

ROOT PARTNERSHIP PTY LTD

# **LAND AND HOUSING CORPORATION**

## **56-58 BEANE STREET, GOSFORD**

### **SITE INFRASTRUCTURE ASSESSMENT**

FEBRUARY 2019



# Question today *Imagine tomorrow* Create for the future


LAND AND HOUSING CORPORATION  
56-58 BEANE STREET, GOSFORD  
SITE INFRASTRUCTURE ASSESSMENT

ROOT PARTNERSHIP PTY LTD

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REV	DATE	DETAILS
B	15/02/2019	Issued for information

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Reviewed by:	Simon Jeffs	15/02/2019	SJ
Approved by:	Neil Langford	15/02/2019	

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# EXECUTIVE SUMMARY

WSP have been engaged by Root Partnership to undertake a desktop review of the existing surrounding authorities / utilities site infrastructure for the proposed residential development hotel situated within the Central Coast Council (CCC) LGA at **56-58 Beane Street Gosford NSW 2250**.

This desktop assessment has been undertaken utilising Architectural site block analysis drawings, utility drawings obtained via the “Dial before you Dig” process and communication with the respective supply authorities for applications of supply and infrastructure capacities.

At the time of report the site has been cleared of all existing demolished building elements for construction of a new apartment complex consisting of up to **38** residential dwellings corresponding to architectural seven (7) and eight (8) storey concept options.

Electrically, a maximum demand study has been undertaken and supplied to the Ausgrid as part of the Application for Connection to the distribution network.

The site has access to communications services including NBN.

Hydraulically, the site is unencumbered of authority mains and the site appears to be suitably serviced with the existing Jemena gas and Council water mains infrastructure traversing the bounding streets.

There is an existing drainage easement along the western boundary of the site. This boundary is the low point of the site containing council stormwater drainage asset route. The surface of the easement forms part of an existing 1:100 flood overland flow path and cannot be compromised by new structure or diversion of flows. The contractor shall include for detailed flood modelling through the easement once surface treatments and levels are available.

The site falls within a bushfire buffer zone and requires site specific measures to be integrated per specialist bushfire consultant design advice.

# 1 INTRODUCTION

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## 1.1 GENERAL

This site infrastructure assessment report provides an overview of the electricity, communications, stormwater, potable water, sewerage and gas infrastructure for the existing **56-58 Beane Street** site with the purpose of providing the contractor with preliminary utilities advice in order to provide Contractors greater certainty in pricing the development.

All existing structures and services within the site have been decommissioned, demolished and removed with all new services intended on being installed to service the proposed development.

The responsibility for all utilities applications started by WSP are transferred to the contractor and their design team to finalise applications, liaison and negotiation with authorities through the design and construction phase of the project on behalf of the principal.

---

## 1.2 SOURCES OF INFORMATION

This report considers information obtained from:

- 1 Dial Before You Dig (**DBYD**) responses from affected utilities
- 2 Statement of Available Pressure and Flow, Lodged to Central Coast Council 18th of December 2018.
  - Response received **18/01/19** – Refer to **APPENDIX A**
- 3 Flood map enquiry application, Lodged to Central Coast Council 18th of December 2018
  - Response received **19/12/18** – Refer to **APPENDIX B**
- 4 Application for Gas supply, Lodged online to Jemena 19th of December 2018.
  - Response received **19/12/18** – Refer to **APPENDIX C**
- 5 Ausgrid application for connection Assessment, Lodged 21st of December 2018.
  - Response received **04/02/19** – Refer to **APPENDIX D**
- 6 Central Coast Council guidelines
  - Gosford City Council Development Control Plan 2013 (DCP)
  - Gosford City Council Development Application Guide 2015
  - Gosford City Council Civil Works Specification Volume 1 - Design
  - Gosford City Council Civil Works Specification Volume 2 - Construction
  - Gosford City Council's Electronic Mapping System – Flood Mapping
  - Managing Urban Stormwater, Soils and Construction, 4th Edition, March 2004, Landcom
  - Basix, Interim Rainwater Harvesting System Guidelines, May 2015
- 7 Central Coast Council online mapping portal: <https://maps.s.centralcoast.nsw.gov.au/>
- 8 Relevant Australian Standards, primarily AS/NZS 3000, AS/NZS 3500, AS 5601, AS.2419 and AS.2118
- 9 Draft NCC 2019 Deemed to Satisfy (DtS) requirements.

## 1.3 ADDITIONAL SITE CONDITIONS AFFECTING DESIGN

The site falls within a bushfire area buffer zone and shall be protected with appropriate measures as required by the development consent conditions. The following diagram indicates the extent of the bushfire zoning available from Central Coast Council's online mapping portal.

