LINE & ELECTRICITY CABLES	SW - STORM WATER
FE - GAS LINE & ELECTRICITY CABLES	SW - STORM WATER
FE - GAS LINE & ELECTRICITY CABLES	SW - STORM WATER
FE - GAS LINE & ELECTRICITY CABLES	SW - STORM WATER
FE - GAS LINE & ELECTRICITY CABLES	SW - STORM WATER

1. ALL UNDERGROUND SERVICE INFORMATION INCLUDES OF GENERAL POSITION AND SURFACE COVER DEPTHS NOTED ON THE PLAN ARE APPROXIMATELY ONLY.
2. ALL UNDERGROUND SERVICE INFORMATION HAS BEEN COMPILER FROM SERVICE AUTHORITY PLANS PROVIDED BY THE AUTHORITIES.
3. THE LOCATION OF SERVICES BENEATH PRIVATE (OR UNOCCUPIED) HAS BEEN SHOWN ENGRAMMATICALLY ONLY AND THE SERVICES DRAWINGS AS PROVIDED. THE EXACT LOCATION OF THESE SERVICES BETWEEN THE SERVICE POINTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION OF PLANS. NO WARRANTY IS GIVEN AS TO THE POSSIBILITY OF THE EXISTENCE OF FURTHER UNOCCUPIED SERVICES.
4. ALL CONSTRUCTION, INCLUDING A PROTECT CONSTRUCTION MUST CONTACT THE VARIOUS AUTHORITIES, IN ACCORDANCE WITH CONVEYED THIS BEFORE YOU START PROCEDURES PRIOR TO UNDERTAKING ANY WORKS WITHIN THE BOUNDARY OF THE SERVICE LINES TO VERIFY THE POSITION OF THE SERVICE LINES.



CLIENT: DOYALSON-WYEE RSL CLUB

TITLE No: SEE SCHEDULE REF: 171126
 DATUM: A.H.D. ISSUE: 1
 DATE OF SURVEY: JAN 2018 ISSUE DATE: 15.01.18
 SURVEYOR: BS SHEET SIZE: A0
 DRAFTER: PH SHEET 15 OF 24 SHEETS

PLAN OF DETAIL & LEVELS AT
 No 80-120 PACIFIC HY &
 No 49-65 WENTWORTH AVE
 DOYALSON

Suite 301, Level 3, 55 Holt Street
 Surry Hills NSW 2012
 PO Box 1807
 Strawberry Hills NSW 2012
 t: (02) 9212 4655
 email: reception@linkersurveying.com.au
 web site: www.linkersurveying.com.au

LINKER
 A Linker Company

SHEET 21 ADJOINS

Appendix B – Dial Before You Dig



Caller Details

Contact: Mr Jaxson Ryner
Company: GHD
Address: Suite 10 Zenith Building 6 Reliance Drive
Tuggerah NSW 2259

Caller Id: 1804034
Mobile: Not Supplied
Email: jaxson.ryner@ghd.com
Phone: 0243504122
Fax: Not Supplied

Dig Site and Enquiry Details

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



User Reference: Not Supplied
Working on Behalf of: Central Coast Council
Enquiry Date: 31/01/2018
Start Date: 02/02/2018
End Date: 30/08/2018
Address: Pacific Highway
Doyalson NSW 2262
Job Purpose: Design
Onsite Activity: Planning & Design
Location of Workplace: Private Property
Location in Road: Not Supplied

- 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.

Notes/Description of Works:
Not Supplied

Your Responsibilities and Duty of Care

- 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 Privacy Policy and the terms and disclaimers set out at www.1100.com.au
- For more information on safe excavation practices, visit www.1100.com.au

Asset Owner Details

The assets 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. It is **your responsibility** to identify the presence of any underground assets in and around your proposed dig site. Please be aware, that not all asset owners are registered with the Dial Before You Dig service, so it is **your responsibility** to identify and contact any asset owners not listed here directly.
** Asset owners highlighted by asterisks ** require that you visit their offices to collect plans.
Asset owners highlighted with a hash require that you call them to discuss your enquiry or to obtain plans.

Seq. No.	Authority Name	Phone	Status
68120766	Ausgrid	0249510899	NOTIFIED
68120770	Jemena Gas Land Services NSW	1300880906	NOTIFIED
68120769	Jemena Gas North	1300880906	NOTIFIED
68120771	NBN Co, NswAct	1800626762	NOTIFIED
68120768	Optus and/or Uecomm, Nsw	1800505777	NOTIFIED
68120767	Telstra NSW, Central	1800653935	NOTIFIED
68120772	TransGrid	0296200422	NOTIFIED
68120765	Wyong Water	0243503111	NOTIFIED

END OF UTILITIES LIST

If further information is required, please contact:
 Ausgrid DBYD
 Phone: (02) 4951 0899
 Fax: (02) 4951 0729



Emergency Phone Number 131388

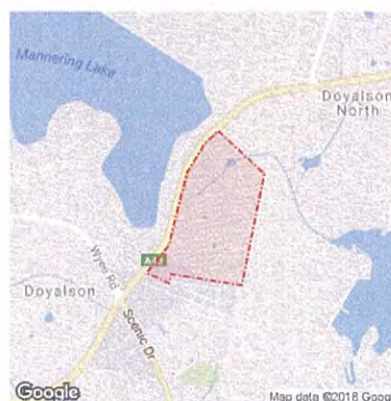
Underground Cable Location Search Advice -- Ausgrid Assets Affected --

To:	Mr Jaxson Ryner GHD Suite 10 Zenith Building 6 Reliance Drive Tuggerah NSW 2259	Phone No:	0243504122
		Issue Date:	30/01/2018

In response to your enquiry, Sequence No: 68075020 the records of Ausgrid disclose that there **are** Ausgrid underground cables in the defined search location and relevant Ausgrid plans have been provided.

This search is based on the geographical position of the dig site as denoted in the Dial Before You Dig caller confirmation sheet and an overview is provided:

Address:	Pacific Highway Doyalson NSW 2262
Job #:	13604550



Important

- All information provided to you is **ONLY VALID FOR 30 DAYS** from the date of issue
- You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret plans.
- If you require a full size print of A0 plans and don't have the resources to do so please contact our office on 49510899 to request a hard copy to be posted. **Please allow 3 working days for delivery.**
- Please note you will ONLY receive portions of your search area that contain Ausgrid Underground Assets

YOU MUST READ AND UNDERSTAND THE SUPPLEMENTARY MATERIAL CONTAINED IN THIS ADVICE BEFORE PROCEEDING WITH ANY WORKS.

Summary of Supplementary Information:

Material	Purpose	Location
URGENT SAFETY ALERT	Safety precautions when working on or near low voltage stranded aluminium cable	Web Link [Click Here]
Important Information.pdf	Details important information	Attached
Working near Ausgrid Cables.pdf	Summary of NS156	Attached
COMN0119 How To Read Ausgrid Plans.pdf	Details how to read Ausgrid plans	Attached
WorkCover NSW "Work near underground assets: Guide"	To assist you in deciding appropriate measures to eliminate or control risks when working near underground assets.	Web Link [Click Here]
Ausgrid's Network Standard NS156	For important information for work near or around underground cables	Web Link [Click Here]

Reading Ausgrid Plans

COMN0119

1 Property Lines

“property line” (PL), sometimes referred to as “building line” (BL), is the standard dimensioning reference point on all Ausgrid plans and represents property boundaries.

Typically the PL is the boundary between private property and local council's footpath area or nature reserve. Most residential fences and office blocks are erected along the PL.

“kerb line” (KL) is less frequently referred to on Ausgrid plans, and where used will be identified clearly as KL.

Numbers listed within property boundaries should correspond to recognised “street numbers”. (refer to figure 1)



Figure 1

2 Datum References

“datum references” identify distances (in metres) from significant features (such as corners of property boundaries) to reference points such as Ausgrid assets (eg: “conduits”, “cables”, “joints”). (refer to figure 2)

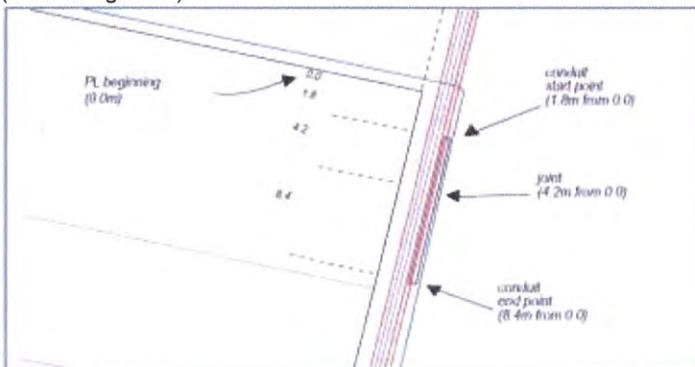


Figure 2

3 Cross Sections

“cross sections” displayed on Ausgrid plans detail information relating to the relative position (ie: distance from the “property line”, and the depth of “cover”) of Ausgrid assets.

“cover” is a term used to refer to the depth of cables underground.

A “cross section” leader line will be drawn indicating the location of the displayed “cable” or “conduit” information on Ausgrid plans.

The distance from “property line” (in metres) and depth of “cover” (in metres) references are displayed as; ie: 0.6 metres from PL and 0.5 metres underground).

Where distance and cover are not recorded, they will be clearly marked as “NR”.

NOTE: Distance and cover where indicated may be different to the actual position of the cables (eg: fill may have been placed at site that has changed the ground level).

“PL” distance shown in cross sections is an indicative measure to the centre of the trench allocation from the adjacent property line.

On some plans the “cross sections” may also be shown with a specific number (eg: HR1). This number will match with a cross-section detail found in the border of the plot or on a separate plot page. (refer to figures 3 and 4)

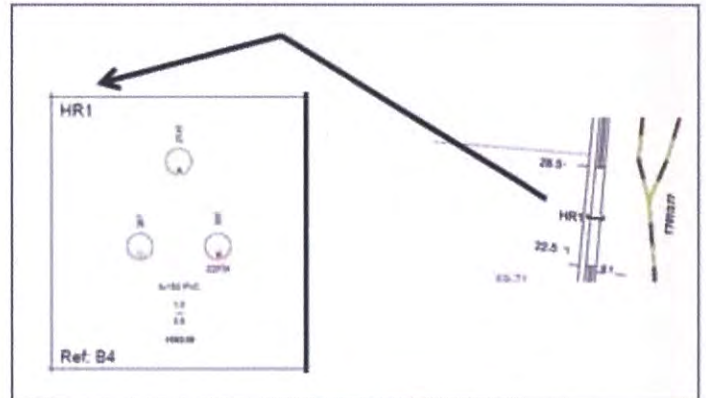


Figure 3

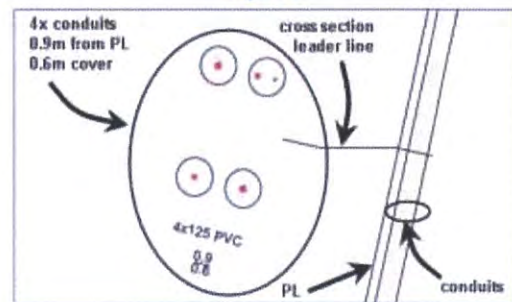


Figure 4



Reading Ausgrid Plans

COMN0119

4 Cable Joints and Joint Reports

“cable joints” (numbered individually) and “joint reports” (attached to Ausgrid plans) can provide information relating to the relative position of Ausgrid assets, distance from the “property line” (in metres), and the depth of “cover” (in metres). (refer to figures 5 and 6)

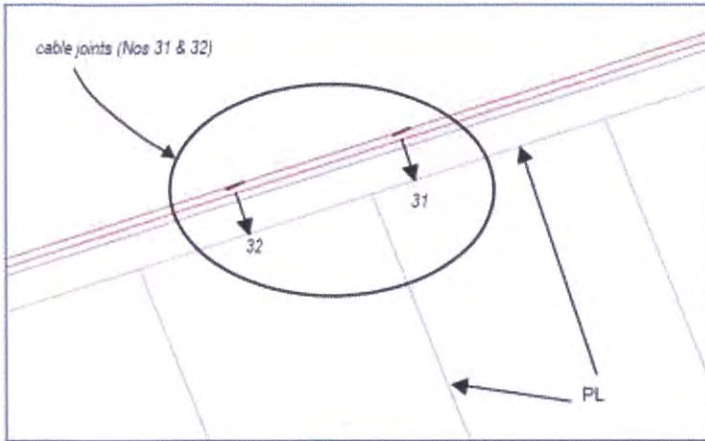


Figure 5

JOINT DETAIL REPORT			
No.	Blk-Pg	PI/Cvt	Joint Location
Map: LE912			
31	524-24	1.14/0.69	61.7 E of Pearl Lane EPL
32	524-24	1.14/0.69	57.6 E of Pearl Lane EPL

Joint location
(61.7m east of Pearl Lane East PL)

Joint position
(1.14m from PL, 0.69 cover)

Figure 6

5 Cross Section Detail Boxes

“cross section” detail boxes on the sides of an Ausgrid plan are used when there is insufficient room to display “cable” and/or “conduit” information on the Ausgrid plan. Ausgrid plans (refer to figure 7) are bordered by numeric identifiers along the top and bottom borders and alpha identifiers along the side borders.



Figure 7

A “cross section” leader line and annotation is drawn on the Ausgrid plan for a reference to “cable” and/or “conduit” information in the “cross section” detail boxes.

6 Pits

Underground “pits” are numbered on Ausgrid plans, positioned relative to the “property line” (PL), and can be found on either the footpath (nature strip) or the road (see figure 8).

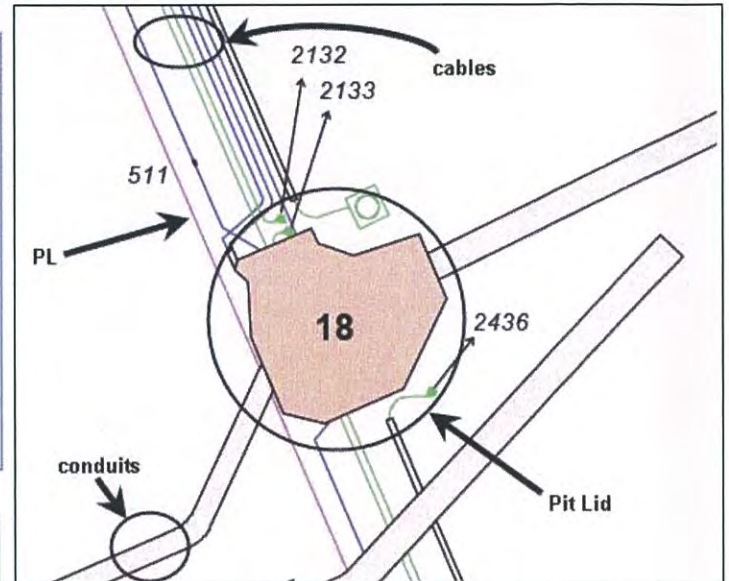


Figure 8

7 Proposal Areas

There are areas where underground work may have been issued for construction by Ausgrid, but details are not yet completely displayed on Ausgrid plans. In such cases a shaded “proposal area” is displayed on the Ausgrid plan, indicating underground work may have commenced in the vicinity but is not yet complete.

In some instances cables and other assets within the shaded “proposal area” will be shown in a bright magenta colour, indicating that the proposed new work displayed within the shaded area is based on initial planning documentation. (refer to figure 9)

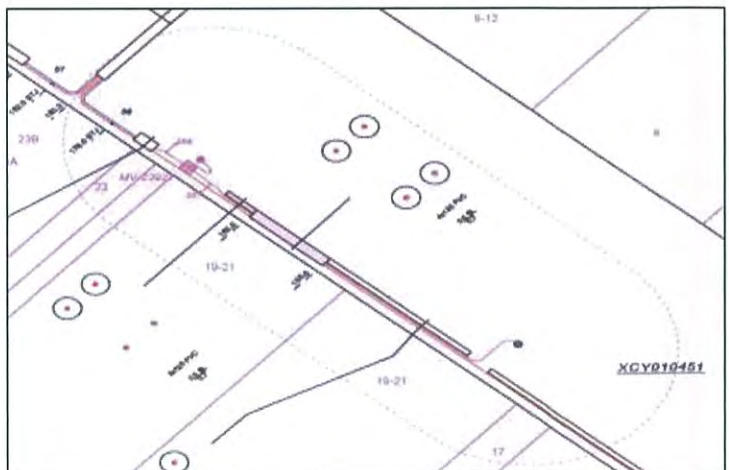


Figure 9

Reading Ausgrid Plans

COMN0119

In other instances the shaded “**proposal area**” itself may be shown as a blue colour, indicating that the new work displayed within the shaded area on the Ausgrid plan is yet to include details regarding final depths and dimensioning. (refer to figure 10)

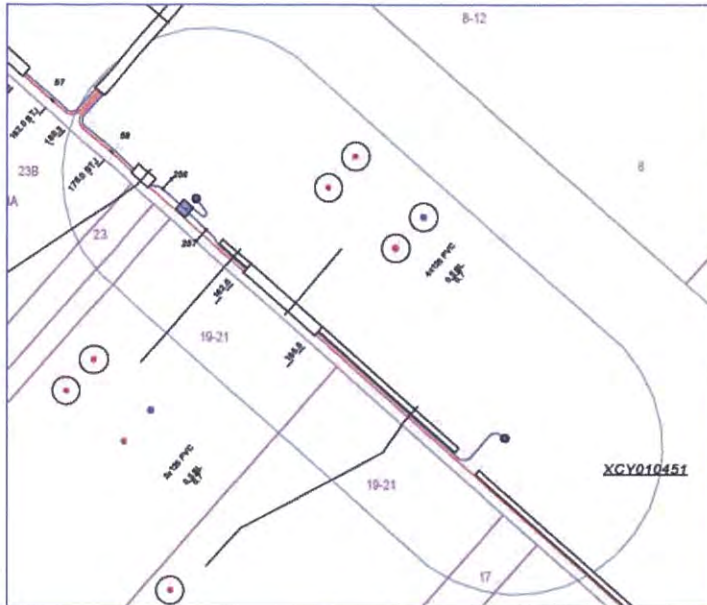


Figure 10

NOTE: In cases where these shaded “**proposal areas**” are displayed on Ausgrid plans.

“Ausgrid’s design plans showing the proposed position of its underground cables, overhead lines and structures have been prepared solely for Ausgrid’s own planning use. They show the proposed position of such underground cables, overhead lines and structures as proposed at the time of planning and have not necessarily been corrected to take into account any changes to road widths, road levels, fences and buildings subsequent to proposed installation.

Actual installations may vary from proposed installations as it may be necessary to take account of unforeseen above ground or subterranean constructions. Therefore, Ausgrid does not hold out that the design plans show more than the proposed presence or absence of its underground cables, overhead lines and structures in the street and will accept no liability for inaccuracies in the information shown on such design plans from any cause whatsoever.”

Any further information regarding information displayed for “proposal areas” can be obtained by contacting the Ausgrid DBYD office at the number indicated on the response to your DBYD enquiry for further information.

8 Ausgrid (ISG) Map Grid

The pale grey line indicates the 1:1000 Ausgrid (ISG) map grid border. The pale grey annotation located in the corners of the Ausgrid plan window, indicates the 1:1000 Ausgrid (ISG) map grid reference.

The 1:1000 Ausgrid (ISG) map grid border and reference on Ausgrid plans should be used when reading the “**joint report**” (see part 4 of this document for more detail) to accurately locate underground cables.

The buffer area shown on the plan should relate to the area requested on the original Dial Before you Dig request.

The **grid index box** can be used for reference where necessary (located in the bottom right corner of the Ausgrid plans), and will also indicate the buffer area shown on the plan.

9 Ausgrid “Distribution” and “Transmission” Plans

The Ausgrid plans supplied may identify both “**distribution**” and “**transmission**” voltage assets for the area defined in the DBYD request. (refer to figure 11)

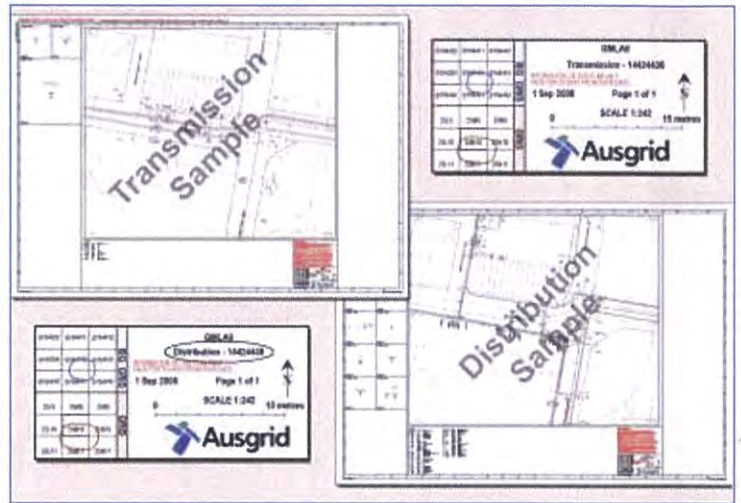


Figure 11

In the Sydney region, the Ausgrid plans are separately labelled as “**Distribution – nnnnnnn**” and “**Transmission – nnnnnnn**”, where “**nnnnnnn**” refers to the DBYD sequence number quoted.

In the Hunter region, the Ausgrid plans show combined “**distribution**” and “**transmission**” voltage assets, and are clearly labelled as “**Distr + Trans – nnnnnnn**” where “**nnnnnnn**” refers to the DBYD sequence number.

In the Hunter region, some DBYD requests are covered by PENGUIN grid references. In such cases, the Ausgrid Plans show the grid quoted with a cross-reference to a corresponding Ausgrid (ISG) map grid (eg: PENGUIN 136B3 – DP711, where DP711 is the Ausgrid (ISG) grid) to optimise the legibility of plans due to PENGUIN grid scale.

Some Hunter plans may have transmission cables in the area, when these cables are present there will be a warning printed at the top of the plan supplied:

WARNING: If there is work in the vicinity of transmission cables, Ausgrid must be contacted at least two weeks before the work is due to commence.

Reading Ausgrid Plans

COMN0119

10 “Shifting Land Base” on Ausgrid Distribution and Transmission Plans

In some instances, the plans supplied may indicate road or property outlines that appear to have shifted in relation to the Ausgrid assets displayed. (refer to figure 12)

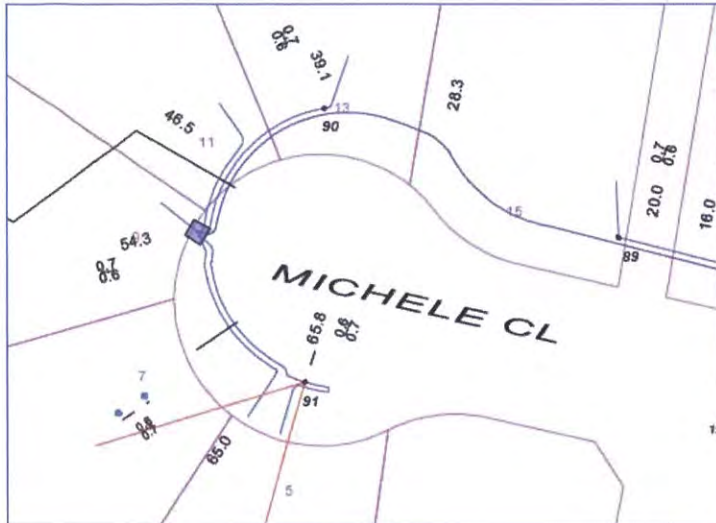


Figure 12

In such instances, always refer to the “property line” (in metres) and depth of “cover” (in metres) references displayed on the nearest relevant “cross sections” to obtain Ausgrid asset location information (see Reading Ausgrid Plans, clause 3, Cross Sections for more detail).

11 “Underground Earthing Infrastructure”

In some instances, the plans supplied may also indicate the presence of underground earthing infrastructure associated with underground and/or overhead Ausgrid assets.

The “Earth Point” symbol (refer to figure 13) will be shown on plans to minimize risk of disturbance or damage to any Ausgrid underground earthing infrastructure in the vicinity.

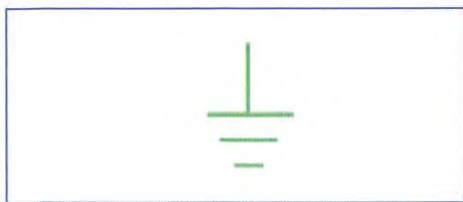


Figure 13

12 Aluminium Single Core Cables – Specific Excavation Hazard

Certain cables specifically illustrated in figures 14 & 15 below are susceptible to deterioration that may pose a risk of electric shock when working near them, particularly in damp ground.

For all work on or near Ausgrid’s network (where workers have been trained in Ausgrid’s “Work Near Underground Power Lines” course) the work practices outlined in NUS199 “Safe Electrical Working on Low Voltage Assets” section 8 for work near low voltage aluminium single core cable must be adhered to. Further information is also available to Accredited Service Providers in Safety Alert [SA06_15](#) issued May 2015.

All other persons must contact Ausgrid before excavating near these cables to arrange for appropriate precautions to be applied.

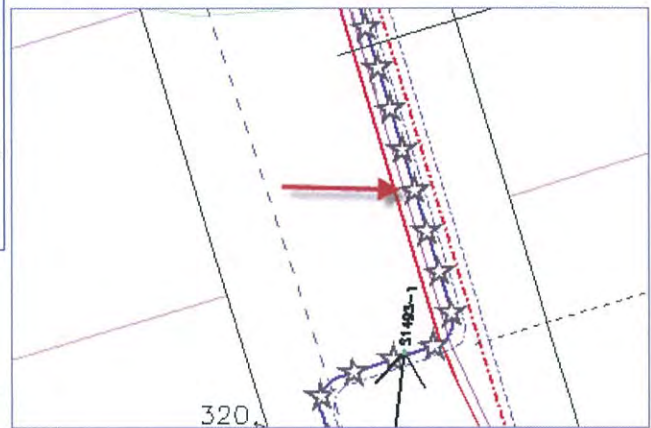


Figure 14

The “star” symbols over the cable indicate that it is susceptible to this deterioration.

Cables that are in duct lines have this symbology covered so an at-risk cable is indicated only within a cross section by a “#” appended to its cable code as illustrated below.

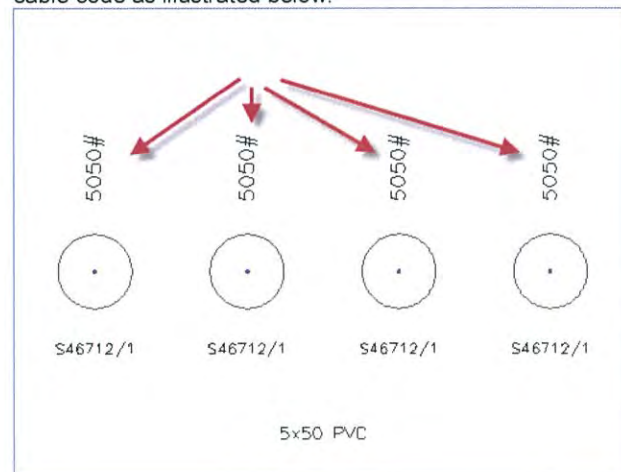
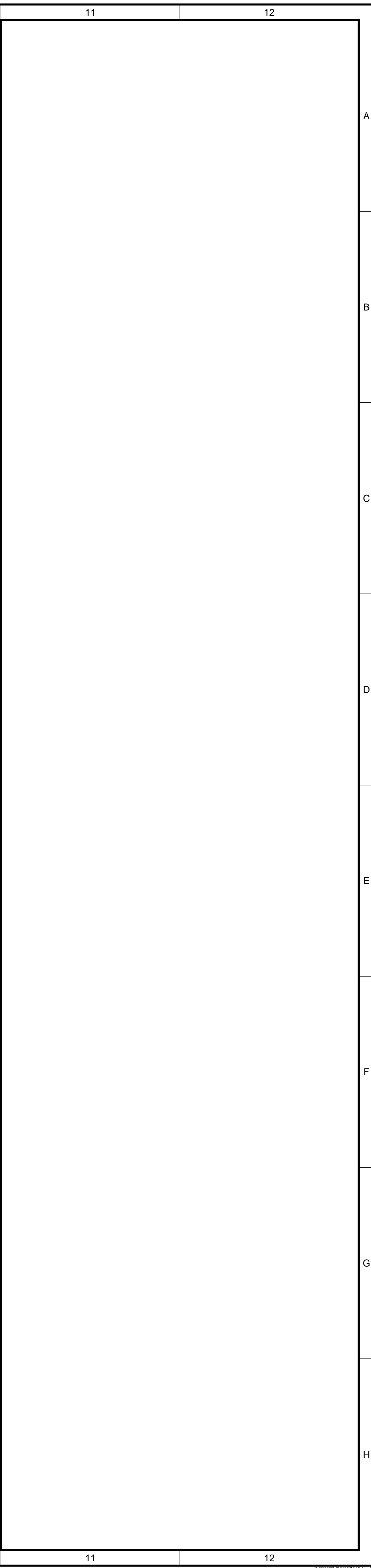
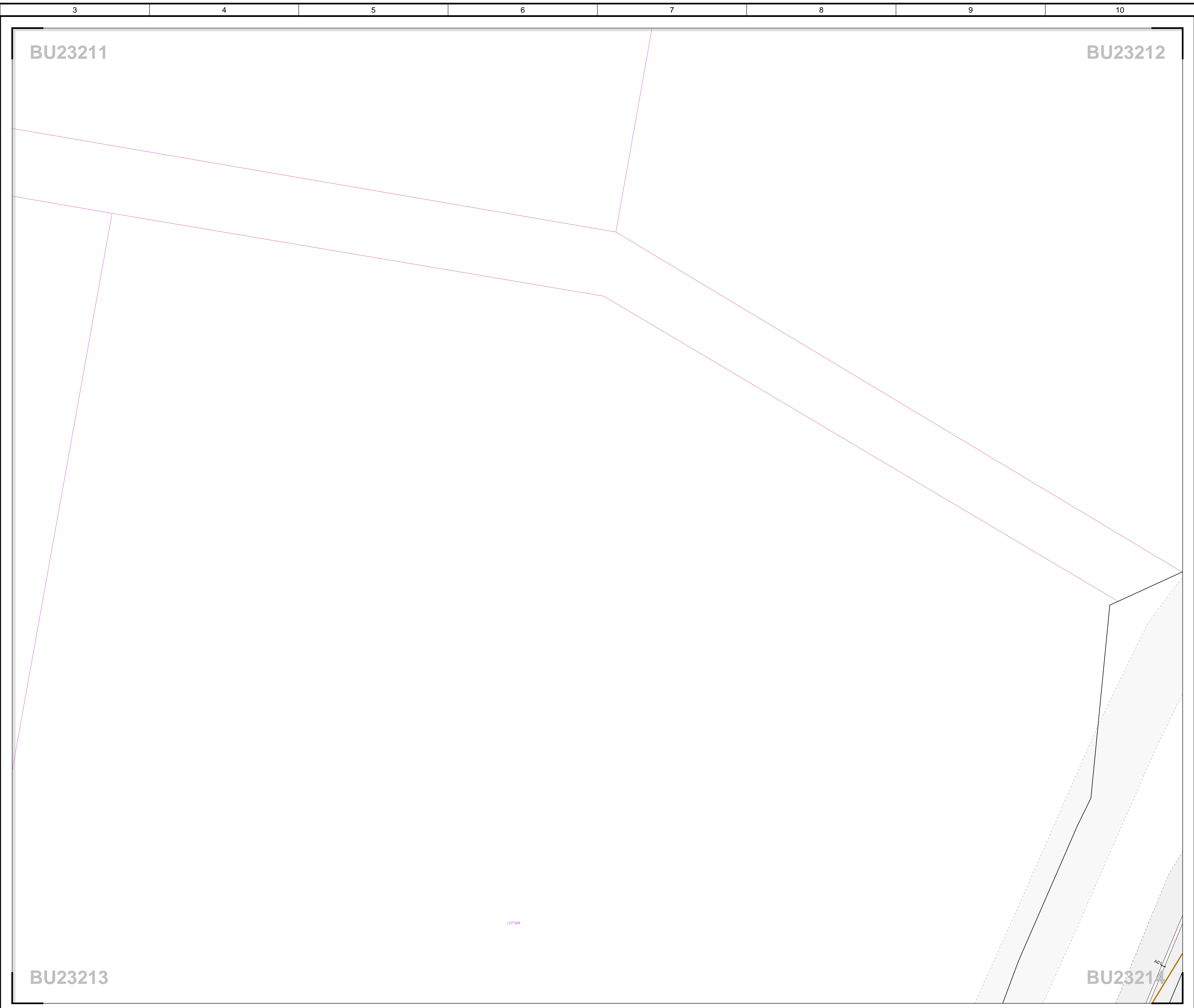
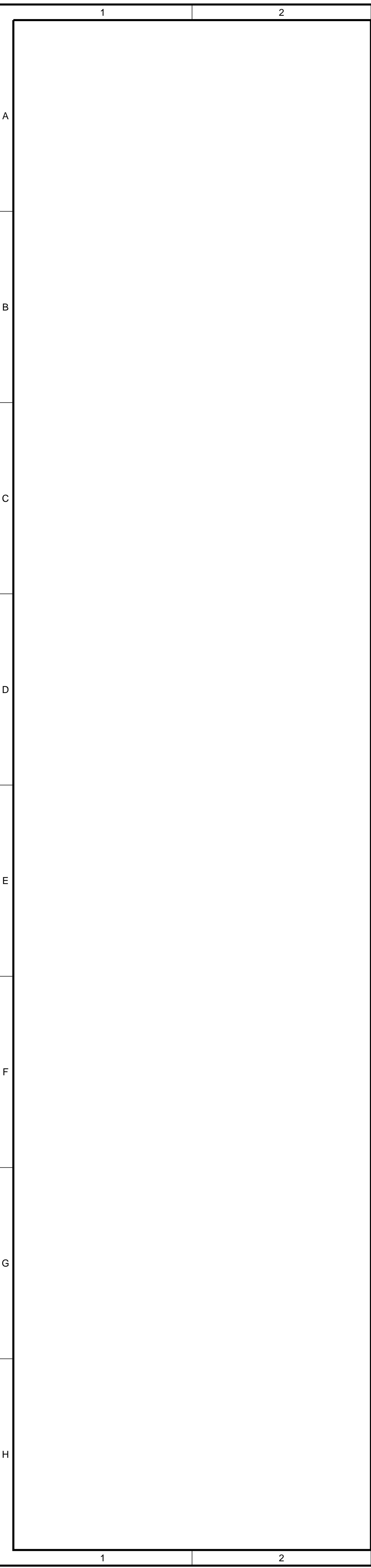
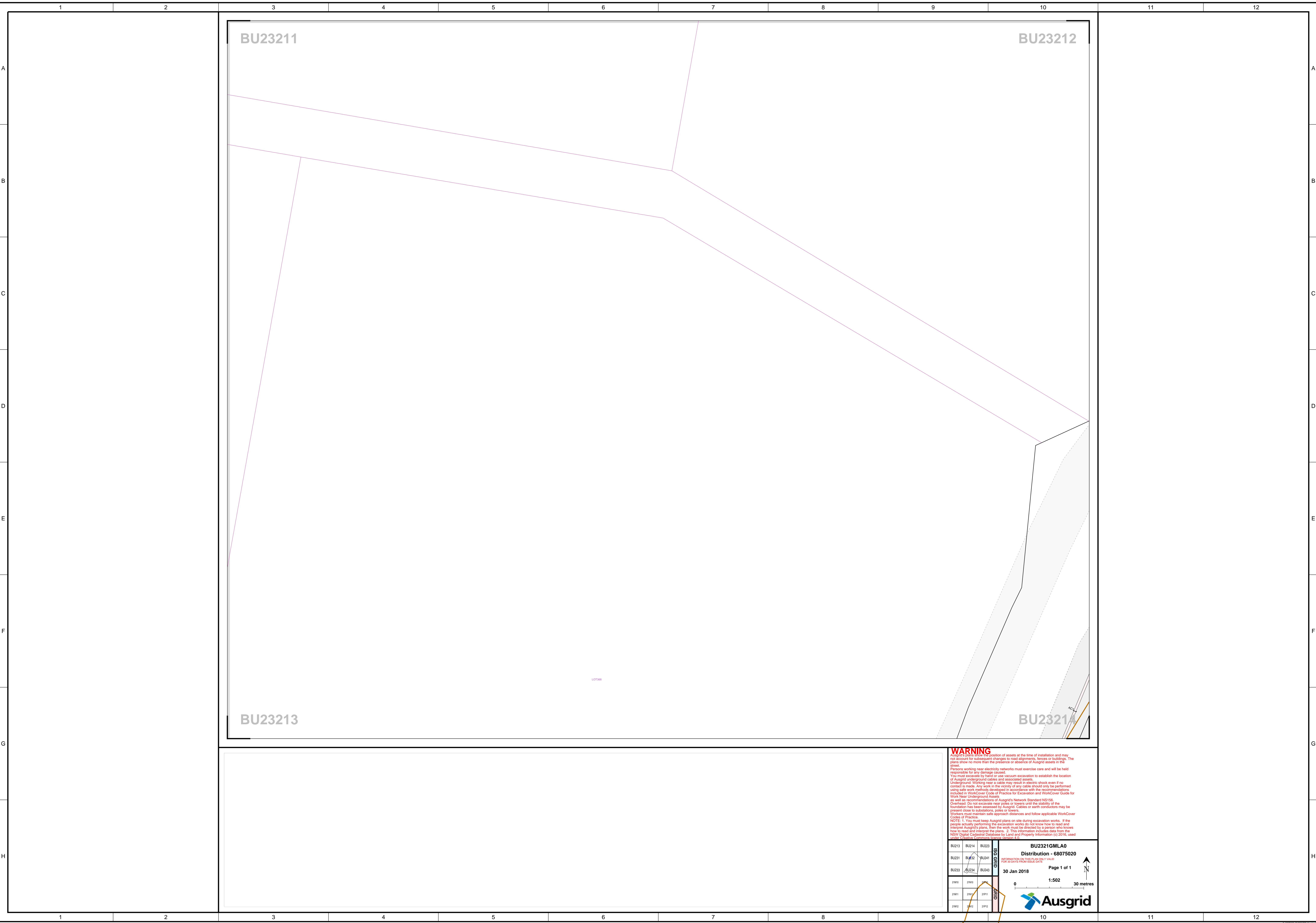


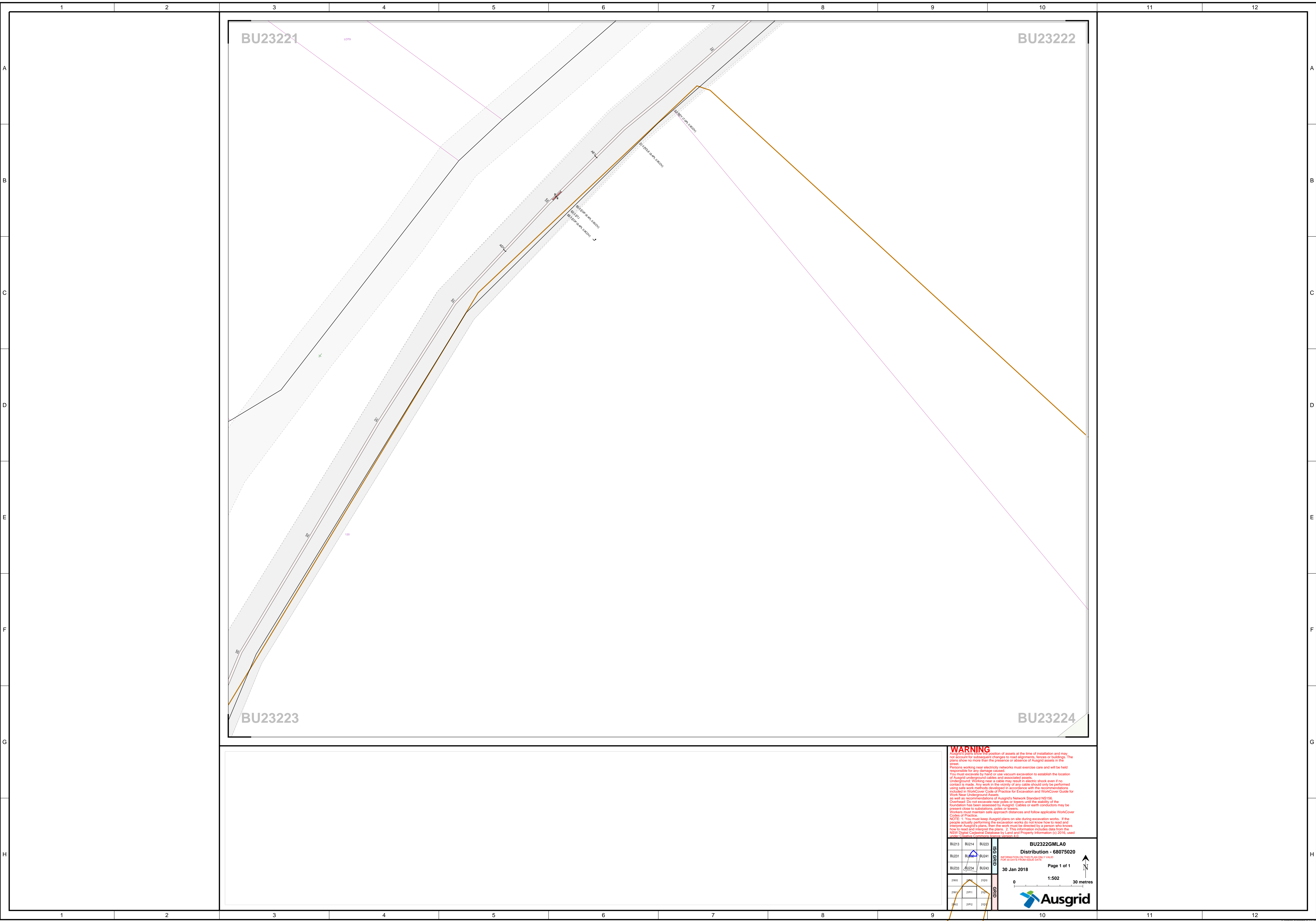
Figure 15



WARNING
 Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the Street.
 Persons working near electricity networks must exercise care and will be held responsible for any damage caused.
 You must excavate to find or use vacuum excavation to establish the location of Ausgrid underground cables and associated assets.
 Underground Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets.
 as well as recommendations of Ausgrid's Network Standard NS156.
 Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.
 Workers must maintain safe approach distances and follow applicable WorkCover Codes of Practice.
 NOTE: 1. You must keep Ausgrid plans on site during excavation works. If the people actually performing the excavation works do not know how to read and interpret Ausgrid's plans, then the work must be directed by a person who knows how to read and interpret the plans. 2. This information includes data from the NSW Digital Cadastre Database by Land and Property Information (LPI) 2016, used under Creative Commons license version 4.0.

BU2321 GMLA0
 Distribution - 68075020
 INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE
 30 Jan 2018 Page 1 of 1
 1:502 30 metres
 Ausgrid

BU213	BU214	BU223
BU231	BU232	BU241
BU233	BU234	BU242
21W0	21W1	21P1
21W2	21W3	21P2



WARNING

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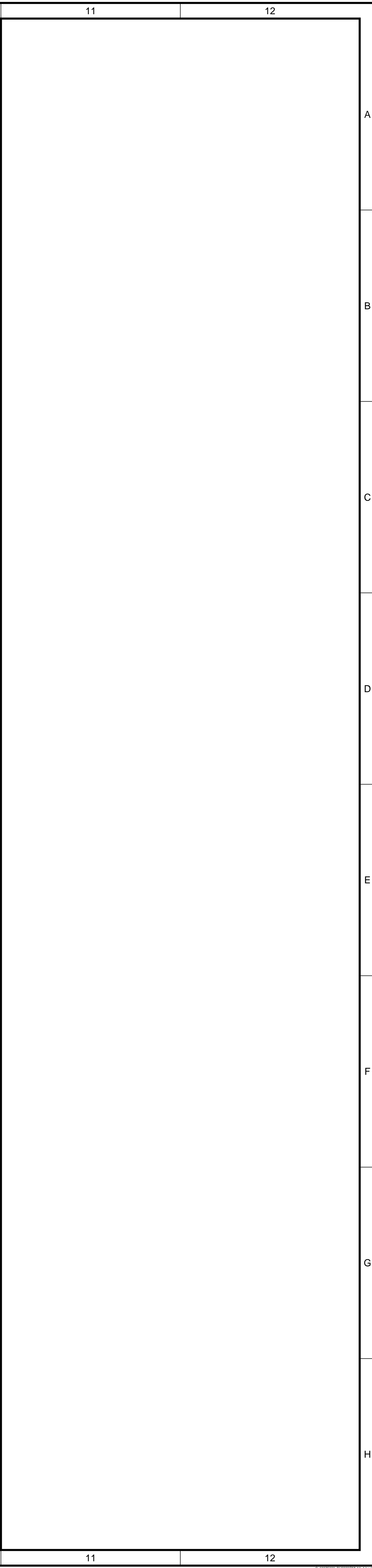
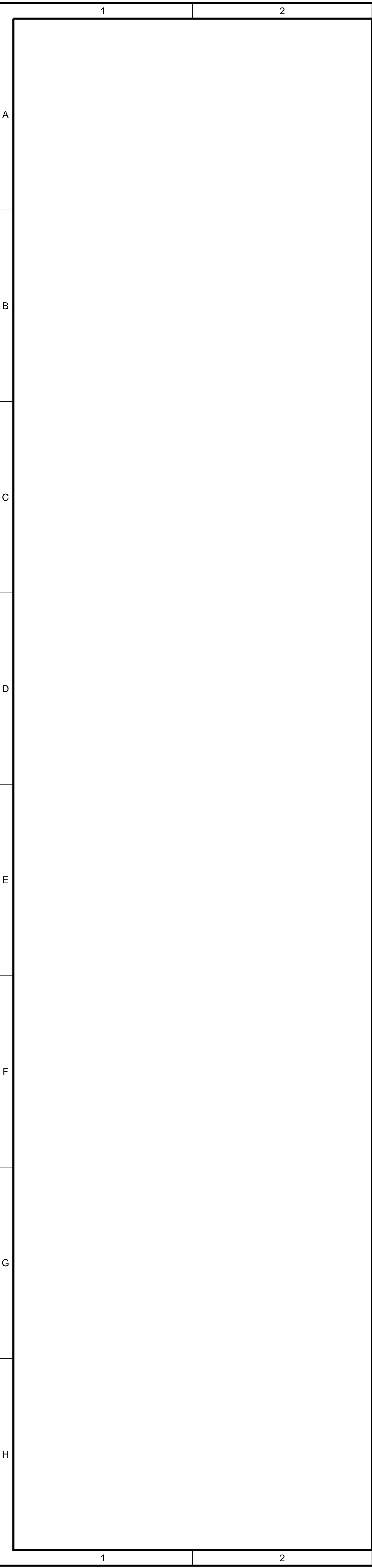
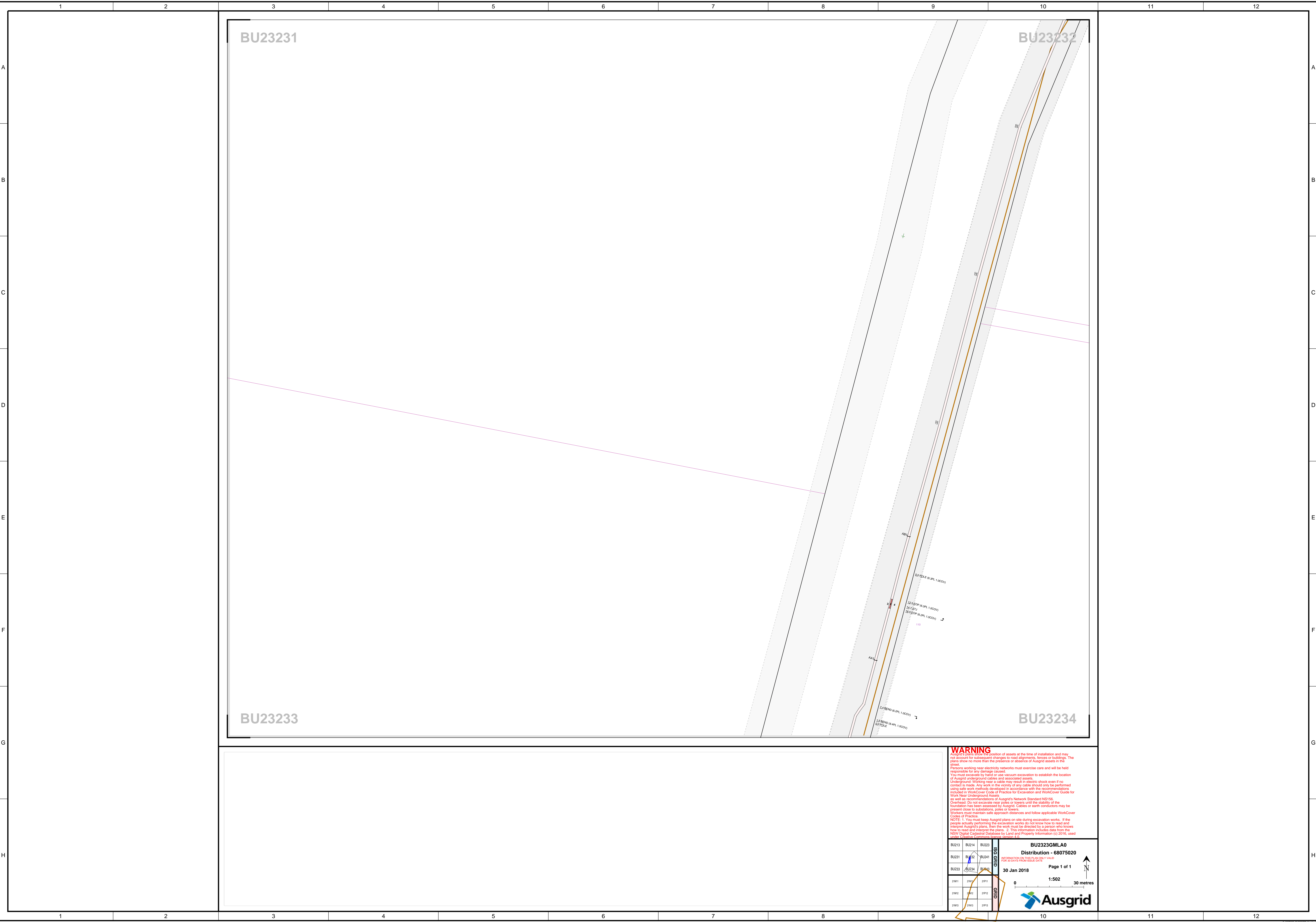
Underground: Working near a cable may result in electric shock even if no contact is made. Any work in the vicinity of any cable should only be performed using safe work methods developed in accordance with the recommendations included in WorkCover Code of Practice for Excavation and WorkCover Guide for Work Near Underground Assets.

Overhead: Do not excavate near poles or towers until the stability of the foundation has been assessed by Ausgrid. Cables or earth conductors may be present close to substations, poles or towers.

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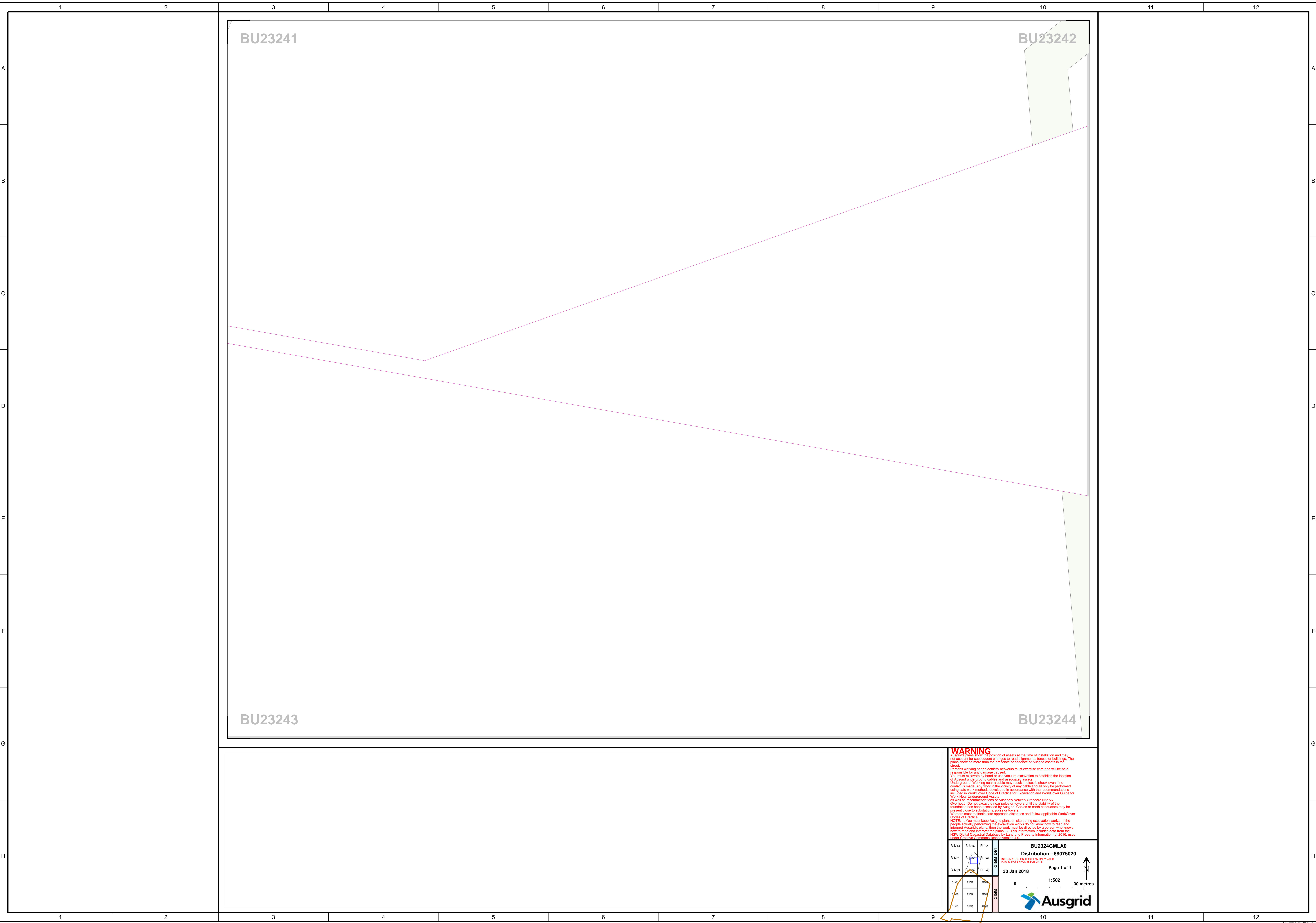
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Distribution - 68075020
INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE
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 Ausgrid



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BU23241

BU23242

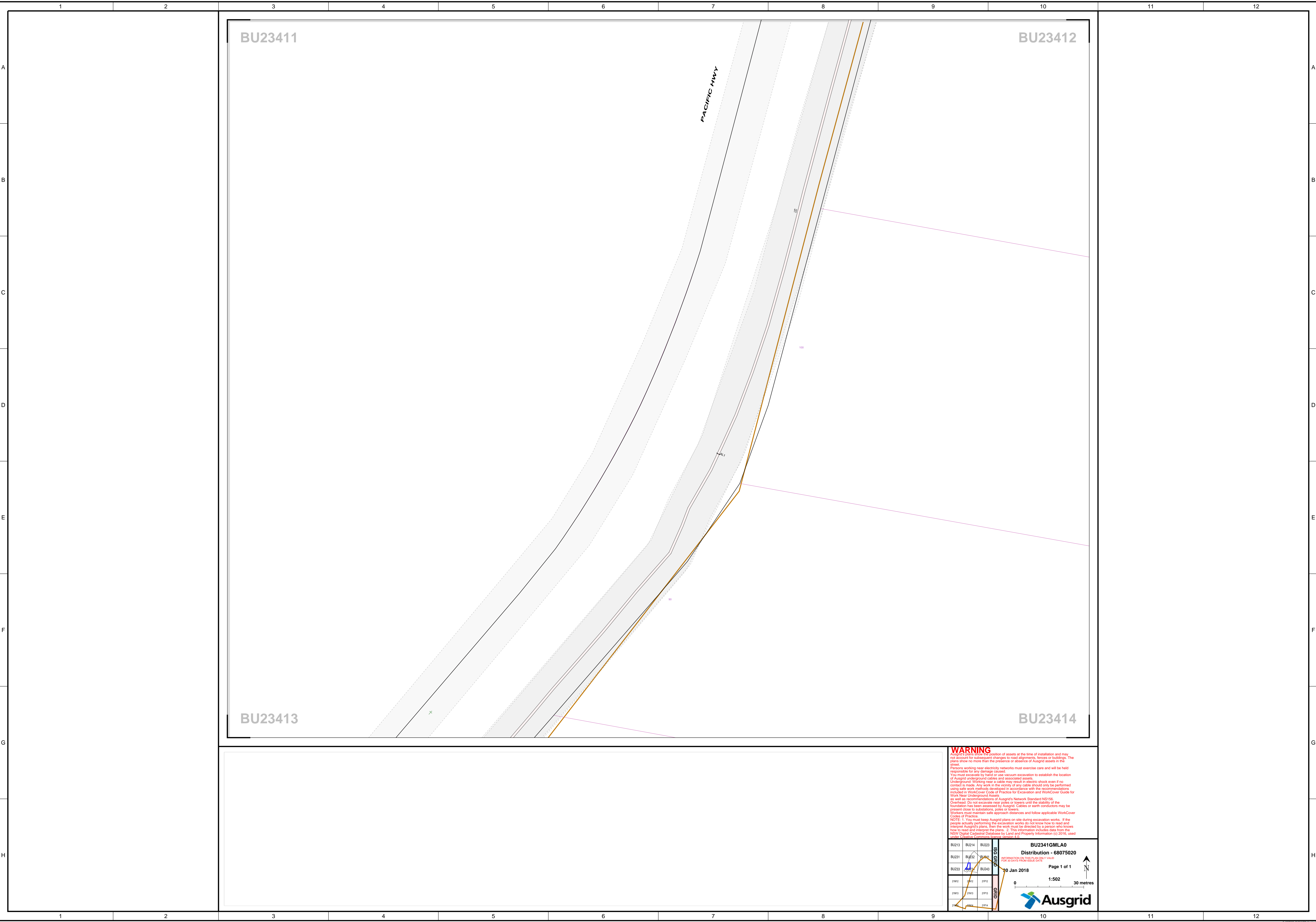
BU23243

BU23244

WARNING
 Ausgrid's plans show the position of assets at the time of installation and may not account for subsequent changes to road alignments, fences or buildings. The plans show no more than the presence or absence of Ausgrid assets in the Street.
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BU213	BU214	BU223
BU231	BU232	BU241
BU233	BU234	BU244
2P11	2P11	2P11
2P12	2P12	2P12
2P13	2P13	2P13

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 Distribution - 68075020
 INFORMATION ON THIS PLAN ONLY VALID FOR 30 DAYS FROM ISSUE DATE
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BU23411

BU23412

PACIFIC HWY

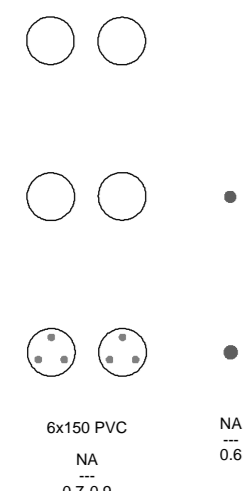
BU23413

BU23414

WARNING
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 30 Jan 2018
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BU234 - AD1



Ref: C6



JOINT DETAIL REPORT

No.	BU#	FILE	DATE	BY
1	BU234	68075020	24/01/2018	...
2
3
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WARNING

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as well as recommendations of Ausgrid's Network Standard NS156.

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BU2343GMLA0
Distribution - 68075020

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0 30 metres



Network Protection

Assets Affected

In reply to your enquiry, there are gas mains at the location of your intended work as per the attached map. For an explanation of the map, please see the key below. The following excavation guidelines apply.

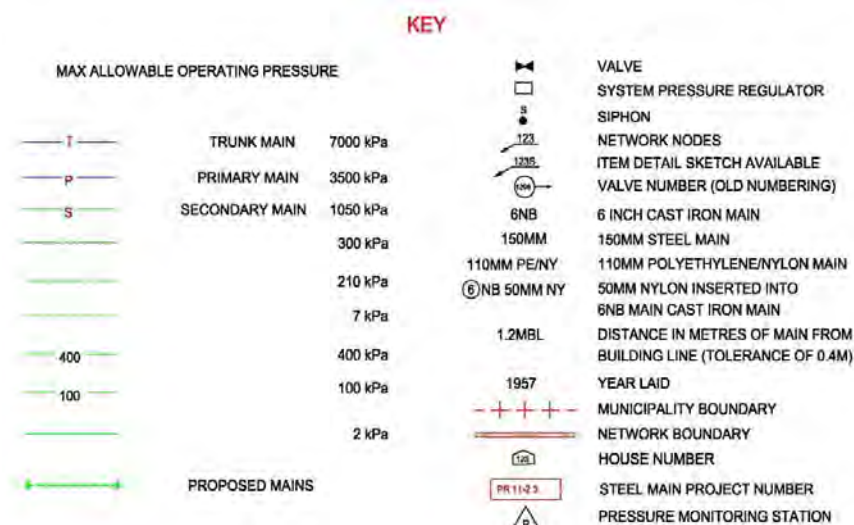
Excavation Guidelines:

It is essential the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If you cannot locate the gas main, contact the local depot.

In accordance with clause 34(5) of the Gas Supply (Safety and Network Management) Regulation 2013 (NSW), you should be informed that all excavation, (including pot-holing by hand to confirm the location of pipes) should be performed in accordance with “**Work Near Underground Assets Guideline**” published in 2007 by the Work Cover Authority.

A copy of this Guideline is available at: www.workcover.nsw.gov.au

DBYD Administration 1300 880 906



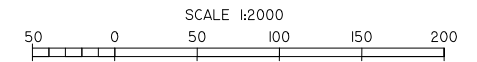
Warning: The enclosed plans show the position of Jemena Gas Networks (NSW) Ltd's underground gas mains and installations in public gazetted roads only. **Individual customers' services and services belonging to other third parties are not included** on these plans. These plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together “**Jemena**”) and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of underground mains and installations relative to fences, buildings etc., as they existed at the time the mains etc were installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared. Jemena makes no warranty as to the accuracy or completeness of the enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. Jemena does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of Jemena, its employees, agents, officers or contractors). The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains and equipment. In accordance with the Work Near Underground Assets Guideline published in 2007 by Work Cover Authority, Jemena recommends that you carry out pot-holing by hand to accurately confirm the location of gas mains and installation prior to commencing excavations.

In case of Emergency Phone 131 909 (24 hours)

Admin
1300 880 906

Jemena Asset Management Pty Ltd ABN 53 086 013 461
for and on behalf of Jemena Gas Networks (NSW) Ltd ABN 87 003 004 322

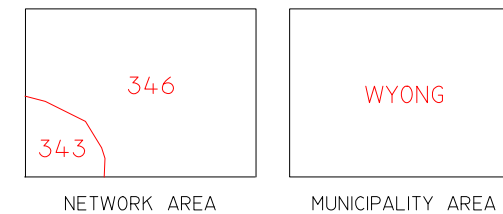
BUDGEWOI 2C



THIS MAP UPDATED ON 01/09/09
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
DATE ALTERED:..... BY:.....

BDIB	BD2A	BD2B
BDID	BD2C	BD2D
BD4B	BD5A	BD5B

ADJOINING MAPS



Jemena

KEY

- | MAX ALLOWABLE OPERATING PRESSURE | |
|----------------------------------|--|
| | TRUNK PIPELINE 7000 kPa |
| | PRIMARY MAIN 3500 kPa |
| | SECONDARY MAIN 1050 kPa |
| | NETWORK MAIN 400 kPa |
| | NETWORK MAIN 300 kPa |
| | NETWORK MAIN 210 kPa |
| | NETWORK MAIN 100 kPa |
| | NETWORK MAIN 30 kPa |
| | NETWORK MAIN 7 kPa |
| | NETWORK MAIN 2 kPa |
| | PROPOSED MAINS |
| | STEEL MAIN PROJECT NUMBER |
| | PRESSURE MONITORING STATION |
| | VALVE |
| | SYSTEM PRESSURE REGULATOR |
| | SIPHON |
| | NETWORK NODE |
| | NETWORK VALVE NODE |
| | VALVE NUMBER |
| | 6 INCH CAST IRON MAIN |
| | 150MM STEEL MAIN |
| | 110MM POLYETHYLENE/NYLON MAIN |
| | 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN |
| | DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE |
| | YEAR LAID |
| | MUNICIPALITY BOUNDARY |
| | NETWORK BOUNDARY |
| | HOUSE NUMBER |

BUDGEWOI 2C





Issued on 30/01/2018

Mr Jaxson Ryner
GHD
Suite 10 Zenith Building 6 Reliance Drive
Tuggerah NSW 2259
jaxson.ryner@ghd.com
0243504122

Jemena Gas Networks
Level 14, 99 Walker Street
North Sydney, NSW 2060
PO Box 1220,
North Sydney, NSW 2059
1300 880 906
www.jemena.com.au

Dear Sir/Madam

DBYD Request – Pacific Highway Doyalson NSW 2262

We refer to your recent Enquiry DBYD JOB: 13604550 SEQ: 68075026

We confirm receipt of your request in relation to your Dial Before You Dig Inquiry.

In reply to your enquiry, there are **High Pressure Gas Mains** in the vicinity of your intended work, as generally illustrated on the attached map. There may also be other mains or services at the location, as discussed in the warning below.

This response is only for the JEMENA GAS NETWORK GAS PIPELINE, High Pressure Gas Transmission Pipeline. Other underground infrastructure, including additional assets managed by Jemena may also be in the vicinity, and this response is not related to those assets.

The following excavations guidelines apply:

Prior to **any** excavations in this area, you **must** contact the High Pressure Response Coordinator on **1300 665 380**. (**Appointments will be coordinated with availability of a Jemena Representative**). For all works in the vicinity of High Pressure Gas Mains you must arrange for a Jemena Representative to attend and supervise all excavations. Charges apply for attendance of any works outside the hours of 7am to 4pm, Monday to Friday ("**Standard Business Hours**") and for any attendance during Standard Business Hours that is longer than 2 hours.

In accordance with clause 34D(1) of the Gas Supply (Safety and Network Management) Regulation 2008 (NSW), you should be informed that all excavation, (including pot-holing by hand to confirm the location of pipes) should be performed in accordance with "**Work Near Underground Assets Guideline**" published in 2007 by the Work Cover Authority.

A copy of this Guideline is available at: www.workcover.nsw.gov.au

In case of Emergency Phone 131 909 (24 hours)

Warning: The enclosed plans show the position of Jemena Gas Networks (NSW) Ltd's underground gas mains and installations in public gazetted roads only. **Individual customers' services and services belonging to other third parties are not included** on these plans. These plans have been prepared solely for the use of Jemena Gas Networks (NSW) Ltd and Jemena Asset Management Pty Ltd (together "**Jemena**") and any reliance placed on these plans by you is entirely at your own risk. The plans may show the position of underground mains and installations relative to fences, buildings etc., as they existed at the time the mains etc were installed. The plans may not have been updated to take account of any subsequent change in the location or style of those features since the time at which the plans were initially prepared. Jemena makes no warranty as to the accuracy or completeness of the

enclosed plans and does not assume any duty of care to you nor any responsibility for the accuracy, adequacy, suitability or completeness of the plans or for any error, omission, lack of detail, transmission failure or corruption in the information provided. Jemena does not accept any responsibility for any loss that you or anyone else may suffer in connection with the provision of these plans, however that loss may arise (including whether or not arising from the negligence of Jemena, its employees, agents, officers or contractors). The recipient of these plans must use their own care and diligence in carrying out their works and must carry out further surveys to locate services at their work site. Persons excavating or carrying out other earthworks will be held responsible for any damage caused to Jemena's underground mains and equipment. Jemena advises that you may be required to carry out potholing by hand if required by a Pipeline Technician to confirm the location of Jemena's main and installations. This must also be performed by you under the supervision of a Pipeline Technician and be carried out in accordance with the Working Near Underground Assets Guideline published in 2007 by Work Cover Authority.

Yours sincerely
Jemena Dial Before You Dig

Jemena Gas Networks Dial Before You Dig Notification Response Issued on 30/01/2018



Sequence Number: 68075026 **DBYD Enquiry Date:** 30/01/2018 08:22

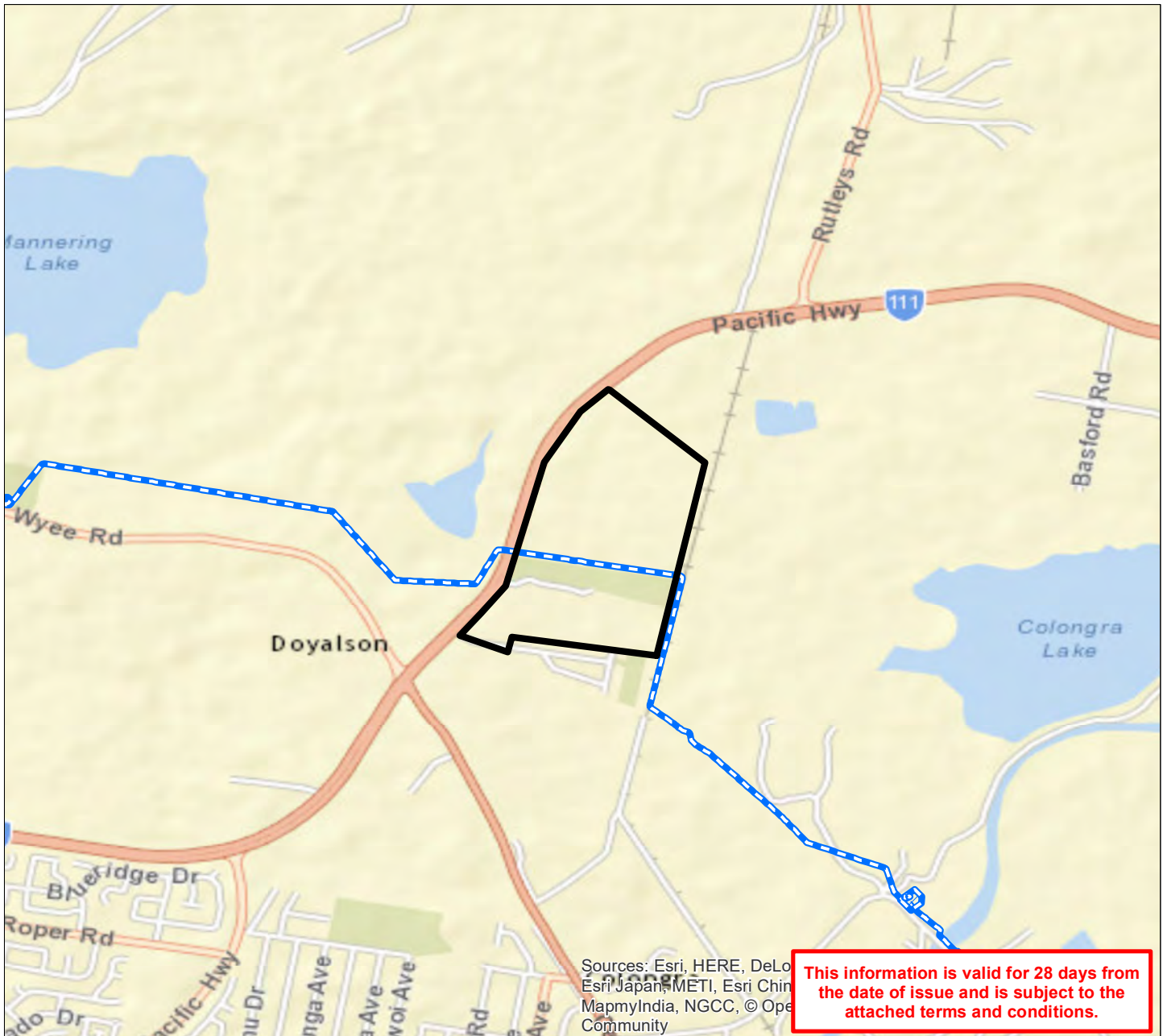
Job Number: 13604550 **User Reference:** 212710401

Enquirer's Name: Mr Jaxson Ryner (GHD)

Enquirer's Phone: Ph: 0243504122 **Activity:** Planning & Design

Location Details: Pacific Highway Doyalson NSW 2262

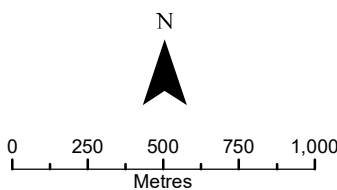
Note: This response is for the high pressure JGN Trunk Pipelines and associated offtakes and laterals only.



This information is valid for 28 days from the date of issue and is subject to the attached terms and conditions.

- Legend**
- Requested DBYD Area
 - High Pressure Gas Pipeline and Associated Infrastructure

Data Sources
 Jemena, Dial Before You Dig
 ESRI



While every effort has been made to ensure the data is correct, Jemena gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential loss or damage) relating to any use of the data shown on this map.

The information shown on this map is approximate only and should not be considered as any more than indicative only.

Date: 30/01/2018
To: Mr Jaxson Ryner
Company:
Address: Suite 10 Zenith Building 6 Reliance Drive
Tuggerah, NSW 2259

ENQUIRY DETAILS

Location: Pacific Highway, Doyalson, NSW 2262
Sequence No.: 68075022
DBYD Reference: 13604550

In relation to your enquiry of the above location, Optus advises as follows:

Optus records indicate that there ARE NO underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- a) Obtain location drawings (through the Dial Before You Dig process) of any existing Optus assets at a reasonable time before any planned works begin;
- b) Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- c) Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS NETWORK MUST BE REPORTED TO 1800 500 253 IMMEDIATELY

You, your head contractor and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth).

Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- a) In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- b) In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- c) In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	<p>Not to be driven across Optus conduits with less than 600mm of cover.</p> <p>Not to be driven across Optus direct buried cable with less than 1.2 meters of cover.</p> <p>Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.</p>
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	<p>Not within 1 meter.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.</p>

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

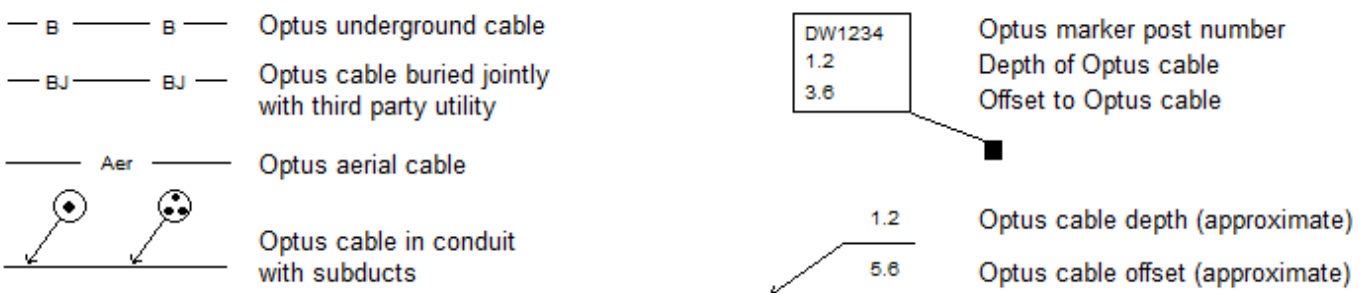
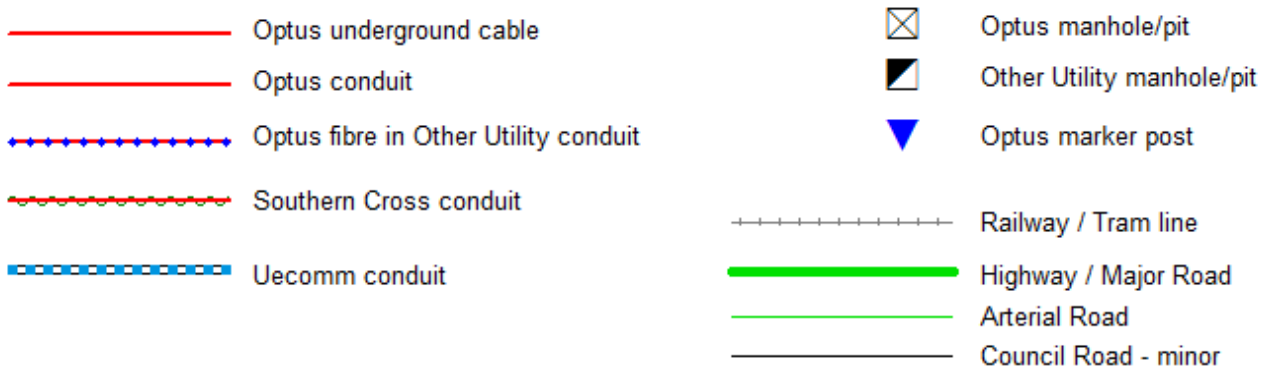
FURTHER ASSISTANCE

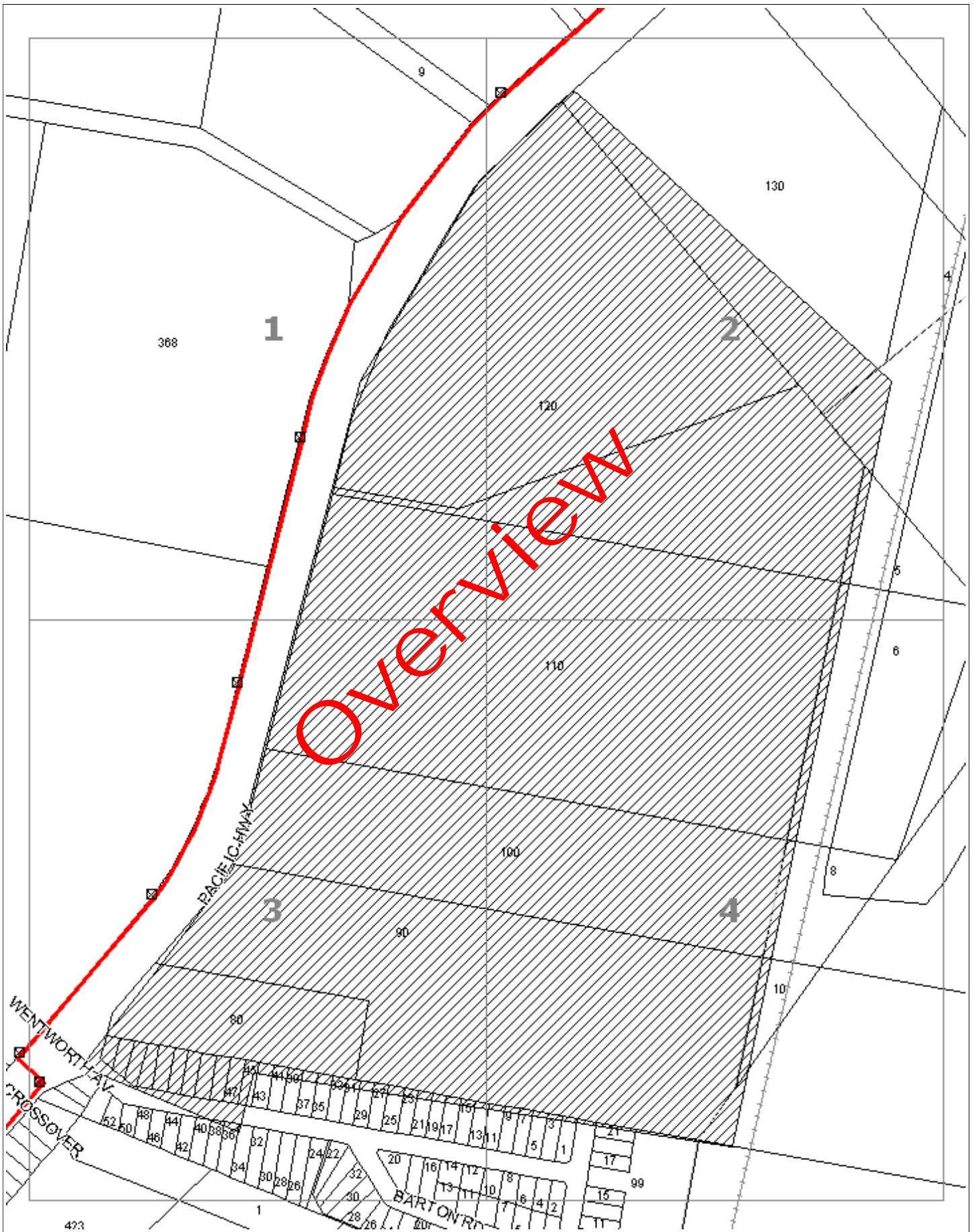
Further assistance on asset clearances, protection works or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS





WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived 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. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed please raise a new enquiry.

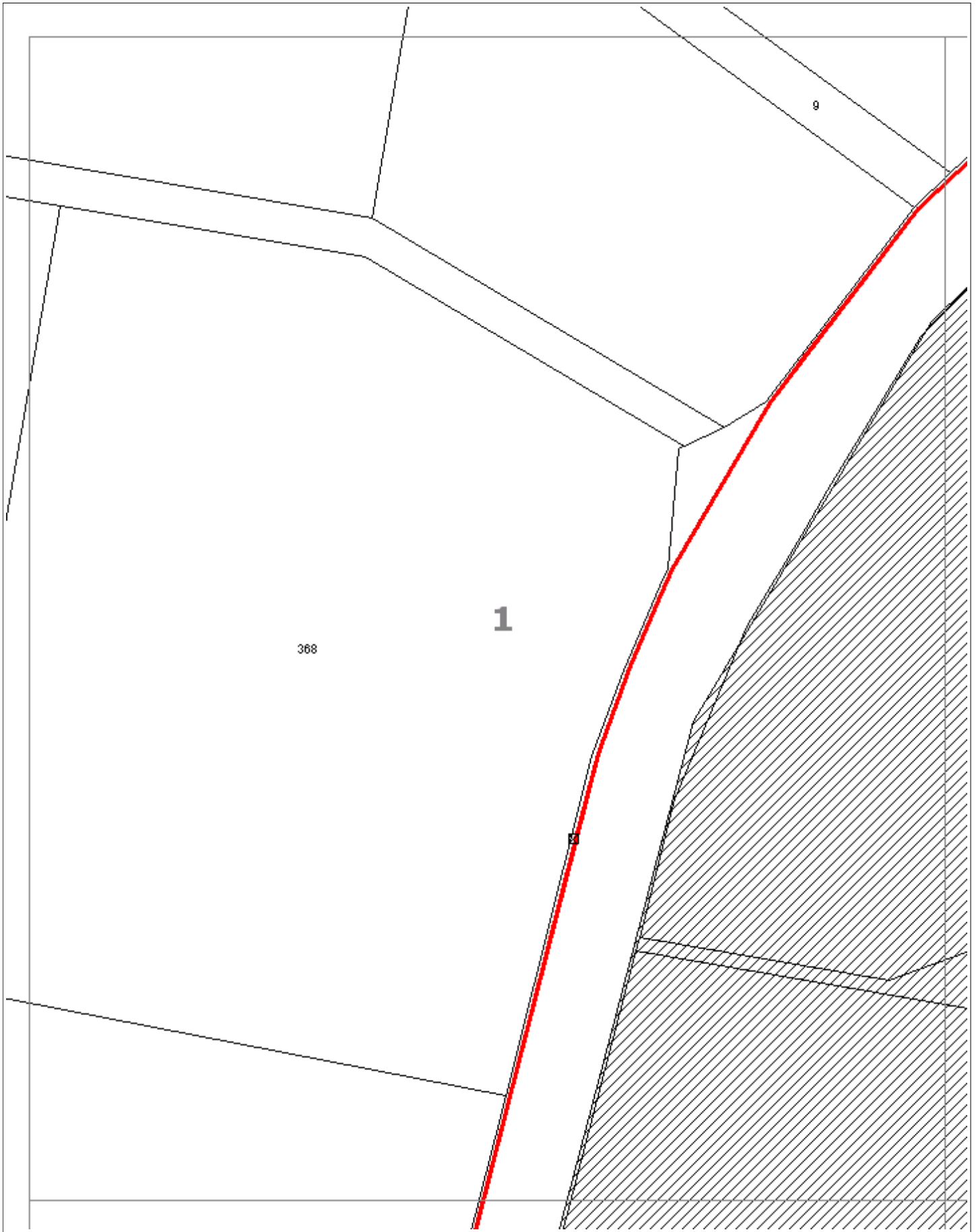
Sequence Number: 68075022

Date Generated: 30/01/2018



For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208





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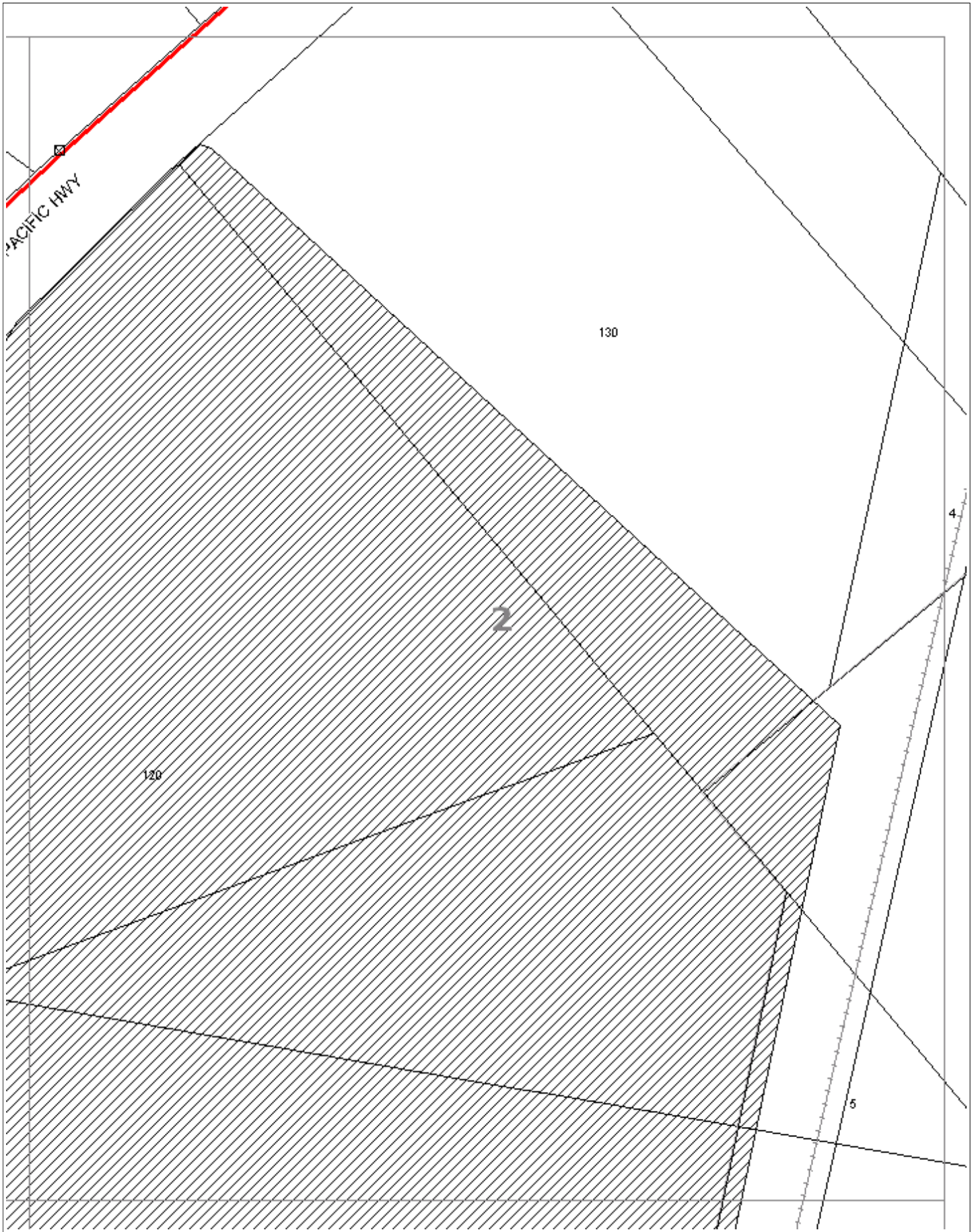
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 Optus Limited ACN 052 833 208



DUTY OF CARE

TELSTRA CORPORATION ACN 051 775 556

IMPORTANT:

When working in the vicinity of telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

The 5 P's to prevent damage to Telstra assets are listed below. Construction activities must not commence without first undertaking these steps. If you are designing a project it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

(The following pages contain more detail on each step below and the contact details to seek further advice. AS5488-2013 is the Australian Standard for the Classification of Subsurface Utility Information.)

1 PLAN:

The essential first step in preventing damage -

You must have current Telstra plans via the DBYD process. Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013. This means the information is indicative only, not a precise location. **The actual location may differ substantially from that shown on the plans** - refer to steps 2 & 3 to determine actual location prior to proceeding with construction.

2 PREPARE:

The essential second step in preventing damage -

Engage a Telstra Accredited Plant Locator. To be able to trace and identify individual subsurface cables and ducts requires access to Telstra pits and manholes. Only a Telstra Accredited Plant Locator (TAPL) is authorised to access Telstra network for locating purposes. A TAPL can interpret plans, validate visible assets and access pits and manholes to undertake electronic detection of underground assets prior to further validation. All Telstra assets must be located, validated and protected prior to commencing construction. **If you are not authorised to do so by Telstra, you must not access Telstra network or locate Telstra network.** All Telstra Accredited Plant Locators are required to have DBYD Locator Certification.

3 POTHOLE:

The essential third step in preventing damage -

All Telstra assets must be positively identified (i.e. validated), by physically sighting them. For underground assets this can be done by potholing by hand or using non-destructive vacuum extraction methods (Refer to 'validation' as defined in AS5488-2013 QL-A). **Underground assets located by electronic detection alone (step 2), are not deemed to be 'validated' and must not be used for construction purposes.** Some TAPL's can assist with non-destructive potholing for validation purposes. **If you cannot validate the Telstra network, you must not proceed with construction.** Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

4 PROTECT:

The essential fourth step in preventing damage -

Telstra assets must be protected to avoid damage from construction activities. Minimum working distances around Telstra network must be maintained. These distances are provided in this document. Telstra can also provide advice and assistance in regards to protection – refer to the following pages.

5 PROCEED:

Only proceed when the above steps have been completed.

STEP 1 - PLAN

Dial Before You Dig / Telstra Plans

The actual location of Telstra assets may differ substantially from that shown on the plans. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for the accuracy shown on the plans. Steps 2 and 3 must also be undertaken to determine actual location of network.

- Telstra DBYD plans are not suitable for displaying Telstra network within a Telstra exchange site. For advice on Telstra network within a Telstra exchange site contact Telstra Plan Service on 1800 653 935.
- Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.
- Telstra plans or other details are provided only for the use of the applicant, its servants, agents or Telstra Accredited Plant Locators. The applicant must not give the plans or details to any parties other than these, and must not generate profit from commercialising the plans or details.
- Please contact Telstra Plan Services immediately should you locate Telstra assets not indicated on these plans.
- Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.
- Please ensure Telstra plans and information provided remains on-site at all times throughout the inspection, location and construction phase of any works.
- Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.
- **Emergency situations - receiving Telstra plans** Telstra's automated mapping system (TAMS) will provide a fast response for emergency situations (faster than an operator can provide manually via a phone call - see below for fast response requirements). Automated responses are normally available 24/7.

To receive a fast automated response from Telstra your request must -

- Be a web request lodged at DBYD (www.1100.com.au). The request will be then forwarded to Telstra.
- Contain your current email address so you can receive the automated email response.
- Be for the purposes of 'mechanical excavation' or other ground breaking DBYD activity. (Requests with activity types such as conveyancing, planning & design or other non-digging activities may not be responded to until the next business day).
- Be for an area less than 350 metres in size to obtain a PDF map (over 350 metres will default to DWF due to size) this does not include congested CBD areas where only DWF may be supplied.
- Be for an area less than 2500 metres in size to obtain a DWF map (CBD's less)
- **Data Extraction Fees.** In some instances a data extraction fee may be applicable for the supply of Telstra information. Typically a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Plan Services.
- **Electronic plans - PDF and DWF maps** If you have received Telstra maps via email you will have received the maps as either a PDF file (for smaller areas) or DWF file (for larger area requests). All requests over approximately *350m or in congested CBD areas can only be supplied in DWF format. There are size limits on what can be provided. (* actual size depends on geographic location of requested area). If you are unable to launch any one of the softcopy files for viewing and printing, you may need to download and install one or more of the free viewing and printing products such as Adobe Acrobat Reader (for PDF files) or Autodesk Design Review (for DWF files) available from the internet
 - **PDF files** - PDF is the default softcopy format for all requests for areas up to approx *350m in length. (*depends on geographic location of request). The PDF file is nominally formatted to A3 portrait sheet however it can be printed on any size sheet that your printer supports, e.g. either as the full sheet or selected areas to suit needs and legibility. (to print a selected area zoom up and print 'current view') If there are multiple layers of Telstra network you may receive up to 2 sheets in the single PDF file attachment supplied. There are three types or layers of network normally recorded - local network, mains cables or a combined layer of local and mains (usually displayed for rural or semi-rural areas). If mains cable network is present in addition to local cables (i.e. as separate layer in a particular area), the mains will be shown on a separate sheet. The mains cable information should be read in conjunction with the local cable information.

- **DWF files** – DWF is the default softcopy format for all requests for areas that are over 350m in length. Maximum length for a DWF automated response is approx 2500m - depending on geographic location of request (manually-processed plans may provide larger coverage). The DWF files differ from PDF in that DWF are vector files made up of layers that can be turned on or off and are not formatted to a specific sheet size. This makes them ideal for larger areas and for transmitting electronically.
 - **How to view Telstra DWF files –**
Telstra DWF files come with all layers turned on. You may need to turn individual layers on or off for viewing and printing clarity. Individual layer names are CC (main cable/conduit), DA (distribution area network) and sometimes a combined layer - CAC. Layer details can be viewed by either picking off the side menu or by selecting 'window' then 'layers' off the top menu bar. Use 'layers' to turn individual layers off or on (double click or right click on layer icon).
 - **How to print Telstra DWF files –**
DWF files can be printed on any size sheet – either their entirety or by selected areas of interest. Some DWF coverage areas are large and are not suited to printing legibly on a single A4 sheet - you may need several prints if you only have an A4 printer. Alternatively, an A3, A1 or larger printer could be used. To print, zoom in or out and then, by changing the 'print range' settings, you can print what is displayed on your screen to suit your paper size. If you only have a small printer, e.g. A4, you may need to zoom until the text is legible for printing (which is why you may need several prints). To print what is displayed on your screen the 'view' setting should be changed from 'full page' to 'current view'. The 'current sheet' setting should also be selected. You may need to print layers separately for clarity and legibility. (Details above on how to turn layers on or off)
 - **How to change the background colour from white to black (when viewing) Telstra DWF files –**
If using Autodesk Design Review the background colour can be changed by selecting 'Tools' then 'options' then 'sheet'. Tick the box 'override published paper colours' and select the colour required using the tab provided.

STEP 2 – PREPARE

Telstra Accredited Plant Locator (TAPL):

Utilising a TAPL is an essential part of the process to identify network and to trace subsurface network prior to validating. A TAPL can provide plan interpretation, identification and electronic detection. This will assist in determining the position of subsurface assets prior to potholing (validating). Some TAPL's can also assist in validating underground detected network. Electronic detection is only an indication of the existence of underground network and can be subject to interference from other services and local conditions. Electronic detection must not be used solely to determine location for construction purposes. The electronic (indicative) subsurface measurements must be proven by physically sighting the asset (see step 3 – Pothole).

- All TAPL's locating Telstra network must be able to produce a current photo ID card issued by Telstra. A list of TAPL's is provided with the Telstra Dial Before You Dig plans.
- All TAPL's in addition to the Telstra photo ID card must also have current DBYD Locator Certification with ID card.
- Telstra does not permit external parties (non-Telstra) to access or conduct work on Telstra network. Only Telstra staff, Telstra contractors or locators whom are correctly accredited are authorised to work on or access Telstra manholes, pits, ducts, cables etc. This is for safety as well as for legal reasons.
- The details of any contract, agreement or retainer for site assistance to locate telecommunications plant shall be for you to decide and agree with the Telstra Accredited Plant Locator engaged. Telstra is not a party to any contract entered into between you and a Telstra Accredited Plant Locator.
- Payment for the site assistance will be your responsibility and payment details must be agreed before the engagement is confirmed.
- Telstra does not accept any liability or responsibility for the performance of or advice given by a Telstra Accredited Plant Locator. Accreditation is an initiative taken by Telstra towards the establishment and

maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

- Neither the Telstra Accredited Plant Locator nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Telstra Accredited Plant Locator or its employees.
- **Electronically derived subsurface measurements (e.g. depths/alignments by locating devices)**

All locator provided measurements for Telstra assets must have the AS5488-2013 quality level specified - (e.g. QL-A, B, C or D). These quality levels define the accuracy of subsurface information and are critical for determining how the information is later used – for example if suitable for excavation purposes.

1) An example of a subsurface measurement with no quality level specified – (i.e. not to be used)

Telstra cover - **0.9m**

*The measurement above has no AS5488-2013 quality level specified and **must not be provided by a locator or used for design or construction.** This is because it is not known whether the measurement is actual or derived (where 'actual' means validated and 'derived' means assumed and not validated, e.g. electronic or other). Typically damages occur by constructors incorrectly using unvalidated measurements as actual measurements.*

2) An example of a subsurface measurement with quality level B specified –

Telstra cover - **0.9m (QL-B)**

Where (QL-B) complies with AS5488-2013 QL-B (for example an electronic location that complies with QL-B)

(Note QL-B means it has not been validated and must not be used for construction purposes around Telstra network, however it would assist further investigation to determine the actual location)

3) An example of a subsurface measurement with the quality level A specified –

Telstra cover - **0.6m (QL-A)**

Where (QL-A) complies with AS5488-2013 QL-A (and is deemed suitable for excavation purposes). In this example the asset has been electronically located first, (QL-B) and then physically exposed (QL-A).

Note -Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers if unvalidated subsurface measurements are used for construction and subsequently result in damage to Telstra assets. Only measurements conforming to AS5488-2013 (QL-A) are deemed by Telstra to be validated measurements.

- **Rural landowners** Where Telstra-owned cable crosses agricultural land, Telstra may provide on-site assistance with cable location. **You must contact Telstra Plan Services to determine eligibility and to request the service.**

Please note the following –

- If eligible, the location assistance must be approved and organised by Telstra. Telstra will not pay for a location that has not been approved and facilitated by Telstra (Telstra is not responsible for payment assistance when a customer engages a locator directly).
- The exact location, including depth of cables, must be validated by potholing, which may not be covered by this service.
- This service is nominally only available to assist private rural land owners.
- This service nominally covers one hour on-site only, private lead-in locations are for lead-ins 100m or longer. Any time required in addition to Telstra-funded time can be purchased directly from the assigned Telstra Accredited Plant Locator.
- This service does not apply to previously located network at the same location (i.e. it is a once off).
- This service does not apply to other carriers' cables (marked as 'OC' on Telstra plans).

STEP 3 – POTHOLE

Validation as defined in AS5488-2013 (QL-A).

After utilising a Telstra Accredited Plant Locator and prior to commencing construction, any electronically detected underground network must be positively identified (validated) by physically sighting it. This can be done by careful hand digging or using non-destructive water jet methods to expose the network.

Manual potholing needs to be undertaken with extreme care and by employing techniques least likely to damage cables. For example, align shovel blades and trowels parallel to the cable rather than digging across the cable. Some Telstra Accredited Plant Locators are able to provide or assist with non-destructive potholing methods to enable validation of underground cables and ducts.

If you cannot validate the underground network then you must not proceed with construction. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Important note: *The construction of Telstra's network dates back over many years. Some of Telstra's pits and ducts were manufactured from asbestos-containing cement. You must take care in conducting any works in the vicinity of Telstra's pits and ducts. You must refrain from in any way disturbing or damaging Telstra's network infrastructure when conducting your works. We recommend that before you conduct any works in the vicinity of Telstra infrastructure that you ensure your processes and procedures eliminate any possibility of disturbing, damaging or interfering in any way with Telstra's infrastructure. Your processes and procedures should incorporate appropriate measures having regard to the nature of this risk. For further information -*

<http://ucm.in.telstra.com.au/about/media/emergencies-incidents/asbestos/index.htm?ssSourceSiteId=consumer-advice>

STEP 4 – Protect:

You must maintain the following minimum clearance distances between construction activity and the validated position of Telstra plant.

Jackhammers/Pneumatic Breakers	<i>Not within 1.0m of actual validated location.</i>
Vibrating Plate or Wacker Packer Compactor	<i>Not within 0.5m of actual validated location of Telstra ducts. 300mm compact clearance cover before compactor can be used across Telstra ducts.</i>
Boring Equipment (in-line, horizontal and vertical)	<i>Not within 2.0m of actual validated location. Constructor to hand dig or use non-destructive water jet method (pothole) and expose plant.</i>
Heavy Vehicle Traffic (over 3 tonnes)	<i>Not to be driven across Telstra ducts (or plant) with less than 600mm cover. Constructor to check actual depth via hand digging.</i>
Mechanical Excavators, Farm ploughing and Tree Removal	<i>Not within 1.0m of actual validated location. Constructor to hand dig or use non-destructive water jet method (pot-hole) and expose plant.</i>

- For blasting or controlled fire burning please contact Telstra Plan Services.
- If conducting roadworks all existing Telstra pits and manholes must be a minimum of 1.2m in from the back of kerb after the completion of your work.
- After the completion of any ground work in footways or roadway whereby the existing levels are being changed the depth of cover of the existing Telstra asset at the completion of work must not be less than the existing level before work commenced or of that of the recommendations of the 'Road Opening Conference',

whichever the least. Regardless of whether the surface is being raised or lowered, any work impacting the depth of cover of Telstra underground assets should not commence before consultation with Telstra Network Integrity representatives, to discuss the possibility of 'protection' or relocation (including lowering of the asset)".