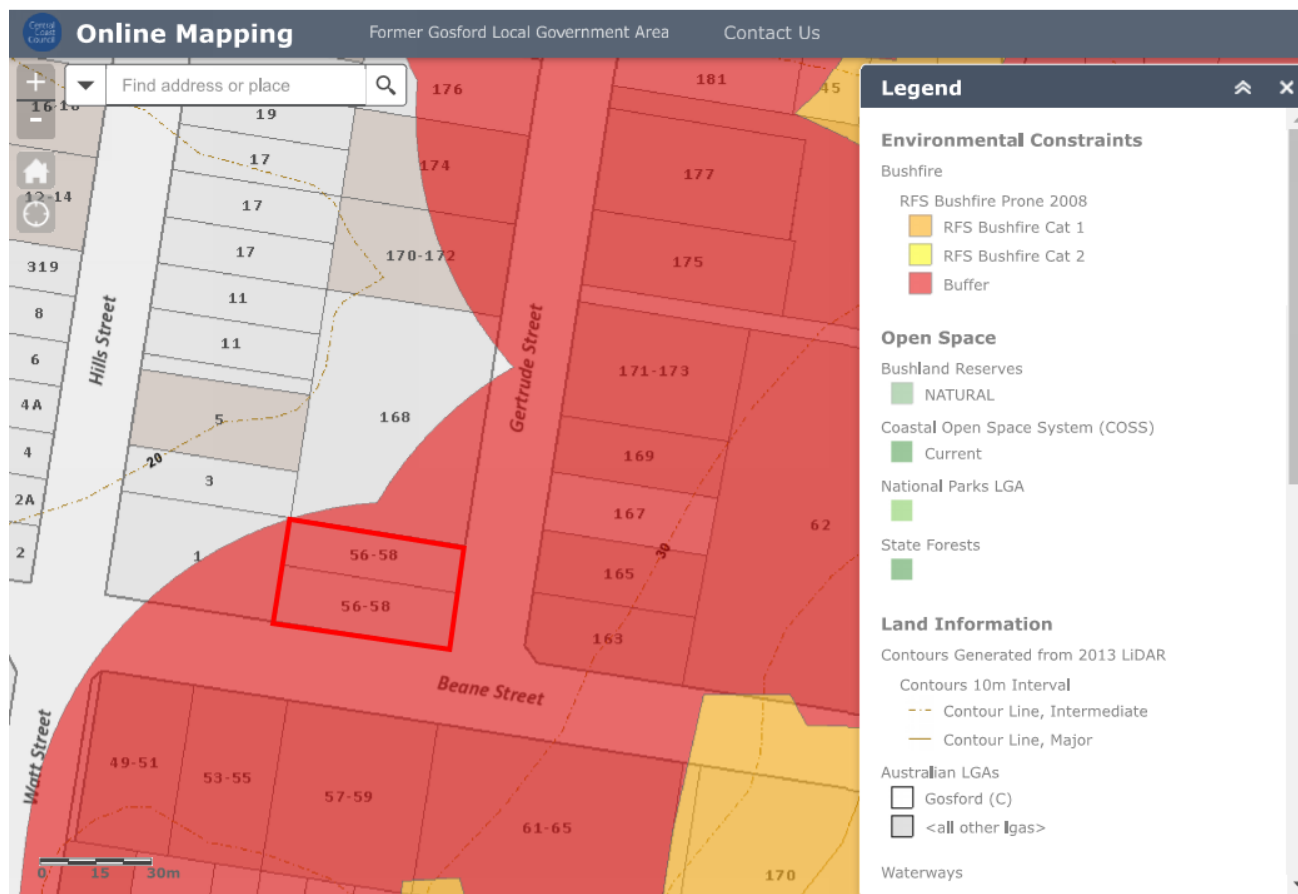


Figure 1 –Bushfire zoning extract from online mapping portal

## 1.4 ASSUMPTIONS

WSP have made the following assumptions in preparing this report:

- 1 The assessments contained herein is based upon the sources of information listed in **Section 1.2**. Should additional site utility infrastructure information be made available beyond the course of our scope, WSP reserve the right to review and amend our assessment outcomes accordingly.

- 2 Our assessments of fixed fire protection equipment requirements are based upon the following assumptions:
  - Site fire hydrant demand of two (2) hydrants operating simultaneously @ 20L/s
  - Residential sprinkler demand of up to four heads operating simultaneously @ approximately 13.4L/s
  - Should the design requirements of the project exceed this assumption, the contractor shall lodge pressure and flow enquiries to validate the final design outcome as necessary.
  - The pressure and flow statement is valid only for **12 months** from date of issue.
- 3 No site specific independent flood modelling has been undertaken by WSP to validate councils advice.
- 4 Coordination between any new incoming utilities to service the site has not been reviewed.

## 2 ELECTRICAL

### 2.1 EXISTING INFRASTRUCTURE

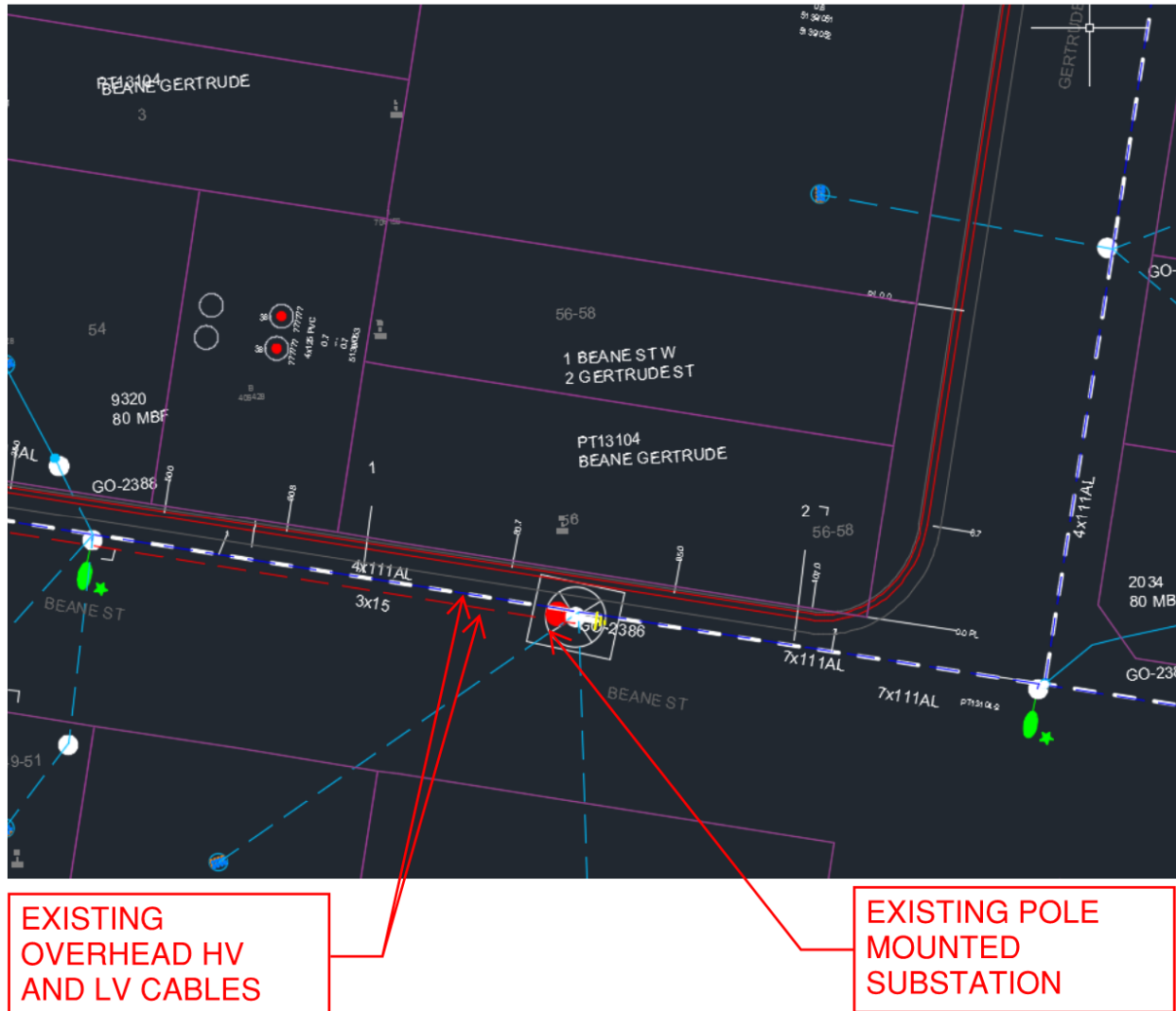


Figure 2 - Ausgrid GIS Extract with Relevant Assets Highlighted.

### 2.2 POWER INFRASTRUCTURE ASSESSMENT

The existing distribution network assets including the Low Voltage, High Voltage feeds, and pole mounted substations in the vicinity of the site which form part of the Ausgrid network.

Existing overhead assets include High Voltage and Low Voltage cabling reticulating above the Beane Street footpaths.

An application for connection has been made to Ausgrid their assessment and requirements of the provided power to the development.

Ausgrid's assessment has determined that the Installation of a **KL kiosk substation** is required to connect the development in conjunction with undergrounding of existing overhead assets along the south-eastern boundary of the development.



These works are classified as contestable, which means that the development is required to fund the design and some or all of the construction works. The contractor is required to engage and manage suitably qualified contractors, known as Accredited Service Providers (ASPs) to undertake the design and construction.

The contractor is required to engage and manage an ASP Level 3 (ASP/3) design engineer, and then an ASP Level 1 (ASP/1) contractor to undertake construction in accordance with the approved design and Ausgrid's policies and standards.

The timeframe for the works will vary depending on factors such as the complexity and the way in which the contractor approaches the undergrounding of existing overhead assets along the south-eastern boundary of the development.

Ausgrid Assessment Response to the "Application For Supply" has been received containing the assessed conditions pertaining to Ausgrid electrical infrastructure to supply the new development. Refer to **APPENDIX D**.

The contractor shall include for all ASP/3 design, supply and ASP/1 installation works for a new kiosk substation on site to serve the building demand in conjunction with undergrounding existing overhead assets along the south-eastern boundary of the development.