- For clearance distances relating to Telstra pillars, cabinets and RIMs/RCMs please contact Telstra Plan Services.
- If Telstra plant is situated wholly or partly where you plan to work (i.e. in conflict), then Telstra's Network Integrity Group must be contacted to discuss possible engineering solutions. Please phone **1800 810 443** or email NetworkIntegrity@team.telstra.com
- You are not permitted to relocate or alter or repair any Telstra assets or network under any circumstances.

It is a criminal offence under the *Criminal Code Act 1995 (Cth)* to tamper or interfere with communication facilities owned by a carrier. Heavy penalties may apply for breach of this prohibition, and any damages suffered, or costs incurred by Telstra as a result of any such unauthorised works may be claimed against you.

Only Telstra and its contractors may access and conduct works on Telstra's network (including its plant and assets). This requirement is to ensure that Telstra can protect the integrity of its network, avoid disruption to services and ensure that the relocation meets Telstra's requirements.

- If Telstra relocation or protection works are part of the agreed solution, then payment to Telstra for the cost of this work shall be the responsibility of the principal developer, constructor or person for whom the work is performed. The principal developer or constructor will be required to provide Telstra with the details of their proposed work showing how Telstra's plant is to be accommodated and these details must be approved by the Regional Network Integrity Manager prior to the commencement of site works. Please phone 1800 810 443 or email NetworkIntegrity@team.telstra.com
Further information - <https://www.telstra.com.au/consumer-advice/digging-construction/relocating-network-assets>

Damage to Telstra's network must be reported immediately -

<https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>

- You will be held responsible for all plant damage that occurs or any impacts to Telstra's network as a result of your construction activities. This includes interfering with plant, conducting unauthorised modification works and interfering with Telstra's assets in a way that prevents Telstra from accessing or using its assets in the future.
- Telstra reserves all rights to recover compensation for loss or damage to its cable network or other property including consequential losses.

FURTHER INFORMATION - CONTACTS

NATURAL DISASTERS

Natural Disasters include (amongst other things) earthquakes, cyclones, floods and tsunamis.

In the case of such events, urgent requests for plans or information relating to the location of Telstra network can be made directly to Telstra Network Integrity Team Managers as follows:

NSW – John McInerney 0419 485 795

NT/WA/QLD – Glenn Swift 0419 660 147

SA/VIC/TAS - David Povazan 0417 300 947

TELSTRA PLAN SERVICES - for all Telstra Dial Before You Dig related enquiries

Email - Telstra.Plans@team.telstra.com

Phone - 1800 653 935 (general enquiries, business hours only)

Accredited plant locator enquiries -	Mike	0477 377 036
	Glen	0477 365 666
Telstra easements -	Glen	0477 365 666

**Please note - to make a Telstra plan enquiry the plans must be current (within 60 days of issue). If your plans have expired you will need to submit a new request via DBYD prior to contacting Telstra Plan Services.*

Information for new developments (developers, builders, home owners)

Telstra Smart Communities - <https://www.telstra.com.au/smart-community>

Asset relocations

Please phone 1800 810 443 or email NetworkIntegrity@team.telstra.com

<https://www.telstra.com.au/consumer-advice/digging-construction/relocating-network-assets>

Telstra offers free Cable Awareness Presentations, if you believe you or your company would benefit from this offer please contact Network Integrity on 1800 810 443 or

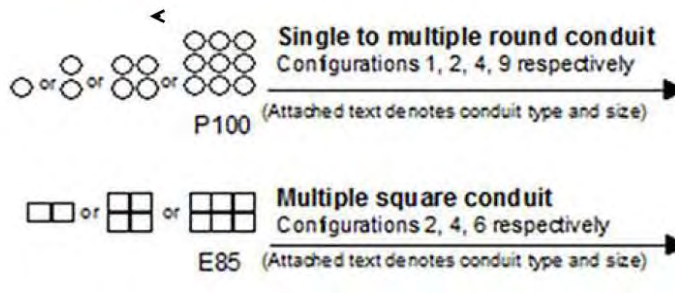
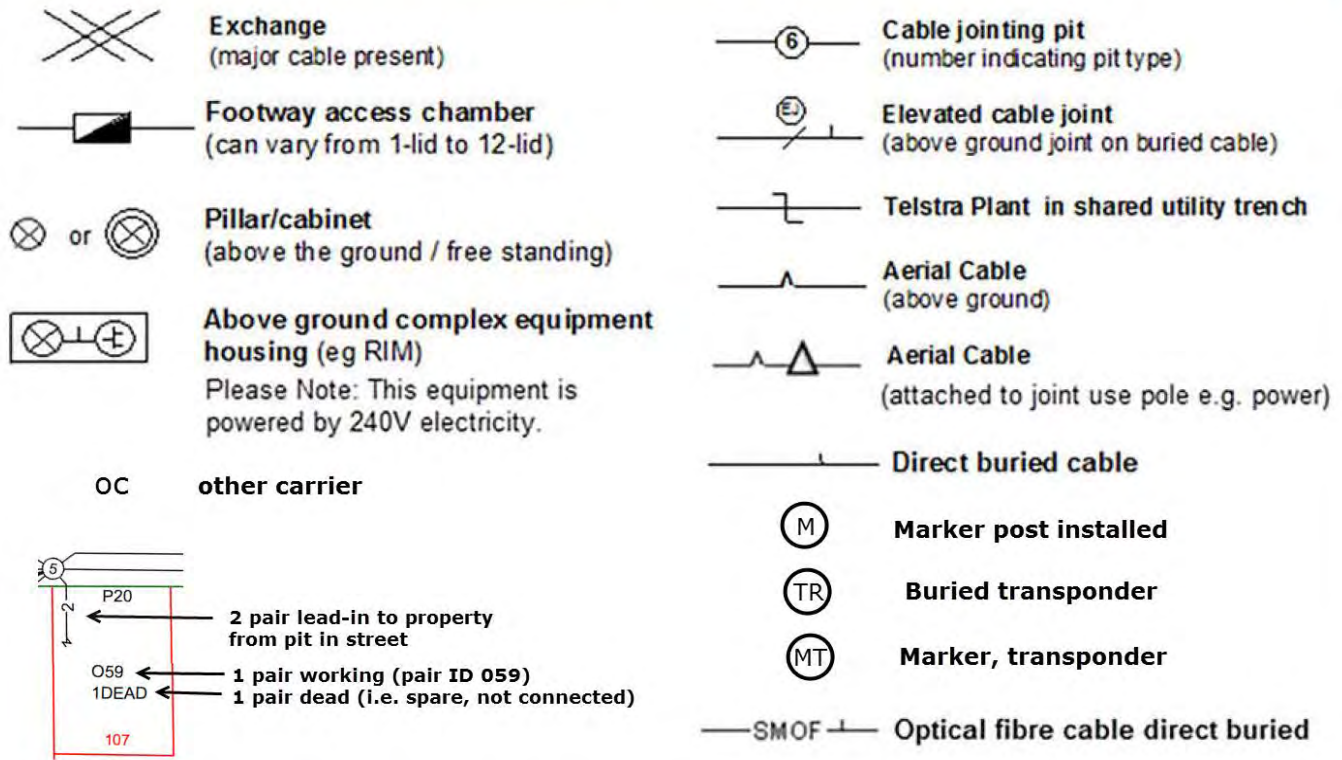
NetworkIntegrity@team.telstra.com

PRIVACY NOTE

Your information has been provided to Telstra by DBYD to enable Telstra to respond to your DBYD request. Telstra keeps your information in accordance with its privacy statement entitled "Protecting Your Privacy" which can be obtained from Telstra either by calling 1800 039 059 or visiting our website at www.telstra.com.au/privacy



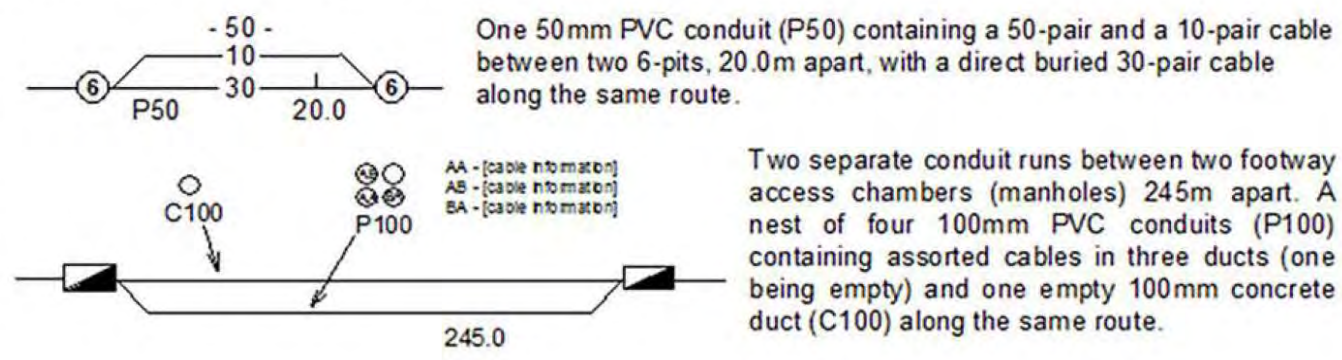
For more info contact a Telstra Accredited Locator or Telstra Plan Services 1800 653 935



Some examples of conduit type and size:
A - Asbestos cement, P - PVC / plastic, C - Concrete, GI - Galvanised iron, E - Earthenware.
Conduit sizes *nominally* range from 20mm to 100mm.

P50	50mm PVC conduit
P100	100mm PVC conduit
A100	100mm asbestos cement conduit
E 85	85mm square earthenware conduit

Some examples of how to read Telstra plans:



WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works. The exact position of Telstra assets can only be validated by physically exposing it. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.





To: Mr Jaxson Ryner
Phone: 0243504122
Fax: Not Supplied
Email: jaxson.ryner@ghd.com

Dial before you dig Job #:	13604550	 Some impact. No onsite action required.
Sequence #	68075028	
Issue Date:	30/01/2018	
Location:	Pacific Highway, Doyalson, NSW-2262	

Information

The area of interest requested by you contains one or more assets.

nbn Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **NBN Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn*

Location of Underground Power Facilities

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").



- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators at your cost to locate **nbn** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Dial Before You Dig Service. If you are planning to excavate and require further information, please contact **nbn** on 1800 626 329. For any enquiries related to moving assets or Planning and Design activities, please email the **nbn** at relocationWorks@nbnco.com.au.

Notes:

1. You are now aware that there are **nbn** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own



- investigations (including engaging appropriately qualified plant locators at your expense to locate **nbn** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
 3. You should not assume that **nbn** Facilities follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
 4. In carrying out any works in the vicinity of **nbn** Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
 5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn** fibre optic, copper and coaxial cables, and power cable feed to **nbn** assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
 6. You must take all reasonable precautions to avoid damaging **nbn** Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.
 - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
 7. You will be responsible for all damage to **nbn** Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
 8. You must immediately report any damage to **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.



9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)
	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

Network Operations Centre - Assurance

Date: 30/01/2018




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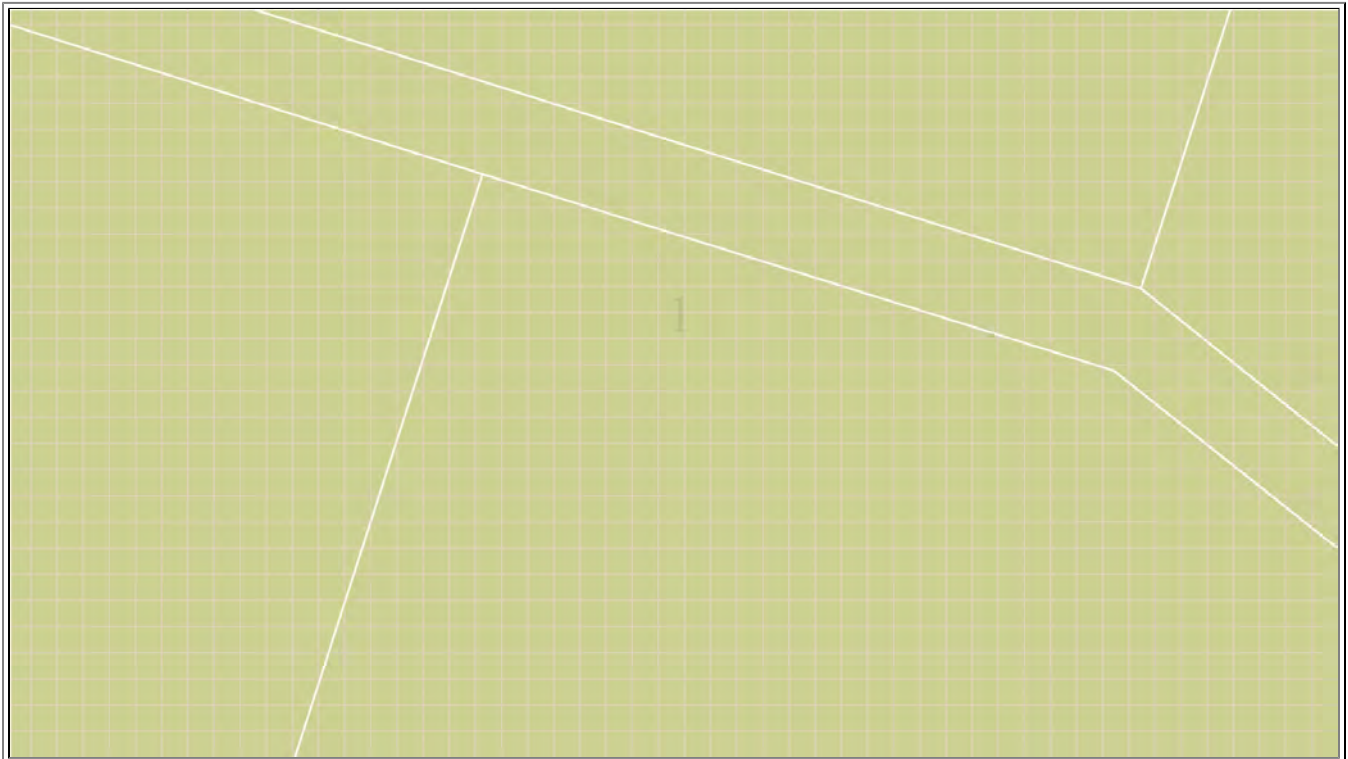


Indicative Plans

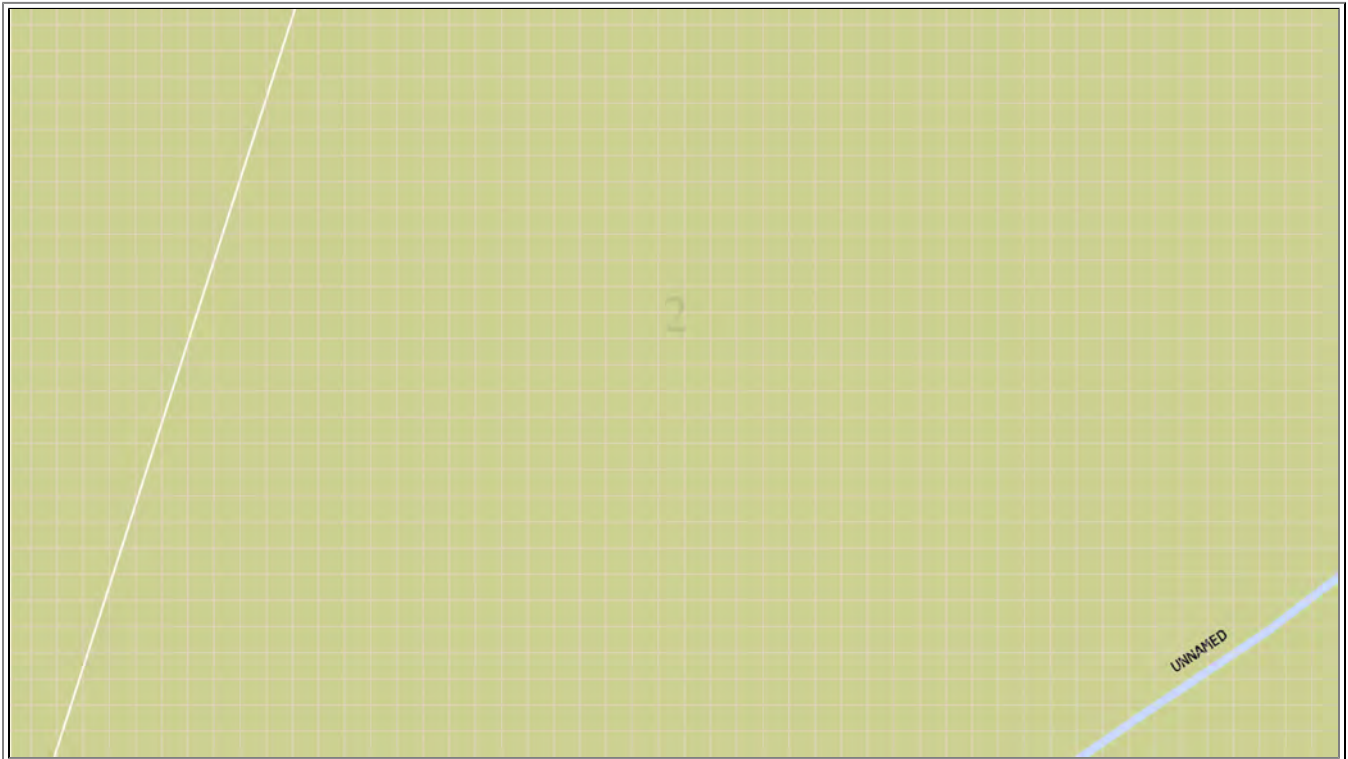
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Location:	Pacific Highway, Doyalson, NSW-2262	

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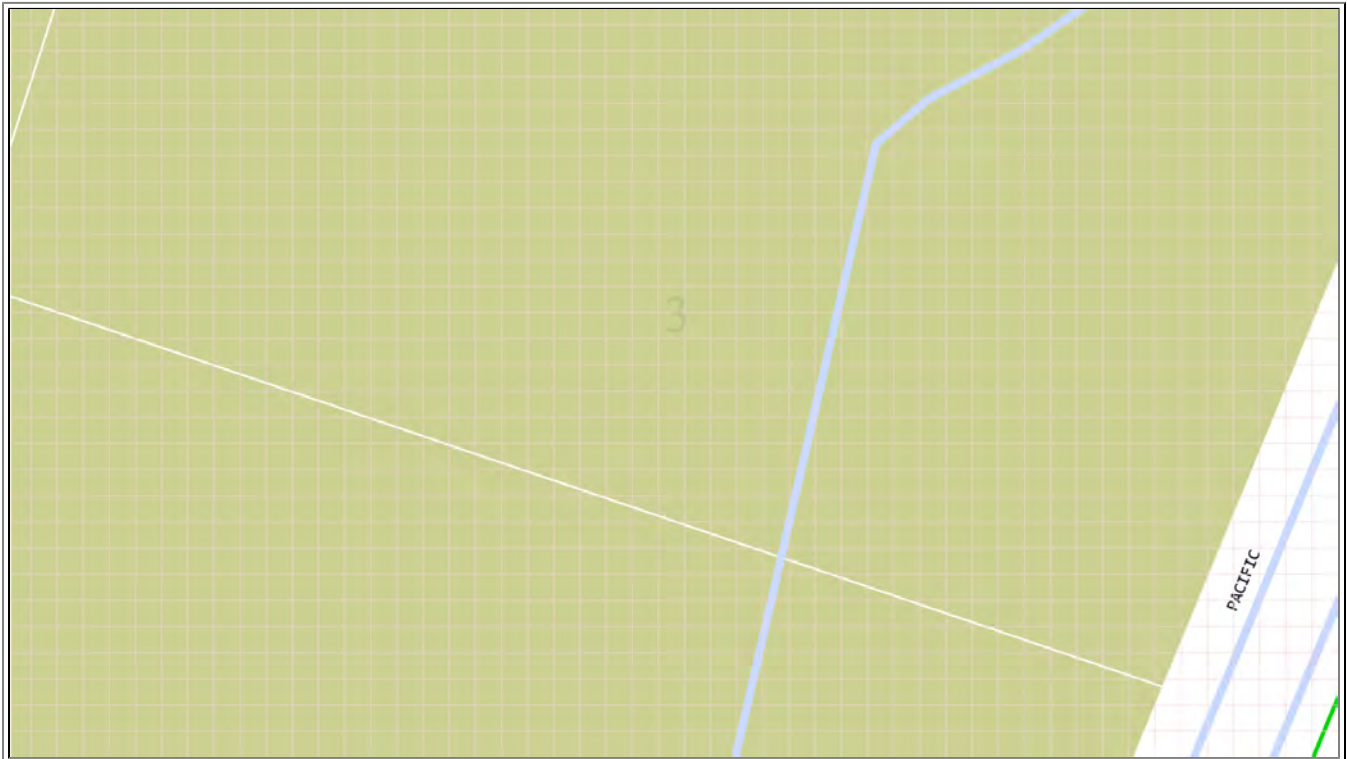
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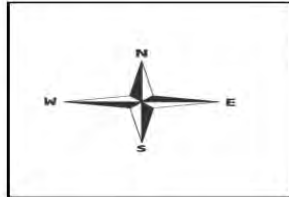
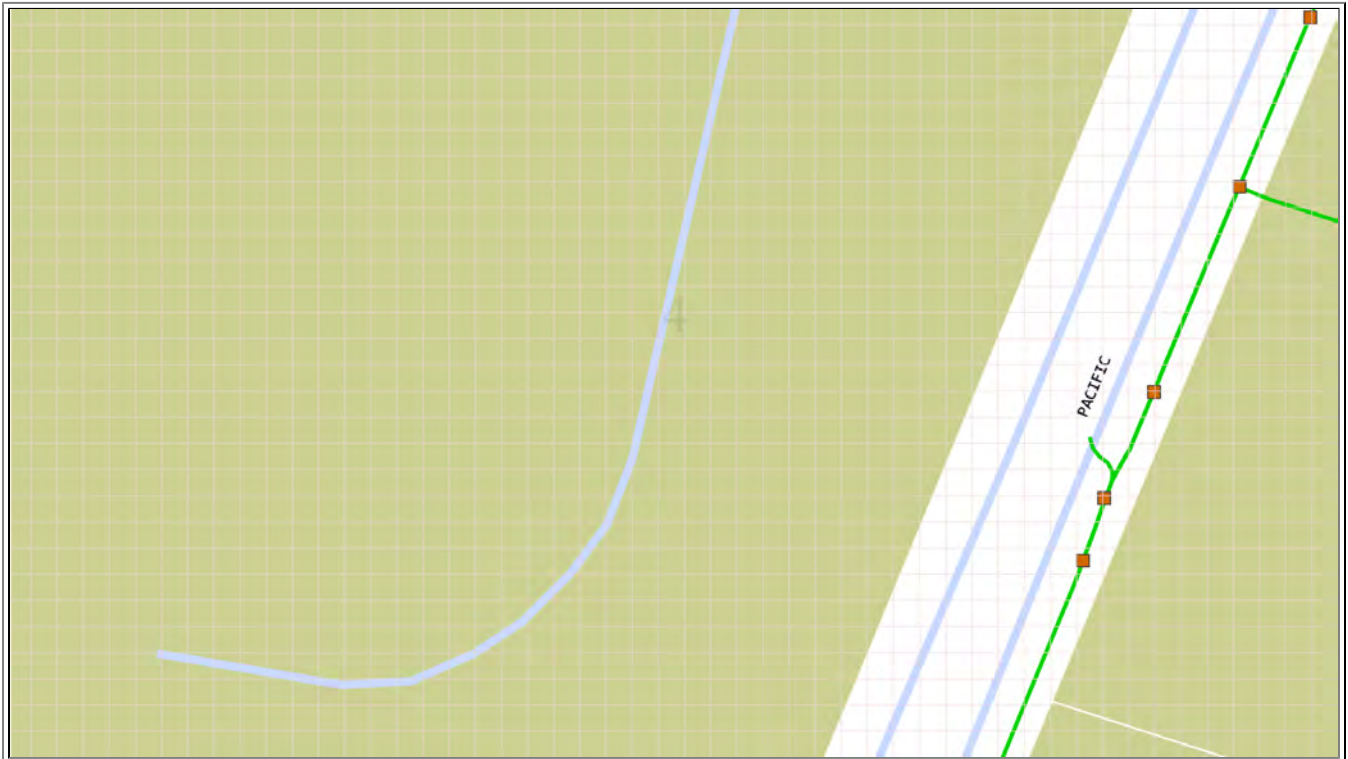
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Type: Telco
Technology: Copper/Fibre

Assets

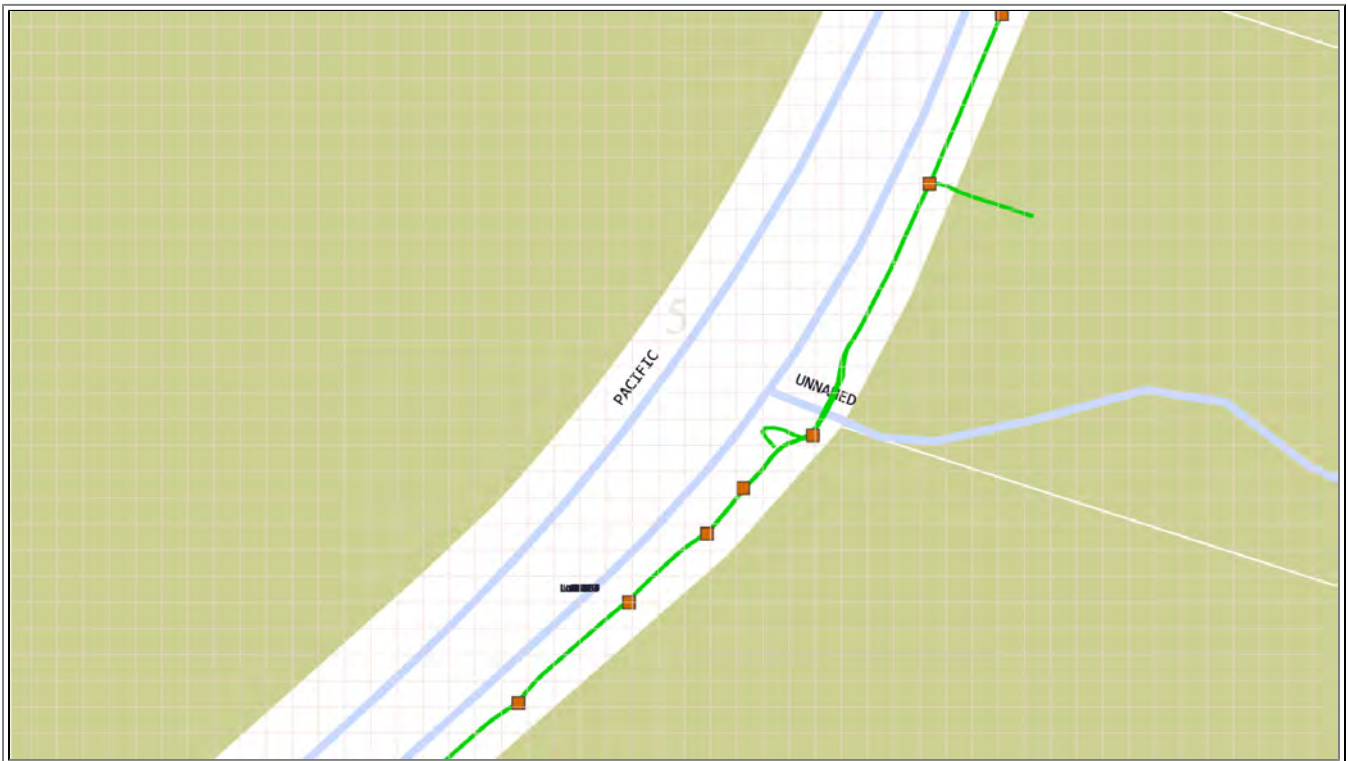
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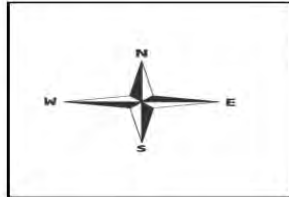
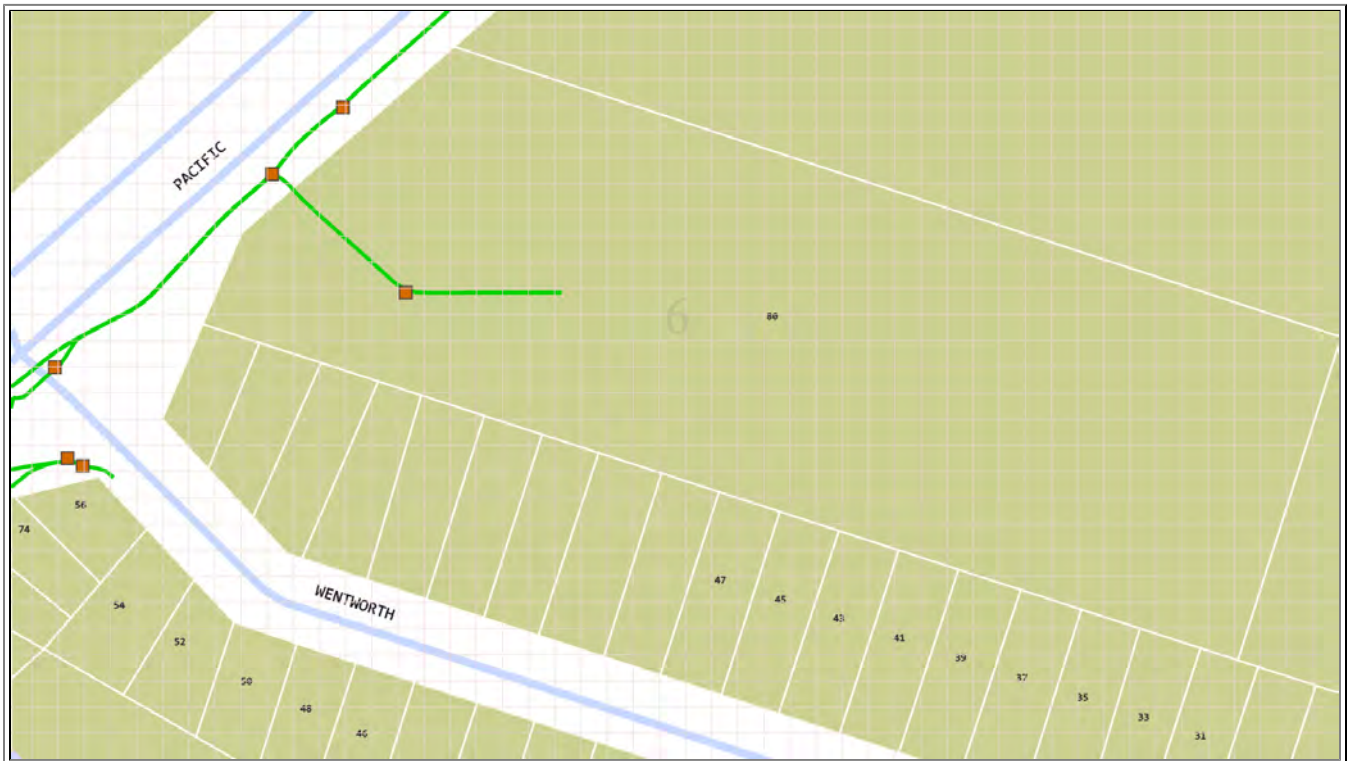
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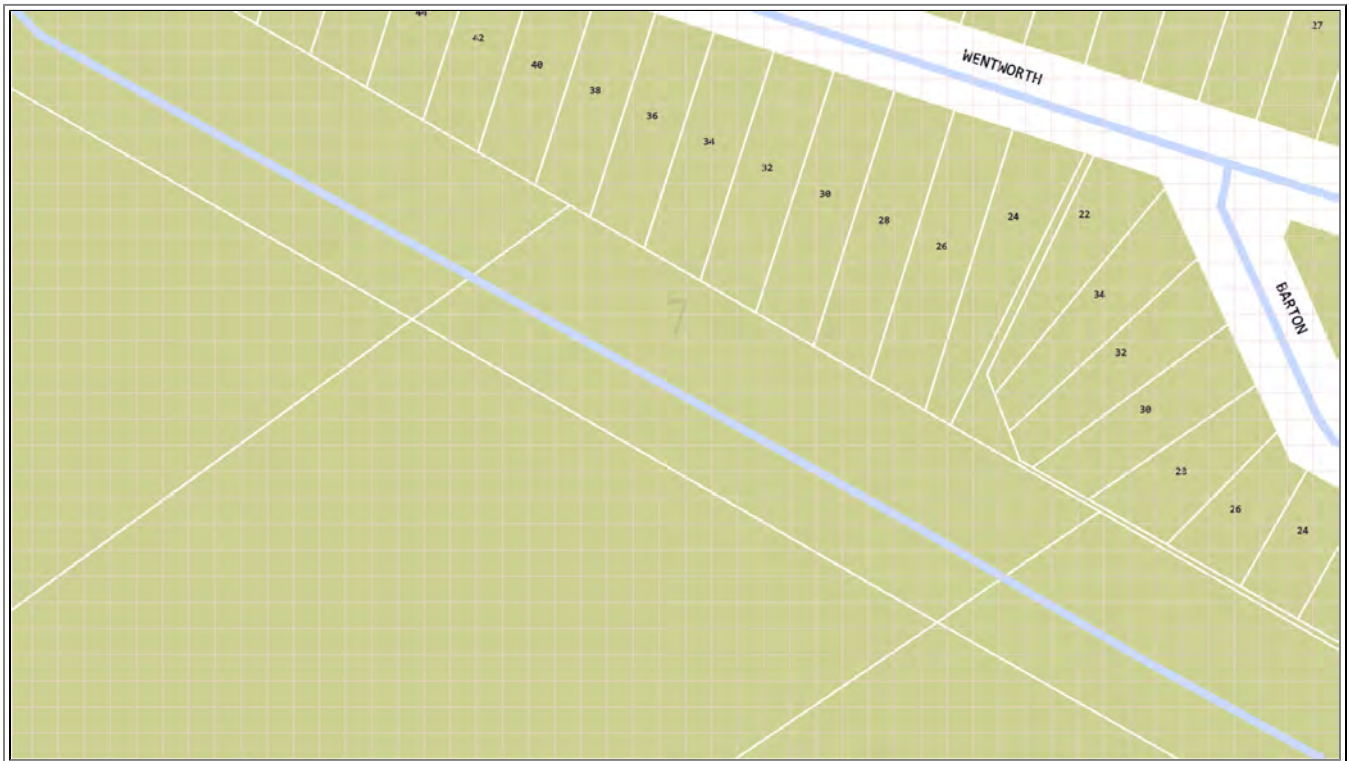
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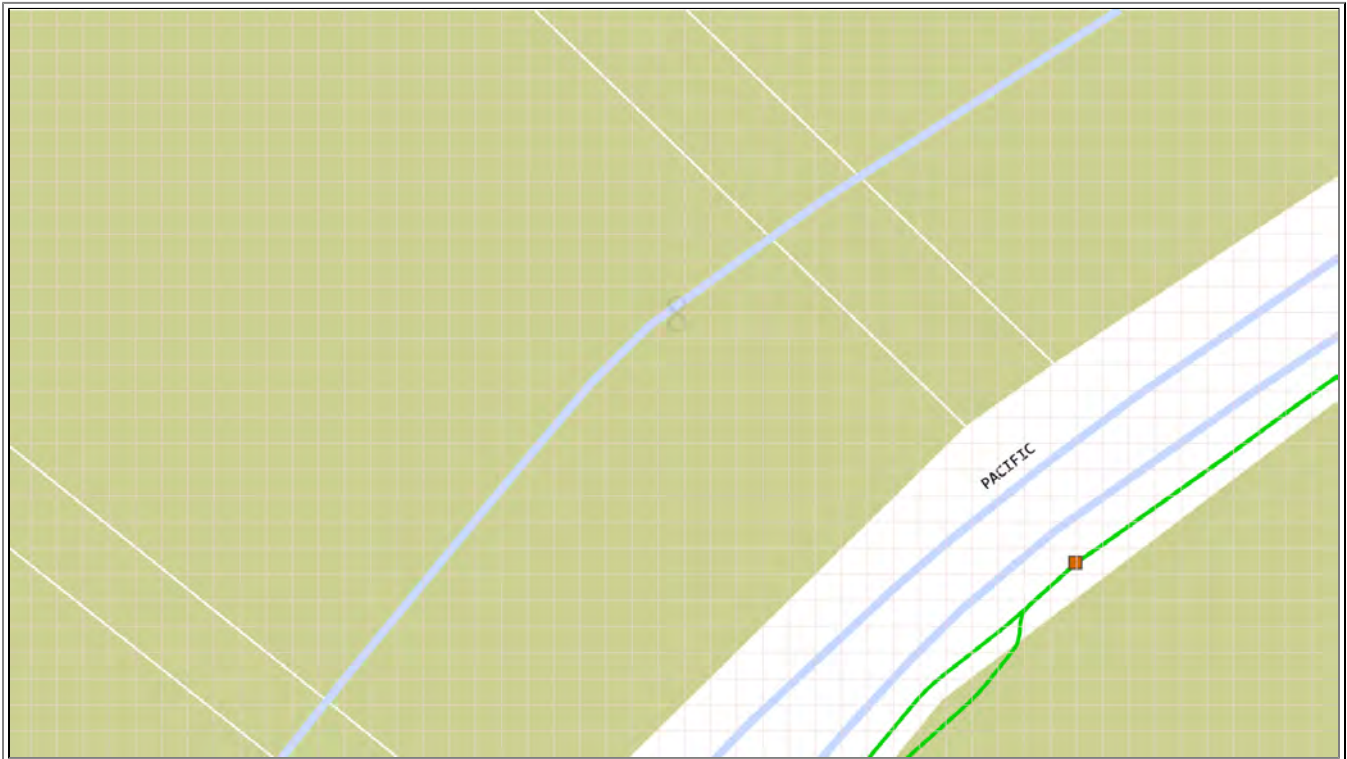
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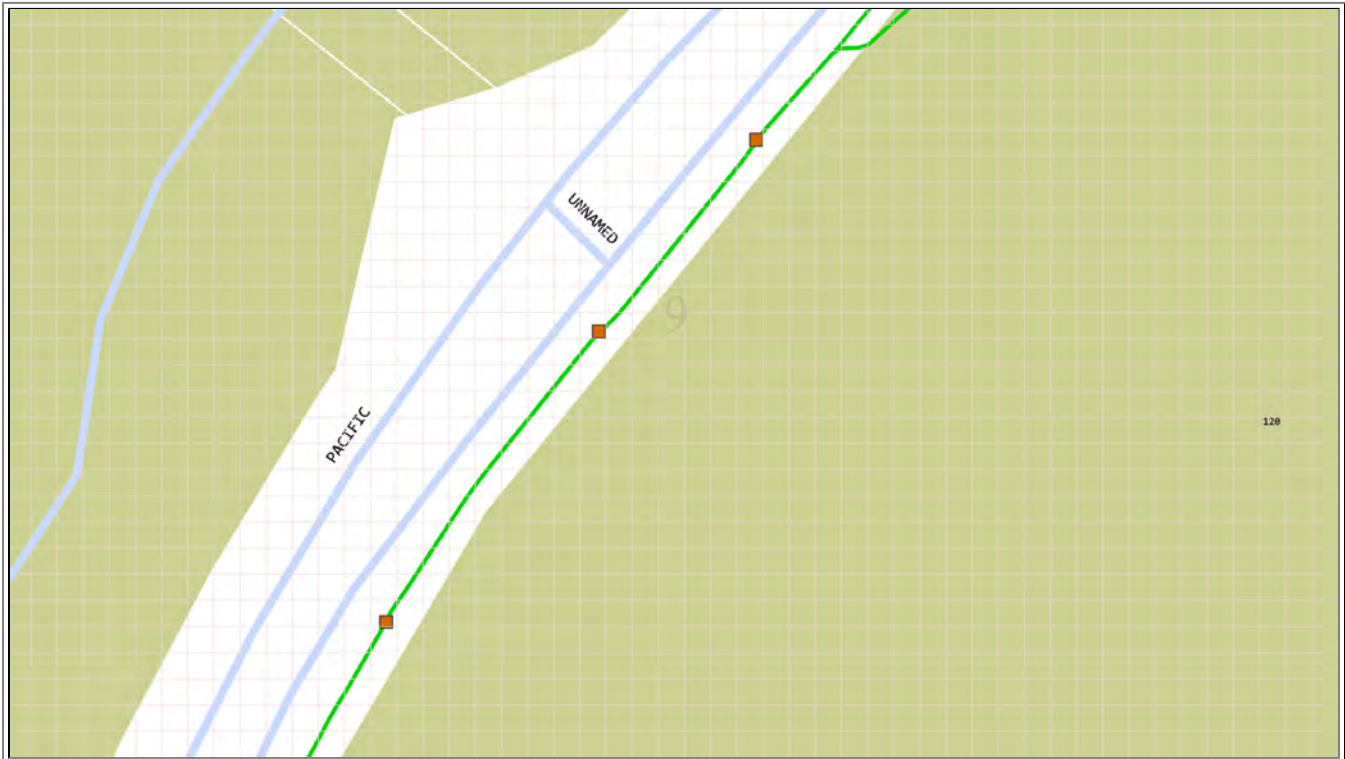
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		Pit/Manhole

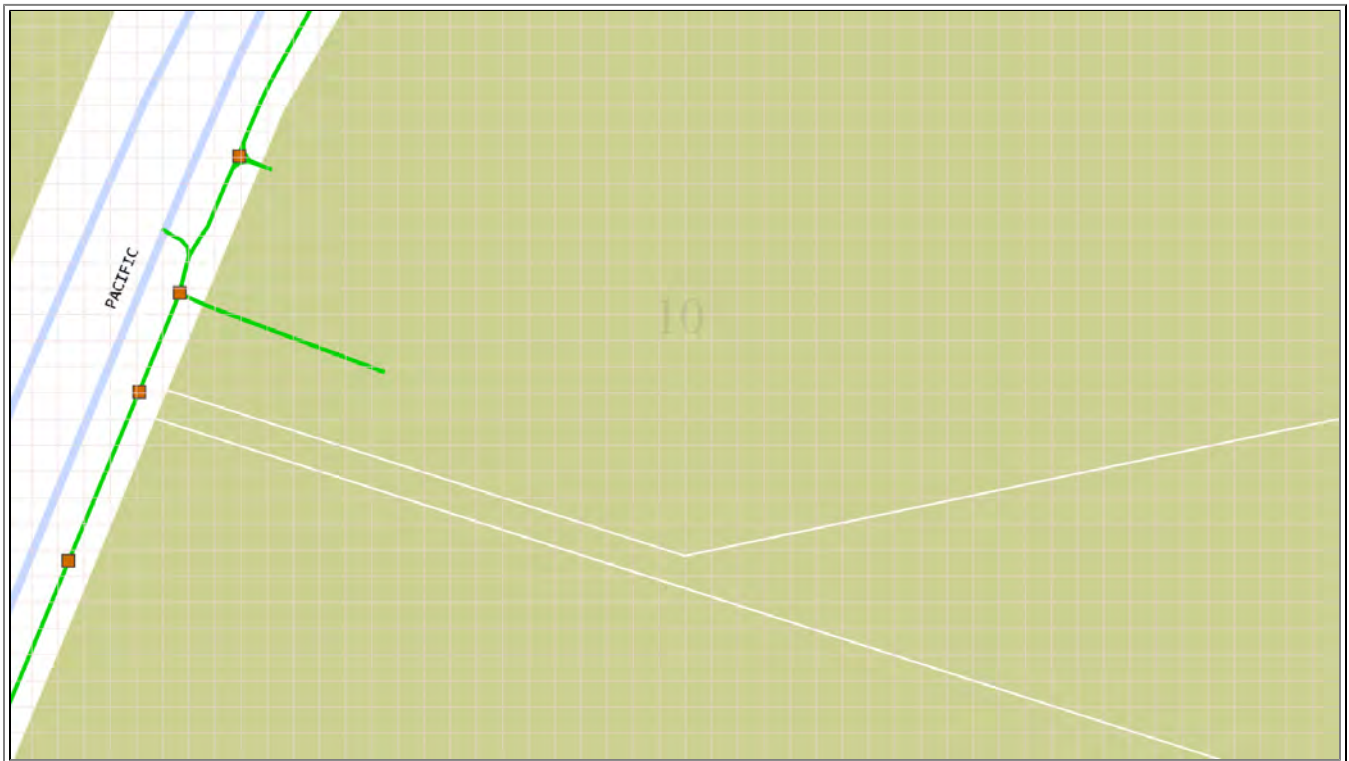


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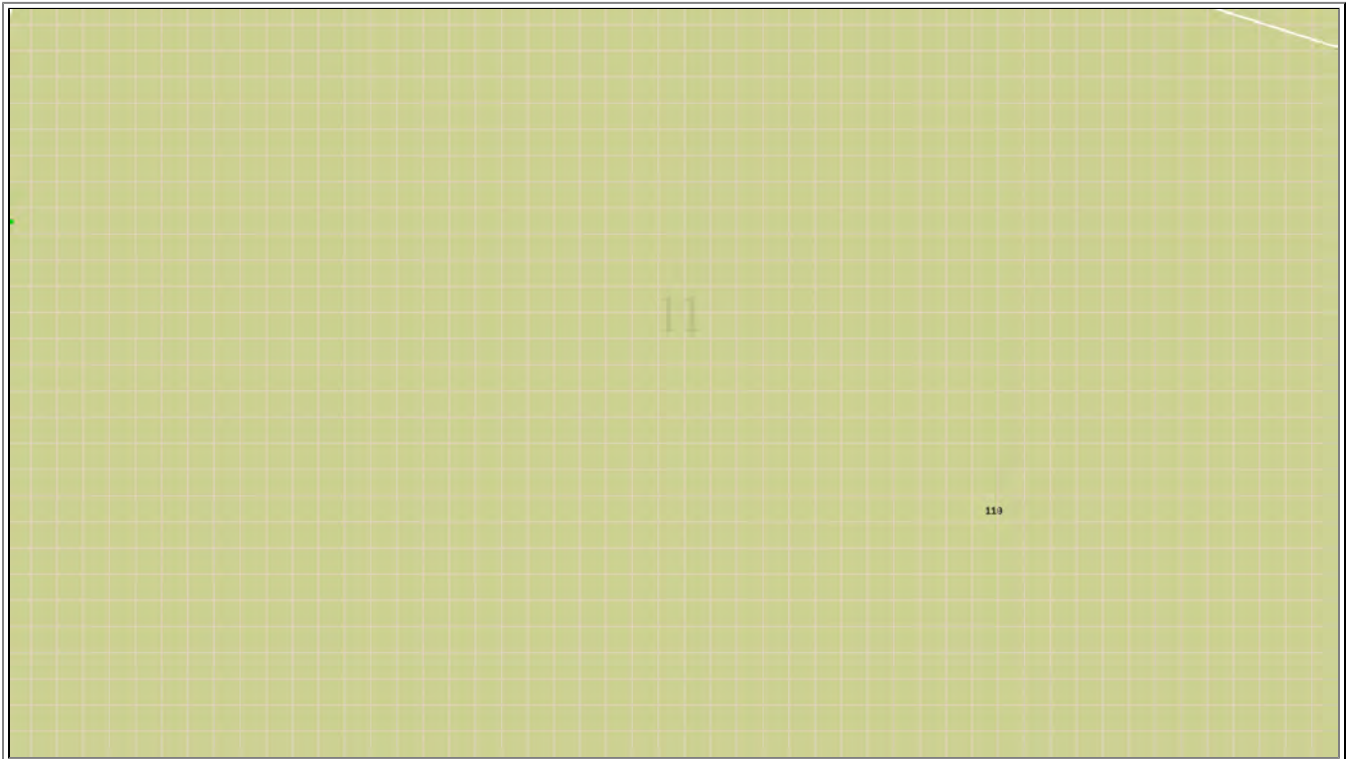