### 3.1 TELSTRA INFRASTRUCTURE



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## 3.2 NBN INFRASTRUCTURE

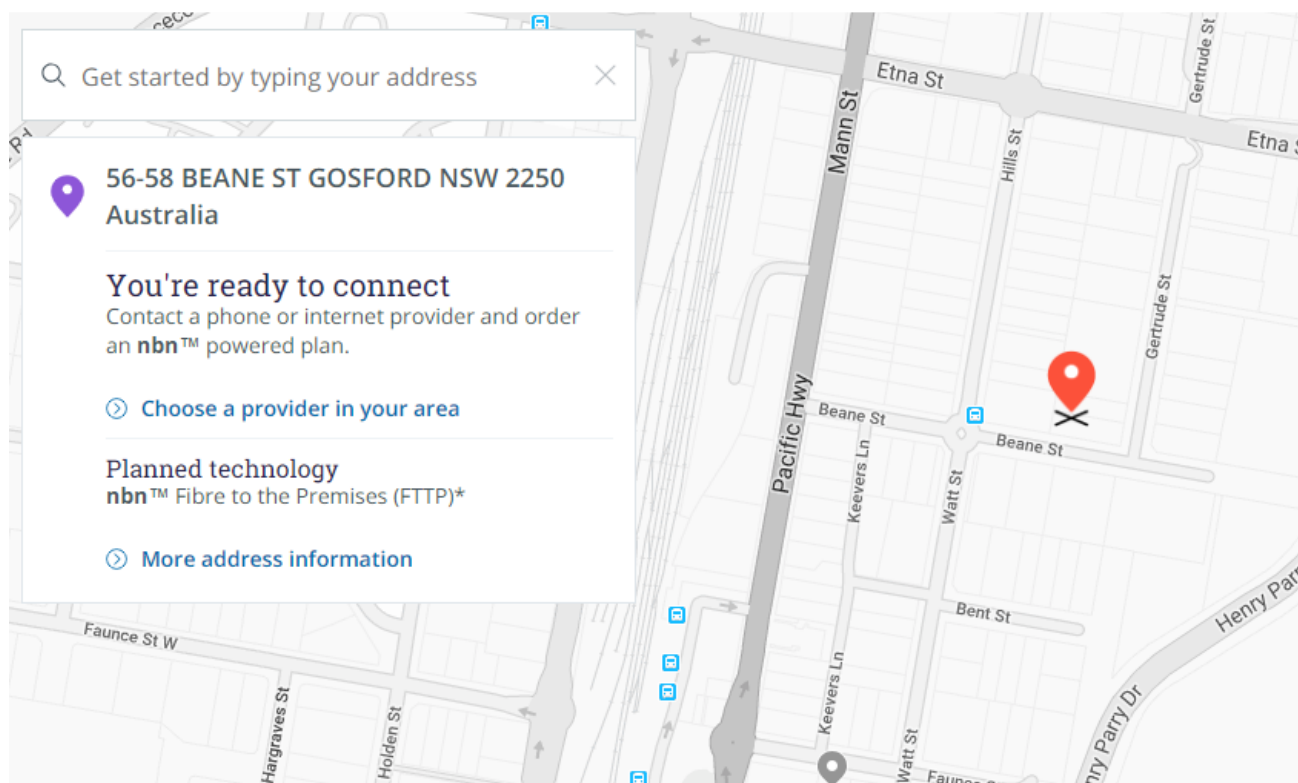


Figure 4: NBN Rollout Map Showing No NBN Services Installed or Planned near the proposed development

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## 3.3 COMMUNICATIONS INFRASTRUCTURE ASSESSMENT

### 3.3.1 TELSTRA

Telstra has underground telecommunication assets located on Beane Street (see below). There is an online process for registering your development with Telstra. The developer must apply to Telstra for the delivery of telecommunications services to the site at: <http://www.telstra.com.au/smart-community/developers/>

### 3.3.2 NATIONAL BROADBAND NETWORK (NBN)

Current NBNCo policy is to provide NBN only to developments exceeding 100 dwellings. In special circumstance, where the proposed development is in an NBNCo active area, NBNCo, at its own discretion, may provide NBNCo fibre to a development smaller than 100 dwellings. The rollout map (below) indicates there is currently an active NBNCo service connection nearby.

The architecture and communications planning of the building shall accommodate an FTD on each floor and an NTD within each unit.

## 4 WATER, SEWER & STORMWATER

### 4.1 CENTRAL COAST COUNCIL INFRASTRUCTURE



Figure 5: Central Coast Council Dial Before You Dig Plan Showing Sewer, Water and Stormwater Networks on Beane Street

## 4.2 WATER INFRASTRUCTURE ASSESSMENT

The site is unencumbered of utility water mains and the site appears to be suitably serviced by the existing Central Coast Council water mains infrastructure with multiple mains interconnecting at the corner of Beane and Gertrude Streets.

- 5 The site is proposed to utilise three (3) water connections consisting of separate domestic, fire sprinkler and fire hydrant supplies.
- 6 The architecture and plumbing design shall accommodate individual water metering on each floor to a benchmark standard being Sydney Water's multi-level individual metering guidelines (**MLIM**).
- 7 The south eastern corner of the site would be the proposed position of site water meters, fire hydrant booster assembly and fire sprinkler assembly according to **LAHC** residential asset design guidelines.
- 8 Architecturally a fire separated enclosure or 10m setback would be required to house the booster assemblies in this position in accordance with NCC 2019 Deemed to Satisfy (**DtS**) requirements.
  - Based upon the concept architectural site massing a fire engineered performance solution or;
  - **FRNSW** section 188 dispensation application would be required to locate the booster in contradiction to **DtS** requirements.

The dial before you dig plans were advised by a Council representative to be missing a section of 300mm main alignment along the Beane street boundary of the site. The existing water mains routes appear clear of and not impacted by the architectural concept seven (7) and eight (8) storey option basement extents.

Location of pressure  
and flow assessment



Figure 6: Updated mains locations and location of water pressure and flow test

A “Statement of Available Flows” enquiry to determine the 95% fire flows and pressures was submitted to Central Coast Council and an extract of their assessment is as follows:

Fire Flow Rates (l/s)	0	5	10	15	20	25	30
Residual Pressure (m)	71.7	71.6	71.4	71.2	71.1	70.9	70.7
Residual Pressure (kPa)	703	702	700	698	697	695	693
Residual Pressure (psi)	102	102	102	101	101	101	101
Please Note: The minimum residual pressure required is 12m at the connection point.							
Assumed Ground Level	24 (AHD)			Diameter of Main		300 mm	

**Note:** Pressure values are valid at testing point to Council main, as indicated on the plan on Page 2. If actual ground level is different, values will need to be altered to reflect this.

Figure 7: Central Coast Council pressure and flow assessment extract

The water mains flow and pressure to service the development as advised by the pressure and flow statement obtained via Central coast council **APPENDIX A** indicate:

- 9 Fixed on-site fire hydrant protection system pumps are likely to be required for both the seven (7) storey and eight (8) storey architectural concepts subject to final system design and calculations.
  - This assessment is based assumed 3.3m floor to floor heights plus basement and maximum allowable system losses of 150kPa as per AS.2419 requirements to achieve minimum unassisted supply of 10L/s (each) @ 250kPa supply at the most disadvantaged outlet(s)
  - This assessment is based upon the aggregate demand of hydrants and sprinklers required simultaneously as per AS.2419 and AS.2118.1 requirements.
- 10 Based upon the pressure and flow statement indicating the mains have sufficient flows available to supply the fire protection systems simultaneously, on-site dedicated fire protection storage tanks are not required.
- 11 The site is situated within a bushfire danger zone, fire protection systems shall also provide for active bushfire protection measures in accordance with Development Consent and specialist consultant conditions.

The overall capacity of the water network must be assessed by Central Coast Council via a **Section 305, 306 & 307** application by the contractor following submission of the development application (**DA**) process to the satisfaction of issue of a compliance certificate in accordance with Chapter 6 Part 2 Division 5 of the Water Management Act relating to the provision of services to the property.

## 4.3 SEWER INFRASTRUCTURE ASSESSMENT

The site is unencumbered of utility sewer mains and the site appears to be suitably serviced by the existing Central Coast Council sewer mains infrastructure with an existing sewer junction connection located in the north-western corner being the low point of the site.

- The site is proposed to utilise one (1) sewer connection.
- The North-western corner of the site would be the proposed position of connection.

The alignment of the existing sewer main appears not to be impacted by the architectural concept seven (7) and eight (8) storey option basement extents.



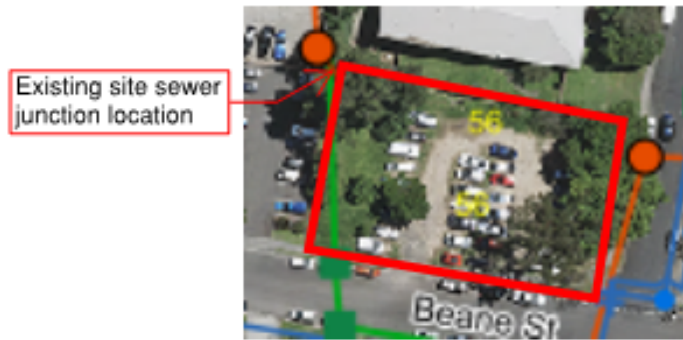


Figure 8: Proposed site sewer connection location

The existing position of the sewer junction is not known at this time and is to be determined through the design process. It is assumed the junction exists within the property boundary.

The overall capacity of the sewer network must be assessed by Central Coast Council via a **Section 305, 306 & 307** application by the contractor following submission of the development application (**DA**) process to the satisfaction of issue of a compliance certificate in accordance with Chapter 6 Part 2 Division 5 of the Water Management Act relating to the provision of services to the property.

## 4.4 STORMWATER INFRASTRUCTURE ASSESSMENT

The site is located within the Central Coast Council LGA and is subject to the stormwater management guidelines prescribed by the Gosford City Council Development Control Plan 2013 (**DCP**).

The Central Coast Council online maps portal provides confirmation that the site is subject to 1% AEP flooding along the western boundary, an easement exists on the property to afford this storm water overland flow path.