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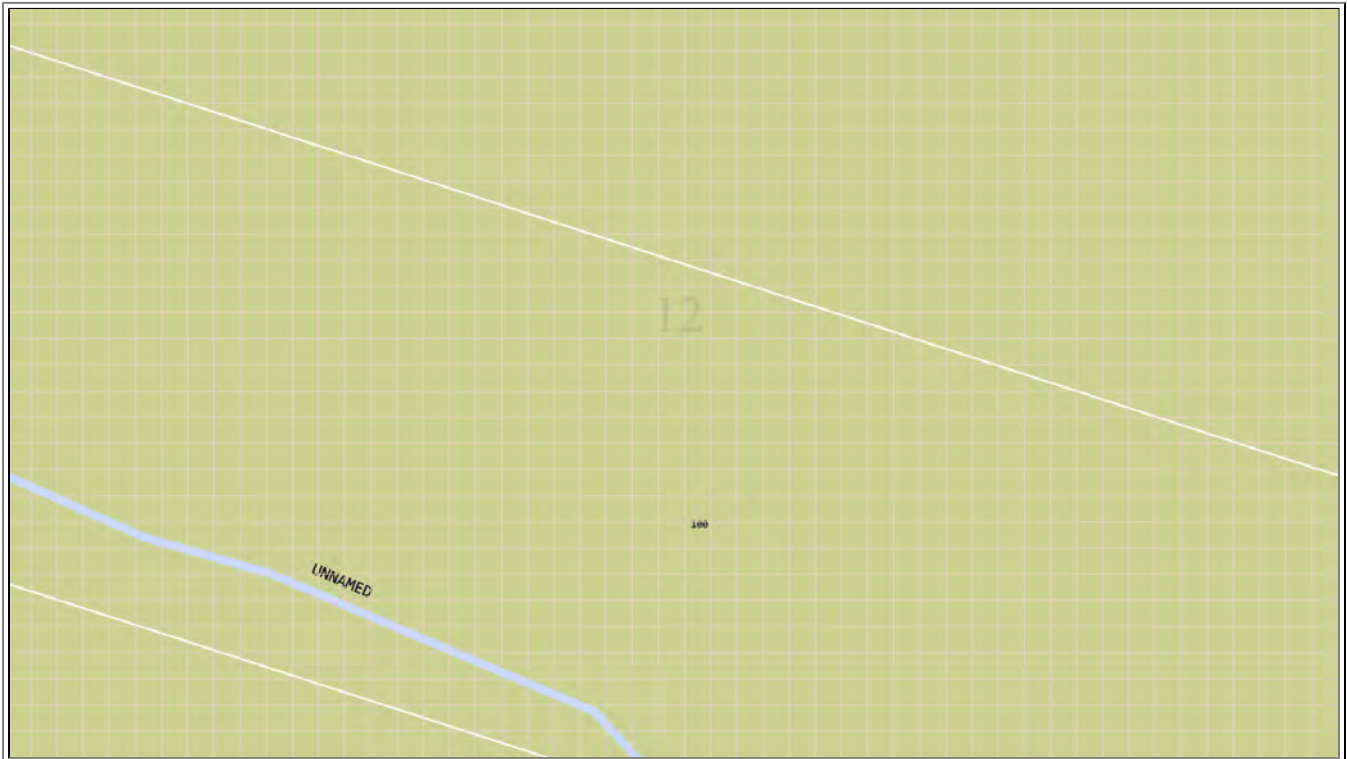
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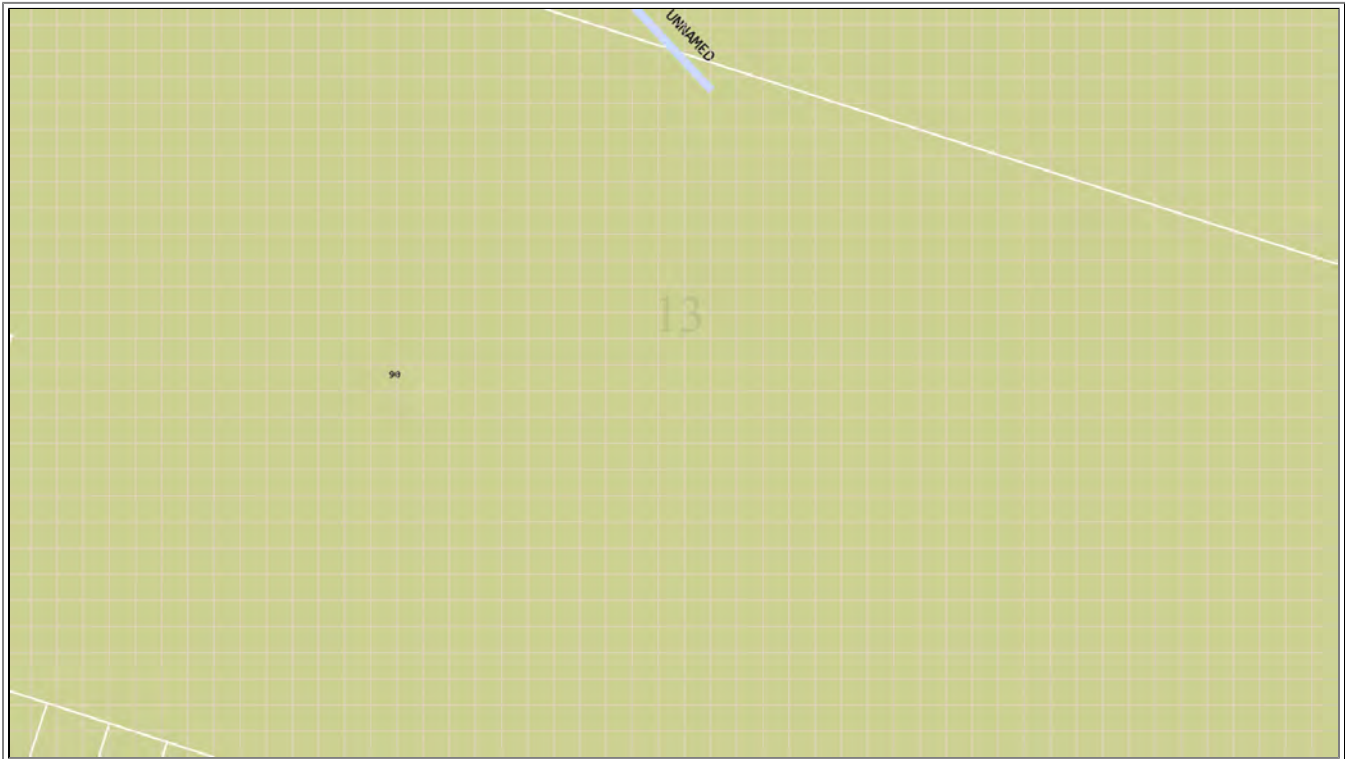
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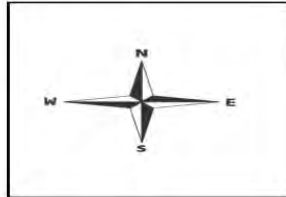
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		Pit/Manhole



	LEGEND	
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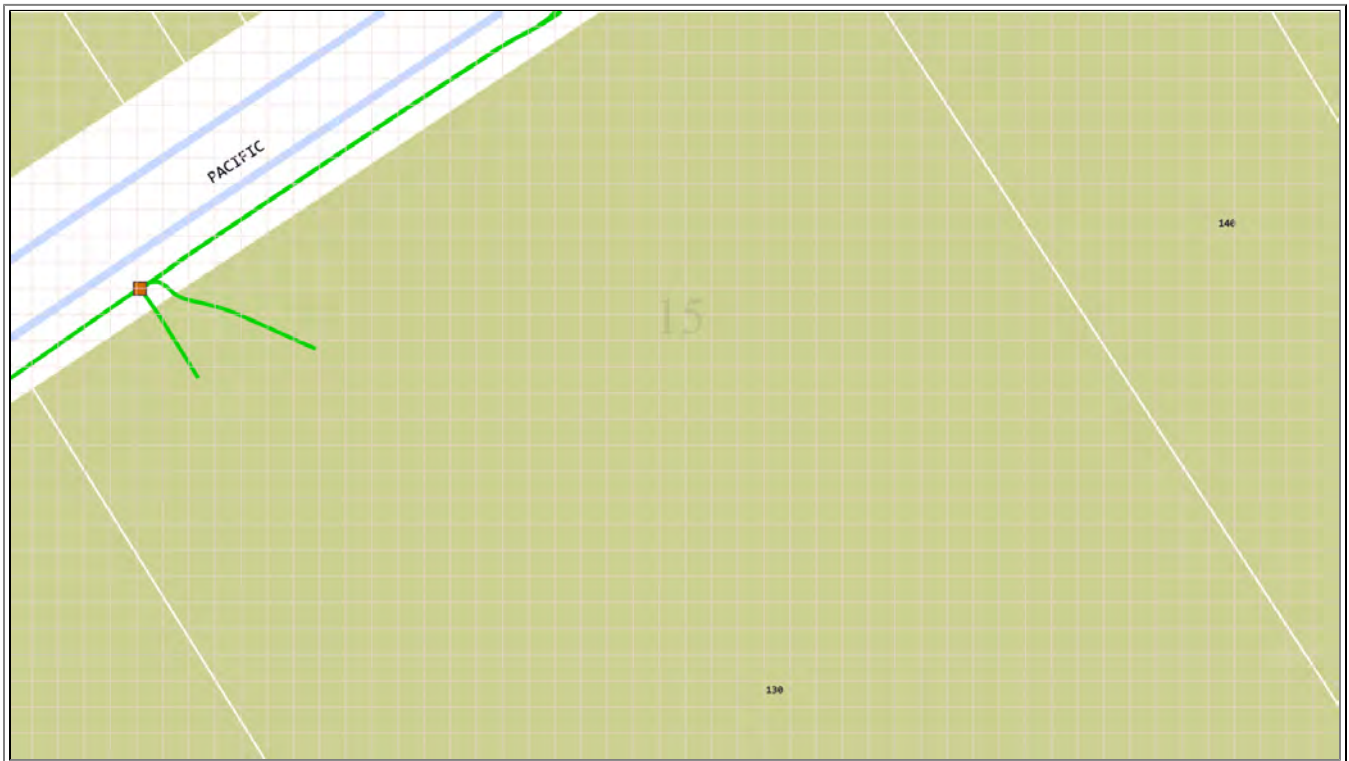


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Technology: Copper/Fibre
Assets

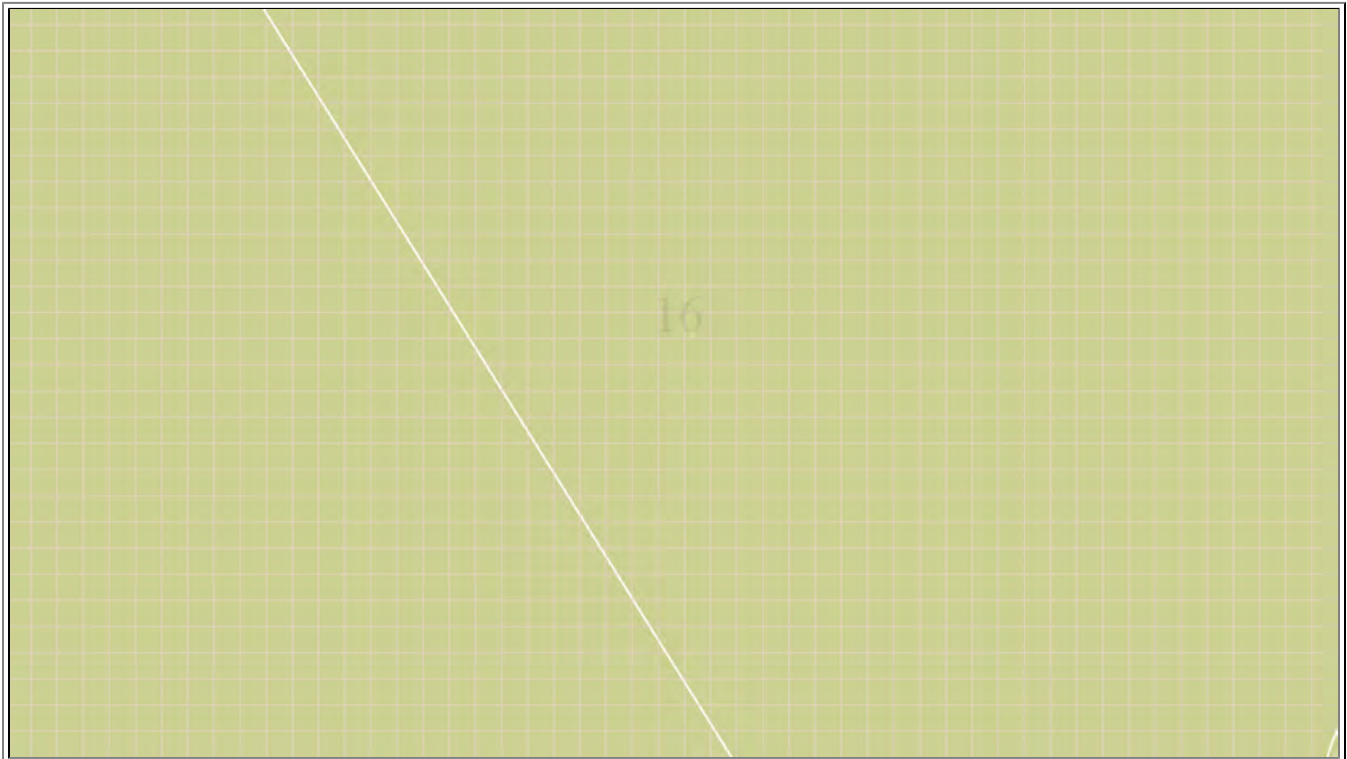
-  IN-SERVICE: Cable/ Duct/ Trench
-  DESIGNED/CONSTRUCTED: Cable/ Duct/ Trench

 Pit/Manhole

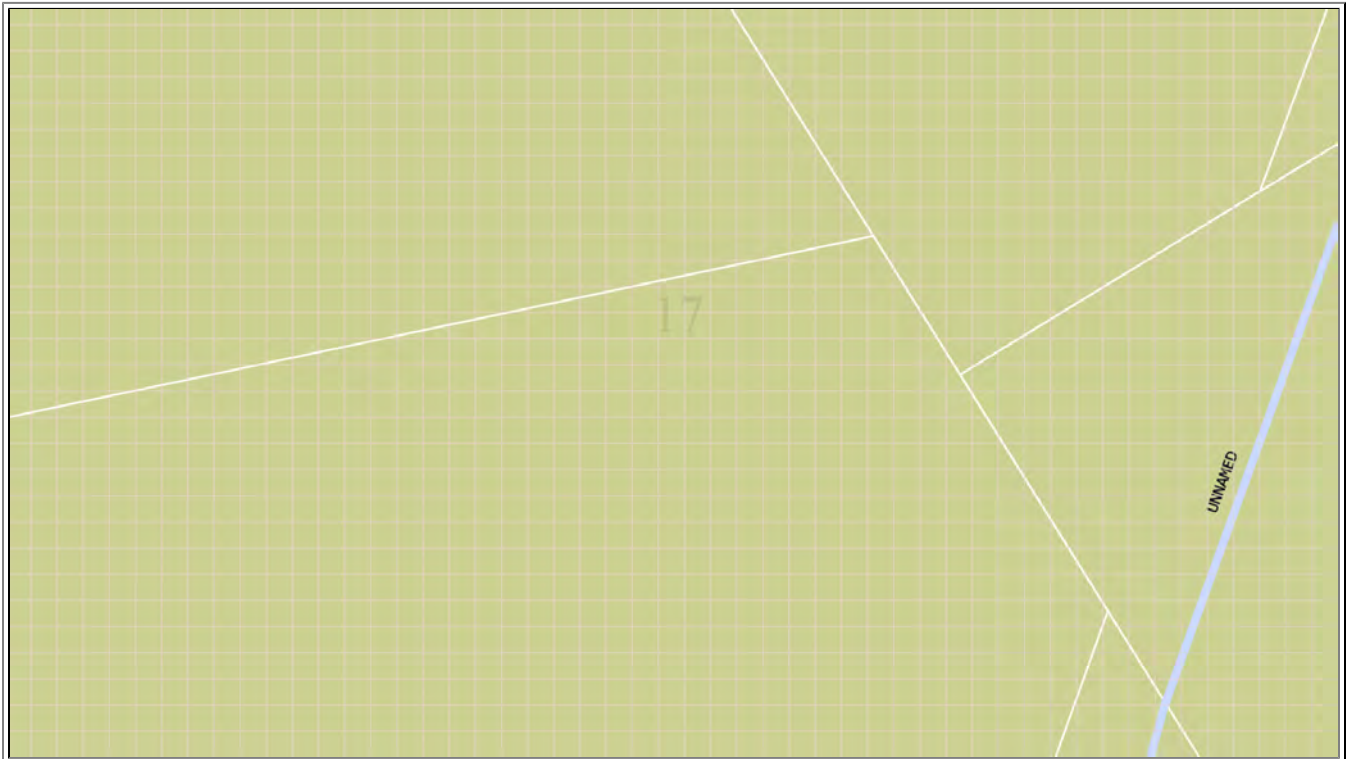
Scale
0 20 40 60 Meters 1:2000
1 cm equals 20 m



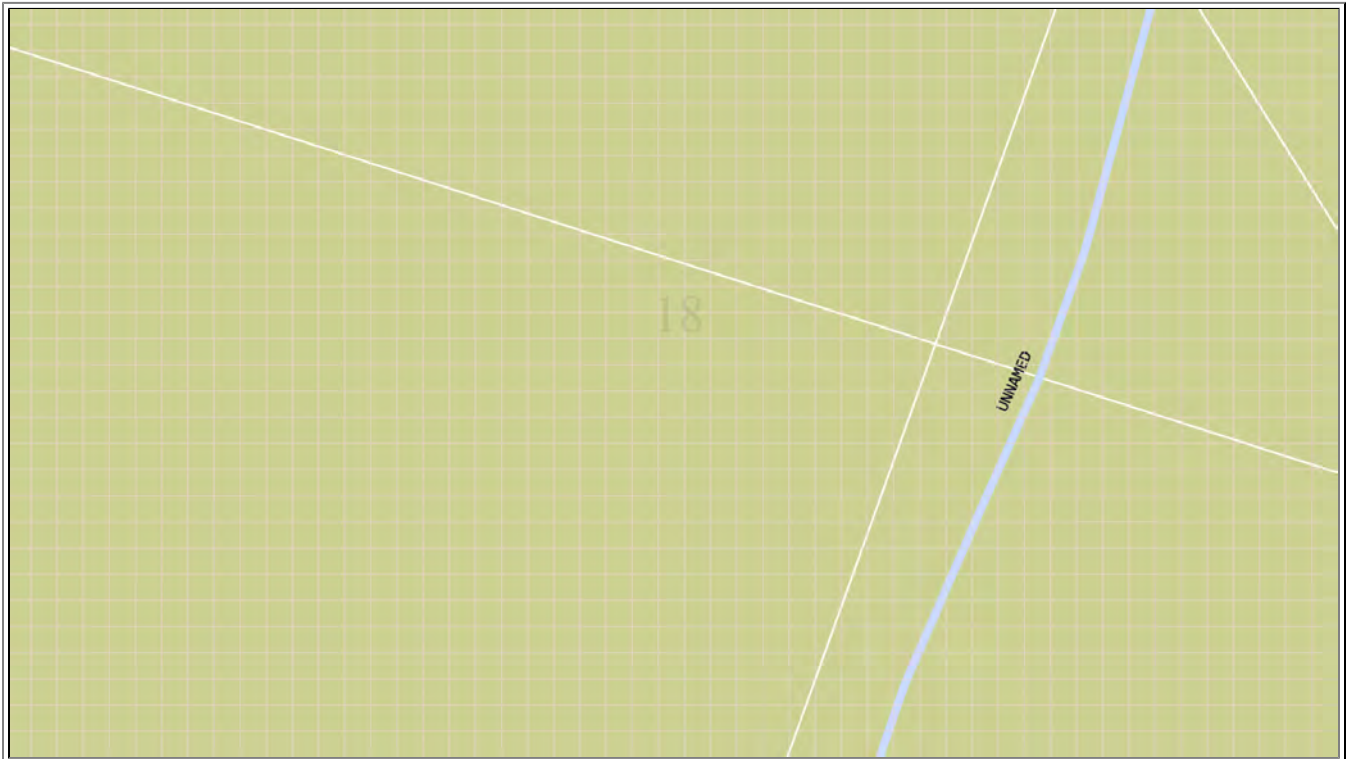
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	<p>Type: Telco Technology: Copper/Fibre</p> <p>Assets</p> <p> IN-SERVICE: Cable/ Duct/ Trench</p> <p> DESIGNED/CONSTRUCTED: Cable/ Duct/ Trench</p>	<p> Pit/Manhole</p>



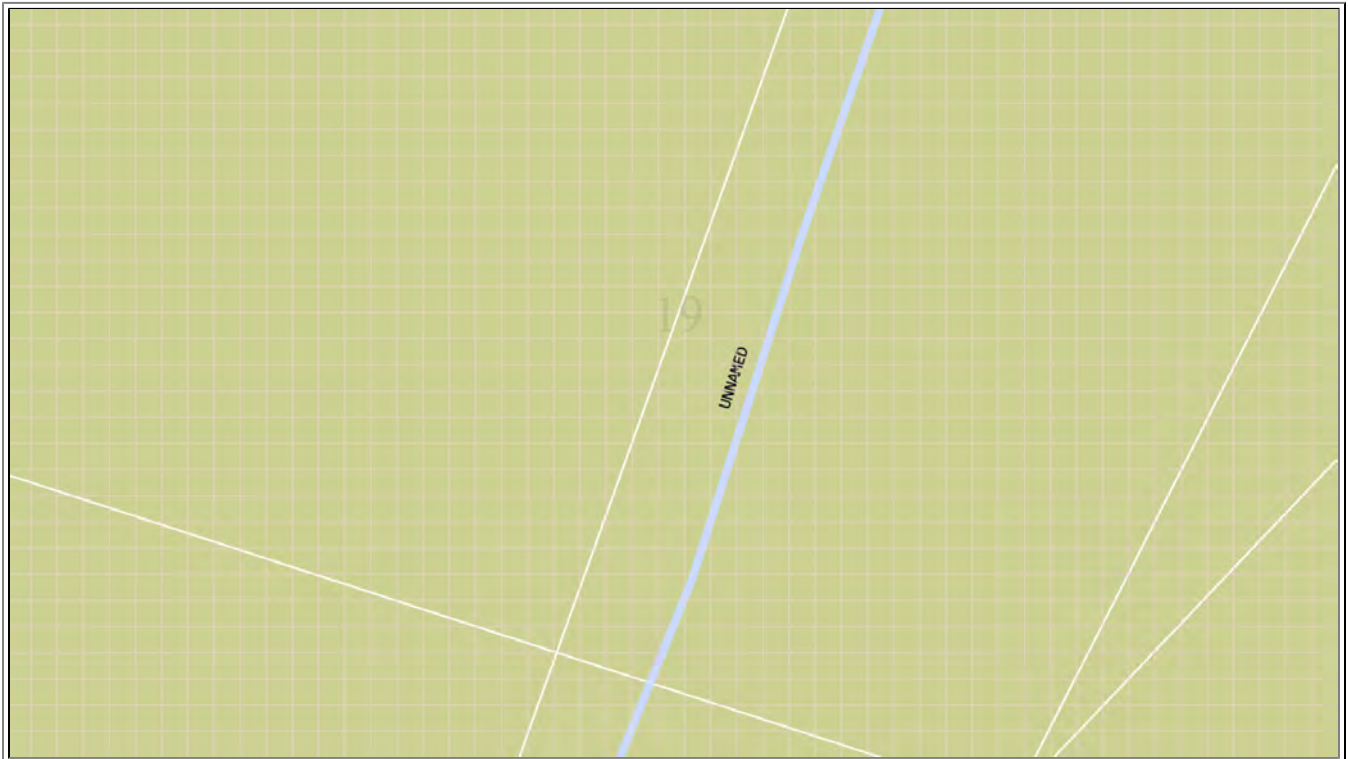
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	<p>Type: Telco Technology: Copper/Fibre</p> <p>Assets</p> <p> IN-SERVICE: Cable/ Duct/ Trench</p> <p> DESIGNED/CONSTRUCTED: Cable/ Duct/ Trench</p>	<p> Pit/Manhole</p> <p></p>
		<p>Scale</p> <p>0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>



	LEGEND	
	<p>Type: Telco Technology: Copper/Fibre</p> <p>Assets</p> <p> IN-SERVICE: Cable/ Duct/ Trench</p> <p> DESIGNED/CONSTRUCTED: Cable/ Duct/ Trench</p>	<p> Pit/Manhole</p> <p></p>
		<p>Scale</p> <p>0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>



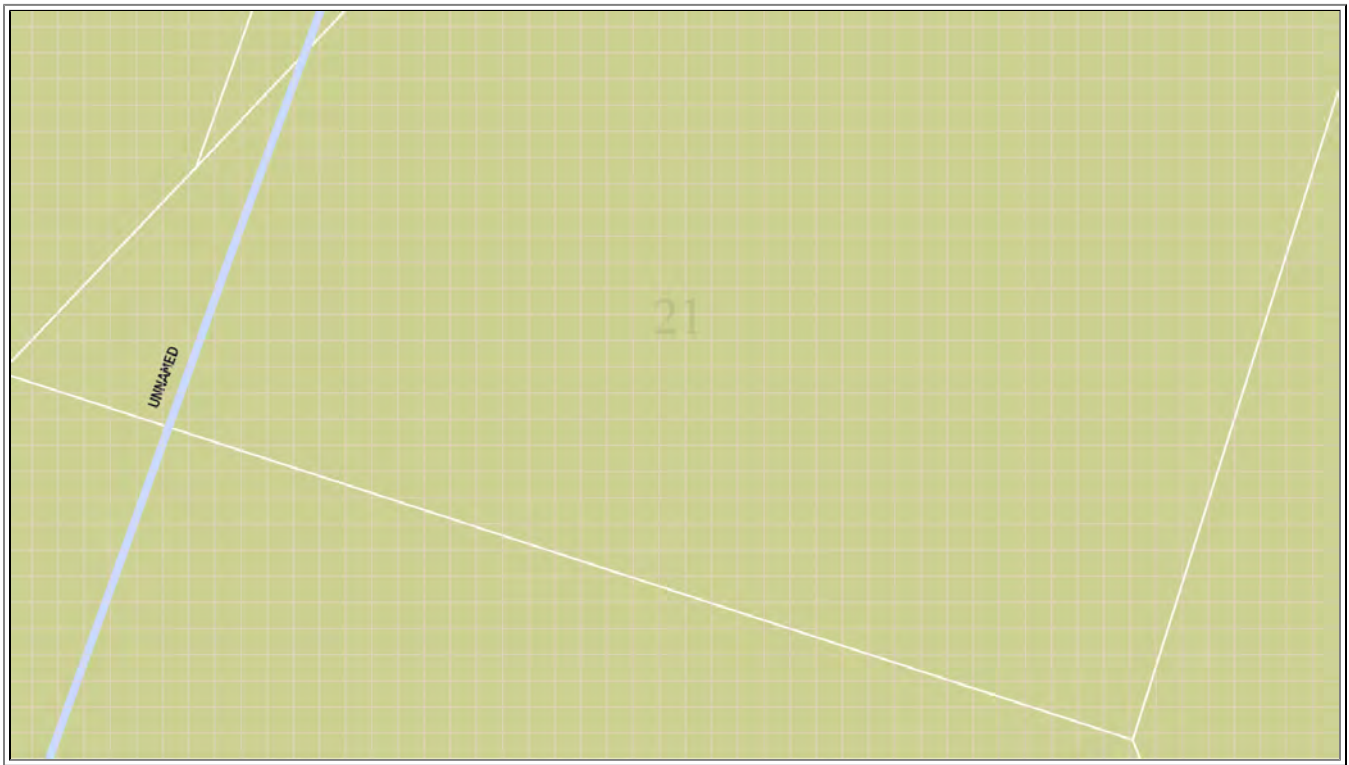
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	<p>Type: Telco Technology: Copper/Fibre</p> <p>Assets</p> <p> IN-SERVICE: Cable/ Duct/ Trench</p> <p> DESIGNED/CONSTRUCTED: Cable/ Duct/ Trench</p>	<p> Pit/Manhole</p> <p></p> <p>Scale 0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>



	LEGEND	
	Type: Telco Technology: Copper/Fibre	
Assets		
	IN-SERVICE: Cable/ Duct/ Trench	
	DESIGNED/CONSTRUCTED: Cable/ Duct/ Trench	
		Pit/Manhole



	LEGEND	
	<p>Type: Telco Technology: Copper/Fibre</p> <p>Assets</p> <p> IN-SERVICE: Cable/ Duct/ Trench</p> <p> DESIGNED/CONSTRUCTED: Cable/ Duct/ Trench</p>	<p> Pit/Manhole</p> <p></p> <p>Scale 0 20 40 60 Meters 1:2000 1 cm equals 20 m</p>



Emergency Contacts

You must immediately report any damage to **nbn**TM network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Mr Jaxson Ryner
GHD
Suite 10 Zenith Building 6 Reliance Drive
Tuggerah
NSW 2259

Dear Mr Jaxson Ryner,

**Dial Before You Dig Enquiry 68075030
Pacific Highway, Doyalson, NSW 2262**

Thank you for your enquiry regarding Planning & Design at Pacific Highway, Doyalson, NSW 2262 commencing on 01/02/2018 12:00:00 AM.

TransGrid does not have underground assets in the specific area nominated in your enquiry. TransGrid does however have underground assets nearby to your proposed work.

In New South Wales the underground assets consist mainly of communication infrastructure and 330,000 Volt power cables. Please be aware that damage to these assets could lead to serious injury or death and widespread electricity supply interruptions including to the Sydney CBD.

In the Australian Capital Territory the underground assets are communication infrastructure.

In the event of any damage to TransGrid underground assets, TransGrid may seek to recover costs under NSW legislation other relevant legislation or common law. Costs may include:

- Costs incurred in replacing or repairing any of TransGrid's underground assets affected by the excavation work.
- Costs incurred in remedying or mitigating any interference with TransGrid's underground assets caused by the excavation work.

Should the extent of your work change, please make a further enquiry to Dial Before You Dig, detailing the new extent of your works to ensure that all underground services are protected.

For further information contact:

For New South Wales

Cable Enquiries: Metropolitan Cables Section - 02 9620 0422

Emergency: TransGrid System Operator - 1800 027 253

For the Australian Capital Territory

Enquiries: (02) 9620 0164 Select option 1, "Dial Before You Dig Enquiries"

Emergency: (02) 1800 533 825 Select option 2, "Support"



NSW Electricity Networks Operations Pty Limited as trustee for NSW Electricity Networks Operations Trust, trading as TransGrid, is responsible for the transmission of High Voltage electricity from Power Stations to Distribution Service Providers such as Ausgrid (formerly EnergyAustralia) and Endeavour Energy (formerly Integral Energy).

TransGrid is a separate organisation to ActewAGL, Ausgrid, Endeavour Energy and Essential Energy (formerly Country Energy), and does not represent the views or opinions of these other entities.

As the operator and manager of the NSW high voltage electricity network, TransGrid keeps you and your way of life connected – 24/7. We connect generators, distributors and major end users across the state, enabling you to access electricity where and when you need it. TransGrid is also a licensed Telecommunications Carrier.

Yours sincerely,

TransGrid





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Create Date: 30/01/2018

Scale 1:1000

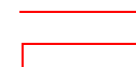
Cadastre provided by NSW LPI (DCDB) under Creative Commons 3.0
Cadastre sourced from DELWP Victoria under Creative Commons 4.0

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DBYD Enquiry

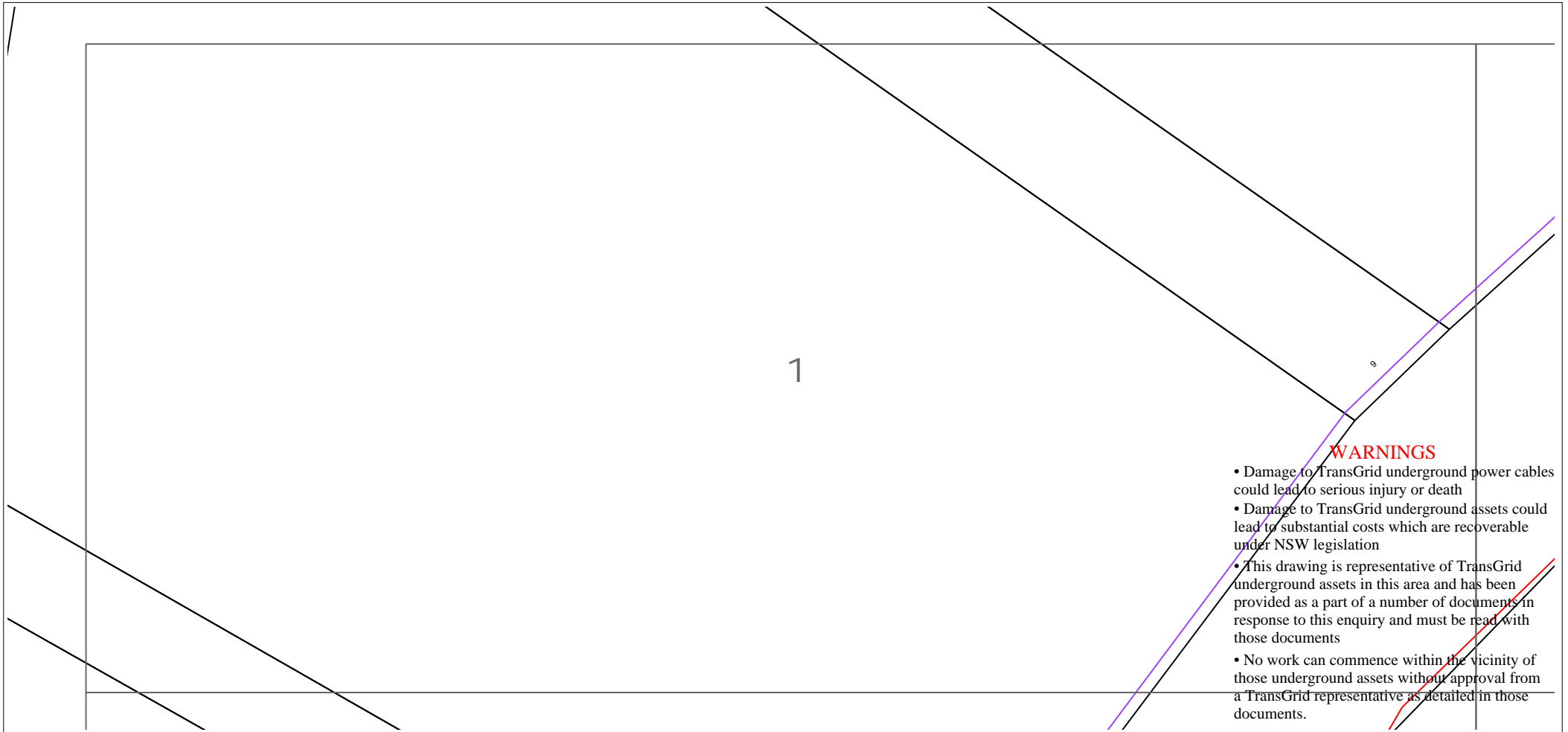


Cable Assets

Tunnel Assets



Address: Pacific Highway, Doyalson, NSW, 2262



Create Date: 30/01/2018

Scale 1:1000

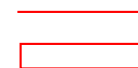
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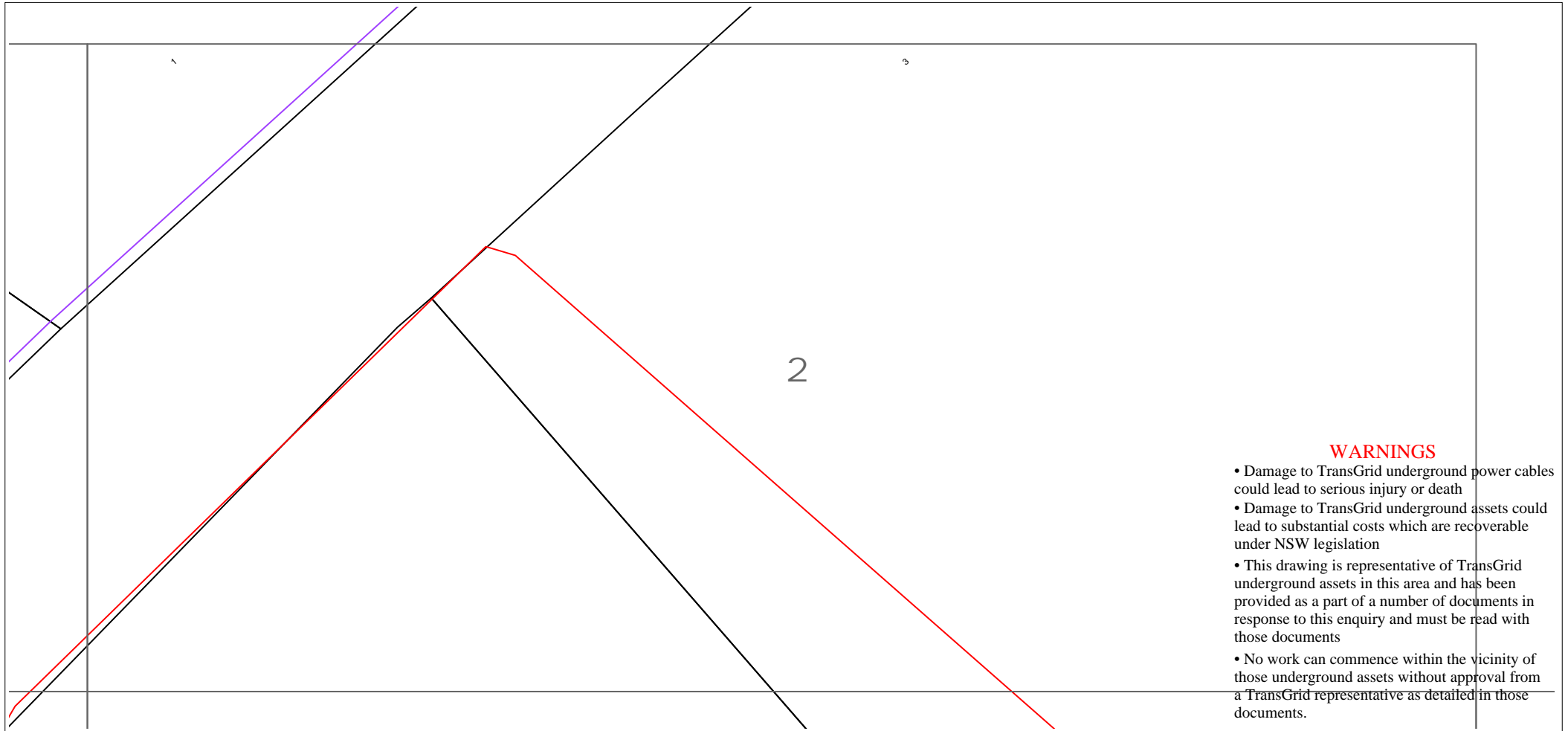
DBYD Enquiry



Cable Assets

Tunnel Assets





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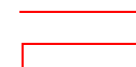
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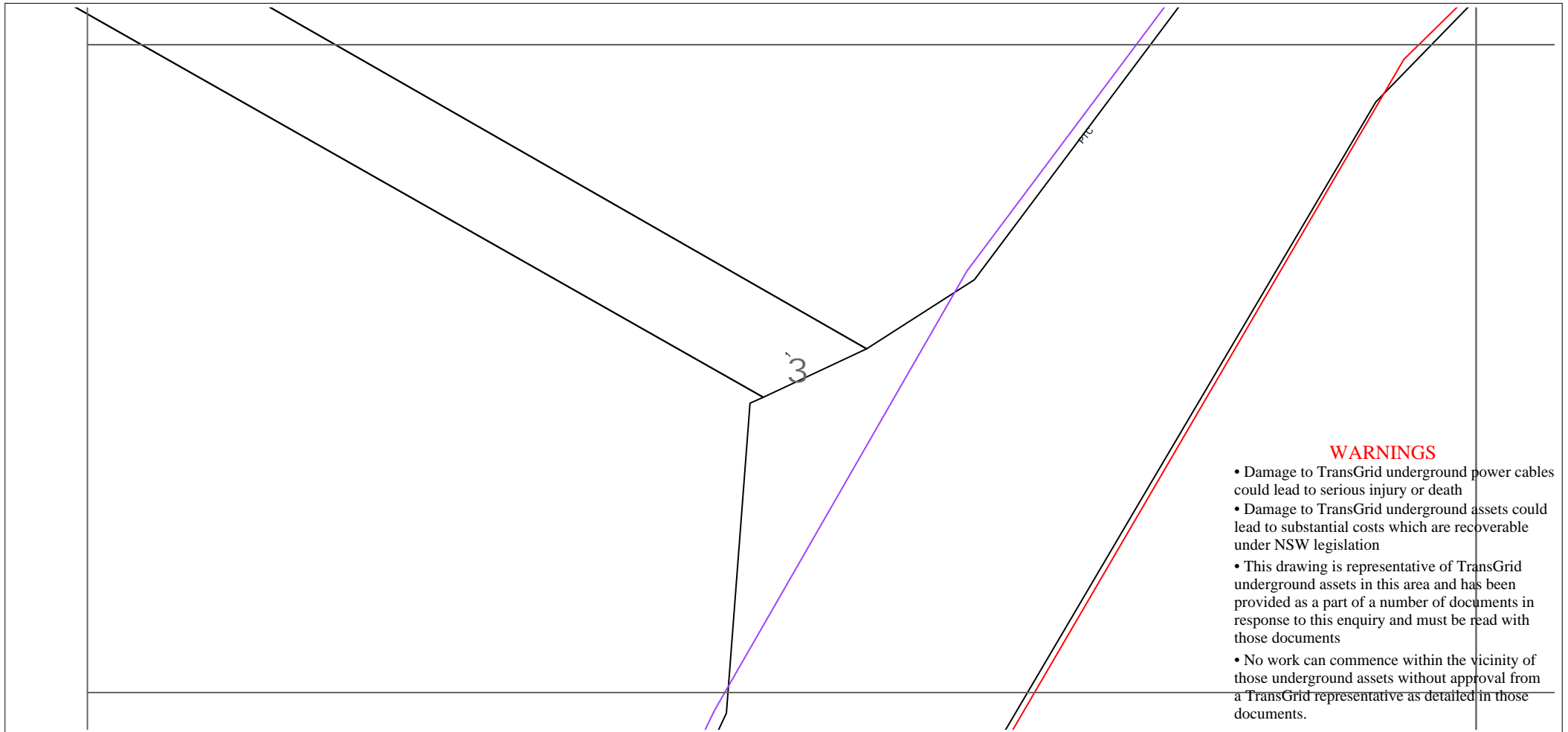
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Cable Assets

Tunnel Assets





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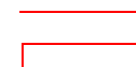
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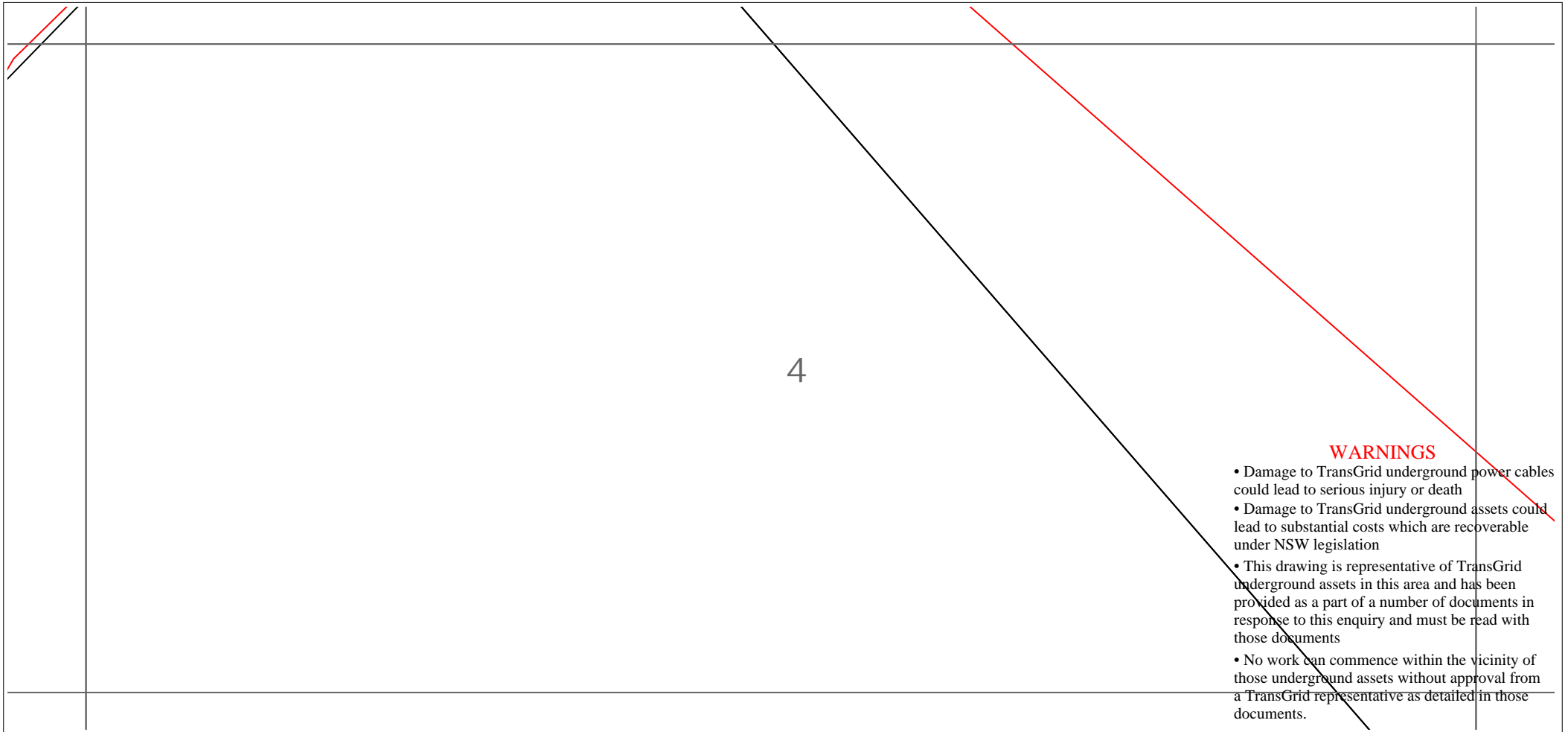


Cable Assets

Tunnel Assets



Address: Pacific Highway, Doyalson, NSW, 2262



Create Date: 30/01/2018

Scale 1:1000

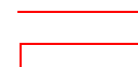
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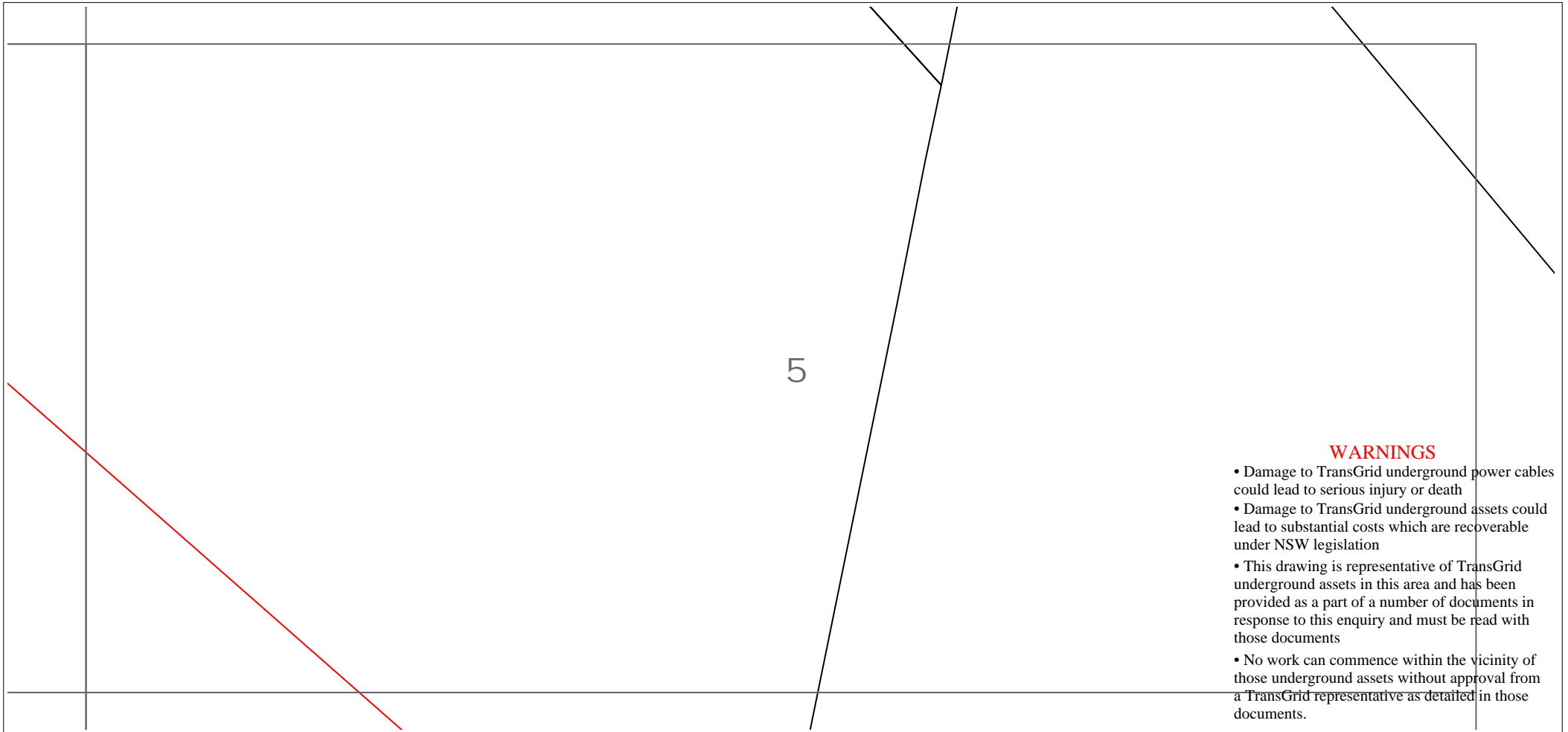


Cable Assets

Tunnel Assets



Address: Pacific Highway, Doyalson, NSW, 2262



Create Date: 30/01/2018

Scale 1:1000

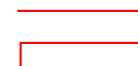
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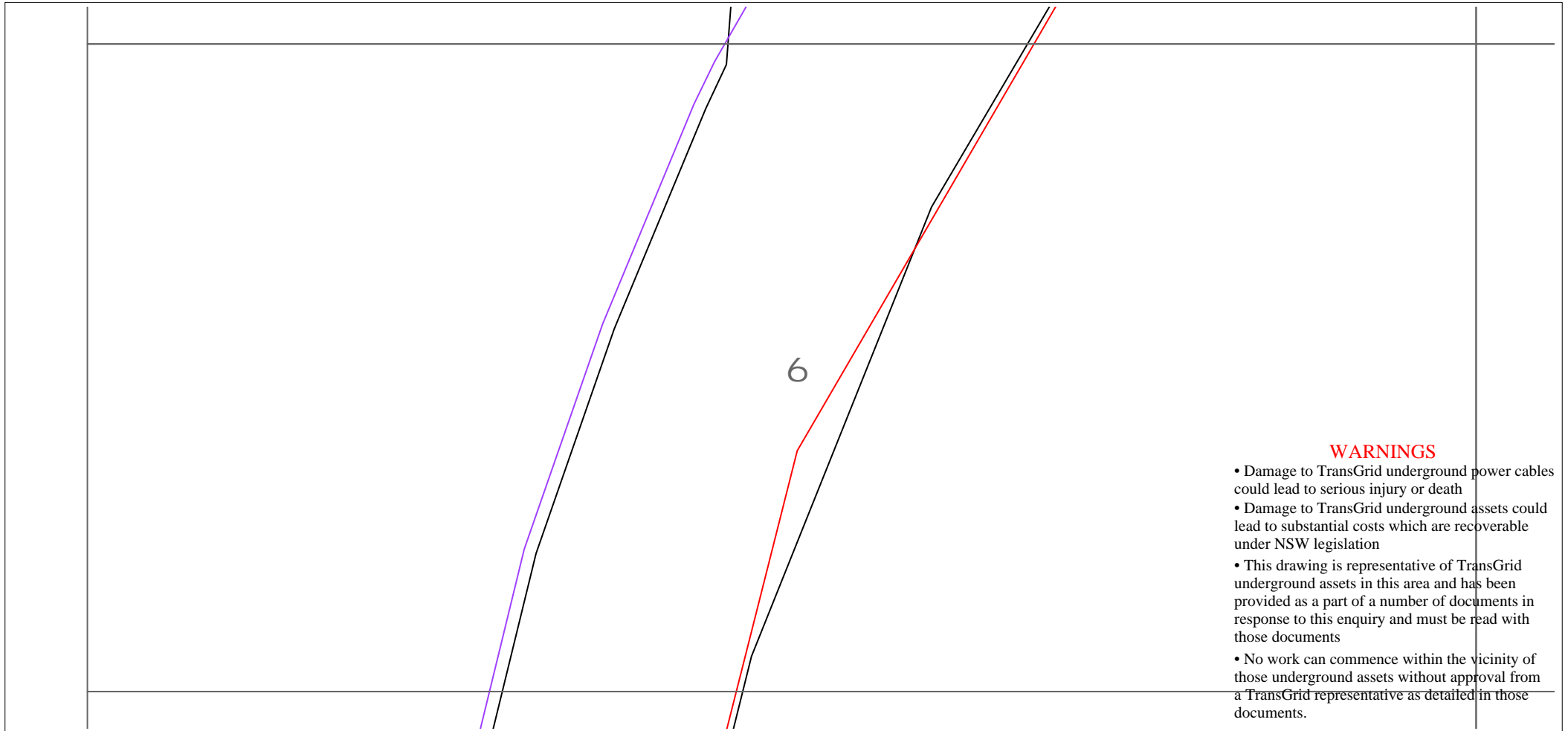
DBYD Enquiry