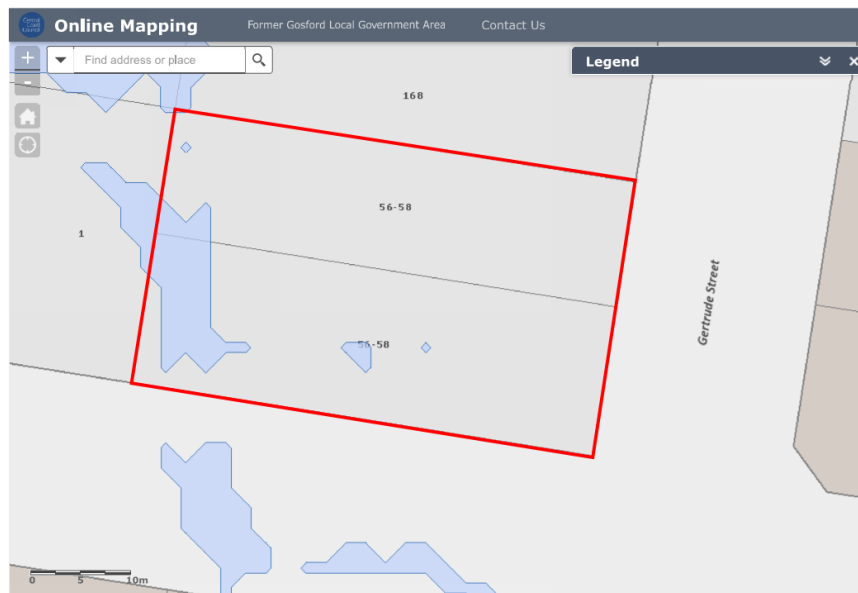


Figure 9: Online mapping indicating 1% AEP flood path

The site has a Central Coast Council stormwater main traversing the western boundary in a south to north direction.

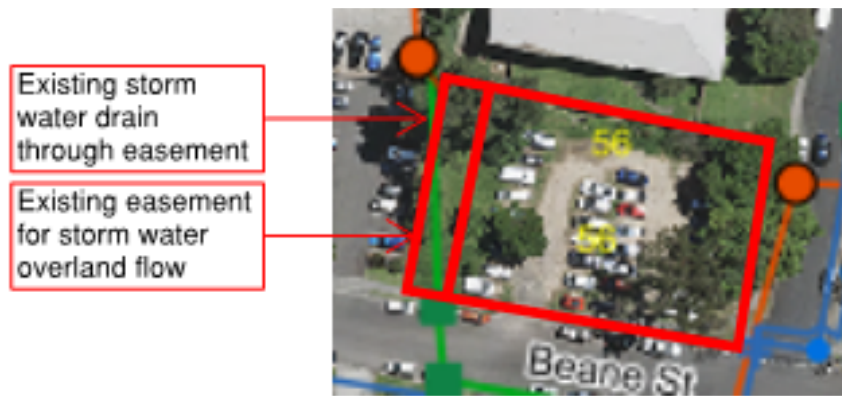


Figure 10: Stormwater drainage Route and easement location

The alignment of the existing storm water main appears not to be impacted by the architectural concept seven (7) storey and eight (8) option basement extents, Council assessment and structurally engineered controls would be required for the architectural concept eight (8) storey option basement extents that are proposed to abut the easement boundary line.

A flood assessment application was lodged with Central Coast Council to receive the 1% AEP flood levels to confirm the habitable floor level in conjunction with the minimum 500mm freeboard above the PMF flood event in accordance with the DCP. The flood letter APPENDIX B stipulates that a site specific detailed flood analysis shall be undertaken

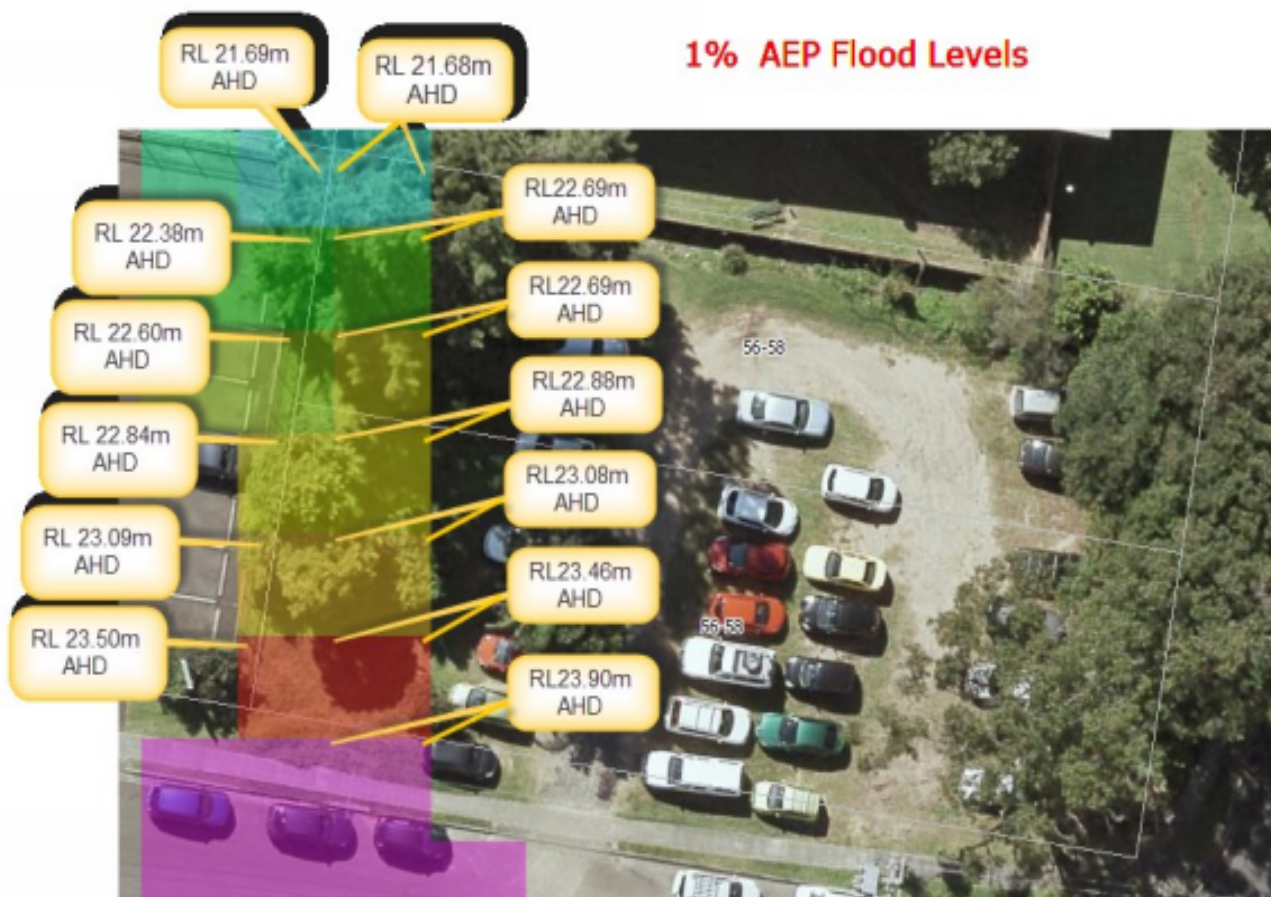


Figure 11: Extract CCC Stormwater Flood assessment for site 56-58 Beane Street Gosford

The site is subject to the on-site stormwater detention requirements imposed by Gosford City Council Development Control Plan 2013 (DCP). A stormwater management plan and erosion and sediment control plan shall be undertaken by the design team civil engineer and submitted in conjunction with the development application.



The stormwater detention volumes are to be calculated using the formulas as set out in Gosford City Council Development Control Plan 2013 (DCP) requirements. To The sites new storm water system shall convey and connect all surface and sub-soil water via detention and inline stormwater quality improvement devices (**SQID**) to the existing Infrastructure in the north-western corner of the site accordance with Water Sensitive Urban Design (**WSUD**) guidelines.

## 5 NATURAL GAS

## 5.1 JEMENA GAS INFRASTRUCTURE



**Figure 12: Jemena Dial Before You Dig Plan Showing Natural Gas Networks**

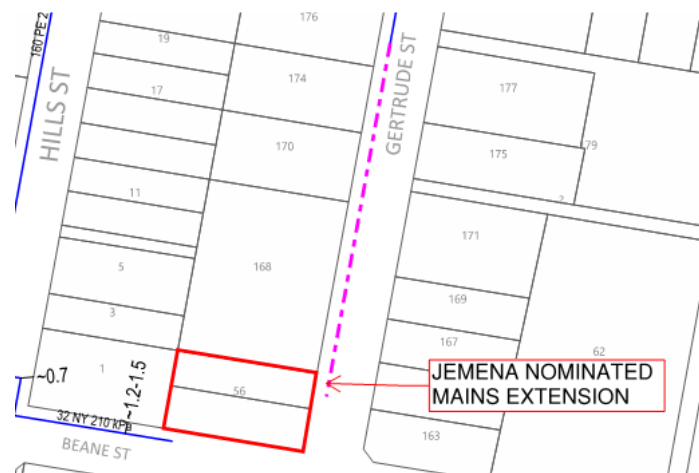
## 5.2 GAS INFRASTRUCTURE ASSESSMENT

The site is currently in proximity of the following Jemena natural gas mains:

- 210kPa DN32 Nylon main along Beane Street terminating within Beane Street at the south-western corner of the site;
- 210kPa main terminated at the northern end of Gertrude Street;

An “application to connect” including centralised hot water information has been submitted to Jemena for assessment of gas supply to the site. Further details and completed design are required to obtain an “offer of supply”.

The existing gas mains are confirmed by Jemena to supply gas to the site, however to meet Jemena’s infrastructure requirements as per Jemena’s response to the “application to connect” requires the development to extend the existing gas main within Gertrude Street to service the site. Refer to **APPENDIX C**.



**Figure 13: Jemena nominated site gas supply extension**

Jemena requires the gas meter and regulator set to be located at the ground level frontage

The development is subject to Jemena's volume boundary metering requirements which includes hot water metering supply to each unit, this is a requirement where centralised hot water plant is utilised.

The contractor shall negotiate further with Jemena to potentially re-use existing 32mm connection at the south-western corner of the site along Beane Street previously supplying the existing 56-58 dwellings.

# END OF REPORT

# APPENDIX A

## STATEMENT OF AVAILABLE WATER PRESSURE AND FLOW





Telephone (02) 4325 8222

Please Quote 26457735  
Ian Schomberg  
15 January 2019

Neil Langford  
L27 680 George Street  
SYDNEY NSW 2000

## STATEMENT OF AVAILABLE WATER PRESSURE AND FLOW

**PLEASE NOTE:** Pressure and flow advice is issued on the basis of the disclaimer provided on Page 2 of this statement. The information in this statement only applies to the testing point nominated in the provided sketch/plan.