Cable Assets

Tunnel Assets





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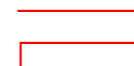
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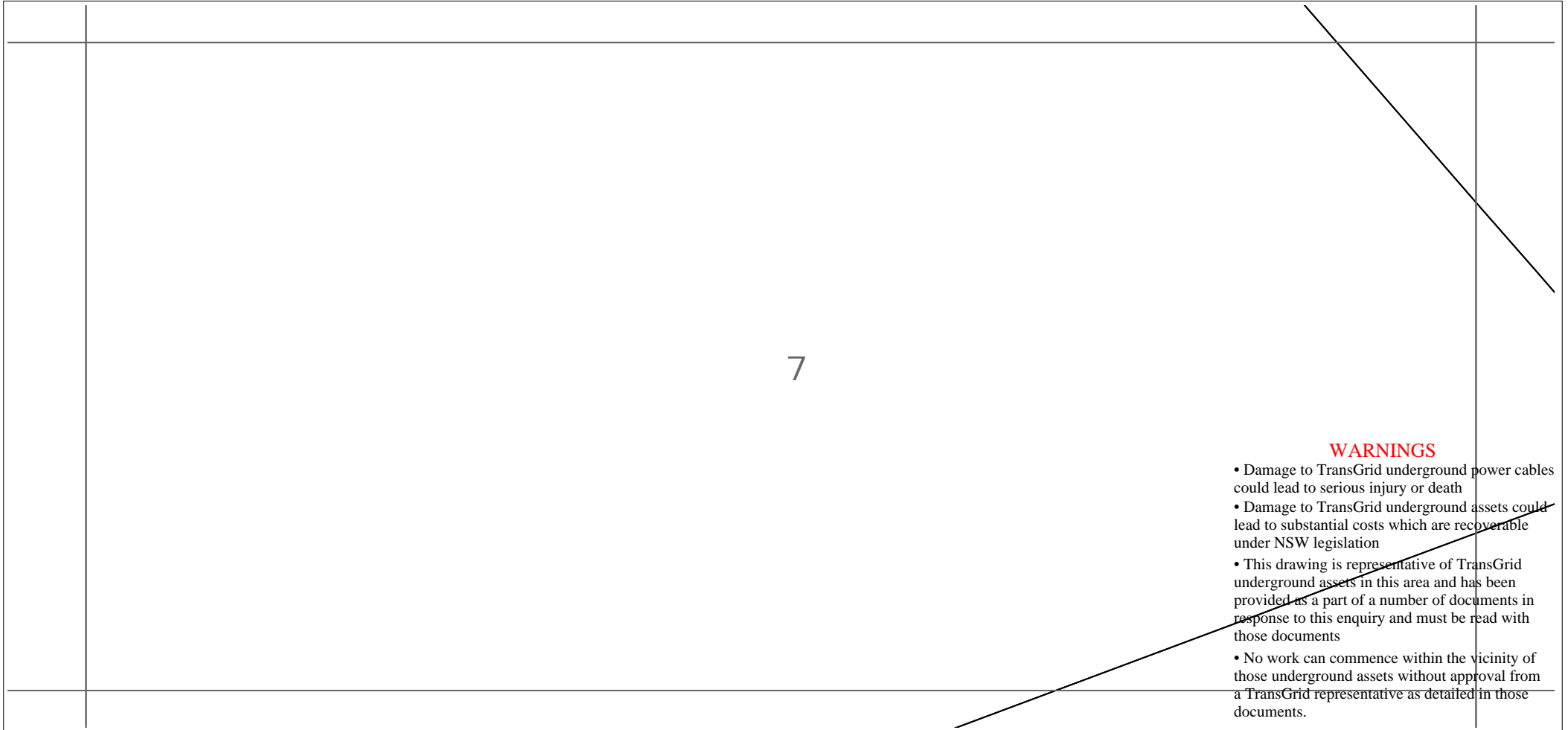


Cable Assets



Tunnel Assets





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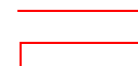
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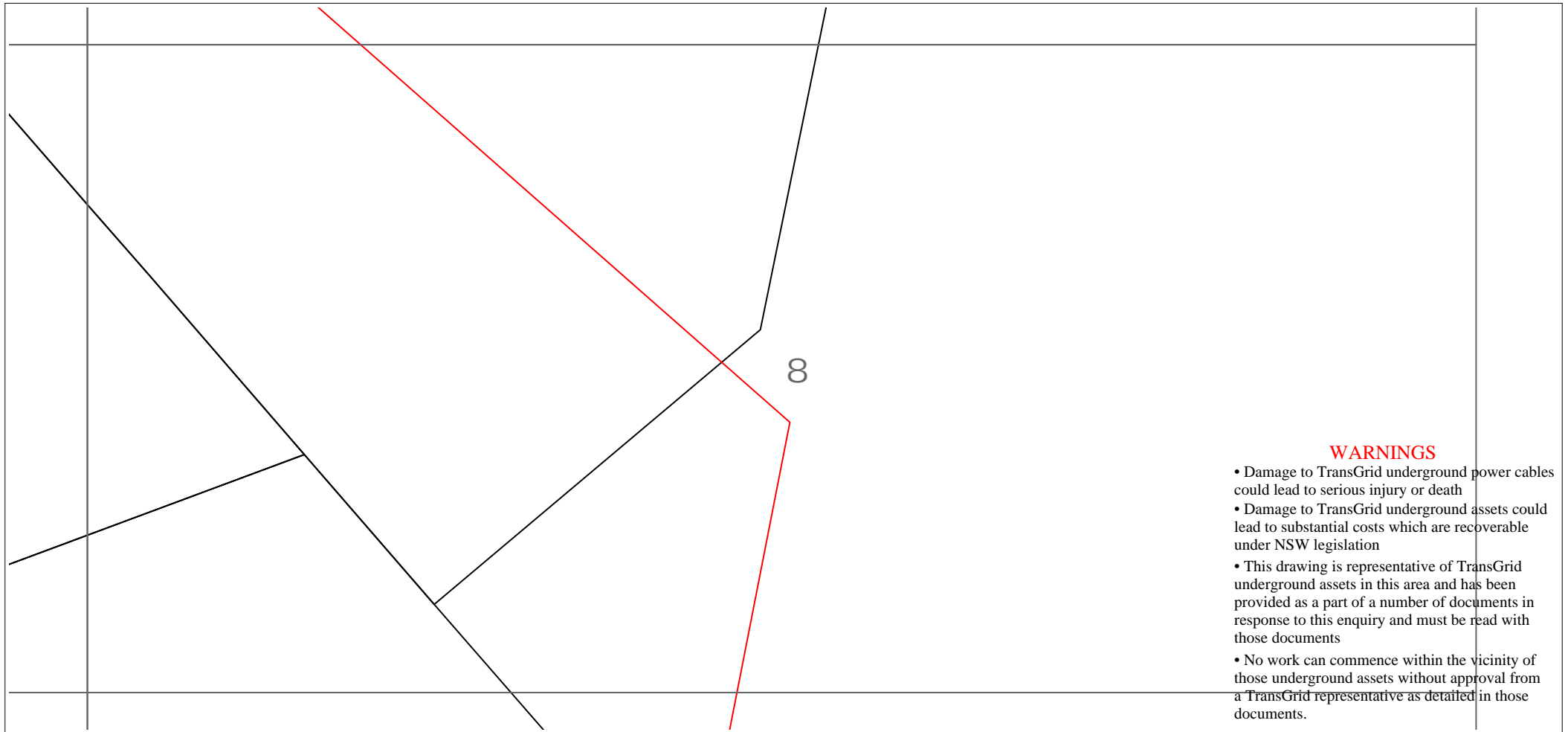
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Cable Assets

Tunnel Assets





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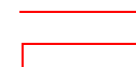
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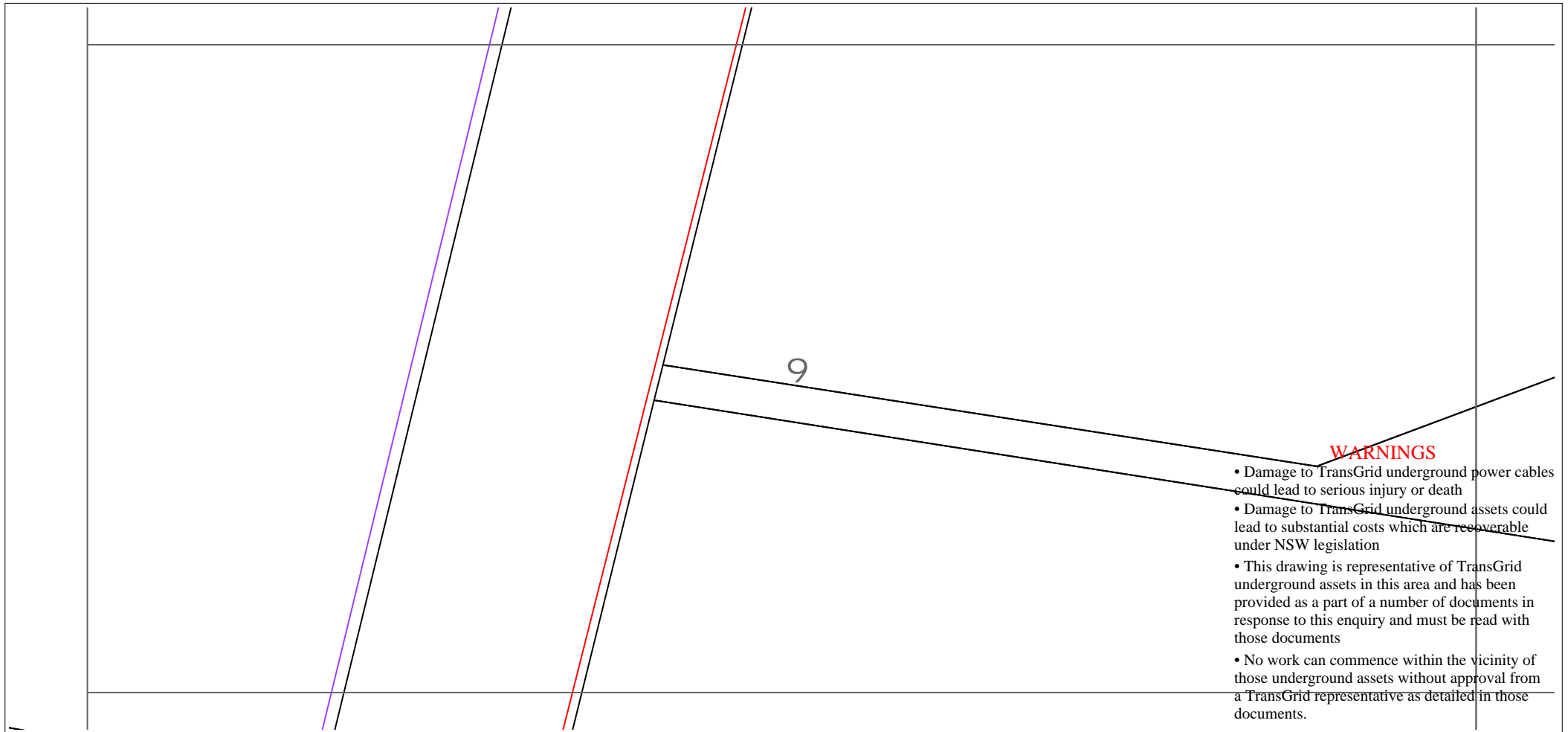
DBYD Enquiry



Cable Assets

Tunnel Assets





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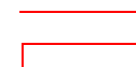
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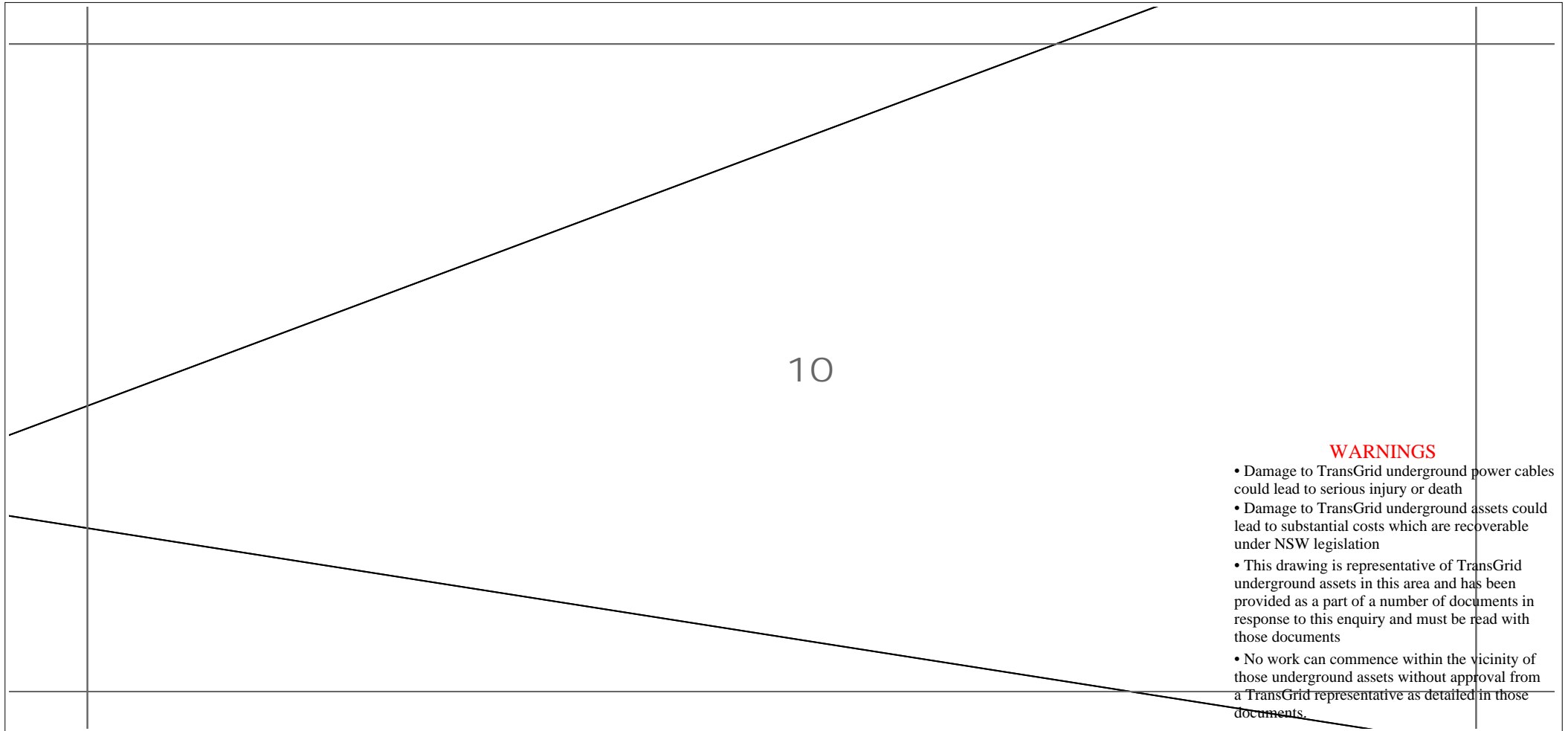


Cable Assets



Tunnel Assets





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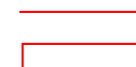
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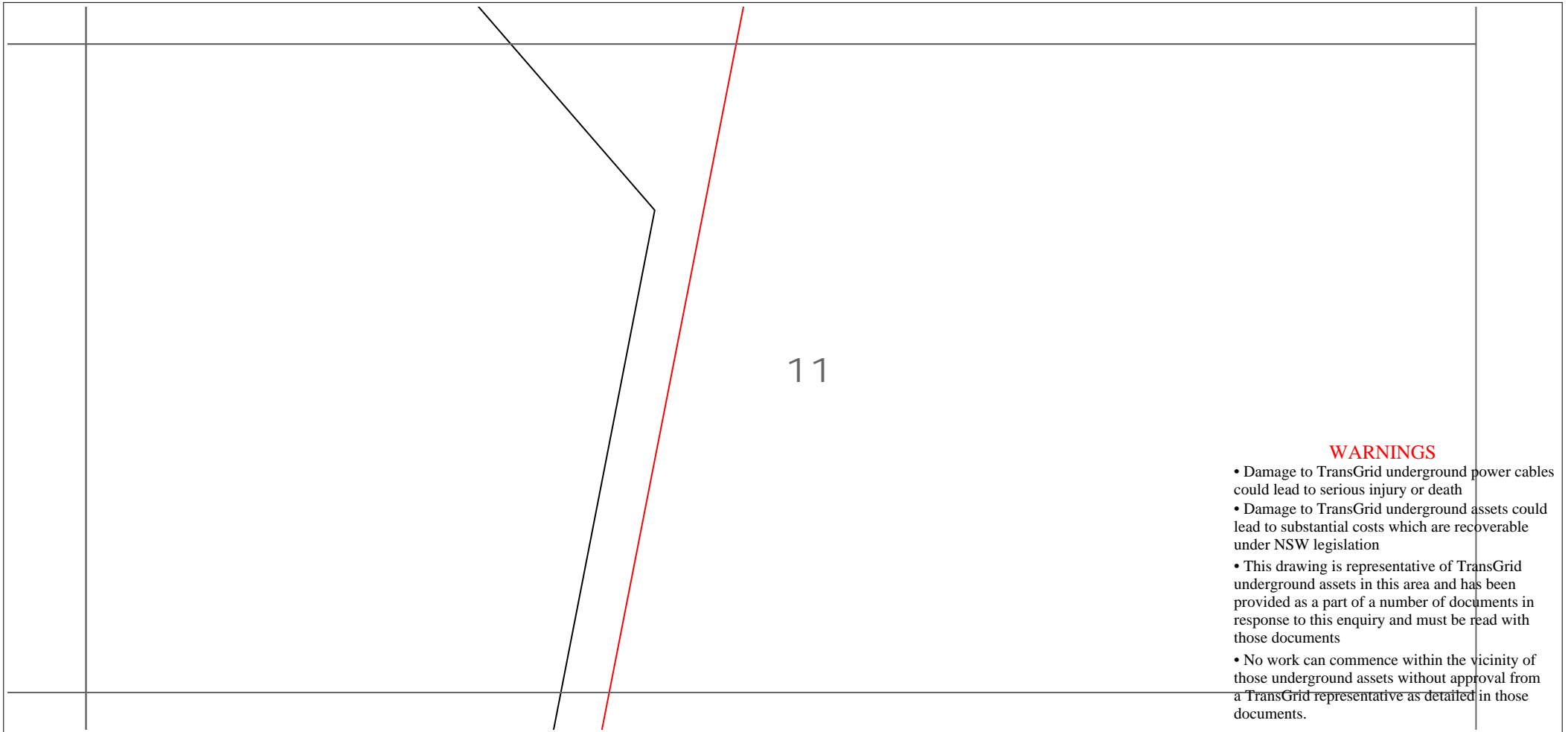
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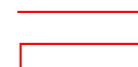
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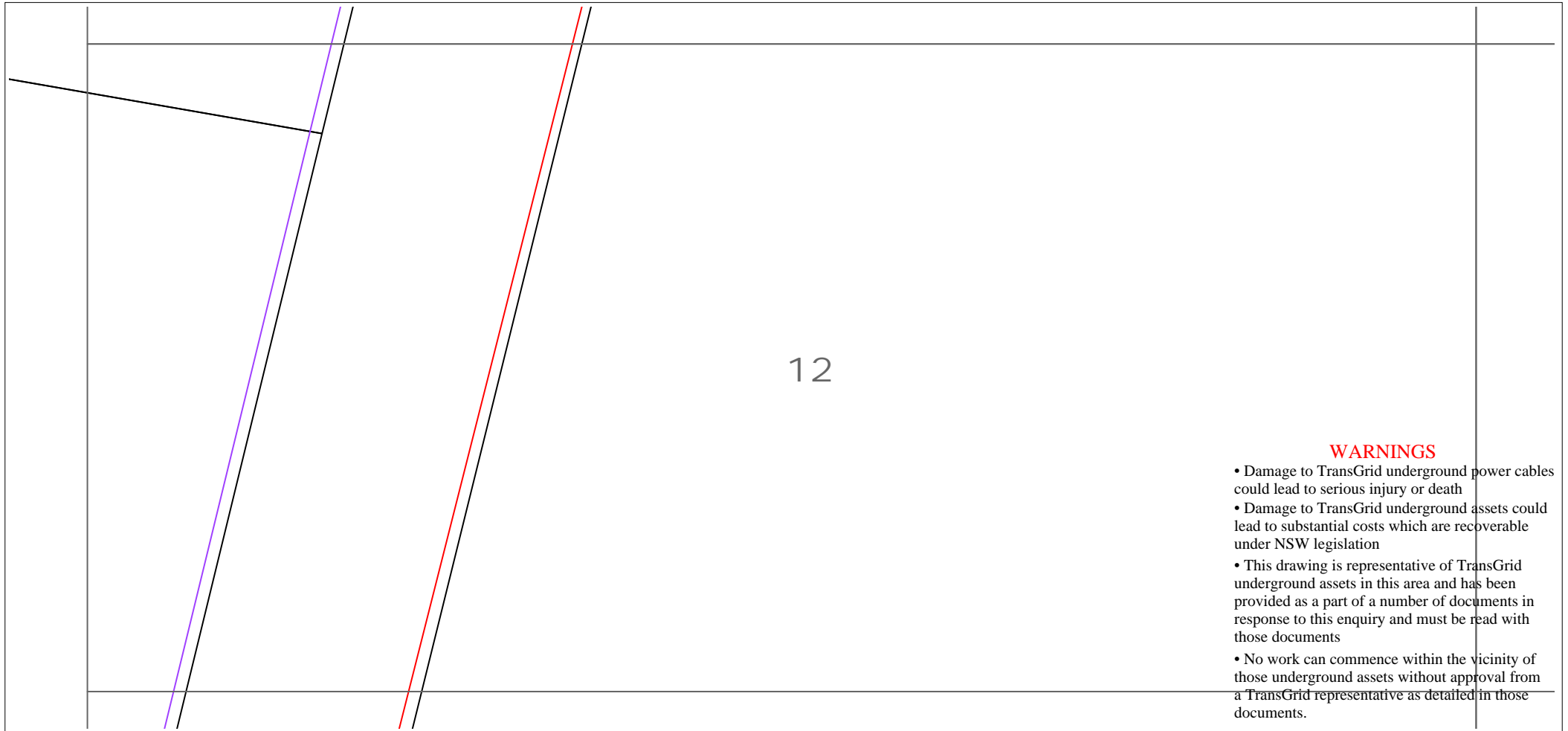
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Cable Assets

Tunnel Assets





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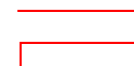
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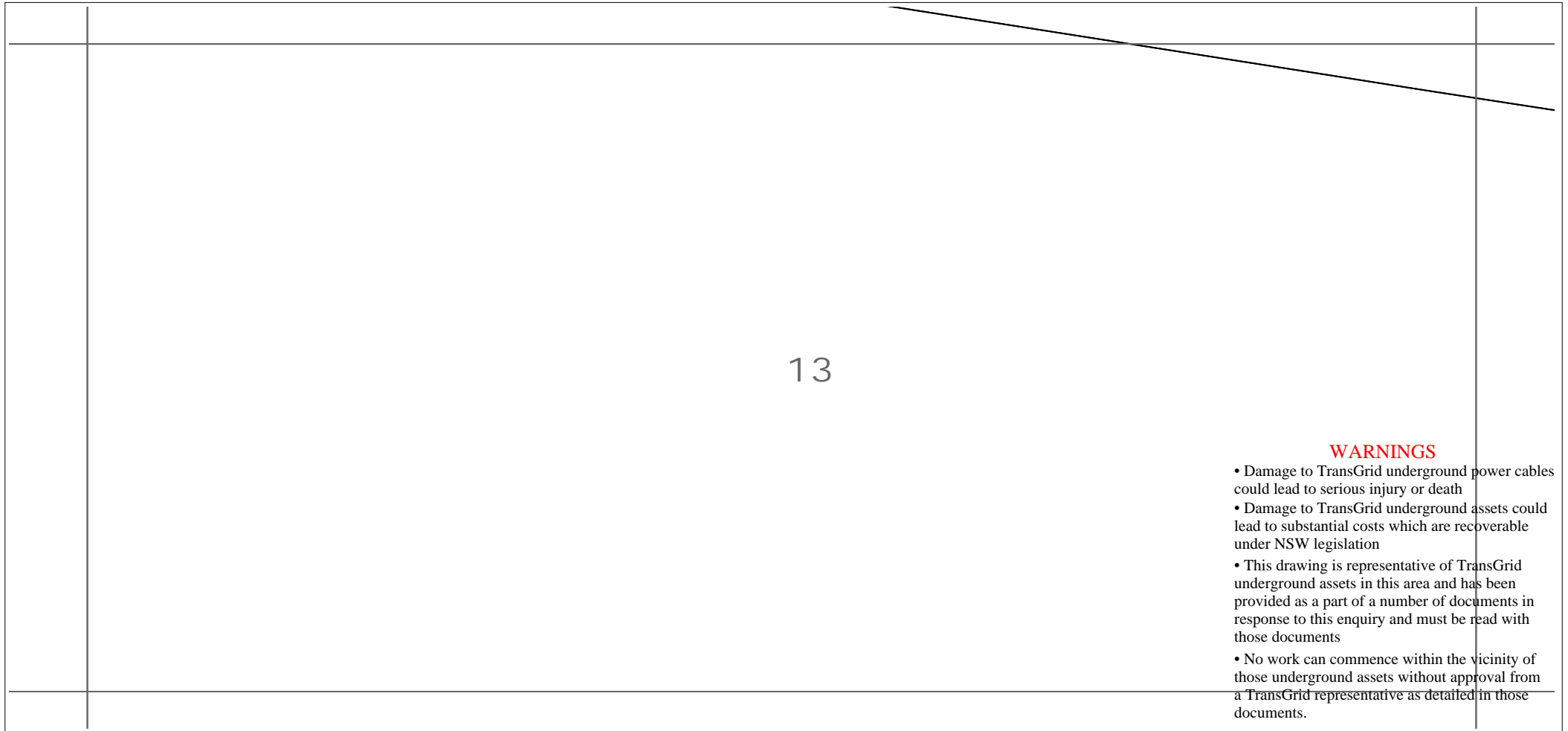


Cable Assets



Tunnel Assets





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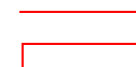
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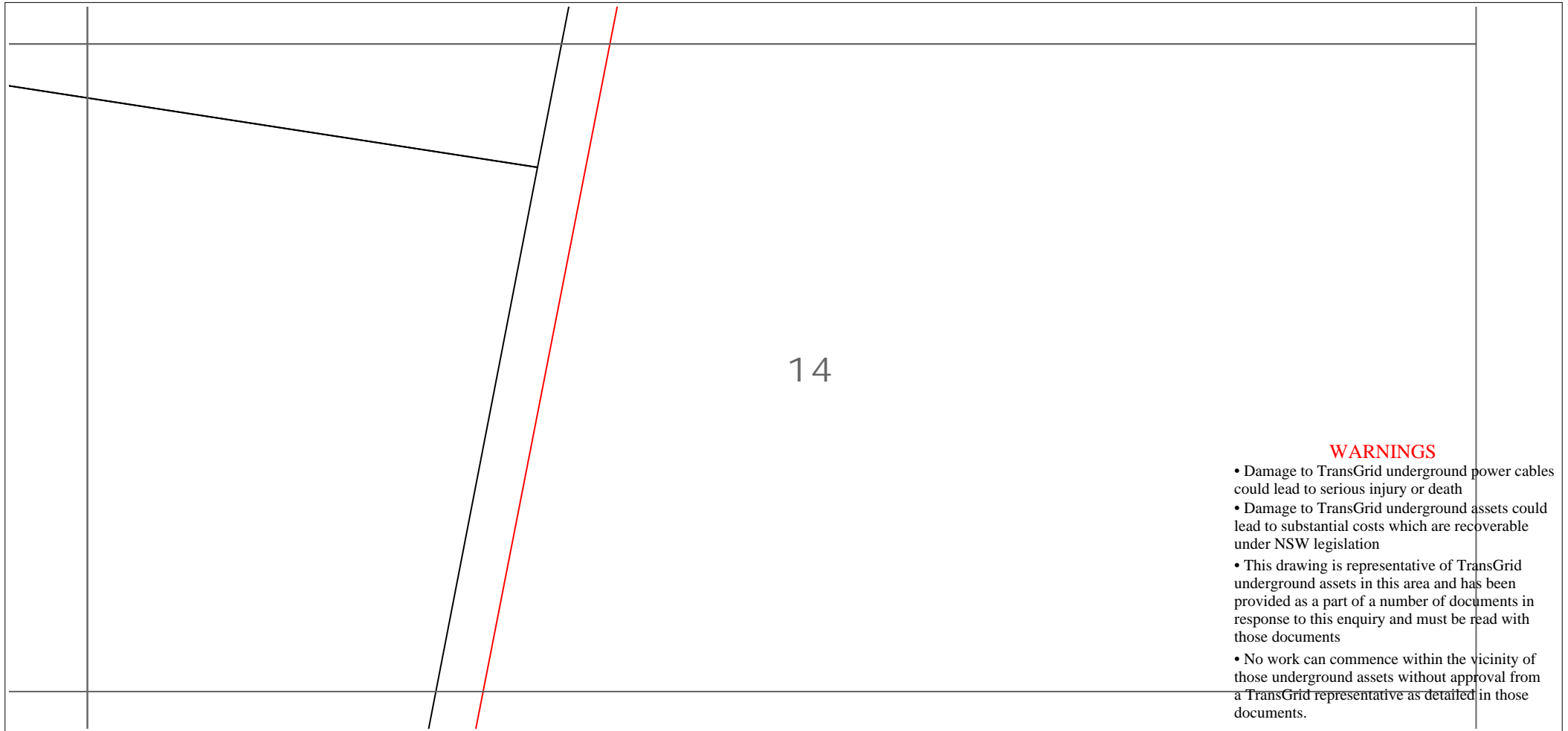
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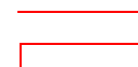
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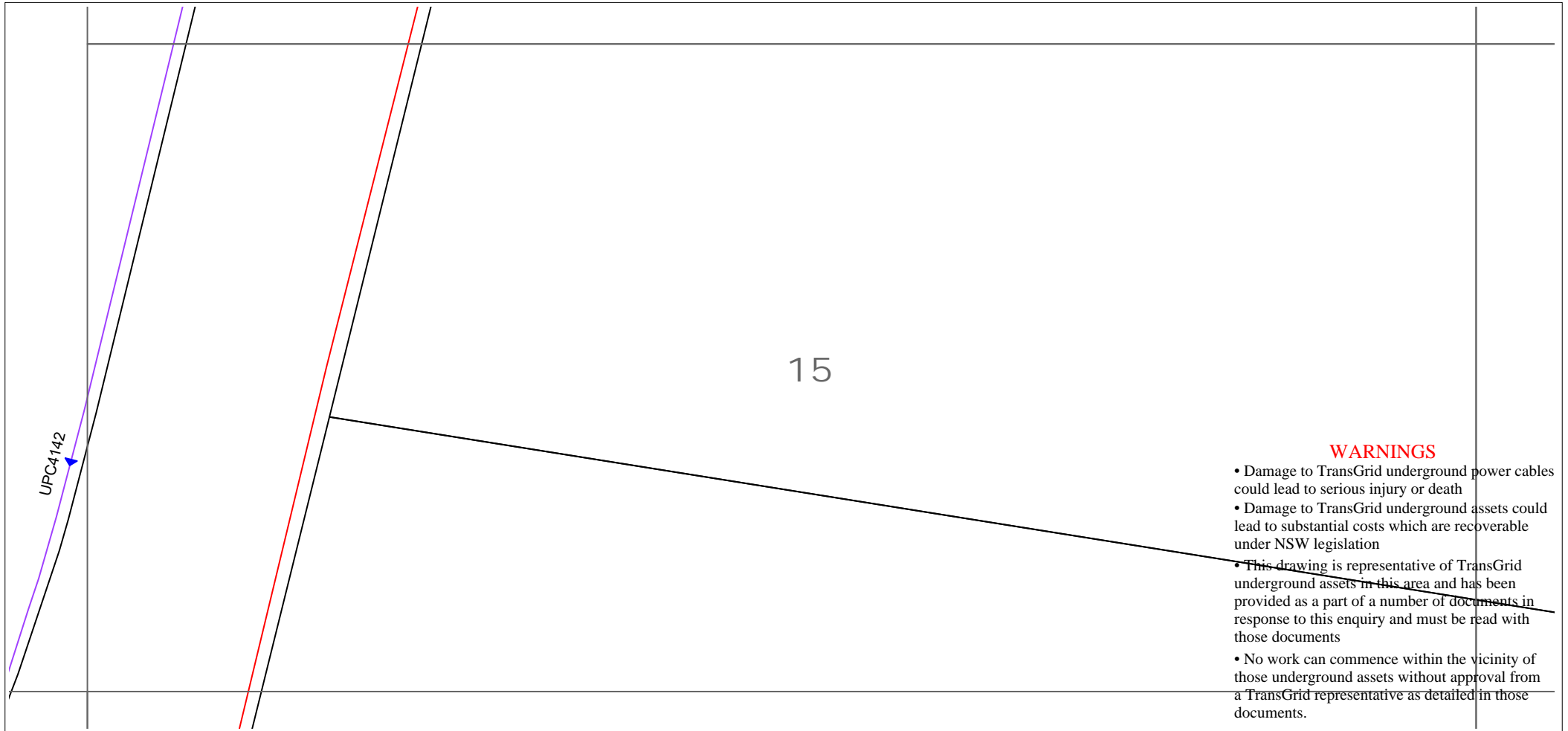
DBYD Enquiry



Cable Assets

Tunnel Assets





Create Date: 30/01/2018

Scale 1:1000

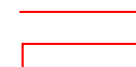
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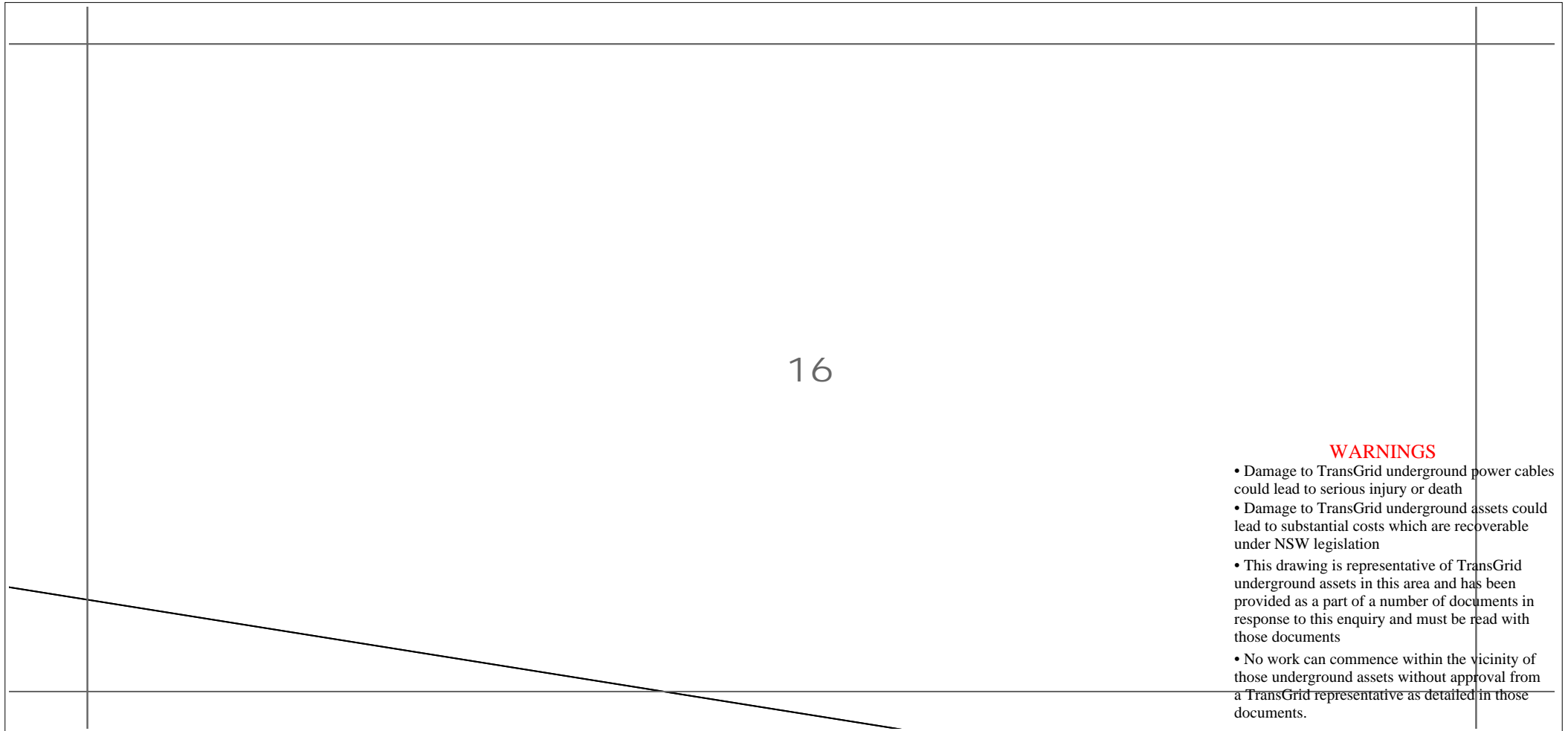
DBYD Enquiry



Cable Assets

Tunnel Assets





Create Date: 30/01/2018

Scale 1:1000

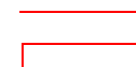
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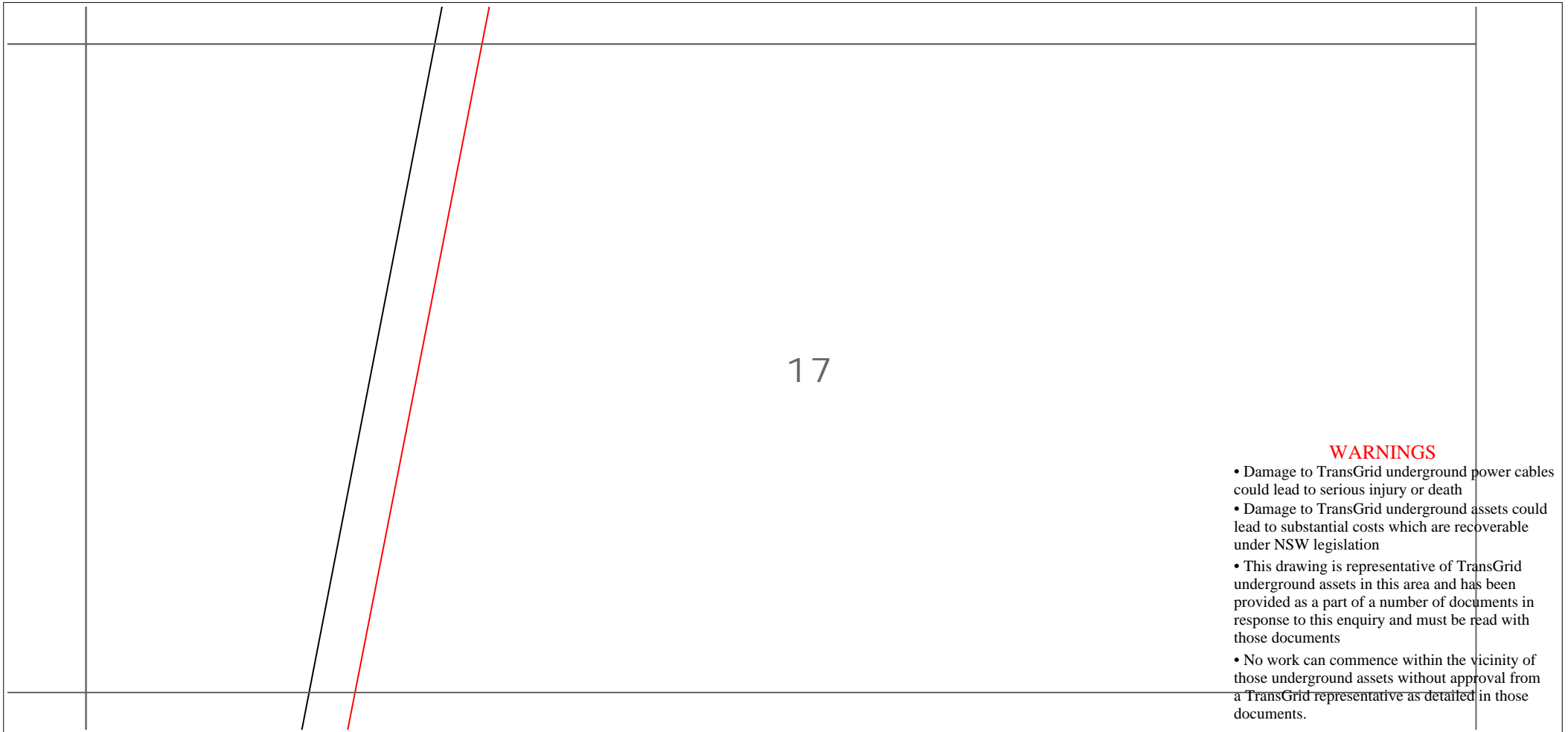
DBYD Enquiry



Cable Assets

Tunnel Assets





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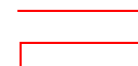
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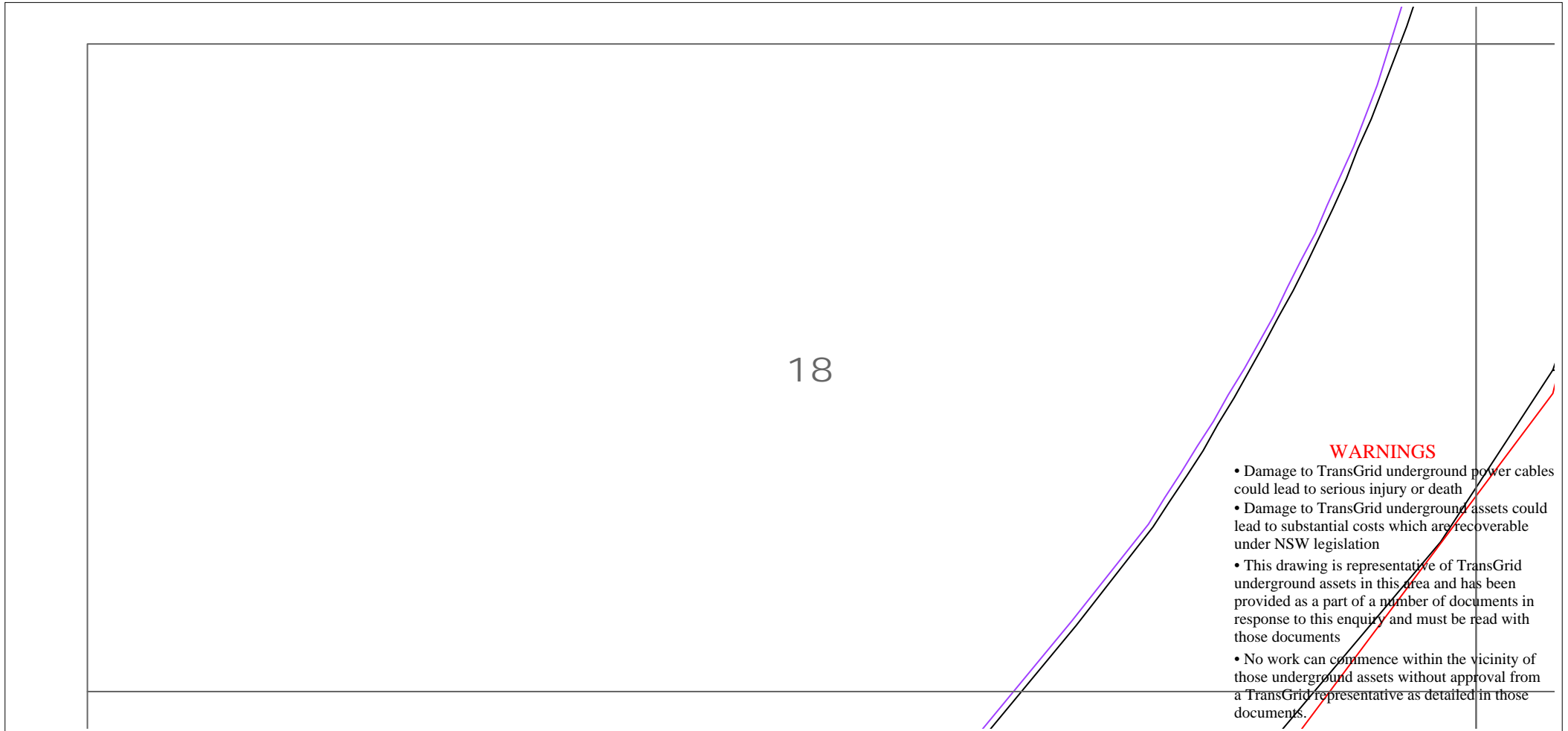
DBYD Enquiry



Cable Assets

Tunnel Assets





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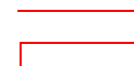
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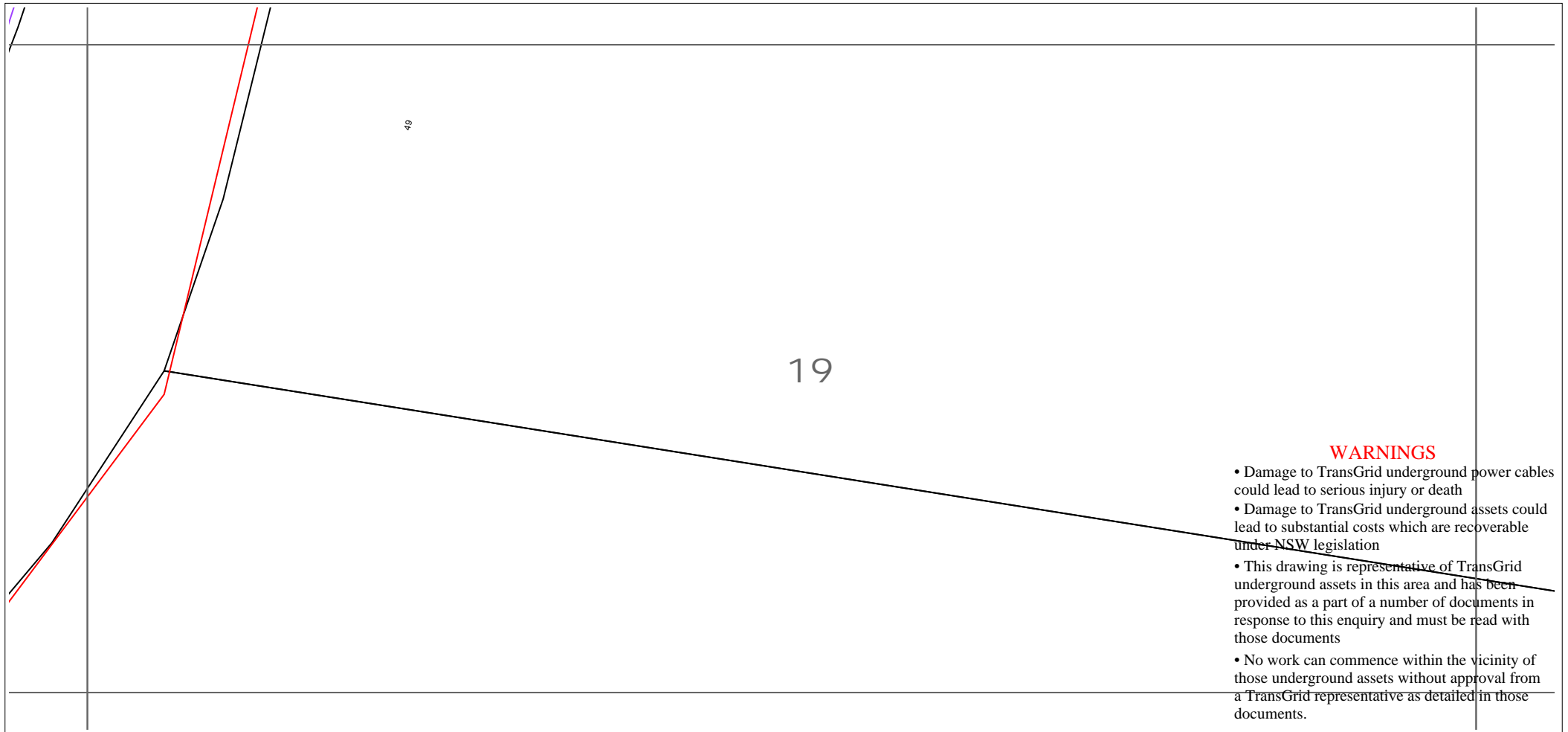
DBYD Enquiry



Cable Assets

Tunnel Assets





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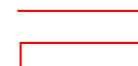
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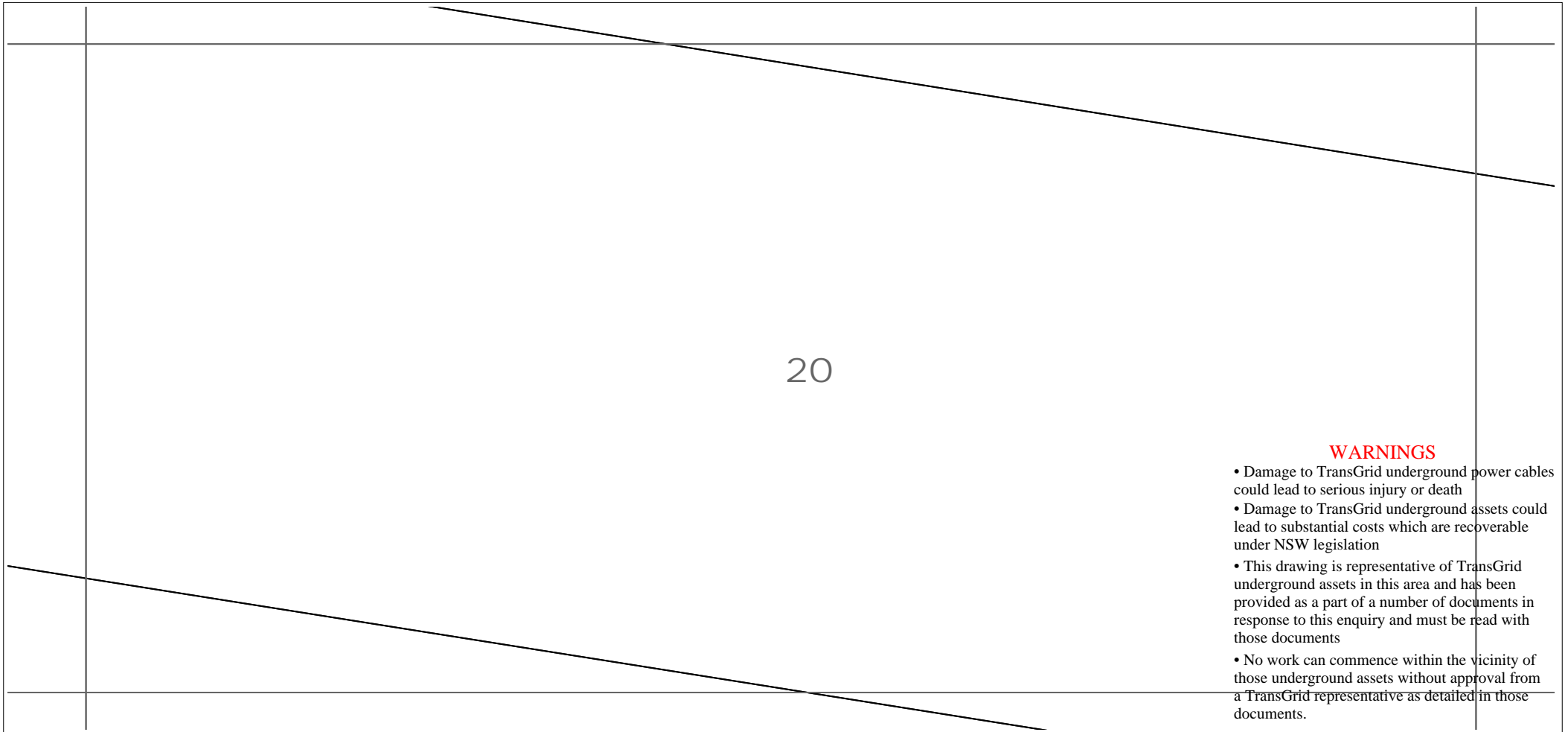
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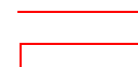
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DBYD Enquiry



Cable Assets

Tunnel Assets





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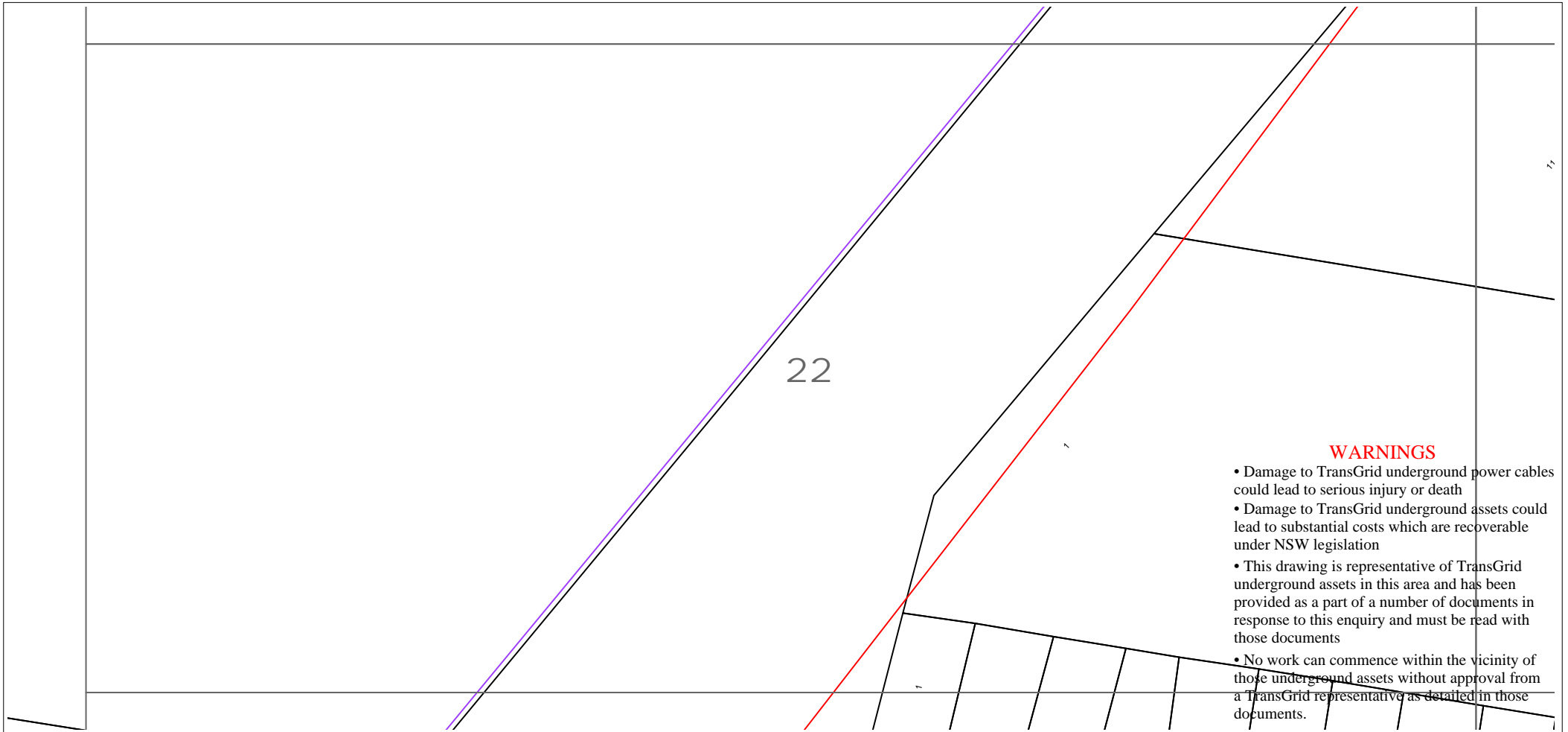
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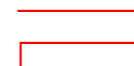
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DBYD Enquiry

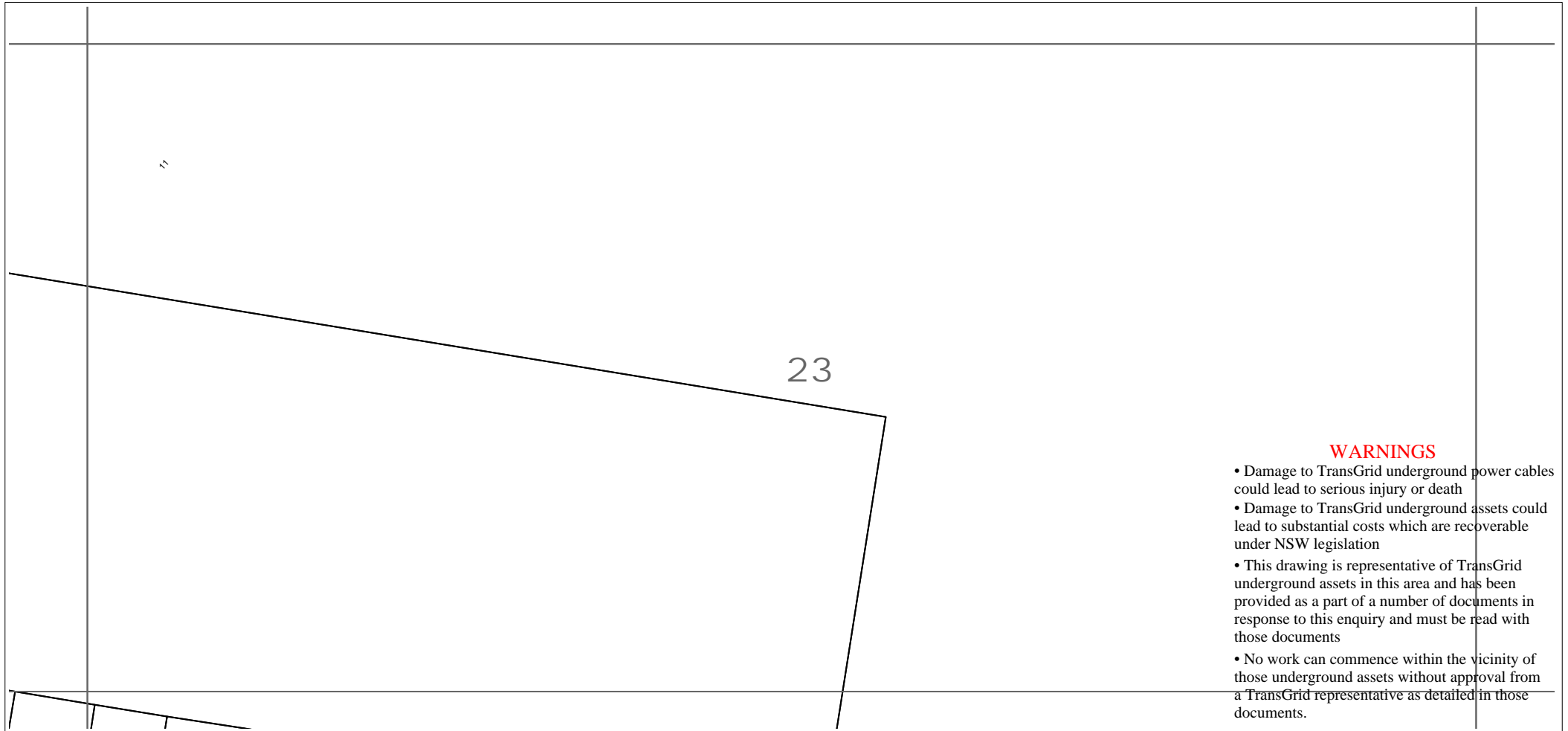


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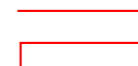
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Cable Assets

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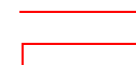
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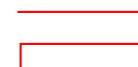
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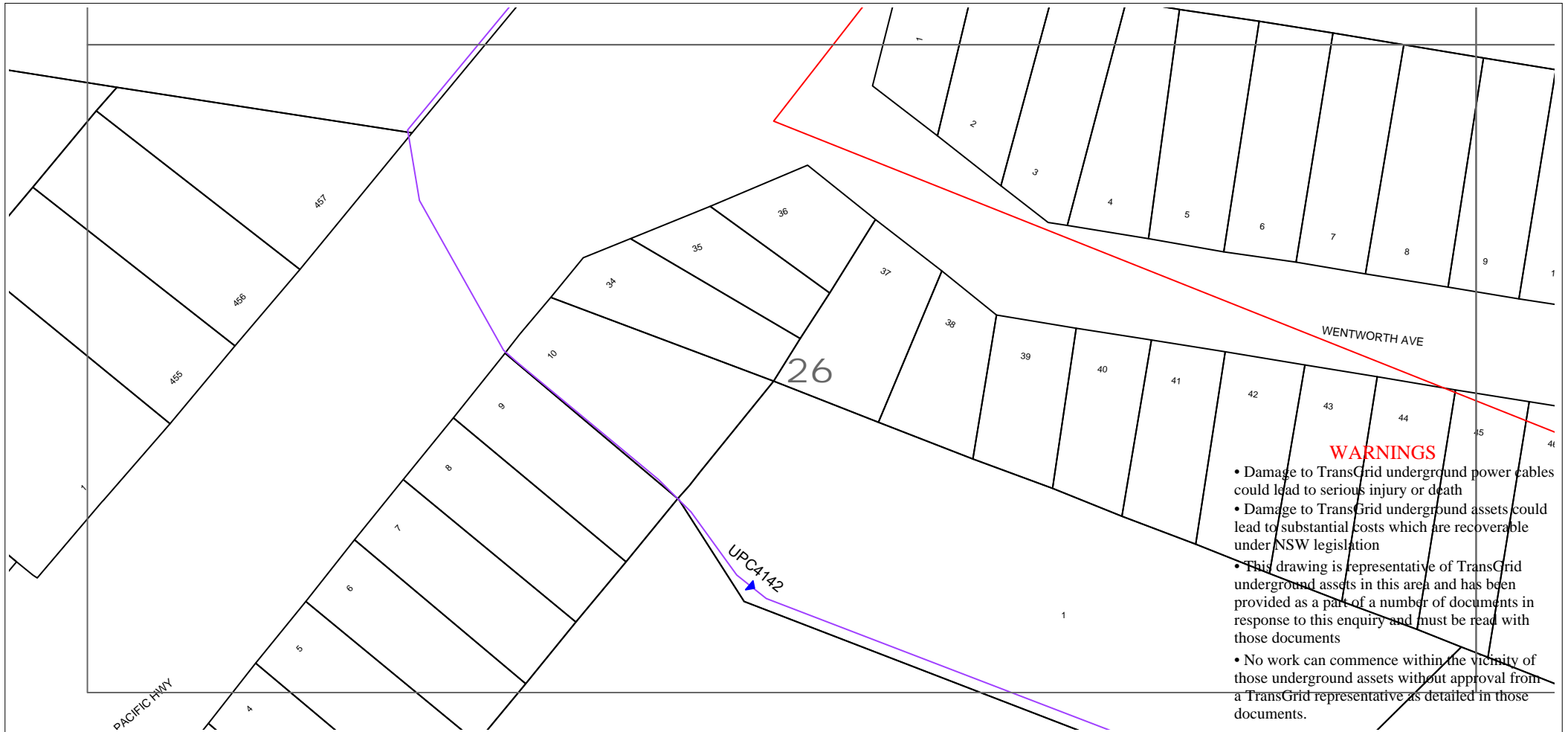
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Cable Assets

Tunnel Assets





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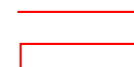
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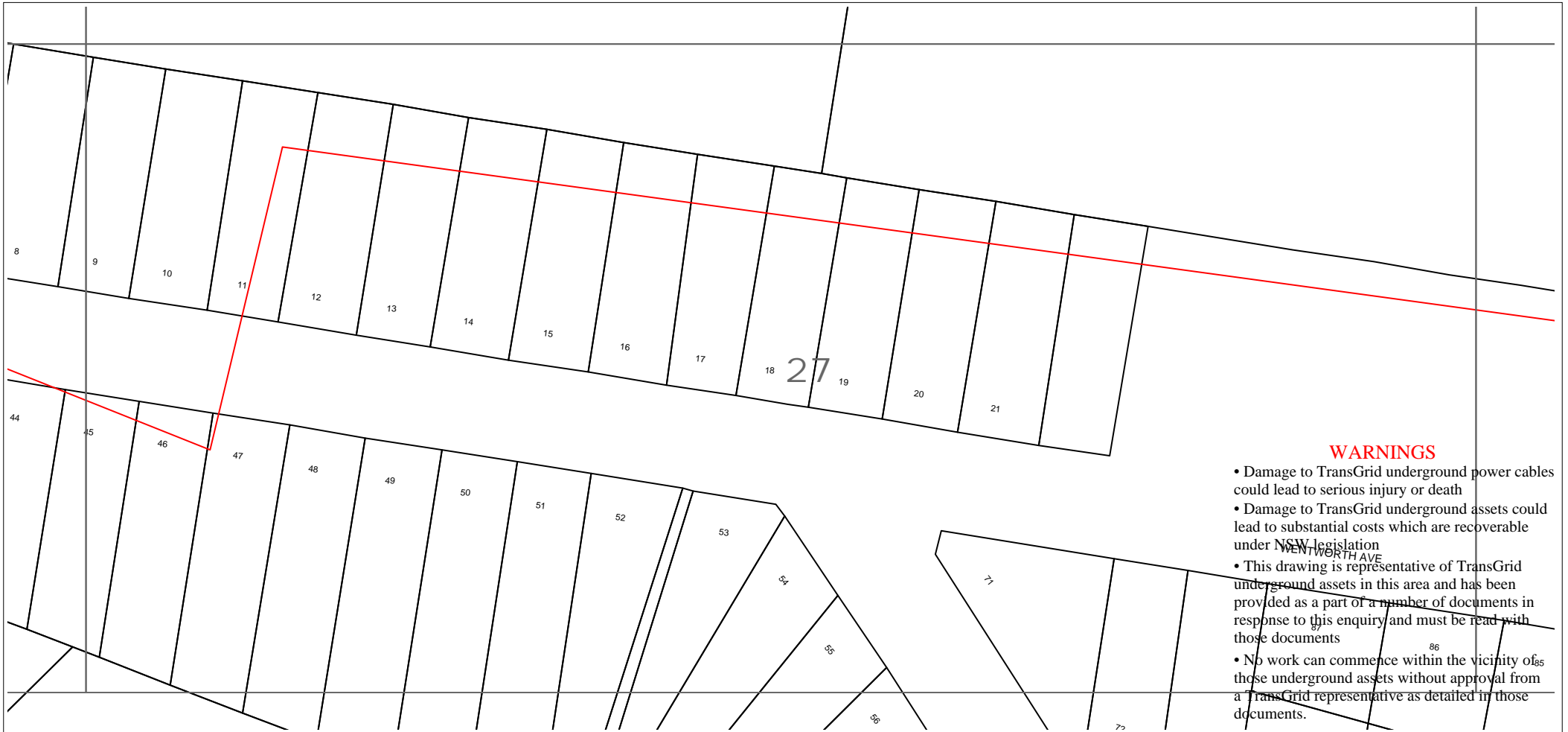
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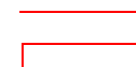
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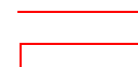
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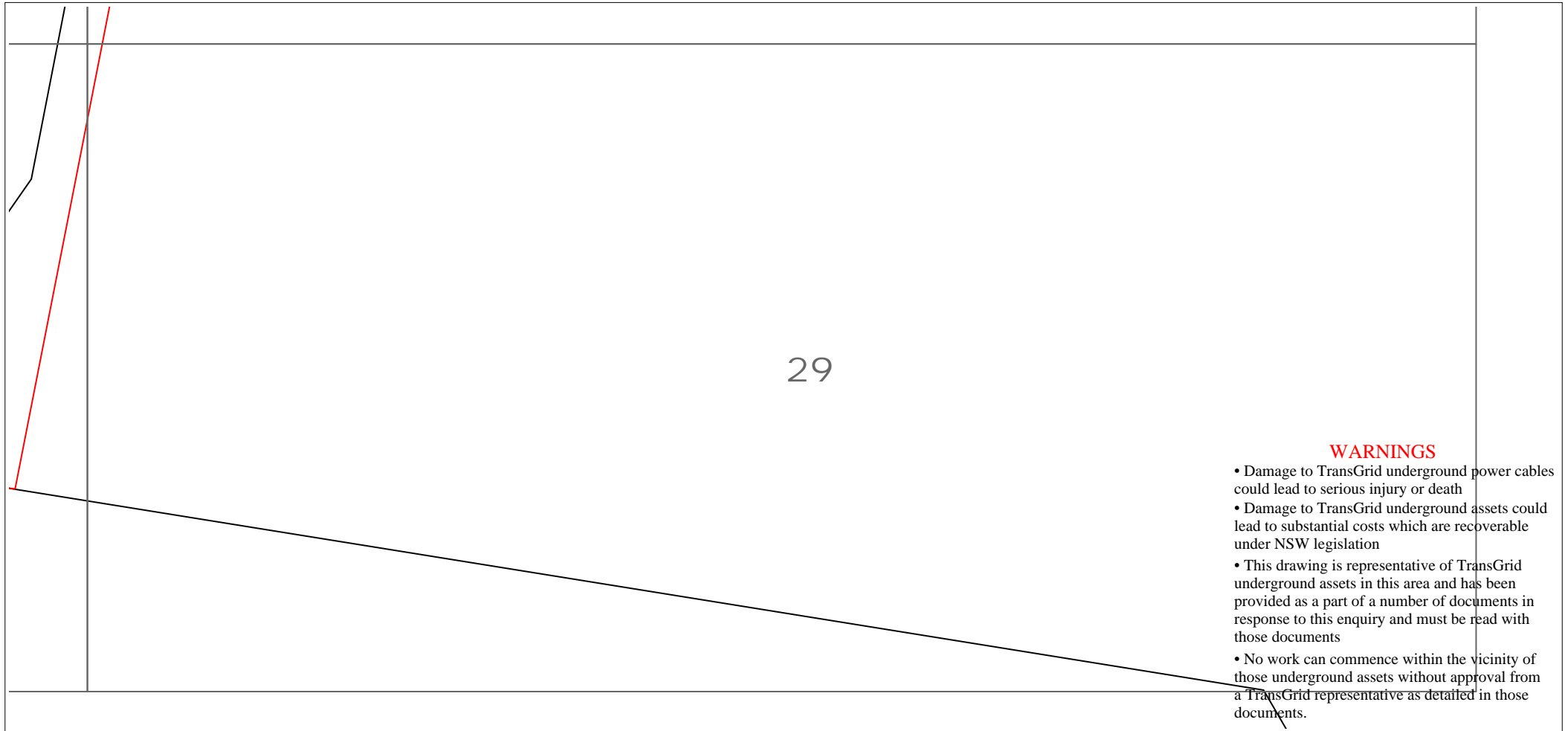
DBYD Enquiry



Cable Assets



Tunnel Assets



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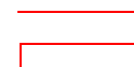
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DBYD Enquiry



Cable Assets

Tunnel Assets



Dial Before You Dig Response Cover Letter

Central Coast Council
2 Hely Street,
Wyong
NSW, 2259



To:
Mr Jaxson Ryner
GHD
Suite 10 Zenith Building 6 Reliance Drive
Tuggerah
NSW 2259

Please review other attached documents to this enquiry for additional details. Council can provide an on-site advisory service on request to assist in this process (a fee will apply).

Sequence No: 68075019
Job No: 13604550
Location: Pacific Highway
Doyalson NSW 2262

If you require further information please contact the Dispatch Centre on (02) 4350 3111 or dispatch@wyongwater.com.au

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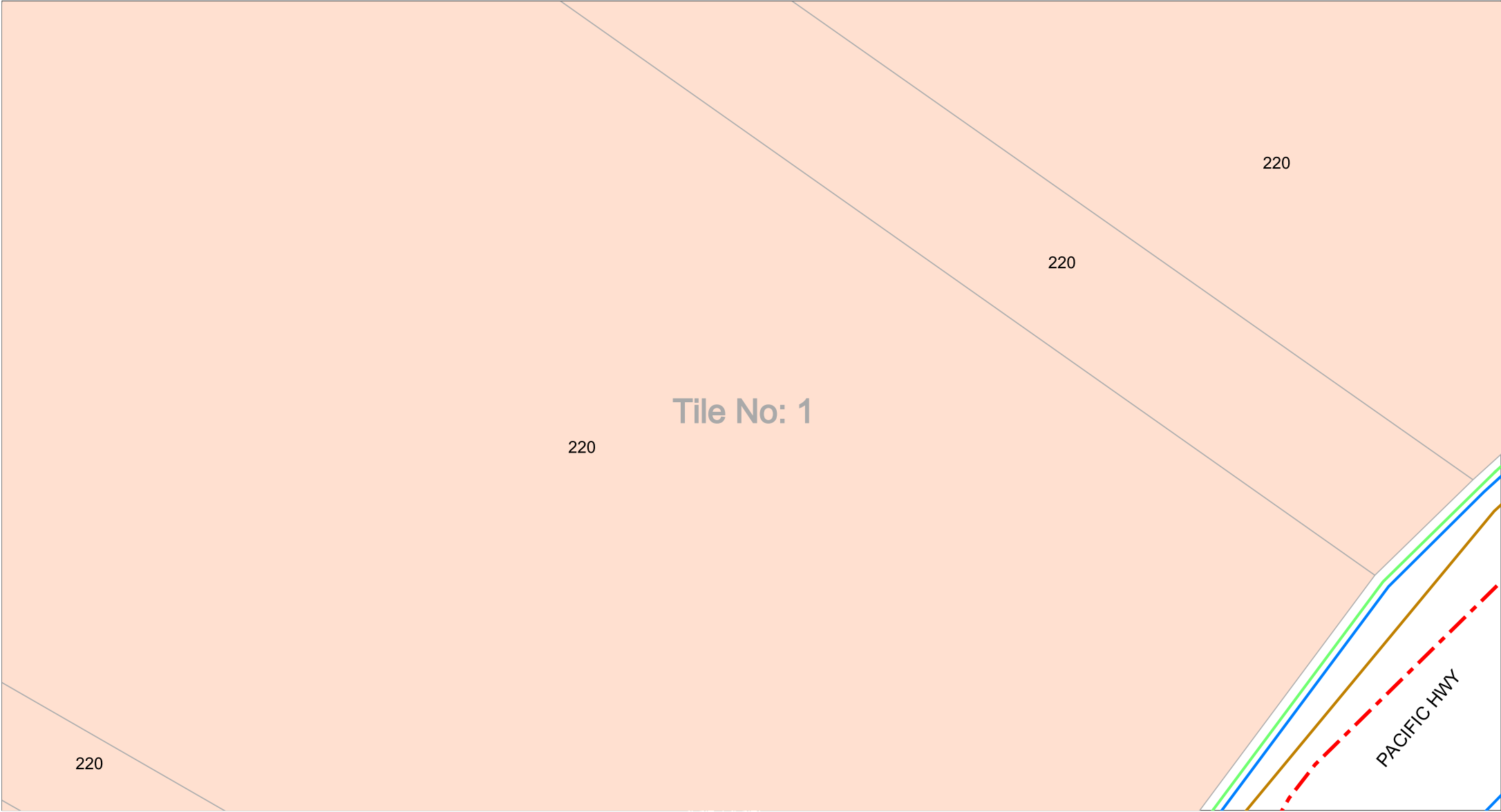
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Legend

- Private Manholes
- Hydrants / Pits
- Manholes / Valves
- Rising Valves
- Vacuum Line Features
- Private Mains
- Reclaimed Mains
- Effluent Mains
- Rising Mains
- Vacuum Lines
- Trunk Mains
- Gravity Mains
- Gravity Mains Relined
- Raw Water Trunk Mains ..
- Distribution Mains
- (Asbestos)
- (Asbestos)
- (Asbestos)
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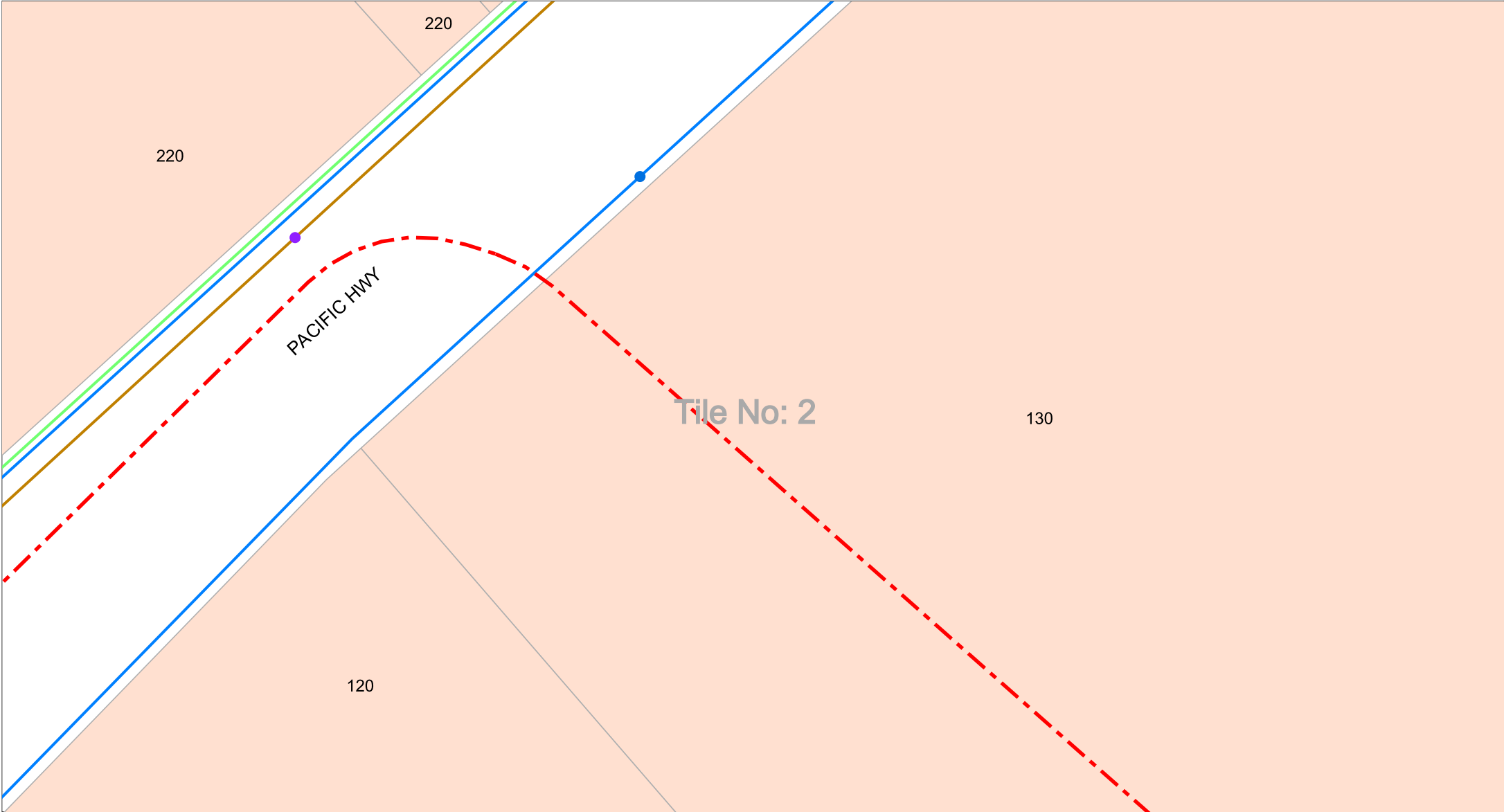
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Legend

- | | | | |
|------------------------|-------------------|-------------------------------|--------------|
| ● Private Manholes | — Private Mains | — Trunk Mains | — (Asbestos) |
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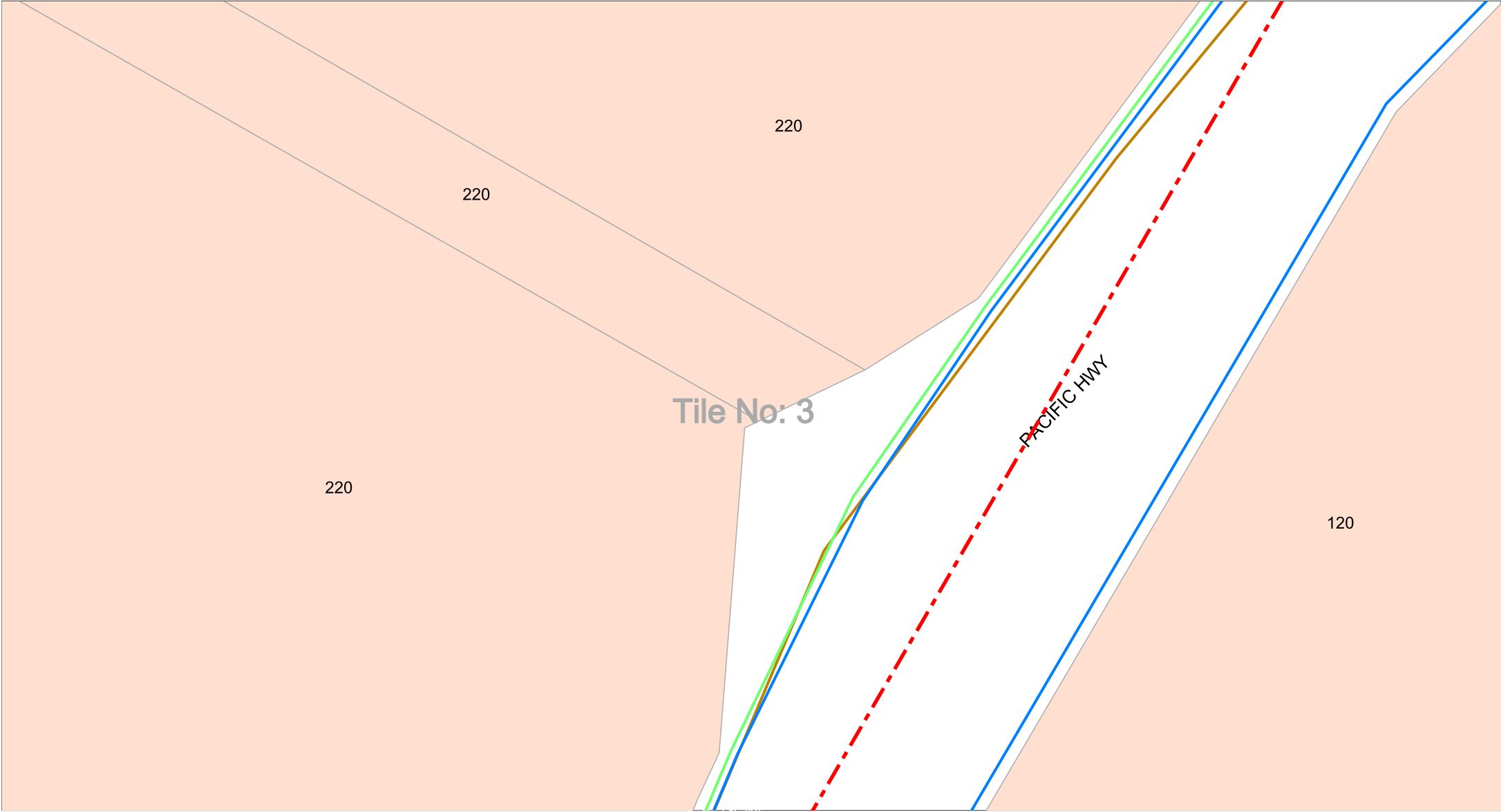
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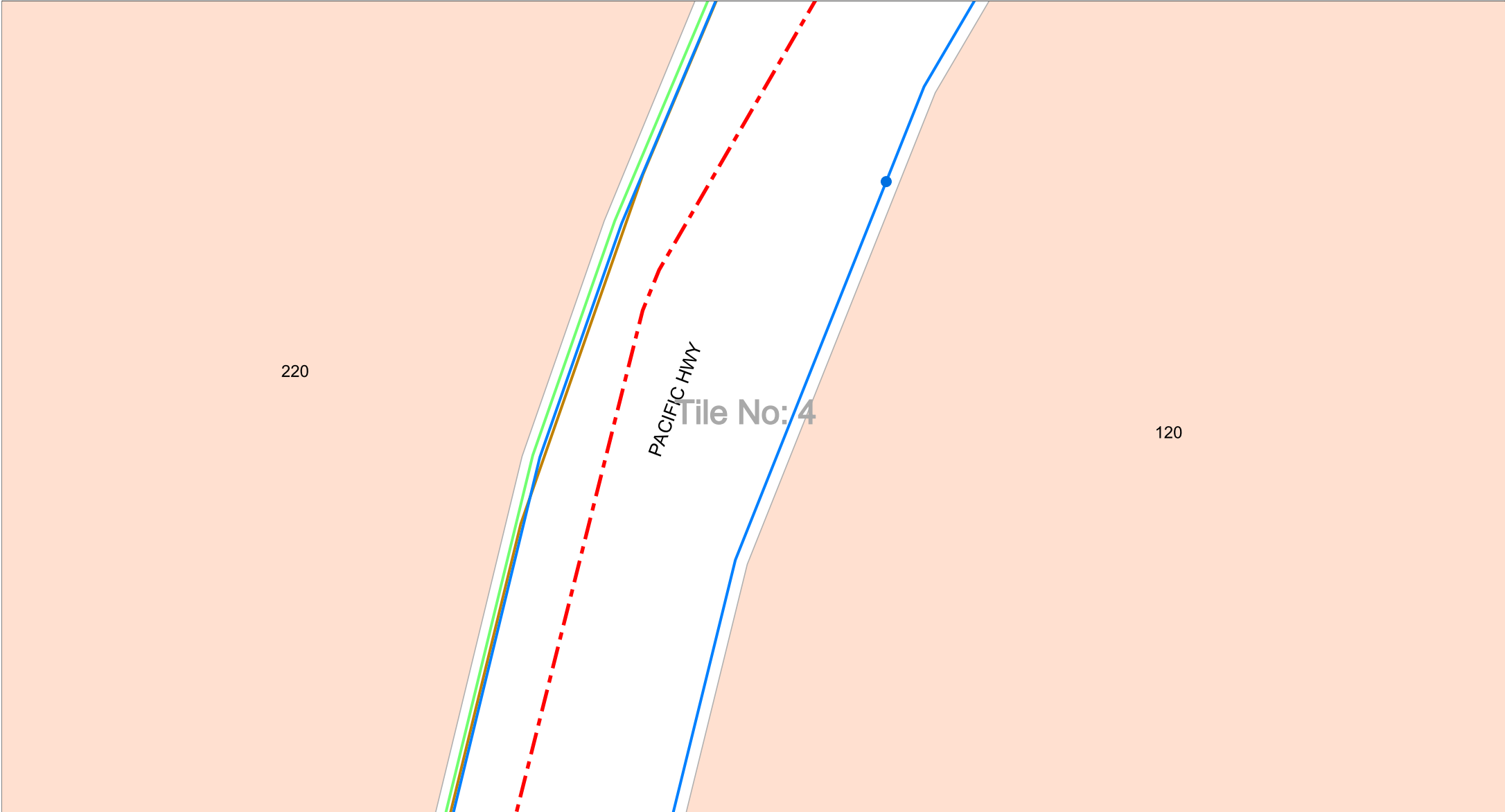
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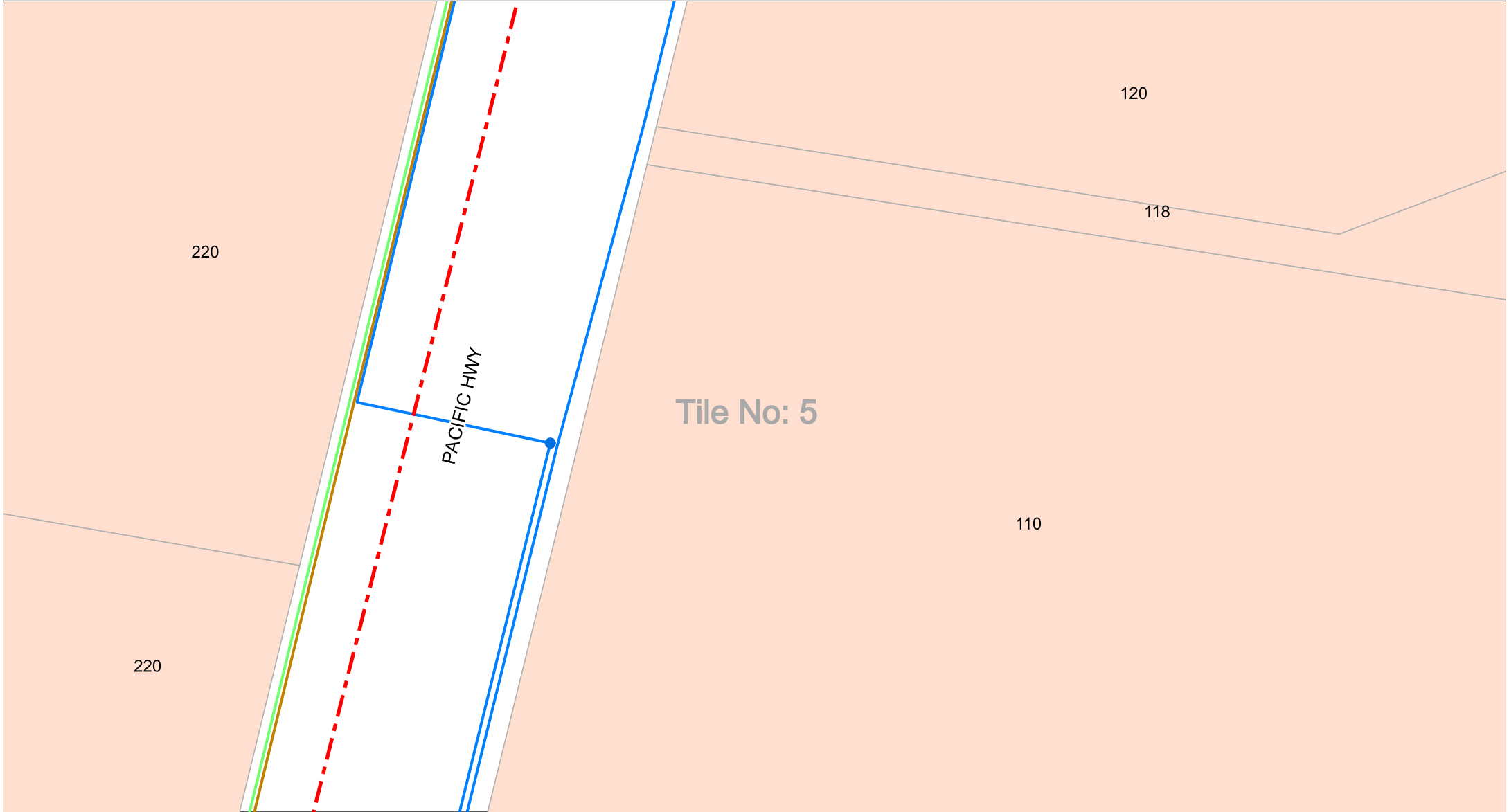
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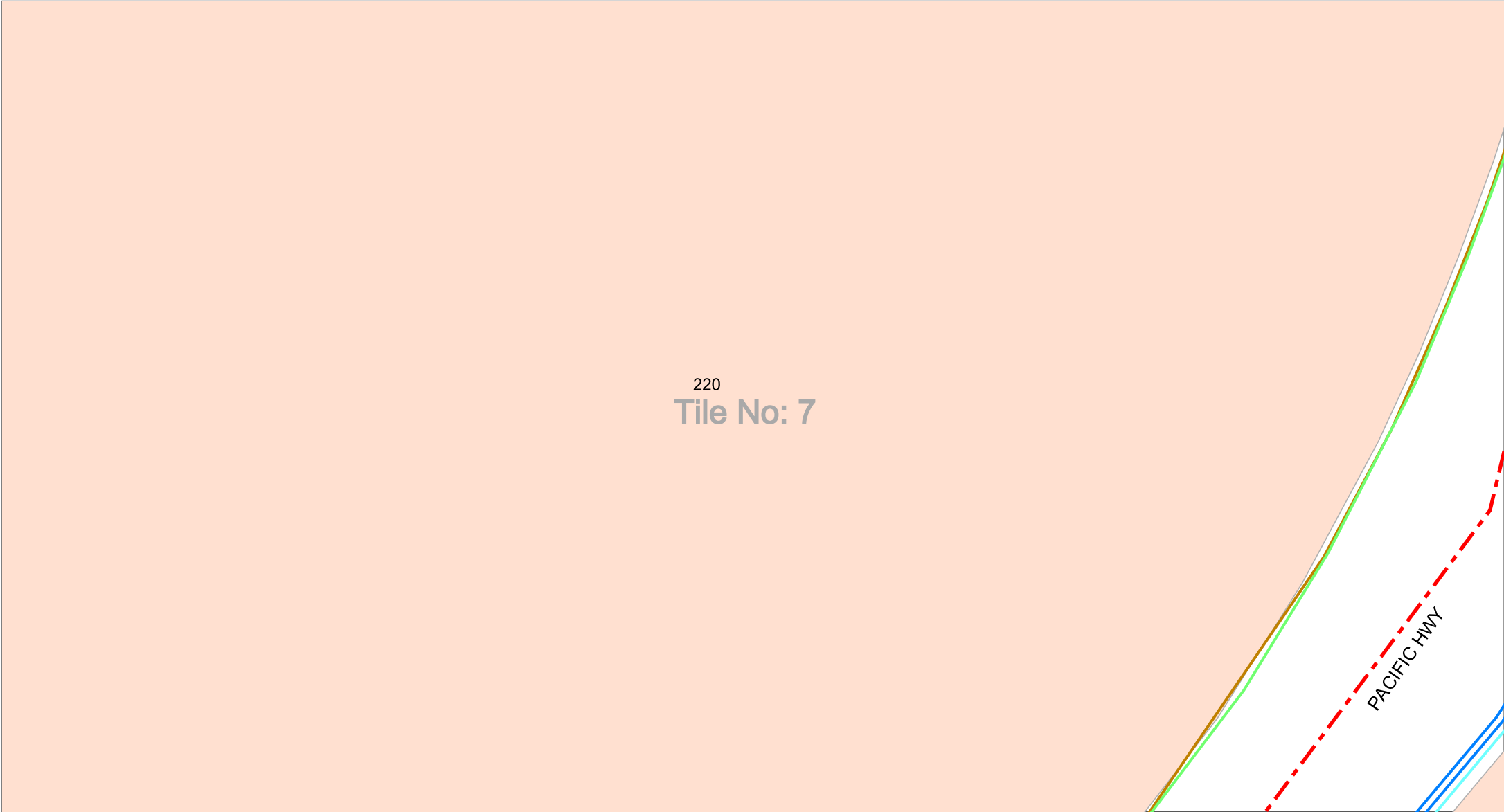
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|------------------------|-------------------|-------------------------------|--------------|
| ● Private Manholes | — Private Mains | — Trunk Mains | — (Asbestos) |
| ● Hydrants / Pits | — Reclaimed Mains | — Gravity Mains | — (Asbestos) |
| ● Manholes / Valves | — Effluent Mains | — Gravity Mains Relined | — (Asbestos) |
| ● Rising Valves | — Rising Mains | — Raw Water Trunk Mains .. | — (Asbestos) |
| ● Vacuum Line Features | — Vacuum Lines | — Distribution Mains | — (Asbestos) |



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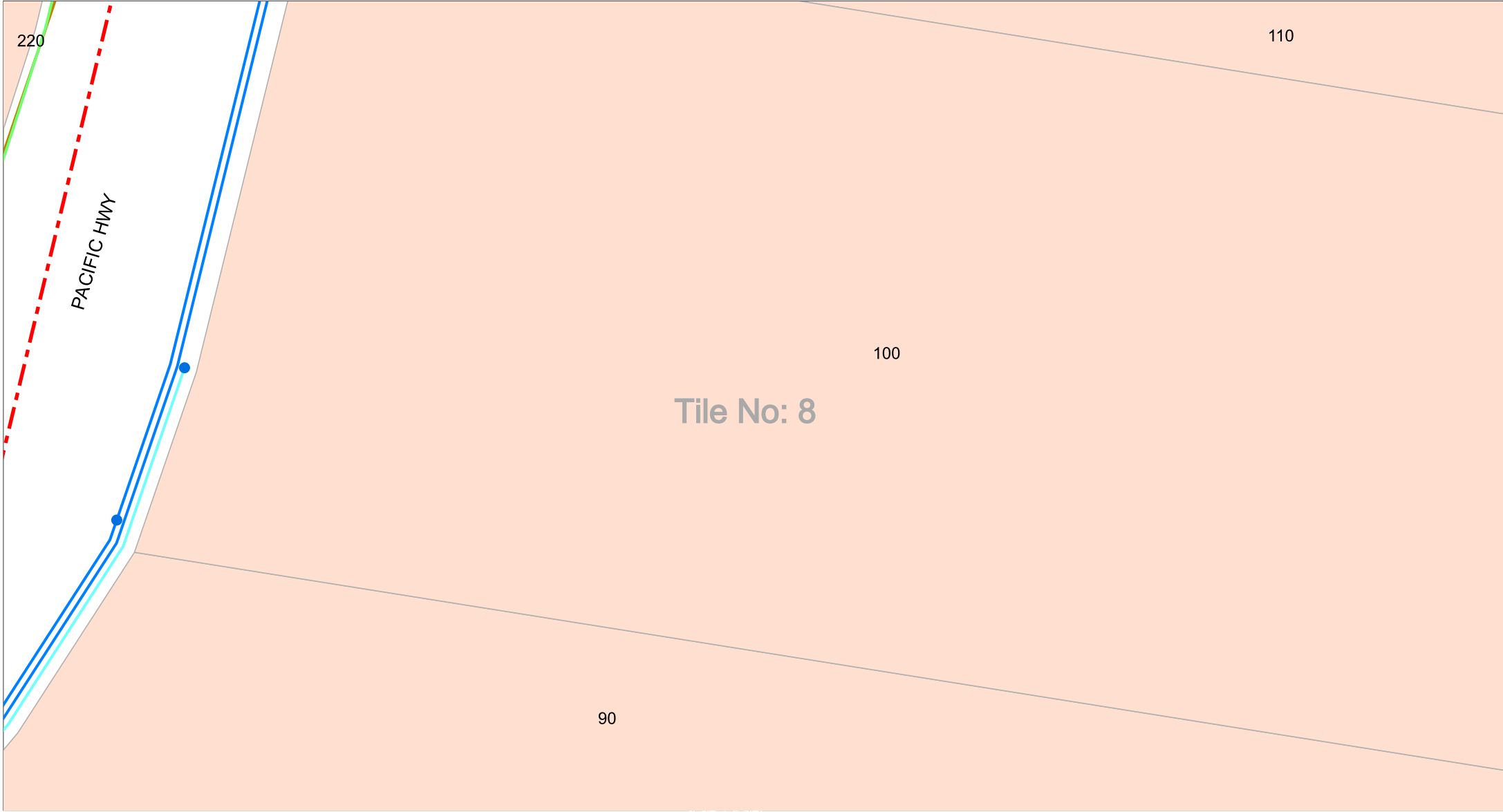
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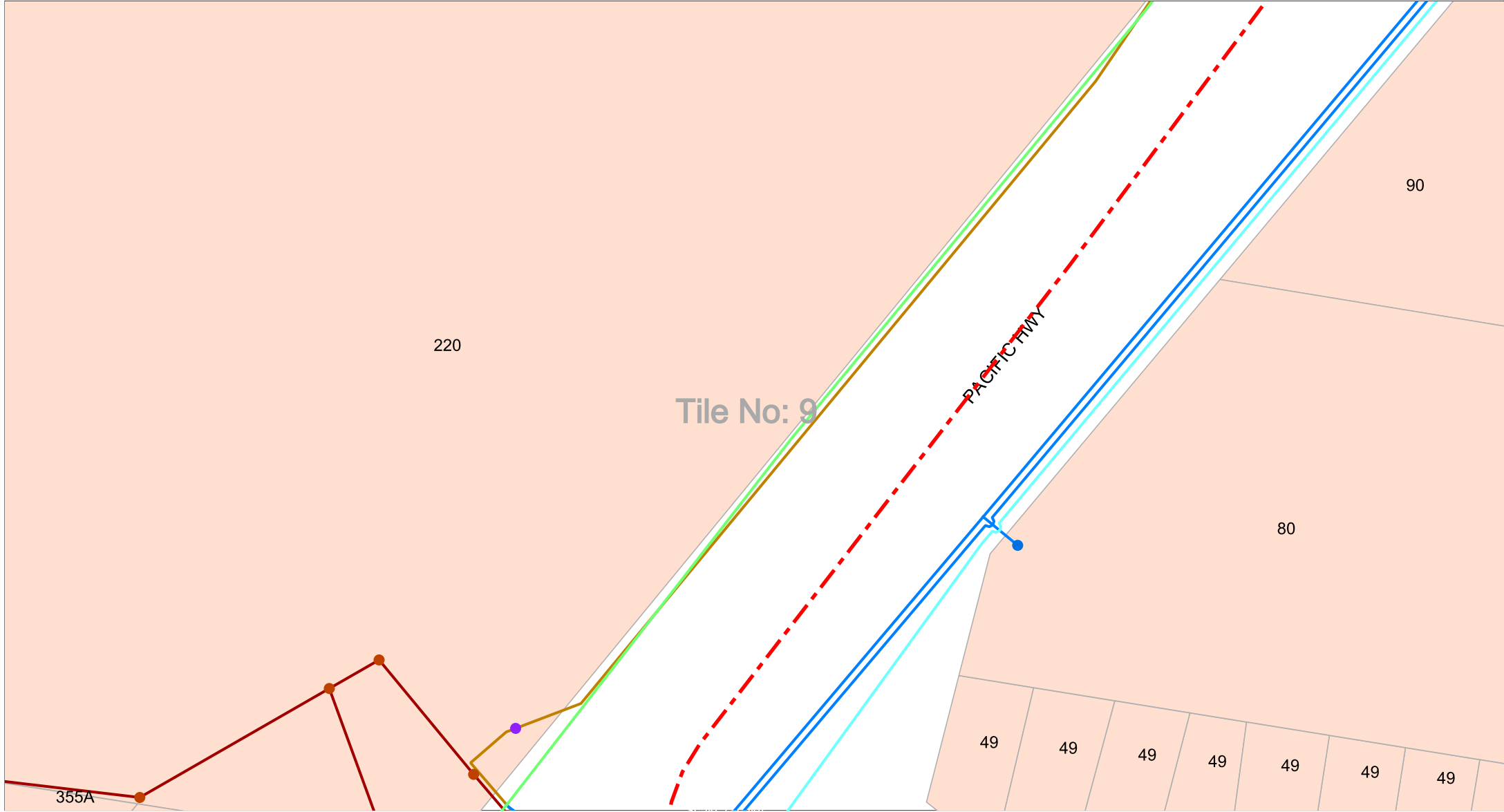
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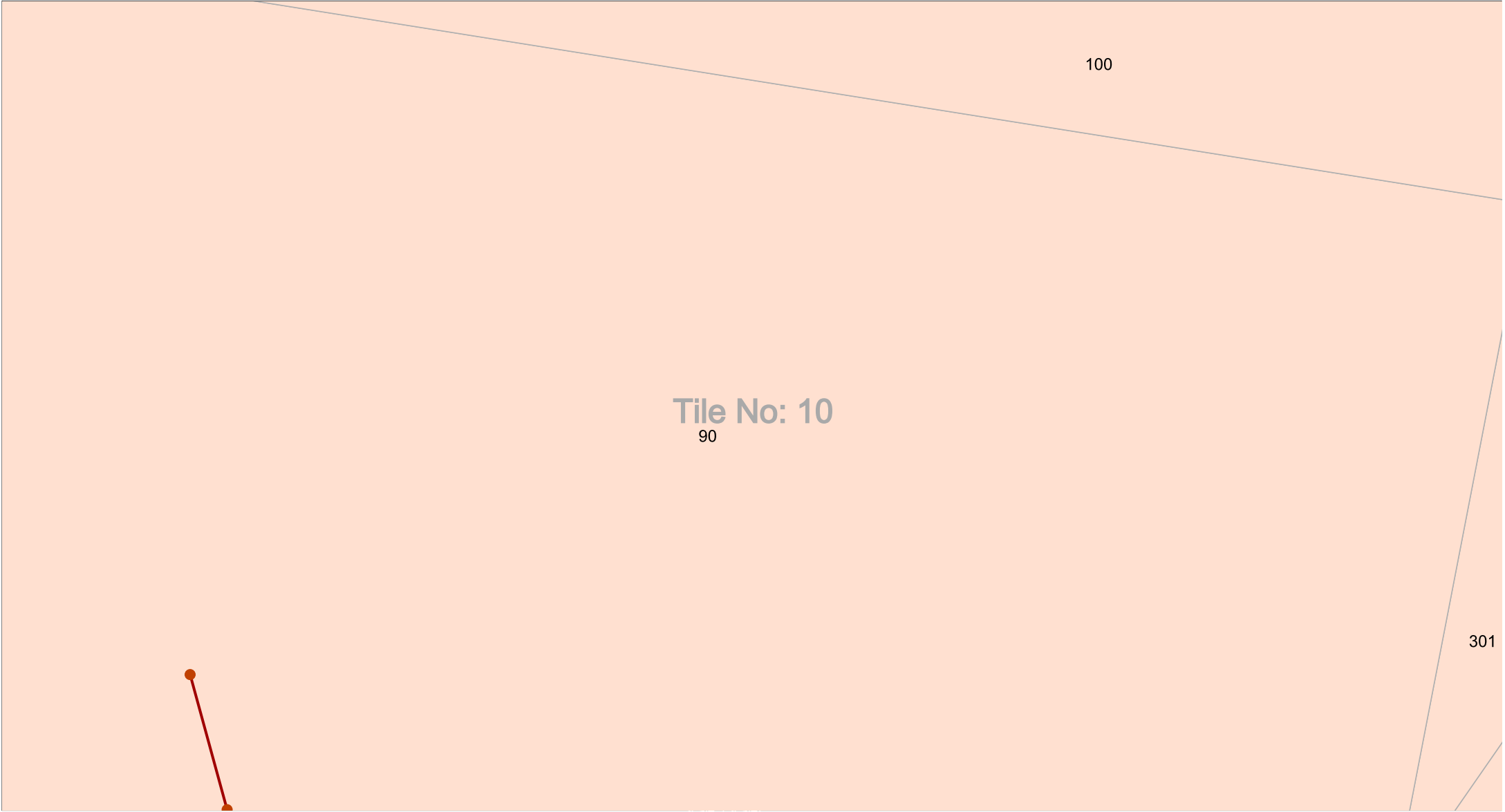
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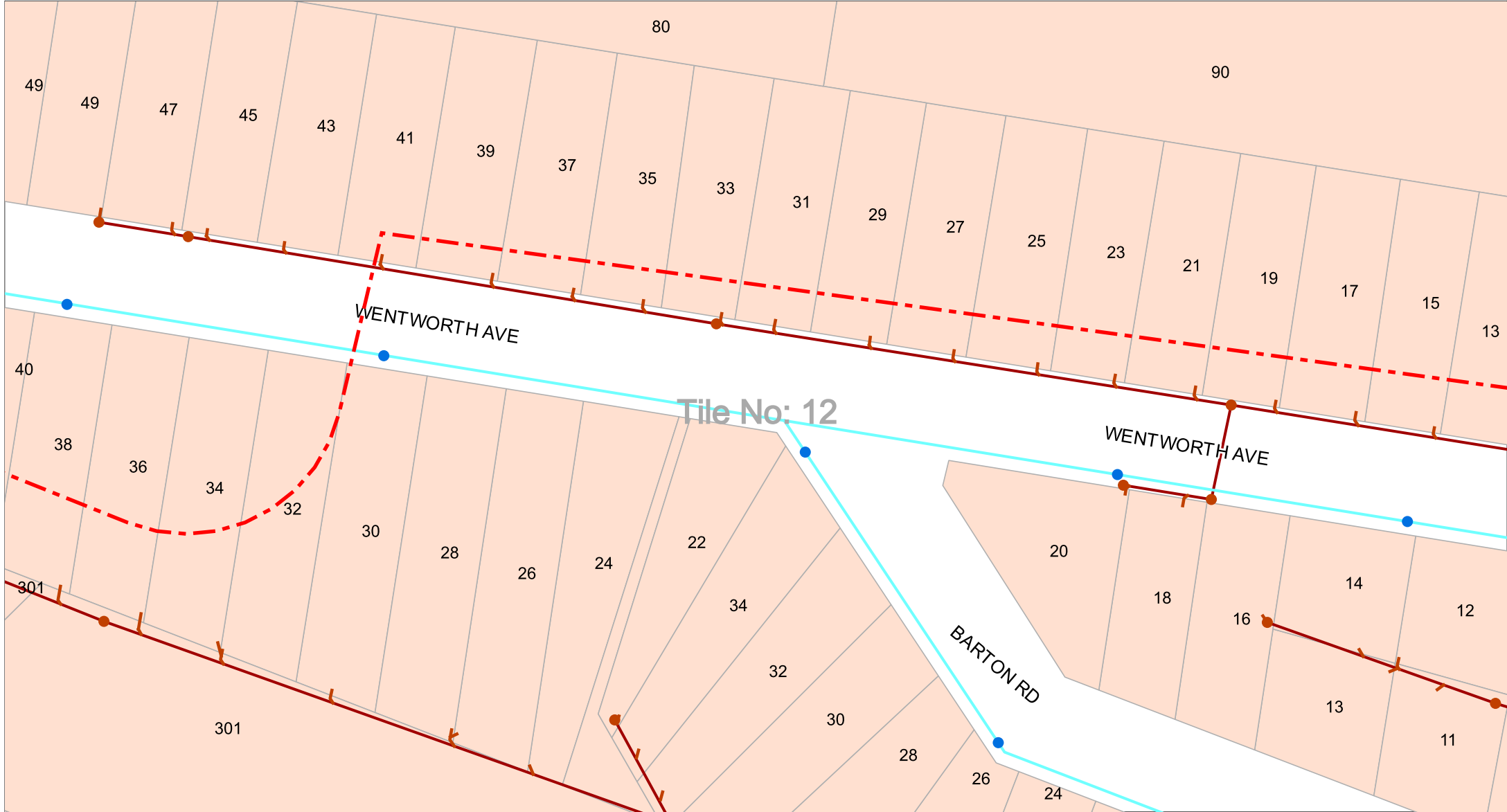
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Appendix C - Jemena correspondence

From: Danny Guerrero
To: [Jaxson Ryner](#)
Subject: Jemena
Date: Wednesday, 14 February 2018 4:22:22 PM
Attachments: [image001.gif](#)
[image002.gif](#)
[GAS-960-GI-PI-001_Construction_Guidelines.pdf](#)

Jaxson

Fyi

Regards

Danny Guerrero

Property Coordinator

Property Team

Jemena

Level 12, 99 Walker Street, North Sydney 2060

PO Box 1220, North Sydney 2060

(02) 9867 7149

danny.guerrera@jemena.com.au | www.jemena.com.au



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From: gas networks engineer
To: [Jaxson Ryner](#); [Danny Guerrero](#)
Cc: [David Morrison](#); [Ian Salkeld](#); [Infrastructure Protection](#)
Subject: FW: Doyalson - Wyee RSL club - Service location
Date: Tuesday, 13 February 2018 12:03:58 PM
Attachments: [image002.gif](#)
[image003.jpg](#)
[Jemena Gas Land Services DBYD Response Sequence 68075026.pdf](#)
[12022018112326.pdf](#)

Hi Jaxson

This is not a Networks asset, it is a Transmission Pipeline.

Please contact Danny Guerrero from our Lands department for further assistance.

Regards

Mustafa Karacanta

Senior Networks Engineer

Jemena

PO Box 1220, North Sydney 2060

99 Walker Street North Sydney NSW 2060

T: (02) 9867 7181

E: mustafa.karacanta@jemena.com.au |

W: www.jemena.com.au and www.gonaturalgas.com.au

cid:image003.png@01D076AD.A6EA3110



Please consider the environment before printing this e-mail.

From: Jaxson Ryner [<mailto:Jaxson.Ryner@ghd.com>]
Sent: Tuesday, 13 February 2018 11:29 AM
To: gas networks engineer <gas.networks.engineer@jemena.com.au>
Cc: David Morrison <David.Morrison@ghd.com>; Ian Salkeld <Ian.Salkeld@jemena.com.au>
Subject: RE: Doyalson - Wyee RSL club - Service location

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and are expecting the content or attachment from the sender.

Hi Mustafa,

The survey and DBYD files are attached.

Regards,

Jaxson Ryner BEng (Civil) (Honours)

Graduate Civil Engineer

GHD

T: +61 2 4350 4122 | V: 224122 | E: Jaxson.Ryner@ghd.com

Suite 10 Zenith Building, 6 Reliance Drive, Tuggerah NSW 2259, Australia | www.ghd.com

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From: gas networks engineer [<mailto:gas.networks.engineer@jemena.com.au>]
Sent: Tuesday, 13 February 2018 11:01 AM
To: Jaxson Ryner <Jaxson.Ryner@ghd.com>
Cc: David Morrison <David.Morrison@ghd.com>; Ian Salkeld <Ian.Salkeld@jemena.com.au>; Infrastructure Protection Hunter <InfrastructureProtectionHunter@jemena.com.au>
Subject: FW: Doyalson - Wyee RSL club - Service location

Hi Jaxson

Could you please forward me the survey / DBYD info?

Regards

Mustafa Karacanta

Senior Networks Engineer

Jemena

PO Box 1220, North Sydney 2060

99 Walker Street North Sydney NSW 2060

T: (02) 9867 7181

E: mustafa.karacanta@jemena.com.au |W: www.jemena.com.au and www.gonaturalgas.com.au

cid:image003.png@01D076AD.A6EA3110

**Please consider the environment before printing this e-mail.****From:** Infrastructure Protection Hunter**Sent:** Tuesday, 13 February 2018 10:50 AM**To:** gas networks engineer <gas.networks.engineer@jemena.com.au>**Cc:** David Morrison <David.Morrison@ghd.com>; Jaxson Ryner <Jaxson.Ryner@ghd.com>**Subject:** RE: Doyalson - Wyee RSL club - Service location

Good Morning,

Can you please assist with the below request?

Kind Regards,

Natalie Rose

High Pressure Coordinator

SYDNEY METRO REGION- 02 9867 7461

infrastructureprotection@jemena.com.au

HUNTER REGION- 02 9867 7490

infrastructureprotectionhunter@jemena.com.au

4a Belleview Circuit, Pemulwuy

NSW, 2145

www.jemena.com.auwww.gonaturalgas.com.au

cid:image003.png@01D076AD.A6EA3110

**From:** Jaxson Ryner [<mailto:Jaxson.Ryner@ghd.com>]**Sent:** Monday, 12 February 2018 12:42 PM**To:** Infrastructure Protection Hunter <InfrastructureProtectionHunter@jemena.com.au>**Cc:** David Morrison <David.Morrison@ghd.com>**Subject:** Doyalson - Wyee RSL club - Service location**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and are expecting the content or attachment from the sender.

Dear sir/madam

GHD is conducting a planning exercise for the Doyalson-Wyee RSL club, located along the Pacific Highway. The RSL club want to know what options they have at developing more land North East of their current location. A survey and DBYD have been completed for the proposed development, and are attached as PDF files. There is a high pressured gas service running across the proposed development, and we would like to know what constraints there are working near the gas service or building across it. A ground-penetrating radar (Class B – locating) will be used to located the buried gas service.

Along with the constraints, could you also recommend what type of protection would be needed.

Regards,

Jaxson Ryner BEng (Civil) (Honours)

Graduate Civil Engineer

GHD

T: +61 2 4350 4122 | V: 224122 | E: Jaxson.Ryner@ghd.com
Suite 10 Zenith Building, 6 Reliance Drive, Tuggerah NSW 2259, Australia | www.ghd.com
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Appendix D – Jemena Design Guidelines

GUIDELINE

GUIDELINE TO DESIGNING, CONSTRUCTING AND OPERATING AROUND EXISTING AS2885 NATURAL GAS PIPELINES

GAS-960-GL-PL-001

Revision Number: 8


Revision Date: 4/11/2016

AUTHORISATION

REVIEWED BY

Name	Job Title	Signature	Date
James Wu	Engineering Support Manager - Pipelines		04/11/16

Approved by

Name	Job Title	Signature	Date
Mark Dragar	Asset Manager - Pipelines		04/11/16

INTERNAL

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DOCUMENT HISTORY

Revision	Date	Author	Description of Changes
0	4/11/2016	R. JEYARAJAH	New Jemena Template and general changes. Addition of Feedback Form, and supersede all other Jemena encroachment guidelines

OWNING FUNCTIONAL GROUP & DEPARTMENT / TEAM

Asset Management : Asset Strategy Gas : Pipelines

REVIEW DETAILS

Review Period: As required

Next Review Due: As required

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1 INTRODUCTION

1.1 PURPOSE

This document has been developed to provide general guidelines to assist the Third Party in their design/construction proposal prior to submitting it to Jemena for review.

This document does **NOT** authorise the Third Party to carry out any construction activities unless the design/construction proposal has been reviewed, assessed and accepted by Jemena.

Jemena Pipelines are licensed under the legislative provisions of each State. The Legislations contain a number of requirements including the:

- Approval from the relevant statutory authority for any modification to the assets as a result of the encroachment.
- Where required separate easements for third party services crossing Jemena Pipelines, and
- Approvals from the easement licence holder for works within the easement.

Jemena aims to continuously improve the guidelines it provides to help avoid delays or additional work or costs being incurred. The Feedback Form located in Appendix A of this guideline can be used to provide suggestions/or questions for continuous improvement.

1.2 DEFINITION

Term	Definition
Easement	A corridor for Jemena Pipelines that are laid in land other than road reserve (Private property) require an easement. The easement terms and conditions are listed in the current Jemena 88B document, to obtain the 88B document refer to Jemena Land Services.
Encroachment	Any design or construction activity and changes in operating condition that may impact on the integrity of the pipeline; Also see Standard and Non-Standard Encroachment
Encroachment Management Study (EMS)	The process that identifies threats to the pipeline system and applies controls to them, and (if necessary) undertakes assessment and treatment of any risks to ensure that residual risk is reduced to an acceptable level. This will include conducting workshops that will include relevant Stakeholders from the Third Party, Jemena lands, Service Delivery and Asset Management.
Jemena Pipeline (AS2885 pipeline)	A Jemena owned/operated natural gas pipeline that operates above 1050 kPa.
Jemena Representative	Responsible for providing site instructions to the Third Party as part of ensuring the safety and integrity of the Jemena Pipeline.

Term	Definition
Non-Standard Encroachment	An encroachment that does not meet the requirements set out in Section 6 of this Guideline.
Road Reserves	Road reserve is measured from boundary to boundary which includes the footpath, stormwater drains, roadways, medium strips, bus lanes and cycleway.
Shall	Designates a mandatory action
Standard Encroachment	An encroachment that meets the requirements set out in Section 5 of this Guideline.
Third Party	Developer, Builder, Owner, Contractor or Customer planning or conducting works in the vicinity of Jemena Pipelines.

1.3 REFERENCE DOCUMENT S

- AS2885.1 Pipelines - Gas and liquid petroleum-Design and construction
- Jemena Excavation Procedure document number; GAS PR 0005
- Jemena Backfilling Procedure
- Jemena Pipeline Survey Specification Procedure.

1.4 CONTACT DETAILS

1.4.1 FAULTS AND EMERGENCIES

For faults and emergencies only:

- Eastern Gas Pipeline (VIC/NSW) [1800 620 492](tel:1800620492)
- Queensland Gas Pipeline (QLD) [1800 177 008](tel:1800177008)
- Jemena Gas Network (NSW) / ActewAGL Distribution (NSW/ACT) [131 909](tel:131909)

1.4.2 JEMENA SERVICE DELIVERY

The Contact numbers to book a Jemena Representative are as follows:

1. NSW Jemena Gas Network [1300 665 380](tel:1300665380);
2. Eastern Gas Pipeline (VIC/NSW) [\(02\) 9867 7700](tel:0298677700);
3. Queensland Gas Pipeline (QLD) [\(07\) 3498 7500](tel:0734987500)
4. ActewAGL Distribution [1300 503 237](tel:1300503237)

2 DUTY OF CARE FOR WORKING AROUND JEMENA PIPELINES

Working next to high pressure gas pipelines is extremely dangerous. You should always exercise due care and caution when working near any gas infrastructure. In addition to your general duty of care, there may be other obligations under relevant state legislations which require you to maintain safe practices.

Due care shall be taken at all time not to damage the Jemena pipeline or the protective coating covering the pipelines.

Any damage to Jemena Pipelines, their protective coating or other assets shall be reported immediately to Jemena (see SECTION 1.4.1 for contact numbers).

3 APPROVAL PROCESS

3.1 JEMENA LANDS TEAM:

The Third Party shall contact the Jemena Lands Team on Land.Services@jemena.com.au.

Jemena Lands Team will register the new enquiry and will advise the Third Party of the next steps based on the proposal.

3.2 SITE MEETING:

The purpose of the site meeting with the Lands Coordinator and a Jemena Representative is to:

- Identify the location of the Jemena Pipeline (**refer to Section 5.2.2**);
- Discuss and review (where applicable) the design/construction scope of work.

Jemena Lands Coordinator and a Jemena Representative, will decide if the proposed design/work is a **STANDARD ENCROACHMENT (refer to Section 5)** or a **NON STANDARD ENCROACHMENT (refer to Section 6)**.

If the site meeting determines that the proposed design/work is a **STANDARD ENCROACHMENT**, a discussion and an agreement of the next step will be undertaken to ensure a Jemena Representative will be available to oversee that the works are undertaken as per Section 5.

If the proposed design/construction is a **NON STANDARD ENCROACHMENT**, Jemena Lands Coordinator will escalate the proposed design/construction.

3.3 JEMENA PIPELINE ENGINEER ENGAGEMENT:

The pipeline engineer will review the proposed design/construction package (**refer to Section 4**) and provide any drawing mark-ups or comments on the methodology to ensure that there are sufficient controls to ensure the integrity of the Jemena asset. Where the proposed design/construction package is acceptable, the Jemena engineer will provide a dated digital acceptance stamp on reviewed drawings.

In some cases, the Pipeline Engineer may elect to conduct an Encroachment Management Study (EMS) with the relevant stakeholders (Third Party and Jemena) to ensure that the threats from the

proposed design/construction are considered and effective controls are put in place. Any action items from the EMS will be communicated to the third party in a formal written response. Any additional controls identified shall be incorporated in the design/construction documents and re-submitted to Jemena for approval by the Third Party.

3.4 COMMERCIAL

Commercial agreement may be required if there is a permanent crossing that leads to restriction of access to Jemena pipeline or modification. If so, this will be discussed and negotiated with the Lands Team.

Where a Commercial Agreement is required, the agreement shall be in place prior to any design acceptance and construction occurring.

4 DESIGN AND CONSTRUCTION PACKAGE

The Third Party shall provide the Design/Construction Package to Jemena for review and acceptance.

The package shall include but not be limited to the following:

- Due Dates or Project Program;
- Scope/Description of the project impacting on the Jemena Pipeline/s;
- Site Layout: Site Layout drawings shall include the following:
 - The location/address of the proposed work.
 - Site Access Designated Area including Jemena pipeline location and depth of cover (confirmed by positive identification) relative to the works
 - Sheds: The Third Party shall not install sheds directly over pipeline or within the easement without obtaining Jemena approval.
 - Temporary Stockpile: The Third Party shall not stockpile any heavy material directly over the pipeline, temporary Stockpile should be kept away from the pipeline to a distance equivalent to pipeline depth of cover plus 1 m.
- Design: depending on the proposed design/work, the drawings shall include the following **(refer to Section 5 or 6)**:
 - Plan drawing: show the location of the Jemena's pipeline and the new service crossing including the separation distance;
 - Cross sectional drawing: show the vertical separation distance between Jemena's pipeline and the new service.
 - Details of Cathodic Protection where applicable for the new service
- Construction **(refer to Section 5)**:
 - Construction alignment sheet (if applicable);
 - Construction methodology: Specify the construction activities, what equipment and how it will be used around the Jemena Pipeline
 - Plant and Equipment Specifications including:
 - Size of the plant, equipment or machinery that will be used within the Jemena Easement or where there is no easement, within a 10 m distance;
 - Load per axle where the vehicles will be crossing the Jemena pipeline;
 - Wheels configuration or track dimensions where the vehicle will be crossing the Jemena pipeline

The design documents required in this Section shall take into account the requirements outlined within this document, along with any other controls that may be required by Jemena.

5 STANDARD ENCROACHMENT

This section describes the minimum design and construction guidelines for utility crossings (trenched /trenchless installations), vertical drilling, road work maintenance, changes to surface levels and vehicle crossings in the vicinity of the Jemena Pipelines.

For activities complying with the requirements in this Section, the design and construction packages shall be as per **Section 4**. Where the proposed design/construction does not meet the requirements in this Section, the Third Party shall comply with the additional documentation requirements outlined in **Section 6**.

5.1 DESIGN

The most effective means of reducing the risks of working around gas infrastructure is to plan works in locations where the gas infrastructure is not located, or locations where the impact can be minimised. Where this is not possible, risk can be minimised through accurate locating and maximising clearances during the design phase.

Safety in design should be paramount, with due consideration of safe methods for the construction of the works and the ability to apply effective controls for these activities.

5.1.1 SEPARATION DISTANCE FOR NEW SERVICE

Electrical assets encroaching on Jemena Pipeline are considered **NON STANDARD ENCROACHMENT (refer to Section 6)** and have additional requirements to the separation requirements outlined in Section 5.

5.1.1.1 Trenching (open cut)

The separation distance between a new service crossing a Jemena pipeline is as follows:

- **Major utility services** vertical separation to the nearest surface of the Jemena Pipeline:
 - **Crossing over** - minimum 500 mm
 - **Crossing under** – minimum 1000 mm

All services crossing above Jemena Pipelines are to be marked with buried gas warning marker tape at the bottom of the service trench.

All services crossing below Jemena Pipelines shall have a Jemena Pipeline Marker installed within 1 m of the crossing point.

The requirement for any service (pipe or cable) to be installed parallel to the Jemena Pipeline is as follows:

- Where there is a **Jemena easement**, the service shall be located **outside of the Jemena easement**.
- Where there is **no Jemena easement**, the service shall be installed with a **minimum horizontal clearance of 1000 mm** between the two nearest surfaces (Jemena Pipeline and new service).

5.1.1.2 Vertical Drill

Where Jemena Pipeline has an easement, all vertical augering, including drilling for any geotechnical investigation shall be outside the easement.

Where Jemena Pipeline does not have an easement: the minimum separation distance to Jemena Pipeline shall be a minimum of **5 m** for any vertical augering, including drilling for any geotechnical investigations.

5.1.1.3 Trenchless Installations

The minimum separation distance for trenchless installations (including Horizontal Direction Drill (HDD), Micro Tunnelling (Laser Bore), or horizontal bore) shall be **3 m**.

For trenchless crossings of Jemena Pipelines:

- The Jemena Pipeline shall be **fully excavated at least 1 m in all directions** to ensure the drill will cross the pipeline safely with sufficient clearance; and
- A visual window in the form of a **slot/witness trench** 2-3m away from the pipeline on the drill approach side shall be provided. The slot/witness trench should have a depth equivalent to the Jemena pipeline depth (positively identified) plus 1 m.

5.1.2 EXISTING ROAD WORK MAINTENANCE

The minimum cover including the reduction of cover for road maintenance shall be minimum **1.2 m** to the top of the pipe. And the maximum finish level to the top of the pipe is **3 m**.

5.1.2.1 Changes to ground levels or surface conditions

Ground levels within the easement shall not be altered without written permission from Jemena.

Any proposed alterations to the finished surface level, width or surfacing of any street or road (sealed/unsealed) reserve shall not be altered without written agreement from Jemena.

5.1.3 VEHICLE CROSSING AND CONSTRUCTION LOADINGS OVER JEMENA PIPELINES

The acceptable load/axle for construction vehicle or plant crossing over the Jemena Pipelines is limited to **8 Tonnes/axle**, the minimum depth of Jemena Pipeline shall be **1.2 m** at the crossing point. The crossing should be at right angles to the pipeline alignment.

Where soil conditions exhibit poor compaction and load bearing characteristics, such as swamp areas or wet soil conditions, equipment is not permitted to cross the pipeline irrespective of weight without written approval from Jemena.

Temporary Stockpile is not allowed within Jemena easement. Where there is no Jemena easement, temporary stockpile should be kept away from the pipeline at a minimum distance equivalent to the pipeline depth of cover plus one meter.

5.2 CONSTRUCTION PARAMETERS

5.2.1 GENERAL

All construction personnel shall be made aware of the presence of gas infrastructure at the daily pre-start meetings and toolbox meetings, with due consideration given to the gas infrastructure within the relevant Job Safety Assessment.

Gas Marker sign posts shall not be disturbed, relocated, removed or altered without the prior written approval from Jemena.

5.2.2 LOCATING JEMENA'S PIPELINES

Jemena Pipeline locations shall be positively identified (potholing) in the presence of a Jemena Representative (see Section 1.4.2 for contact details) prior to any drilling or excavation that may impact Jemena's buried pipelines.

Potholing can be carried out by HydroVac or AirVac as per Jemena's Pipeline Excavation Procedure GAS PR 0005. **Water jetting at high pressures has the potential to damage buried assets.** Care should be taken if water jetting and the Third Party shall ensure that the water pressure will comply with the approved water pressure range depending on the type of Jemena Pipeline coating as per below:

Pipe material	Maximum allowable water pressure, psig	
	Rotating nozzle	Fixed nozzle
Nylon	2000	1500
PE	2500	2500
Uncoated steel pipe	3000	3000
PE coated steel pipe (yellow jacket)	2000	2000
Fusion bonded epoxy (FBE) coated steel	2000	2000
Coal Tar Enamel coated steel	1000	1000
Petroleum tape coated steel	1000	1000
Tek-Rap coated steel	1000	1000
Coated steel pipe (unknown coating)	1000	1000

5.2.3 EXCAVATORS AND EXCAVATION PROCEDURE

The biggest acceptable size of excavator that can be used during trenching (open cut) is 20 Tonnes fitted with general purpose bucket (blade bucket toothless bucket, mud bucket).

The excavation **SHALL** comply with Jemena's excavation procedure GAS PR 005. The requirement for a Jemena Representative during excavation will be advised by Jemena based on the Construction Methodology, typically Jemena supervision is required for the following:.

- Any excavation within the easement or crossing the easement
- For road reserves within 2 m or crossing the Jemena Pipeline

5.2.4 BACKFILLING MATERIAL

The general backfilling material surrounding the Jemena pipeline (**minimum 150 mm around the pipeline**) shall be:

- Free of shell, stones and other deleterious material,
- Have a particle size not exceeding 1 mm,
- Have a water extract pH value in the range of 6-8

- Sand bags are NOT allowed to be used as permanent bedding
- Recycled material is not to be used even if it meets the above specifications.

5.2.5 STABILISED SAND

If the Third Party needs to use stabilised sand, the stabilised sand shall not exceed a ratio of **14:1 (sand: cement)**.

5.2.6 COMPACTION OVER JEMENA PIPELINE

Compaction over Jemena Pipelines is limited to static rollers only.

- Where **cover exceeds 1.2 m**, compactors weighing **up to 10 tonnes** may be used over the pipeline.
- Between **0.6m and 1.2m cover**, compactor weight shall be **limited to 8 tonnes**.
- **Below 0.6m** cover, only a **handheld mechanical tamper** is allowed to be used.

The use of vibrating equipment is restricted in the vicinity of the Jemena Pipelines. Without prior approval, **vibrating compaction equipment is not to be operated within 20 m of the pipeline**, and handheld jackhammers are not to be operated within 5 m of the pipeline.

5.2.7 VIBRATION

Vibrations from any equipment or processes including vibrating compaction equipment, jack hammers, rock hammers, seismic measuring processes, etc. **are not to exceed peak particle velocity readings of 20 mm/second** at the nearest surface of the buried pipeline.

In the event that such vibrating equipment is to be used close to the pipeline or in blasting operations, suitable trials are to be conducted prior to proceeding with the proposed development to ensure that the stipulated peak particle velocities will not be exceeded.

Suitable vibration monitoring equipment is to be used to record the tests and works as they progress in accordance with agreed procedures with Jemena.

5.2.8 BLASTING

Blasting is **not allowed within 500 m** of Jemena Pipelines without prior written approval from Jemena.

5.2.9 PROLONGED JEMENA PIPELINE EXPOSURE

If the Jemena Pipeline is to be exposed for more than one day, suitable barricades and steel plates to be installed to ensure the security of the exposed Jemena Pipeline from accidental (construction or vehicle impact) or deliberate damage (vandalism).

Damage to Jemena Pipeline due to sagging shall be prevented. For **any unsupported span of pipe exceeding 6 m**, written approval from Jemena will be required.

5.2.10 JEMENA PROTECTION MEASURES - POST CONSTRUCTION

All existing Jemena Pipeline's protection measures including but not limited to concrete slabs, marker posts, marker tape and Cathodic Protection Systems shall be retained, any protection measure that was temporarily removed with Jemena's approval as part of construction is to be reinstated to its original condition post construction.

6 NON STANDARD ENCROACHMENT

Where the proposed design/construction does not meet the requirements outlined in **Section 5**, the following additional documentation requirements shall be met. Based on the proposed methodology, the Jemena Engineer may deem that an EMS is required. The third party shall actively participate in the EMS and complete any action items before design and construction acceptance.

6.1 DESIGN PARAMETERS

6.1.1 VERTICAL DRILL

If Third Party cannot achieve the **STANDARD ENCROACHMENT** requirement, the Third Party shall provide Jemena the following information in the design package in addition to the minimum requirements set out in **Section 4**:

- The methodology of drilling activity, such as hammering, rotating, etc.;
- Findings of any Geotechnical assessment of formation being drilled to determine if ground settlement/heaving is likely and monitoring methodology to be used during works; and
- Demonstrate recommended physical mitigation measures.

6.1.2 TRENCHLESS CROSSING

If a trenchless crossing activity is proposed to be carried out near Jemena Pipelines is less than the minimum recommended distances in **Section 5.1.1.3**, the following documents (in addition to minimum requirements in **Section 4**) shall be provided by the Third Party to Jemena for review:

Trenchless installation details including:

- Drill path profile showing Separation distance between the new service and the existing Jemena pipeline.
- The location and setup of the launch and receive pits where they are located within the Jemena Easement, where there is no easement, if located within 10 m;
- Drill head control, accuracy and monitoring methodology;
- Geotechnical assessment of formation being drilled to determine if ground settlement/heaving is likely and monitoring methodology to be used during works;
- Contingencies in the event of frac-out where drilling fluids are used; and
- Demonstrate recommended physical mitigation measures.

6.1.3 NEW/UPGRADED ROAD CROSSINGS

The following specific design requirements will be required for road crossings:

- Minimum cover of 1200mm from the finished surface of the road or the invert of the drains to the top of the pipeline.
- Road alignment shall cross the pipeline at or close to a right angle.
- Road alignment shall not be parallel to and above the pipeline
- Where permanent protection measures are proposed, see Section 6.1.6

6.1.4 ELECTRICAL UTILITY INSTALLATION

For **High Voltage Electrical installation**, defined as **voltage above 1000 VAC and 1500 VDC**, the Electricity Asset Owner or representative shall perform an electrical hazards study on the Jemena steel Pipeline in accordance to the latest version of AS4853 (Electrical Hazards on Metallic Pipelines).

The study shall be completed by a certified practitioner. The types of electrical hazards that need to be covered are as follows:

- Low frequency induction (LFI);
- Earth potential rise (EPR);
- EPR due to lightning current;
- Capacitive coupling on the pipeline due to adjacent high voltage power lines; and
- Accidental contact of pipeline with other electrical systems.

This report shall be submitted to Jemena for acceptance prior to implementing any design. The report should clearly state the standards it refers to, e.g. AS 4853:2012, details of the proposed electrical infrastructure, the hazards that have been assessed, the assessment, findings and Jemena's pipe details (diameter, length, and distance to nearest pipeline facility where contact by personnel is expected, such as Cathodic Protection Test Points).

For **Low Voltage Electrical installation** defined as voltage **below 1000 VAC and 1500 VDC**, the Electricity Owner or representative shall perform an electrical hazards study on the Jemena steel Pipeline in accordance to AS/NZ 5601 and AS 3000 by a certified practitioner.

6.1.5 BLASTING

If blasting activity is the proposed work, the following information shall be included in the design:

- The blasting distance from the pipeline;
- Depth of the blast;
- Shot size (kg);
- Shot sequence and delay; and
- Shot strength.
- Information on Peak Particle Velocity (PPV) and measures to be in place during blasting to monitor PPV (**refer to Section 5.2.7**)

6.1.6 NEW PERMANENT STRUCTURAL PROTECTION INSTALLATIONS OVER JEMENA PIPELINE

If the depth of the cover of Jemena Pipeline is Less than 1.2m or more than 3m, and the Third Party is proposing to design and install a new permanent structure on the top of Jemena Pipeline to provide protection from external loads or damage, the Third Party shall provide the following in the design package:

- The slab design drawing (plan and cross section);
- How the slab will be supported, i.e. vertical piers or similar
- Geotechnical investigations
- Design calculations; and
- Certification from the Structural Engineer certifying the adequacy of the design in ensuring the pipeline is isolated from excessive loading

The permanent structure shall be submitted to Jemena for review and acceptance.

7 ENVIRONMENTAL

The Third Party shall consider the following environmental requirements:

- Any tree planting within the vicinity of the Jemena Pipeline shall be reviewed and approved by Jemena. The proposed tree planting shall include the plan drawing showing the Layout of the

- trees with respect to Jemena pipeline, and type of the trees that will be planted. Expected size of trees and shrubs at maturity demonstrating the location with respect to an easement, proximity of roots to a pipeline and placement of root barrier measures
- Clearing & grubbing, soil recovery management plans where work is carried in rehabilitated areas;
 - Operations management plan, describing site layout, materials management and logistics/supply, traffic movements in/near gas mains area;
 - Weed Management plan to ensure weeds, diseases are not imported/exported from site including vehicle cleaning process;
 - Groundwater & construction water management plan, treatment & disposal means, including existing groundwater, water for hydro testing needed;
 - Soil, erosion management plans;
 - Area rehabilitation plan to ensure vegetation is reinstated consistent with local area;
 - Management of local stakeholders;
 - Information on type and source of soils/fill to be imported, to ensure material is suitable for use & not contaminated;
 - Mitigation measures for air, noise, vibration, dust, erosion management issues on site
 - Soil mechanics properties of fills to be imported, friction angle, calculation of soil pressures and mitigation measures for mains protection where surcharge may occur. Include design of protective slab, shoring and retaining walls to be proposed;
 - Noise & Vibration management plan for works carried out near sensitive receivers or where vibration generating equipment is used.
 - Check local authorities if excavation is to be performed within 50 m of a waterway. This activity may require state regulatory permission or advice.

8 AS-BUILT DRAWINGS

8.1 STANDARD ENCROACHMENTS

On completion of new **individual residential services**, a Jemena Representative shall provide As Built drawings in a site sketch including:

- Address
- Plan view;
- Cross section view;
- GPS coordinates.

On completion of new **major services** or changes to existing services, such as water and sewer mains that either parallel or cross a Jemena Pipeline, the following information shall be provided in hard copy and electronic medium format as agreed with Jemena:

- “As Built” drawings of the service in the vicinity of the Jemena Pipeline
- Obvert level of services crossing under, and invert level of services crossing over Jemena Pipelines
- Separation distance between new service and Jemena Pipeline
- Coordinates of the services on GDA datum.
- The location of each feature crossing the pipeline is to be accurate to ± 100 mm.
- As-Built survey is an engineering survey, and may be undertaken by qualified Engineering Surveyors. A Registered Surveyor shall supervise all engineering surveys.

9 APPENDIX A – FEEDBACK FORM



Third Party Feedback Form

Please complete this form with your feedback and return to Land.Services@jemena.com.au

Publication Information					
Title:	GAS-960-GL-PL-001 Guideline to designing, constructing and operating around AS 2885 Pipelines	Revision:	8	Issue Date:	7/11/2016

Proposed Change Information			
Page No:		Paragraph No:	
Description of Change:			
Reason for Change:			

Your Information			
Name:		Phone:	
Email:			
Address:			
Signature:		Date:	

Appendix E – Service investigation results



UTILITY ASSETS LEGEND

ELECTRICITY	— X —	EU-A-B-C-D
ELECTRICITY HV	— X —	HV-A-B-C-D
TELSTRA	— X —	TN-A-B-C-D
OPTIC FIBRE	— X —	OU-A-B-C-D
RMS	— X —	RMS-A-B-C-D
LOW PRESSURE GAS	— X —	LG-A-B-C-D
HIGH PRESSURE GAS	— X —	HG-A-B-C-D
WATER MAIN	— X —	WM-A-B-C-D
SEWER MAIN	— X —	SM-A-B-C-D
STORMWATER	— X —	SW-A-B-C-D
UNKNOWN SERVICE	— X —	UP-D

HYDRANT	□	WM
STOP VALVE	▲	
WATER METER	M	
WATER TAP	○	
TELEPHONE PIT	□	
TELEPHONE TWIN PIT	□	
TELEPHONE LARGE SUMP	□	
LIGHT POLE	○	
POWER AND LIGHT POLE	○	
RMS TRAFFIC LIGHT	○	
RMS SIGNAL PIT	○	
GAS PIPE LINE SURGE DIVERTER	⊕	
GAS PIPE MARKER	⊕	
GAS VALVE BOX	⊕	
END OF TRACE	EOT	
TOP OF SERVICE	TOS	
INVERT OF PIPE	INV	

- NOTES**
- THIS PLAN SHOWS A REPRESENTATION OF THE DWG MODEL THIS MODEL SHOULD BE VIEWED IN A CADD ENVIRONMENT TO INTERPRET THE INFORMATION.
 - THIS UTILITY PLAN IS VALID FOR 28 DAYS STARTING FROM THE DATE OF THE ISSUE. AS UNDERGROUND UTILITY WORKS ARE OFTEN UPDATED SURVEYS MUST ABIDE BY THE DEVD REGULATIONS TO PROTECT THEIR UNDERGROUND ASSETS.
 - THIS PLAN SHOULD NOT BE USED FOR EXCAVATION PURPOSES.
 - THIS UTILITY PLAN HAS BEEN DRAWN TO SCALE AND ANY REPRODUCTION OF THIS PLAN WILL NEED TO BE DRAWN IN COLOUR AND AT THIS SCALE TO ENSURE THAT ALL RELEVANT NOTES AND ENHANCEMENTS ARE SHOWN. FAILURE TO DO THIS WILL VOID ALL INFORMATION INDICATED FOR THIS JOB.
 - ELECTRICITY CABLES ARE NOT NECESSARILY ENCLOSED IN CONDUITS AND ARE NOT NECESSARILY COVERED WITH MARKERS, TAPE OR OTHER INDICATORS OF THEIR PRESENCE.
 - ALL SERVICES HAVE BEEN ELECTRONICALLY TRACED IN THE FIELD AND ARE SHOWN HERE FOR DIAGNOSTIC PURPOSES ONLY. DEPTHS SHOWN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO WORKS.
 - SERVICES SHOWN DIGITISED HAVE BEEN PLACED FROM RELEVANT AUTHORITY PLANS AND ARE SHOWN AS Q-LD.
 - ALL UTILITIES NEED TO BE POT HOLED TO VERIFY LOCATION AND DEPTHS IS CORRECT THAT IS Q-LA. POT HOLEING IS REQUIRED TO IDENTIFY THE SIZE AND CONFIGURATION OF THE HIGH PRESSURE GAS MAIN.
 - NOT ALL HOUSE CONNECTIONS HAVE BEEN LOCATED.

SUBSURFACE UTILITY INFORMATION (SU0 AS5488 LOCATION CLASS
 Labelling utility information by a classification code allows the user of this information to understand clearly how the information was collected and then place an appropriate amount of reliance on it. Project risks related to underground utilities can then be properly managed.

Line work sample: —EU-B— Quality level represented within linework, Underground Electricity (Quality Level 'B').

Q-LA: Information is the highest possible level of accuracy and is obtained by exposing the underground utility using a non-destructive excavation (pot-holing) technique. The vertical information for this locating method is to the top or shallowest part of the located service. The 3D location is recorded by survey as an X, Y, Z coordinate.

Q-LB: Information is collected by designating the horizontal and vertical location of underground utilities by using electromagnetic pipe and cable locators, sondes or flex-trace, ground penetrating radar and acoustic pulse equipment. This is the most common form of utility locating and although an X, Y and Z axis can be established it is not always entirely accurate due to differing electromagnetic fields, soil conditions and multiple banks of cables affecting the locating signal.

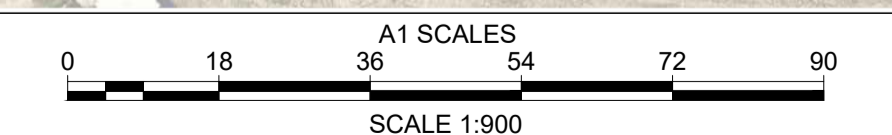
Q-LC: Information is collected by correlating the survey of visible utility surface features such as marker plates or water hydrants and acquired Dial-Before-You-Dig plans to "draw" a string which shows the approximate position of services. This method does not usually show multiple banks of cables and does not always show three dimensional information. Electronically traced locate marks with poor scratchy signals are represented as Q-LC.

Q-LD: Information is the most basic level of utility locations using only information based on existing Dial-Before-You-Dig plans and by measuring boundary offsets etc. This method of utility locations should always be treated as an indication of the presence of a service only and should not be used for design. GPR scans are also represented as Q-LD as the GPR image cannot be confirmed to its origin point. Depths on GPR scan must be treated as indicative only.



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ORIGIN OF SURVEY
 PM66244
 MGA
 E 362672.892
 N 6326151.197
 AHD 21.070



CO-ORDINATE SYSTEM: MGA HEIGHT DATUM: AHD



1300 884 520
 www.suresearch.com.au

GHD
 JOB N° 53680
 DOYALSON WYEE RSL CLUB, PACIFIC HWY DOYALSON NSW 2262
 QL-B HGM UTILITY INVESTIGATION

FILE NAME:	53680_GHD_DOYALSON_00
MODEL NAME:	53680aa
SHEET 1 of 1 SHEETS	



Appendix F - Title search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/215875

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
20/11/2017	4:56 PM	8	9/12/2014

LAND

LOT 1 IN DEPOSITED PLAN 215875
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP215875

FIRST SCHEDULE

DENNIS LESLIE RAYNER
ROBERT FRANCIS COUPER
MALCOLM ANTHONY PLAYER HUNDT
AS JOINT TENANTS (AP AJ85218)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- * 3 1976761 CAVEAT BY RETURNED AND SERVICES LEAGUE OF AUSTRALIA
(NEW SOUTH WALES BRANCH)
- * 5632085 CAVEATOR CONSENTED
- * AB967221 CAVEATOR CONSENTED
- * AF474697 CAVEATOR CONSENTED
- * AF533936 CAVEATOR CONSENTED
- * AJ85218 CAVEATOR CONSENTED
- * AJ85219 CAVEATOR CONSENTED
- 4 AJ85219 LEASE TO DOYALSON-WYEE RSL CLUB LIMITED EXPIRES:
30/9/2019.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/215875

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/11/2017	2:11 PM	8	9/12/2014

LAND

LOT 2 IN DEPOSITED PLAN 215875
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP215875

FIRST SCHEDULE

DENNIS LESLIE RAYNER
ROBERT FRANCIS COUPER
MALCOLM ANTHONY PLAYER HUNDT
AS JOINT TENANTS

(AP AJ85218)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- * 3 1976761 CAVEAT BY RETURNED AND SERVICES LEAGUE OF AUSTRALIA
(NEW SOUTH WALES BRANCH)
- * 5632085 CAVEATOR CONSENTED
- * AB967221 CAVEATOR CONSENTED
- * AF474697 CAVEATOR CONSENTED
- * AF533936 CAVEATOR CONSENTED
- * AJ85218 CAVEATOR CONSENTED
- * AJ85219 CAVEATOR CONSENTED
- 4 AJ85219 LEASE TO DOYALSON-WYEE RSL CLUB LIMITED EXPIRES:
30/9/2019.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/215875

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/11/2017	2:11 PM	8	9/12/2014

LAND

LOT 3 IN DEPOSITED PLAN 215875
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP215875

FIRST SCHEDULE

DENNIS LESLIE RAYNER
ROBERT FRANCIS COUPER
MALCOLM ANTHONY PLAYER HUNDT
AS JOINT TENANTS

(AP AJ85218)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- * 3 U346074 CAVEAT BY RETURNED AND SERVICES LEAGUE OF AUSTRALIA
(NEW SOUTH WALES BRANCH)
- * 5632085 CAVEATOR CONSENTED
- * 6611031 CAVEATOR CONSENTED
- * AB967221 CAVEATOR CONSENTED
- * AF474697 CAVEATOR CONSENTED
- * AF533936 CAVEATOR CONSENTED
- * AJ85218 CAVEATOR CONSENTED
- * AJ85219 CAVEATOR CONSENTED
- 4 AJ85219 LEASE TO DOYALSON-WYEE RSL CLUB LIMITED EXPIRES:
30/9/2019.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/215875

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/11/2017	2:11 PM	8	9/12/2014

LAND

LOT 4 IN DEPOSITED PLAN 215875
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP215875

FIRST SCHEDULE

DENNIS LESLIE RAYNER
ROBERT FRANCIS COUPER
MALCOLM ANTHONY PLAYER HUNDT
AS JOINT TENANTS (AP AJ85218)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- * 3 U346074 CAVEAT BY RETURNED AND SERVICES LEAGUE OF AUSTRALIA
(NEW SOUTH WALES BRANCH)
- * 5632085 CAVEATOR CONSENTED
- * AB967221 CAVEATOR CONSENTED
- * AF474697 CAVEATOR CONSENTED
- * AF533936 CAVEATOR CONSENTED
- * AJ85218 CAVEATOR CONSENTED
- * AJ85219 CAVEATOR CONSENTED
- 4 AJ85219 LEASE TO DOYALSON-WYEE RSL CLUB LIMITED EXPIRES:
30/9/2019.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/215875

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/11/2017	2:11 PM	8	9/12/2014

LAND

LOT 5 IN DEPOSITED PLAN 215875
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP215875

FIRST SCHEDULE

DENNIS LESLIE RAYNER
ROBERT FRANCIS COUPER
MALCOLM ANTHONY PLAYER HUNDT
AS JOINT TENANTS

(AP AJ85218)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- * 3 U346074 CAVEAT BY RETURNED AND SERVICES LEAGUE OF AUSTRALIA
(NEW SOUTH WALES BRANCH)
- * 5632085 CAVEATOR CONSENTED
- * AB967221 CAVEATOR CONSENTED
- * AF474697 CAVEATOR CONSENTED
- * AF533936 CAVEATOR CONSENTED
- * AJ85218 CAVEATOR CONSENTED
- * AJ85219 CAVEATOR CONSENTED
- 4 AJ85219 LEASE TO DOYALSON-WYEE RSL CLUB LIMITED EXPIRES:
30/9/2019.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 6/215875

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/11/2017	2:11 PM	9	9/12/2014

LAND

LOT 6 IN DEPOSITED PLAN 215875
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP215875

FIRST SCHEDULE

DENNIS LESLIE RAYNER
ROBERT FRANCIS COUPER
MALCOLM ANTHONY PLAYER HUNDT
AS JOINT TENANTS (AP AJ85218)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- * 3 I976761 CAVEAT BY RETURNED AND SERVICES LEAGUE OF AUSTRALIA (NEW SOUTH WALES BRANCH)
- * AF533936 CAVEATOR CONSENTED
- * AF907138 CAVEATOR CONSENTED
- * AJ85218 CAVEATOR CONSENTED
- * AJ85219 CAVEATOR CONSENTED
- 4 AJ85219 LEASE TO DOYALSON-WYEE RSL CLUB LIMITED EXPIRES: 30/9/2019.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7/215875

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/11/2017	2:11 PM	10	19/2/2016

LAND

LOT 7 IN DEPOSITED PLAN 215875
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP215875

FIRST SCHEDULE

DENNIS LESLIE RAYNER
ROBERT FRANCIS COUPER
MALCOLM ANTHONY PLAYER HUNDT
AS JOINT TENANTS (AP AJ85218)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- * 3 I976761 CAVEAT BY RETURNED AND SERVICES LEAGUE OF AUSTRALIA
(NEW SOUTH WALES BRANCH)
* AF533936 CAVEATOR CONSENTED
* AF907138 CAVEATOR CONSENTED
* AJ85218 CAVEATOR CONSENTED
* AJ85219 CAVEATOR CONSENTED
* AJ975364 CAVEATOR CONSENTED
- 4 AJ85219 LEASE TO DOYALSON-WYEE RSL CLUB LIMITED EXPIRES:
30/9/2019.
- 5 AJ975364 EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
AFFECTING THE PART DESIGNATED (B) IN PLAN WITH AJ975364

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 8/215875

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
29/11/2017	2:11 PM	9	9/12/2014

LAND

LOT 8 IN DEPOSITED PLAN 215875
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP215875

FIRST SCHEDULE

DENNIS LESLIE RAYNER
ROBERT FRANCIS COUPER
MALCOLM ANTHONY PLAYER HUNDT
AS JOINT TENANTS

(AP AJ85218)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- * 3 I976761 CAVEAT BY RETURNED AND SERVICES LEAGUE OF AUSTRALIA
(NEW SOUTH WALES BRANCH)
- * 5632085 CAVEATOR CONSENTED
- * AB967221 CAVEATOR CONSENTED
- * AF474697 CAVEATOR CONSENTED
- * AF533936 CAVEATOR CONSENTED
- * AJ85218 CAVEATOR CONSENTED
- * AJ85219 CAVEATOR CONSENTED
- 4 AJ85219 LEASE TO DOYALSON-WYEE RSL CLUB LIMITED EXPIRES:
30/9/2019.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 9/215875

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
20/11/2017	4:56 PM	8	9/12/2014

LAND

LOT 9 IN DEPOSITED PLAN 215875
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP215875

FIRST SCHEDULE

DENNIS LESLIE RAYNER
ROBERT FRANCIS COUPER
MALCOLM ANTHONY PLAYER HUNDT
AS JOINT TENANTS (AP AJ85218)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- * 3 U346074 CAVEAT BY RETURNED AND SERVICES LEAGUE OF AUSTRALIA (NEW SOUTH WALES BRANCH)
* 5632085 CAVEATOR CONSENTED
* AB967221 CAVEATOR CONSENTED
* AF474697 CAVEATOR CONSENTED
* AF533936 CAVEATOR CONSENTED
* AJ85218 CAVEATOR CONSENTED
* AJ85219 CAVEATOR CONSENTED
- 4 AJ85219 LEASE TO DOYALSON-WYEE RSL CLUB LIMITED EXPIRES: 30/9/2019.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 20/11/2017

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/503655

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
20/11/2017	4:56 PM	9	9/12/2014

LAND

LOT 1 IN DEPOSITED PLAN 503655
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP503655

FIRST SCHEDULE

DENNIS LESLIE RAYNER
ROBERT FRANCIS COUPER
MALCOLM ANTHONY PLAYER HUNDT
AS JOINT TENANTS (AP AJ85218)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- * 3 I976761 CAVEAT BY RETURNED AND SERVICES LEAGUE OF AUSTRALIA
(NEW SOUTH WALES BRANCH)
- * 5632085 CAVEATOR CONSENTED
- * AB967221 CAVEATOR CONSENTED
- * AF474697 CAVEATOR CONSENTED
- * AF533936 CAVEATOR CONSENTED
- * AJ85218 CAVEATOR CONSENTED
- * AJ85219 CAVEATOR CONSENTED
- 4 AJ85219 LEASE TO DOYALSON-WYEE RSL CLUB LIMITED EXPIRES:
30/9/2019.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 11/240685

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
20/11/2017	4:56 PM	9	9/12/2014

LAND

LOT 11 IN DEPOSITED PLAN 240685
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP240685

FIRST SCHEDULE

DENNIS LESLIE RAYNER
ROBERT FRANCIS COUPER
MALCOLM ANTHONY PLAYER HUNDT
AS JOINT TENANTS (AP AJ85218)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- * 3 I976761 CAVEAT BY RETURNED AND SERVICES LEAGUE OF AUSTRALIA (NEW SOUTH WALES BRANCH)
- * 5632085 CAVEATOR CONSENTED
- * AB967221 CAVEATOR CONSENTED
- * AF474697 CAVEATOR CONSENTED
- * AF533936 CAVEATOR CONSENTED
- * AJ85218 CAVEATOR CONSENTED
- * AJ85219 CAVEATOR CONSENTED
- 4 AJ85219 LEASE TO DOYALSON-WYEE RSL CLUB LIMITED EXPIRES: 30/9/2019.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 49/707586

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
20/11/2017	4:56 PM	4	29/10/2012

LAND

LOT 49 IN DEPOSITED PLAN 707586
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP707586

FIRST SCHEDULE

DOYALSON-WYEE RSL CLUB LIMITED (T 2679640)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- 3 NOTIFICATION IN G. G. DATED 30/9/1966 FOLIO 4008-EASEMENT FOR
TRANSMISSION LINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED
SHOWN SO BURDENED IN THE TITLE DIAGRAM
7404104 EASEMENT NOW VESTED IN ENERGIA AUSTRALIA
- 4 2679641 MORTGAGE TO WESTPAC BANKING CORPORATION
- 5 AH328993 LEASE TO ADVENTURE EVENTS PTY LIMITED EXPIRES:
24/9/2017.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7/240685

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
20/11/2017	4:56 PM	4	29/10/2012

LAND

LOT 7 IN DEPOSITED PLAN 240685
AT DOYALSON
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
TITLE DIAGRAM DP240685

FIRST SCHEDULE

DOYALSON-WYEE RSL CLUB LIMITED (T 3716351)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 K342742 EASEMENT FOR TRANSMISSION LINE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
Z944756 TRANSFER OF EASEMENT TO SYDNEY ELECTRICITY
- 3 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- 4 3716352 MORTGAGE TO WESTPAC BANKING CORPORATION
- 5 AE445647 EASEMENT FOR PIPELINE 20 WIDE AFFECTING THE SITE DESIGNATED (A) IN PLAN WITH AE445647
AE606259 EASEMENT NOW VESTED IN JEMENA COLONGRA PTY LTD
- 6 AH328993 LEASE TO ADVENTURE EVENTS PTY LIMITED EXPIRES:
24/9/2017.

NOTATIONS

DP1147959 NOTE: PLAN OF PROPOSED EASEMENT FOR PIPELINE
AG64864 NOTE: EASEMENT DESIGNATED (B) SHOWN IN DP1147959 IS NOW VESTED IN JEMENA COLONGRA PTY LTD. GAZ. 4.2.2011 FOL. 544-6

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 62/755266

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
20/11/2017	4:56 PM	9	19/10/2017

LAND

LOT 62 IN DEPOSITED PLAN 755266
LOCAL GOVERNMENT AREA CENTRAL COAST
PARISH OF WALLARAH COUNTY OF NORTHUMBERLAND
(FORMERLY KNOWN AS PORTION 62)
TITLE DIAGRAM CROWN PLAN 8742.2111

FIRST SCHEDULE

DOYALSON-WYEE RSL CLUB LTD (T AM818813)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000B
- 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
- 3 EASEMENT FOR TRANSMISSION LINE AFFECTING THE LAND SHOWN SO
BURDENED IN THE TITLE DIAGRAM VIDE NOTIFICATION IN GOV GAZ DATED
30-9-1966 FOLIO 4008
7404104 EASEMENT NOW VESTED IN ENERGYAUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix G - Pipeline easement deed

Option Deed Pipeline Easement

Delta Electricity
ABN 67 139 819 642

and

Doyalson – Wyee RSL Club Limited
ABN 000 985 008

Middletons Lawyers
Sydney office
Ref: BEVE.RSAV.10003622

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Schedule 6: Consent	24

Option Deed

Date 2007

Parties

1. **Delta Electricity** ABN 67 139 819 642, of Level 12, 201 Sussex Street, Sydney, New South Wales (**Delta**)
2. **Doyalson-Wyee RSL Club Limited** ABN 69 000 985 008, of Lot 1 Pacific Highway, Doyalson, New South Wales (**Landowner**)

Background

- A. The Landowner is the registered proprietor of the Property.
- B. In consideration of the Option Fee, the Landowner has agreed to grant to Delta the Call Option on the terms and conditions of this Deed.

Operative Provisions

1. Definitions and interpretation

1.1 Definitions

In this Deed, the following definitions apply unless the context requires otherwise:

Agents includes surveyors, engineers, employees, contractors, agents, sub-contractors, licensees and invitees.

Agreed Amount means the consideration payable to the Landowner for the grant of the Easement and being the amount specified in Item 3.

Business Day means any day except Saturdays, Sundays and public holidays in the Jurisdiction.

Call Option means the option granted by the Landowner to Delta under clause 2.

Confidential Information means all information obtained by the Landowner or an Agent of the Landowner, whether in writing or otherwise, relating to the Easement, Delta, the Nominee or a Related Person of either of them, but excludes information which is available to the public (other than in breach of an obligation to keep that information confidential).

Consent means a consent substantially in the form specified in Schedule 6.

Consenting Party means a party consenting under clause 2.3.

Construction Access Compensation means the amount specified in Item 7.

Construction Access Period means the period of 9 months commencing on the date that Delta or the Nominee commences to carry out the Temporary Works in the Construction Area.

Construction Access Supplementary Compensation means the amount specified in Item 8.

Construction Area means the construction area for the Temporary Works and which comprises the area of the Easement together with the Temporary Access Area.

Corporations Act means the *Corporations Act 2001 (Cth)*.

Department of Lands means Land and Property Information (New South Wales) situated at the Department of Lands, Queens Square, Sydney.

Development Application means a project or development application relating to the Easement and/or Temporary Works and any other application for an approval, permit or consent required by Delta or the Nominee to carry out the Temporary Works.

Easement means the easement approximately 20 metres wide described in and created by the Easement Documents.

Easement Documents means an easement on the terms specified (whether granted by way of Transfer Granting Easement or otherwise) in Schedule 2 and the Plan.

Encumbrance means any security interest in the Property including a mortgage or charge.

Exercise Notice means the notice specified in Schedule 4.

Existing Easement means the electricity transmission easement on the Property granted to The Electricity Commission of New South Wales and being dealing no. R342742.

Existing Interest means the interests disclosed in Item 6.

GST has the meaning given in the GST Act.

GST Act means the *A New Tax System (Goods and Services Tax) Act 1999 (Cth)*.

Input Tax Credit has the same meaning given in the GST Act.

Item means an item in Schedule 1.

Jurisdiction means the jurisdiction specified in Item 2.

Nominee means a person appointed by Delta under clause 2.1(b) to exercise the Call Option.

Nomination Notice means the notice specified in Schedule 5.

Option Fee means the consideration given by Delta to the Landowner for the granting of the Call Option being the amount specified in Item 5.

Option Period means the period specified in Item 4.

Pipeline means a pipe or system of pipes for the conveyance of any substance, whether in a gaseous, liquid or solid state and any plant or equipment fixed to, or in the vicinity of, the pipe or system of pipes.

Pipelines Act means the *Pipelines Act 1967 (NSW)*.

Plan means the plan specified in Schedule 3 showing (subject to clause 4) the location of the Easement.

Property means the property specified in Item 1 which is the servient tenement for the Easement.

Related Person of a party means any person who is:

- (a) a relative (as defined in the Corporations Act) of that party; or
- (b) a corporation or other entity in which that party own shares or is a director or secretary or otherwise controls or of which any relative (as defined in the Corporations Act) of that party is a director or secretary or owns shares or otherwise controls.

Supplementary Access Period means the additional period of time (if any) which is required to complete the Temporary Works following the expiry of the Construction Access Period.

Tax Invoice has the meaning given in the GST Act.

Temporary Access Area means the 10 metre strip of land abutting the northern side of the Easement.

Temporary Works includes:

- (a) clearing and removing any obstruction, timber, trees, undergrowth, crops and fences;
- (b) laying down, constructing and installing the Pipeline within the site of the Easement; and
- (c) ancillary works.

Works means the investigation, survey, erection, construction, maintenance, repair and replacement of plant, equipment and other items required for the operation of the Easement and the Pipeline.

1.2 Interpretation

Headings are for convenience only and do not affect interpretation. The following rules of interpretation apply unless the context requires otherwise:

- (a) the singular includes the plural and conversely;
- (b) a reference to a person, corporation, trust, partnership, unincorporated body or other entity includes any of them;
- (c) a reference to legislation or to a provision of legislation includes a modification, re-enactment of or substitution for it and a regulation or statutory instrument issued under it;
- (d) unless stated otherwise, one word or provision does not limit the effect of another;
- (e) a reference to the whole includes part;
- (f) all obligations must be performed duly and punctually;
- (g) words importing "do" include do, permit, omit, or cause to be done or omitted;
- (h) if a party consists of more than one person this Deed binds them jointly and each of them severally;

- (i) where a party is prohibited from acting or omitting to act in a certain way that party must ensure that each of its employees, agents and contractors complies with such prohibition;
- (j) a reference to "writing" includes a fax, letter, email and any other means of reproducing words in a tangible and visible form;
- (k) a reference to "conduct" includes any omission, statement or undertaking;
- (l) a reference to a "clause" is a reference to a clause of this Deed unless otherwise specified; and
- (m) if a provision or part of a provision of this Deed is illegal, invalid or unenforceable, then that provision or part is severed from this Deed and this Deed otherwise remains unaffected.

2. Call Option

2.1 Grant of Call Option

- (a) The Landowner grants to Delta an irrevocable and exclusive Call Option to require the Landowner to grant an Easement over that part of the Property indicated on the Plan.
- (b) Delta may by giving the Landowner the Nomination Notice appoint the Nominee to exercise the Call Option.
- (c) Delta or the Nominee (as appropriate) may exercise the Call Option despite the death or legal incapacity of the Landowner and the Landowner agrees that any exercise by Delta or the Nominee of the Call Option will bind the Landowner's estate.

2.2 Option Fee

- (a) Delta must pay to the Landowner the Option Fee immediately upon entry into this Deed.
- (b) The Option Fee belongs to the Landowner and is not refundable if the Call Option is not exercised.

2.3 Consent of Others

The Landowner will use reasonable endeavours:

- (a) to procure the execution of the Consent by any person holding an Existing Interest in the Property within 30 days of the date hereof. Delta will bear the cost of obtaining such Consent; and
- (b) to convene a General Meeting of Ordinary Members of the Club to seek the approval of such Members for the granting of the easement (**Member Approval**).

The procuring of the Consent and Member Approval are conditions precedent to the operation of this Deed and this Deed (other than this clause 2.3) will not come into effect until such Consent and Member Approval have been obtained. If Consent and Member Approval have not been obtained within 60 days of the date hereof this Deed will be terminated by mutual consent and neither party will have any claim upon the other arising from such termination (however, the Landowner cannot terminate this Deed under this clause in circumstances where the Landowner has failed:

- (a) to seek the Consent (Bank) within seven (7) days of the date hereof and reasonably followed up such consent; and
- (b) to convene the General Meeting of Ordinary Members of the Club within the sixty (60) day period.

2.4 Transmission Line Easement

Nothing in this Deed requires the Landowners to obtain any consent from the holder of the Existing Easement.

2.5 Existing Electricity Easement

Delta and the Nominee agree to indemnify the Landowner from any claim by the Electricity Commission of New South Wales or its successors and assigns in respect of or in connection with the Existing Easement.

3. Exercise of Call Option

3.1 Exercise

Delta or its Nominee may exercise the Call Option (but only during the Option Period) by giving the following to the Landowner:

- (a) the Exercise Notice;
- (b) the Easement Documents;
- (c) a copy of the Plan (including any variations under clause 4); and
- (d) if the Nominee intends to exercise the Call Option, the Nomination Notice (unless the Nomination Notice has previously been given by Delta to the Landowner).

3.2 Acceptance of Exercise

Within 30 days of Delta or the Nominee (as appropriate) giving the documents specified in clause 3.1 to the Landowner, the Landowner must:

- (a) sign the Easement Documents (completed as necessary);
- (b) return the signed Easement Documents to:
 - (i) Delta; or
 - (ii) the Nominee (if Delta has given a Nomination Notice to the Landowner);
- (c) promptly arrange for the certificate of title to the Property to be produced at the Department of Lands to permit registration of the Easement Documents; and
- (d) promptly notify Delta or the Nominee (as appropriate) when the certificate of title has been produced under clause 3.2(c) and details of the relevant production number.

3.3 Payment of Agreed Amount

Within 2 days of the Landowner complying with all of its obligations under clause 3.2, Delta or the Nominee (as appropriate) must pay the Agreed Amount to the Landowner. If payment of the Agreed Amount is not paid on the date on which it falls due, Delta or the Nominee

must pay interest at the rate of 10% per annum calculated daily from (but excluding) the date on which payment is due up to and including the actual date of payment.

3.4 Stamp Duty and Registration Fees

- (a) Delta is liable to pay any stamp duty payable on this Deed.
- (b) Delta or the Nominee (as appropriate) must at its cost arrange for the stamping and registration of the Easement Documents.
- (c) The Landowner must not object to or do anything which hinders the registration and stamping of the Easement Documents.

4. Alterations to Easement Document

- (a) Subject to clause 4, the Landowner acknowledges that all measurements and the site of the Easement shown on the Plan are provisional and minor variations to the alignment may be required as a result of (amongst other things) construction related issues. On completion of construction of the pipeline an asbuilt survey will be completed and easement plans defining the easement registered as deposited plans.
- (b) Delta and the Nominee (as appropriate) may make alterations other than alterations which have a material adverse effect on the Landowner to the Easement Document with the prior written consent of the Landowner (which must not be unreasonably withheld or delayed) including without limitation:
 - (i) alterations required under clause 4(a) or by any relevant authorities or any law; and
 - (ii) such alterations as may be necessary to register the Plan.
- (c) The Landowner must not make an objection, requisition or claim for compensation in respect of any alterations, variations or discrepancies between the Plan specified in Schedule 3 and the registration copy of the Plan unless such variation has a material adverse effect on the Landowner.
- (d) The Landowner acknowledges and agrees that for the purposes of clauses 4(a), 4(b) and 4(c), a material adverse effect on the Landowner will not (amongst other things) arise in circumstances where following any alteration or variation of the Plan:
 - (i) the site area of the Easement does not increase in size by more than 2%; or
 - (ii) the location of the northern boundary of the Easement is not altered more than a distance of one (1) metre.

For the avoidance of doubt the parties agree the following alterations are alterations having a material adverse effect on the Landowner:

- (i) an increase in the site area of the Easement by more than 2%; or
 - (ii) an alteration in the location of the northern boundary of the Easement by more than a distance of 1 metre.
- (e) If a dispute (*Dispute*) arises between the parties under this clause 4, then:

- (i) either party may give the other party a notice (the **Dispute Notice**) stating that it requires the Dispute to be referred to an appropriate independent person (the **Expert**) for determination;
- (ii) the Expert shall be agreed between the parties within one month of the giving of a Dispute Notice, or failing such agreement, appointed by the President of the Australian Property Institute (New South Wales Division) at the request of either party;
- (iii) the Expert shall act as an expert and not as an arbitrator;
- (iv) each party shall be entitled to make submissions to the Expert in such form and within such time as the Expert determines;
- (v) the determination of the Expert shall be final and binding on the parties; and
- (vi) the cost of the Expert's determination shall be borne equally by Delta and the Landowner.

5. Access to Property

5.1 Landowner's Obligations

The Landowner must not during the Option Period:

- (a) agree to or allow any variation of an Encumbrance;
- (b) sell or transfer the Property or dispose of any interest in the Property;
- (c) create any Encumbrance over the Property;
- (d) grant an option over the Property which is inconsistent with this Deed;
- (e) subdivide or consolidate the Property; or
- (f) unless required by law, do anything which prejudices or could prejudice the rights or interests of Delta or the Nominee (as appropriate) under this Deed,

without the written consent of Delta or its Nominee (as appropriate), such consent not to be unreasonably withheld. Delta or the Nominee (as appropriate) must not withhold its consent to any transfer of the Property where the transferee enters into a deed with Delta or the Nominee (as appropriate) on the same terms as this Deed (amended as necessary).

5.2 Encumbrances

The Landowner warrants that:

- (a) there are no Encumbrances over the Property except the Existing Interests; and
- (b) if there any Encumbrances over the Property, the Landowner has obtained the consent of the person holding the Encumbrances to enter into this Deed.

5.3 Caveat

- (a) The Landowner must not object to Delta or the Nominee (as appropriate) placing a caveat on the Property to prohibit any dealings inconsistent with the rights and interests of Delta or the Nominee (as appropriate) under this Deed.

- (b) If Delta lodges a caveat then Delta must, at its cost, consent to the registration of any dealing lodged by or with the Landowner's consent which is consistent with Delta's rights under this Deed.
- (c) If the Nominee lodges a caveat then the Nominee must, at its cost, consent to the registration of any dealing lodged by or with the Landowner's consent which is consistent with Nominee's rights under this Deed.
- (d) Delta or the Nominee will at their cost withdraw any Caveat lodged pursuant to this clause 5.3 upon registration of the Easement.

5.4 General Access

The Landowner grants to Delta a non-exclusive licence to enter the Property together with Delta's Agents with or without vehicles and other plant and equipment for the purposes of:

- (a) surveying, measuring, inspecting and testing the Property;
- (b) undertaking geotechnical, environmental, heritage and/or archaeological investigations and assessments;
- (c) obtaining any certificate or report;
- (d) determining the location, dimensions and boundaries of the Easement; and
- (e) preparing any applications for consents, permits or approvals which are required for the Easement and/or to carry out the Works.

5.5 Delta's Obligations during General Access

When exercising its rights under clause 5.4, Delta must:

- (a) use reasonable endeavours not to cause undue interference with the Landowner's use of the Property;
- (b) give the Landowner not less than 5 days prior notice of an intent to exercise its rights under clause 5.4; and
- (c) instruct its Agents to:
 - (i) use only the access tracks identified by the Landowner (unless it is impractical);
 - (ii) maintain any access tracks used for construction purposes;
 - (iii) close all gates after accessing and leaving the Property;
 - (iv) repair any damage to fences caused by Delta or Delta's Agents;
 - (v) leave the Property free of any rubbish or other materials brought onto the Property by Delta or Delta's Agents; and
- (b) use all reasonable endeavours to confine all activities and construction to the Construction Area.

5.6 General Access Rights Continue until Registration of Easement

The rights granted under clause 5.4 will not terminate on the date that Delta exercises the Call Option but will continue in force until the Easement has been registered at the Department of Lands.

5.7 Development Application

The Landowner:

- (a) consents to Delta lodging a Development Application at Delta's cost with the relevant consent authority; and
- (b) must promptly following a request from Delta sign any necessary form of consent.

Delta must indemnify and keep indemnified the Landowner in respect of the Development Application and its costs.

5.8 Temporary Works

- (a) The Landowner grants to Delta and Delta's Agents a licence to:
 - (i) enter the Property with or without vehicles and other plant and equipment for the purpose of carrying out the Temporary Works; and
 - (ii) carry out the Temporary Works on the Construction Area during the Construction Access Period and Supplementary Access Period (if any).
- (b) Delta must:
 - (i) give the Landowner not less than 5 days prior notice of an intent to exercise its rights under this clause 5.8; and
 - (ii) pay the Landowner the Construction Access Compensation prior to accessing the Construction Area for the purpose of carrying out the Temporary Works.
- (c) If Delta requires access to the Construction Area following the expiry of the Construction Access Period for a Supplementary Access Period then Delta must:
 - (i) give the Landowner not less than 5 days prior notice specifying the requirement for Supplementary Access Period and the estimated length of the required Supplementary Access Period; and
 - (ii) pay the landowner the Construction Access Supplementary Compensation monthly in advance.
- (d) The Construction Access Compensation and the Construction Access Supplementary Compensation do not form part of the Agreed Amount and are to be paid in addition to the Agreed Amount.
- (e) In exercising its rights under this clause 5.8, Delta must:
 - (i) use its best endeavours not to interfere with the access to and from the Property and if the existing means of access to the Property is interrupted or interfered with in any way, provide a suitable alternative means of access to and from the Property;
 - (ii) maintain any access tracks used for construction purposes;

- (iii) close all gates after accessing and leaving the Property;
 - (iv) repair any damage to fences caused by Delta or Delta's Agents including rebuilding or replacing fences where necessary;
 - (v) leave the Property in a satisfactory condition and free of any rubbish or unused construction materials brought onto the Property by Delta or Delta's Agents;
 - (vi) pay reasonable compensation to the Landowner for any loss or damage caused by Delta to the Property or improvements on the Property; and
 - (vii) ensure that its Agents comply with the requirements specified in this clauses 5.8(d)(i) to (v) inclusive.
- (f) Delta indemnifies the Landowner against any loss, claim, action, injury to any person or damage (**Claim**) arising indirectly or directly from the carrying out of the Works on the Property except to the extent that such Claim is caused or contributed to by the wilful or negligent act or omission of the Landowner.
- (g) Delta must (at its own cost) on completion of the Temporary Works restore the Property as far as reasonably practicable to its original condition in accordance with Delta's obligations under the Pipelines Act and the *Pipelines Regulation 2005* (NSW) whether or not at the time the Temporary Works are completed, Delta is required to comply with such Act and Regulations as a Licensee.
- (h) Prior to the Temporary Works being carried out the Landowner shall appoint an independent engineer to prepare a comprehensive Status Report of the Easement site to record the condition of the Easement site and surrounding parts of the Property before the Temporary Works are carried out (**Status Report**). The Landowner shall submit a quote for the cost of obtaining the status report to Delta for approval (such approval not to be unreasonably withheld) prior to engaging the independent engineer and Delta must pay the reasonable costs of obtaining the Status Report.

5.9 Rights extend to Nominee

The rights granted to and obligations imposed on Delta in this Deed shall (to the extent unsatisfied) also apply to the Nominee with effect from the date of the Nomination Notice.

5.10 Ownership of Pipeline

The Landowner agrees that ownership of the Pipeline does not and will not pass to the Landowner.

5.11 Non-Interference

The Landowner agrees not to obstruct or hinder:

- (a) Delta or the Nominee (as appropriate); and
- (b) the Agents,

or either of them in the planning, construction, connection, operation or maintenance of the Works, Temporary Works and/or the Pipeline and the Landowner agrees not to interfere with the continued operation of the Pipeline.

5.12 Insurance

During the period that Delta or the Nominee carries out the Temporary Works or operates the Works, Delta must (or procure the Nominee to) maintain public liability insurance for an amount of not less than \$20 million, noting the interest of the Landowner. Delta or the Nominee must provide evidence of such insurance before it enters the Property pursuant to this Deed.

6. Vesting of Easement under Pipelines Act

6.1 Licence

If at any time prior to:

- (a) the expiry of the Option Period; and
- (b) the exercise of the Call Option,

Delta or the Nominee apply for a licence or a variation of a licence under the Pipelines Act then the Landowner must use reasonable endeavours to procure the Consent of the Consenting Party and Member Approval to the vesting in Delta or the Nominee (as appropriate) of an easement for pipeline over the Property on the terms set out in the Easement Documents (the *Pipelines Act Easement*).

6.2 Compensation

The parties agree that the compensation payable in respect of the vesting of the Pipelines Act Easement is the total of the amount specified in Item 3 and the amounts specified in Items 5, 7 and 8.

6.3 Payment of Compensation

Delta or the Nominee (as appropriate) must pay to the Landowner the compensation referred to in clause 6.2 (less all amounts paid by Delta under clauses 2.2(a), 5.8(b) and 5.8(c)) within one month of registration of the Pipelines Act Easement at the Department of Lands.

6.4 Release by Landowner

Subject to the receipt of the compensation payable under clause 6.3, the Landowner:

- (a) agrees to make no claim for compensation in respect of or in connection with the vesting of the Pipelines Act Easement; and
- (b) indemnifies Delta and the Nominee from all claims which any person has or may have in respect of or in connection with the vesting of the Pipelines Act Easement.

7. Waiver

7.1 No Waiver Except by Notice in Writing

No right under this Deed is waived or deemed to be waived except by notice in writing signed by the party waiving the right.

7.2 No Waiver of Subsequent Breaches

A waiver by one party under clause 7.1 does not prejudice its rights in respect of any subsequent breach of this Deed by the other party.

7.3 No Waiver by Extension or Forbearance

A party does not waive its rights under this Deed because it grants an extension or other forbearance to the other party.

8. Confidential Information

- (a) All Confidential Information obtained by the Landowner or any of the Landowner's Agents relating to Delta, the Nominee, the Easement or a Related Person of Delta or the Nominee must be kept confidential and must not be disclosed or utilised:
 - (i) except with the prior written consent of Delta or the Nominee (as appropriate); and
 - (ii) unless:
 - (A) required by law or stock exchange, or
 - (B) the Confidential Information becomes public knowledge through no breach of this clause 8.
- (b) The obligations of the Landowner under this clause 8 continue and survive the end of or termination of this Deed; and
- (c) The Landowner acknowledges that damages alone will not be a sufficient remedy for Delta or the Nominee (as appropriate) if the Landowner breaches this clause 8 and that Delta or the Nominee (as appropriate) will be entitled to obtain injunctive relief in relation to a breach or potential breach of this clause 8.

9. Goods and Services Tax

9.1 Payment of GST

A recipient of a taxable supply made under this Deed must pay to the supplier, in addition to the consideration for the taxable supply, any GST paid or payable by the supplier in respect of the taxable supply.

9.2 Time for payment

The recipient must pay the GST to the supplier at the same time as the consideration is payable.

9.3 Reimbursement obligations

A party's obligation to reimburse another party for an amount paid or payable to a third party includes GST on the amount paid or payable to the third party except to the extent that the party being reimbursed is entitled to claim an Input Tax Credit for that GST.

9.4 Tax invoice

Each party making a taxable supply under this Deed must issue a Tax Invoice to the other party for each taxable supply at or before the due date for payment of GST under clause 9.1.

10. Notice

10.1 Duly Given

A notice under this Deed is duly given if it is in writing and is:

- (a) sent by fax, on receipt by the sender of the answer back code of the recipient at the end of transmission stating that the transmission was successful;
- (b) delivered in person, when left at the address of the recipient shown in this Deed; or
- (c) by post, when received by the recipient,

but if delivery or receipt is not on a Business Day or is later than 4.00 pm (local time) it will be duly given on the next Business Day.

10.2 Form

Delta will be taken to have given an Exercise Notice or Nomination Notice to the Landowner if Delta gives to the Landowner a notice to the effect of the Exercise Notice or Nomination Notice, completed as appropriate.

11. General

11.1 Continuing Obligations

The obligations under this Deed shall survive the Option Period.

11.2 Further Assurances

Each party agrees to do all acts and things, and execute all deeds, documents and other writings as are from time to time reasonably required to give effect to this Deed.

11.3 Amendment

This Deed must not be varied except by an agreement in writing signed by each of the parties.

11.4 Entire Agreement

This Deed, including the Schedules, contains the entire understanding of the parties with respect to the matters contained in them. There are no promises, covenants or undertakings other than those expressly set forth in this Deed.

11.5 Publicity

A party must not disclose, advertise or publish the existence of this Deed or any terms of this Deed, without the prior written consent of the other party.

11.6 Costs

Delta must pay any reasonable legal costs incurred by the Landowner in relation to the preparation and execution of this Deed and the grant of the Easement. The costs in relation to the preparation and execution of the Deed will be paid upon execution of the Deed and the costs in relation to the grant of the Easement will be paid upon the Easement being registered.

11.7 Jurisdiction

This Deed is governed by the law of the Jurisdiction and each party submits to the non-exclusive jurisdiction of the courts in that State or Territory.

11.8 Counterparts

This Deed may be executed in any number of counterparts. All counterparts taken together constitute one agreement.

Schedule 2: Terms of Easement

1. Full and free right to the person whose in favour the easement is created, its successors and assigns their servants and all persons authorised by it or them to act on its or their behalf at all times and from time to time:
 - (a) to lay, construct, repair, maintain, renew, use, operate and remove pipelines, apparatus or works for the conveyance of any substance whether in a gaseous, liquid or solid state and for purposes incidental thereto under the Pipelines Act 1967, through in and along the land herein indicated as the servient tenement; and
 - (b) to cause or permit to flow or be conveyed through and along the said pipelines any such substance; and
 - (c) with or without vehicles, plant and equipment to enter and be in the easement for the purpose of exercising any rights granted to it or them hereunder; and
 - (d) to perform or carry out any act incidental to any of the aforesaid purposes.

2. Without affecting the generality of any requirement imposed by the Pipelines Act 1967 or regulations thereunder, the owner or occupier of the servient tenement must not within the easement, except with the prior consent in writing of the person in whom the easement is vested:
 - (a) excavate (including blasting), drill or dig; or
 - (b) erect, place or permit to be erected or placed any building, structure (including fence posts), plant, apparatus or equipment, earthworks, utility services or other improvements whether permanent or temporary on, over or under the servient tenement; or
 - (c) alter or disturb existing levels, contours or gradients; or
 - (d) plant or cultivate any tree within 3 metres of the pipeline or any apparatus or works; or
 - (e) place on or use any part of the servient tenement for the transport, carriage or support of any heavy object, vehicle or implement, which could in any way cause or be likely to cause damage to the pipeline; or
 - (f) undertake any other activity that represents a danger to the pipeline or is a danger to the operation of the pipeline or its apparatus or works including signs, vent pipes and cathodic protection systems including anode beds and electrolysis test points.

Schedule 3: Plan

Plan attached on the following page depicts the proposed centreline/route of the pipeline in purple colour to be wholly within the 20m wide easement.

The 20m wide easement will abut the southern boundary of Lot 7 DP 240685 wholly within Lot 7 DP 240685

For the avoidance of doubt , the parties acknowledge that the southern boundary of the Easement is immediately adjacent to the southern boundary of the Property.

20

PACIFIC HIGHWAY

62
DP 755266

CROWN
RESERVE

1
DP 518575

5
DP 240685

7
DP 240685
(AREA = 14.75ha APPROX)

1
DP 517862

6
DP 240685

PROPOSED EASEMENT FOR GAS PIPELINE 20 WIDE (APPROXIMATE AREA = 1.1ha)
(B)

49
DP 707586

8
DP 240685

(A) - EASEMENT FOR TRANSMISSION LINE

(B) - PROPOSED EASEMENT FOR GAS PIPELINE 20 WIDE

MGA

PLAN SCALE 1:2000

1	DP 240685	ADD	07/12/07	DELTA ELECTRICITY
2	DP 707586	ADD	07/12/07	DELTA ELECTRICITY

Montsath & Powys
 400 East Street, Newcastle NSW 2060
 Ph: 02 9550 1000
 Fax: 02 9550 1001
 Email: info@montsath.com.au
 Website: www.montsath.com.au

Project Name	DELTA ELECTRICITY	Sheet No.	1
Client	DELTA ELECTRICITY	Revision	B
Scale	AS	Drawn	
Author	ADD	Checked	ADD
Project No.	67168D	Ref No.	67168
Issue	1	Date	28/08/2007

Schedule 1:

- Item 1** **Property**
Folio Identifier: 7/ 240685. Lot 7 DP 240685
- Item 2** **Jurisdiction**
New South Wales
- Item 3** **Agreed Amount**
\$300,000
- Item 4** **Option Period**
A period of 13 months commencing on the date of this Deed
- Item 5** **Option Fee**
\$15,000
- Item 6** **Existing Interests**
Mortgage - Dealing No 3716352 Westpac Banking Corporation
- Item 7** **Construction Access Compensation**
\$ 8,235.00 for the Construction Access Period
- Item 8** **Construction Access Supplementary Compensation**
\$915.00 per month or proportionately in respect of any part of a month

Schedule 4: Exercise Notice

TO: Doyalson – Wyee RSL Club Limited
(the Landowner)

NOTICE OF EXERCISE OF CALL OPTION

NOTICE IS GIVEN BY DELTA ELECTRICITY to the Landowner that Delta irrevocably exercises the Call Option over the Property granted to Delta by the Landowner by the **CALL OPTION DEED** dated the day of 2007.

PROPERTY

Part land comprised in Folio Identifier 7 / 240685 and shown on the Plan.

DATED this day of 200

Signed Sealed and Delivered for and on)
behalf of **Delta Electricity** by their attorney)
under a Power of Attorney Registered No.)
Book 4314 No. 997 in the presence of:)
)

.....
Signature of witness

.....
Signature of attorney

.....
Name of witness
(please print)

.....
Name of attorney
(please print)

[Note: Insert Nominees details and execution clause as appropriate if a Nomination Notice has been given]

Schedule 5: Nomination Notice

TO: Doyalson – Wyee RSL Club Limited
(the Landowner)

CALL OPTION NOMINATION NOTICE

relating to the **Call Option Deed** dated

2007 between Delta Electricity and the Landowner.

1. DEFINITIONS

1.1 In this Notice terms defined in the Deed have the same meanings and:

- (a) **Nominee** means [insert name, ACN and address of Nominee]; and
- (b) **Nomination Date** means the date of this Notice unless the context otherwise requires.

2. NOMINATION

2.1 Nomination

Delta irrevocably nominates the Nominee to be its nominee for the purposes of the Call Option granted to Delta under the Call Option Deed and the Nominee hereby accepts such nomination.

2.2 Assumption by Nominee

With effect from and including the Nomination Date, the Nominee agrees to be bound by the Deed so that the Nominee is deemed from and including the Nomination Date to be a party to the Deed as if it had been originally named in the Deed in place of Delta.

2.3 Irrevocable

Delta and the Nominee acknowledge that the nomination hereby made shall be irrevocable and that no further nomination shall be permitted by the Nominee.

3. NOTICES

For the purposes of the Deed, the address for correspondence of the Nominee and for service by the Landowner of any notices under the Deed is the address set out below:

[insert details]

The Nominee advises that its solicitors for the purposes of the taking of the Easement are:

[insert details]

Signed Sealed and Delivered for and on)
behalf of **Delta Electricity** by their attorney)
under a Power of Attorney Registered No.)
Book 4314 No. 997 in the presence of:)
)

.....
Signature of witness

.....
Signature of attorney

.....
Name of witness
(please print)

.....
Name of attorney
(please print)

[Insert execution by Nominee]

Schedule 6: Consent

The holder of the interest described in the Consent Schedule below (the "Consenting Party") consents to the Deed of Option (a copy of which is annexed) and to the Easement and the Pipelines Act Easement contemplated by the Deed of Option, and agrees to Delta Electricity, the Nominee (as defined in the Deed of Option), and their respective Agents (as defined in the Deed of Option), entering the Property therein defined for the purposes described in the Easement Documents.

If:

- (a) the Call Option is exercised by Delta Electricity or the Nominee (as appropriate); or
- (b) the Pipelines Act Easement vests in Delta Electricity or the Nominee (as appropriate) under the *Pipelines Act 1967* (NSW),

then the Consenting Party agrees:

- (c) to execute and deliver to Delta Electricity or the Nominee (as appropriate) within 14 days of written request by Delta Electricity or the Nominee (as appropriate) any further consents or other documents as may be required to enable registration of the Easement or the Pipelines Act Easement (as appropriate);
- (d) to produce to the Department of Lands where relevant within 14 days of the written request of Delta Electricity or the Nominee (as appropriate), the Certificate of Title to the Property (if held by the Consenting Party and required for registration); and
- (e) to make no claim for payment of any consideration for consenting to the grant of the Easement or payment of compensation in relation to the vesting of the Pipelines Act Easement.

CONSENT SCHEDULE

Consenting Party	Address	Description of Interest (eg Mortgagee/Lessee/Caveator)
------------------	---------	---

Executed as a Deed

SIGNED, SEALED AND DELIVERED by)
in the presence of:)

.....
Signature of witness

.....

.....
Name of witness
(please print)

SIGNED, SEALED AND DELIVERED by)
in the presence of:)

.....
Signature of witness

.....

.....
Name of witness
(please print)

SIGNED, SEALED AND DELIVERED by)
in the presence of:)

.....
Signature of witness

.....

.....
Name of witness
(please print)

Executed as a deed.

Signed Sealed and Delivered for and on)
behalf of Delta Electricity by their attorney)
under a Power of Attorney Registered No.)
Book 4495 No. 754 in the presence of:)
)

Ray Madden

Signature of witness

Raymond Madden

Name of witness
(please print)

J. Henness

Signature of attorney

JAMES HENNESS

Name of attorney
(please print)

Executed by Doyalson-Wyee RSL Club Limited)
in accordance with section 127(1) of the)
Corporations Act 2001 (Cth):)
)

J. Tillman

Signature of director

JOHN I. TILLMAN

Name (please print)

K. Baloum

Signature of director or company ~~secretary*~~
*delete whichever does not apply

Kevin T. Baloum

Name (please print)

Signed for and on behalf of
Westpac Banking Corporation ABN: 33 007 457 141
Under power of Attorney No 332 BK 4299
by

NEIL MYERS
SENIOR RELATIONSHIP MANAGER
COMMERCIAL BANKING ERINA

It's duly constituted Attorney who is personally
known to me.

witness name:
address

Appendix H – Ausgrid Regulations

Can I get permission from Ausgrid to use the easement?

If you are going to carry out any development, whether or not it requires approval from your local council, check with Ausgrid to see if the electricity easement will be affected.

Before any work commences, written approval is required from Ausgrid. A local council building permit is not sufficient approval.

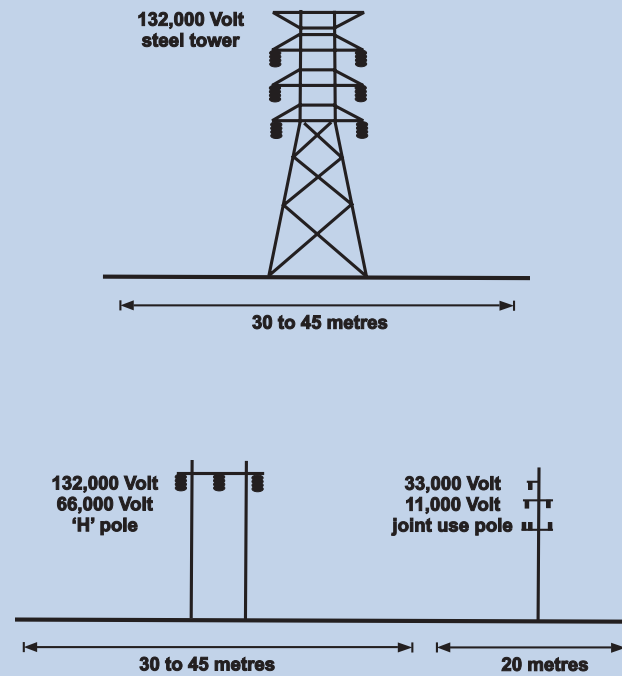
The following list does not attempt to cover all the regulations concerning the use of easements. For more information, contact Ausgrid.

- Operating mobile plant equipment higher than four metres when fully extended may be allowed, depending on the space between the extended equipment and power lines.
- Above-ground and in-ground swimming pools are rarely allowed.
- Building fences to a maximum of 2.5 metres is normally allowed, depending on how the fence affects access to the power lines, and on the need for earthing.
- The installation of irrigation equipment is normally allowed, if strict safety rules are met.
- Public sporting and recreational facilities are normally allowed, subject to certain restrictions.
- Tennis courts are rarely allowed.
- Developing residential or industrial subdivisions is normally allowed, provided access is still available to power lines and equipment. However, allowable encroachments are very restricted.
- Road building is normally allowed depending on power line clearances and the security of the electricity equipment.
- Excavating, filling and altering contours is sometimes allowed, but only under the strict supervision of Ausgrid.
- Using explosives may be allowed, as long as safety rules are met.

- Burning off or lighting fires may be allowed for very small fires away from the wires, but a permit must be obtained first.
- Installing utility services such as low voltage electricity, telephone or water (overhead, underground or on the surface), is normally allowed, depending on clearances to power lines and supporting structures.
- Building garages or sheds, and unroofed verandahs and pergolas attached to homes is allowed only in very limited circumstances.

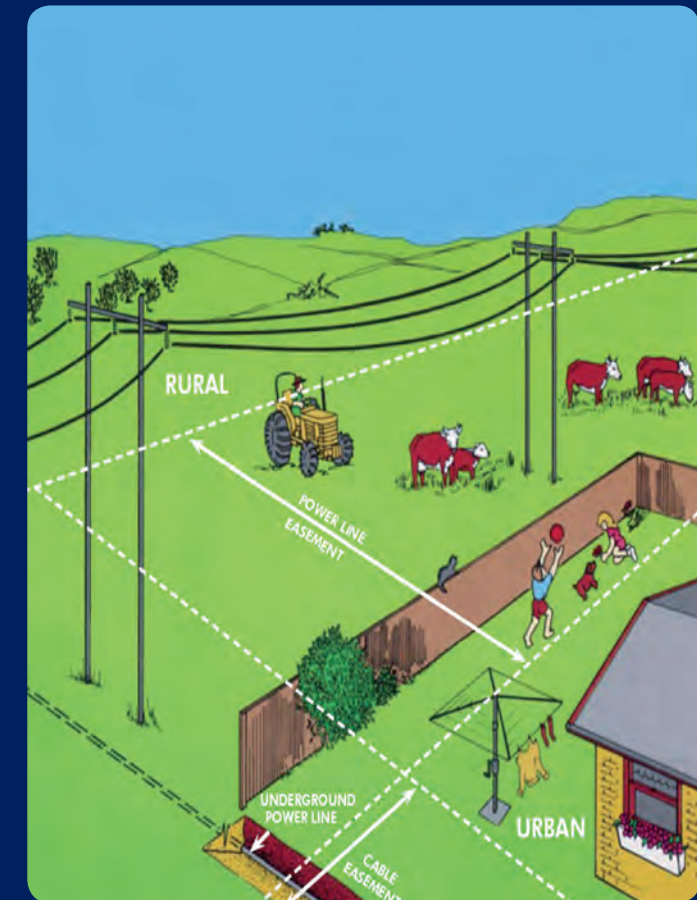
What if I have already built something on the easement without the permission of Ausgrid?

Please contact Ausgrid to discuss the matter.



Some typical electricity easements for power lines.

What all residents should know about living with electricity easements



For further information

For more information visit www.ausgrid.com.au or call us on 13 15 35.



Electricity suppliers, such as Ausgrid, need electricity easements so they can maintain and safely operate their power lines.

The NSW Electricity Supply Industry appreciates that customers need to know what they can and cannot do in electricity easements, whether they own or rent the property.

This brochure is not a legal document. It answers the most common questions about easements and briefly outlines what you can do on the easement with the written permission of Ausgrid.

What is an electricity easement?

An electricity easement is the right held by Ausgrid to control the use of your land near above-ground and underground power lines and substations. It holds this right for your own safety and to allow staff to work on the power lines at all times.

Easements also exist for telephone lines, water and sewage mains and natural gas supply lines.

Why are easements necessary?

Easements ensure the safety of the residents living, working and playing near power lines. They help prevent incidents occurring that could cause serious injury or even death.

Easements are also created to give Ausgrid clear, 24 hour access to the power lines. It is important to keep the easement clear at all times so regular maintenance, line upgrades, damage or technical faults can be attended to immediately.

Does an easement affect the value of my property?

Easements do affect the value of the property. A property is usually cheaper to buy if it has an existing easement for a power line or substation.

How does an easement affect what I can do with my property?

An easement affects the use of your property by controlling what you can build, what size trees you can plant and what outdoor activities you can carry out on the easement.

What are my responsibilities regarding electricity easements?

You must provide a continuous, unobstructed area of 4.5 metres wide along the full length of the easement to allow Ausgrid's staff access to power lines, transformers and other equipment at all times.

You must NOT place obstructions in the easement within 5 metres of a power line, transformer, pole, equipment or support wire, or within 10 metres of a steel power line structure.

What about Electromagnetic Fields?

Power lines operated by Ausgrid comply with National Health Standards. However, we are mindful of some community concern about Electromagnetic Fields (EMF) and health. If you wish to find out more about EMF visit www.ausgrid.com.au/emf

How do I know if there are easements on my property?

Contact your solicitor or the Land Titles office in your region to find out details of easements. Alternatively, you can write to Ausgrid.

What I can do on the easements

You can:

- Plant trees, shrubs and plants clear of vehicle access. MAXIMUM GROWTH HEIGHT OF 4 METRES.
See Ausgrid's list of suitable trees and shrubs for planting under or near power lines.
- Park cars and trucks. MAXIMUM LOAD AND AERIAL HEIGHT OF 4 METRES.
- Erect clothes hoists and barbecues, clear of the vehicle access way. MAXIMUM HEIGHT 2.5 METRES. Metal parts MUST be earthed.
- Operate mobile plant and equipment such as cranes, cherry pickers and tractors. MAXIMUM WORKING HEIGHT 4 METRES.
- Store materials that will not burn. MAXIMUM HEIGHT 3 METRES.
- Carry out normal farming, grazing and other agricultural activities. Take care when ploughing or operating mobile machinery near Ausgrid's equipment.

What I can't do on the easements

You must not:

- Build houses, sheds, garages or other large structures.
- Install fixed plant or equipment.
- Store liquids such as petrol, diesel fuel or any flammable material.
- Store explosives.
- Store garbage or fallen timber.
- Plant or cultivate trees or shrubs which grow taller than 4 metres or obstruct access to equipment, poles or steel power line structures.
- Put obstructions within 5 metres of any power pole, equipment or support wire or within 10 metres of a steel structure.
- Fly kites or model aircraft.
- Drive fence posts or stakes in easements where there is underground cabling.

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