### FULL DESCRIPTION OF SUBJECT PROPERTY

Lot: 31 SEC: 4 DP: 1591 56 Beane Street GOSFORD

### COMMENTS AND GUIDANCE FROM APPLICANT

Additional flow rate of 30 L/s requested

### AVAILABLE PRESSURE AND FLOW INFORMATION

Fire Flow Rates (l/s)	0	5	10	15	20	25	30
Residual Pressure (m)	71.7	71.6	71.4	71.2	71.1	70.9	70.7
Residual Pressure (kPa)	703	702	700	698	697	695	693
Residual Pressure (psi)	102	102	102	101	101	101	101
Please Note: The minimum residual pressure required is 12m at the connection point.							
Assumed Ground Level	24 (AHD)			Diameter of Main		300 mm	
<b>Note:</b> Pressure values are valid at testing point to Council main, as indicated on the plan on Page 2. If actual ground level is different, values will need to be altered to reflect this.							

### COMMENTS FROM ASSESSOR

Additional flow rate of 30 L/s included in assessment



**Wyong Office:** 2 Hely St / PO Box 20 Wyong NSW 2259 | P 02 4350 5555  
**Gosford Office:** 49 Mann St / PO Box 21 Gosford NSW 2250 | P 02 4325 8222  
E [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au) | W [www.centralcoast.nsw.gov.au](http://www.centralcoast.nsw.gov.au) | ABN 73 149 644 003

## ADVICE TO APPLICANTS - DISCLAIMER

**Please note:** Council provides all pressure and flow advice with the following disclaimer.

*The water supply system has not been designed for a specific level of fire fighting capability. Council endeavours to supply water at greater than 12m of pressure for normal domestic purposes, which excludes water for fire fighting.*

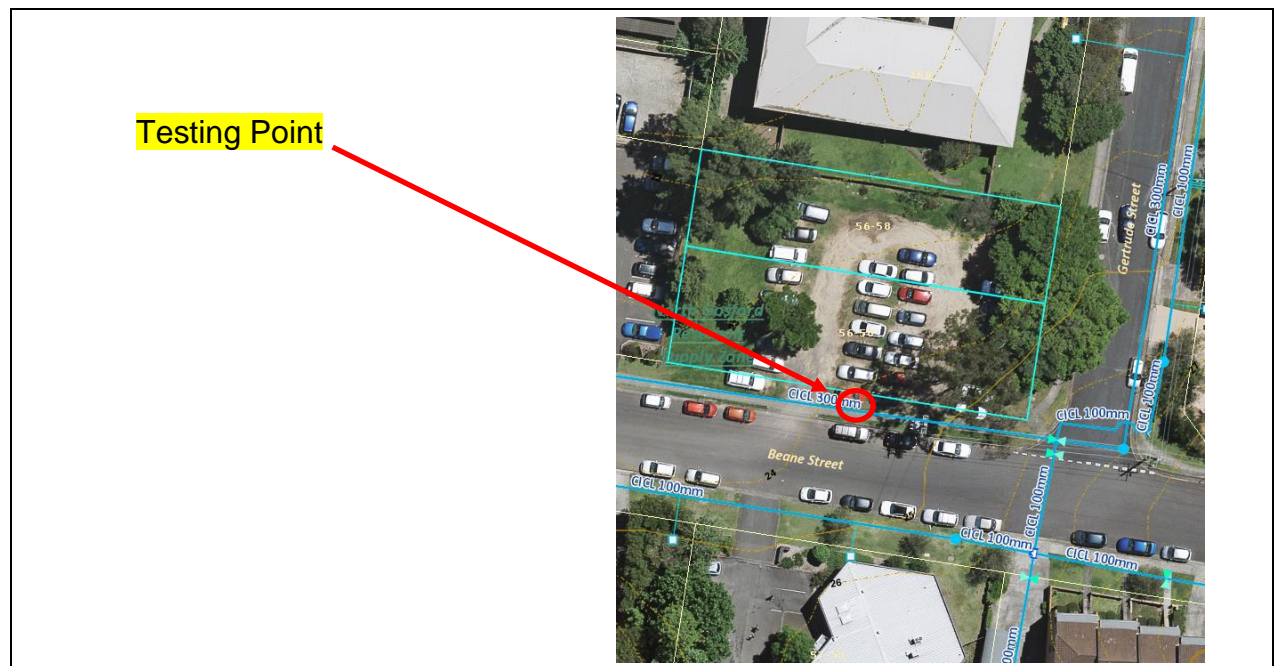
*The calculated residual mains pressure quoted within this advice may be used at the applicant's risk for the design and the installation of private fire hydrants, fire sprinkler systems, fire hose reels and domestic fixtures only.*

*This information is a calculated estimate from mathematical models of the water supply. Water supply pressures vary all the time from increased demand, main breaks, operational changes and water usage within the property. Accordingly, Council does not guarantee that these pressures will be available all the time. The 95% pressure case is presented for the applicant's information.*

*This information is valid for 12 months from the date on this advice.*

*It is the responsibility of the property owner to ensure that their systems continue to meet the required codes and operate effectively at all times.*

## PLAN OF TESTING POINT



Yours faithfully

**Sepalee Mathmaluwe**  
Asset Engineer  
Construction Planning & Management

# APPENDIX B

## FLOOD INFORMATION LETTER



19 December 2018

Neil Langford  
WSP Australia  
L27 680 George Street  
SYDNEY NSW 2000

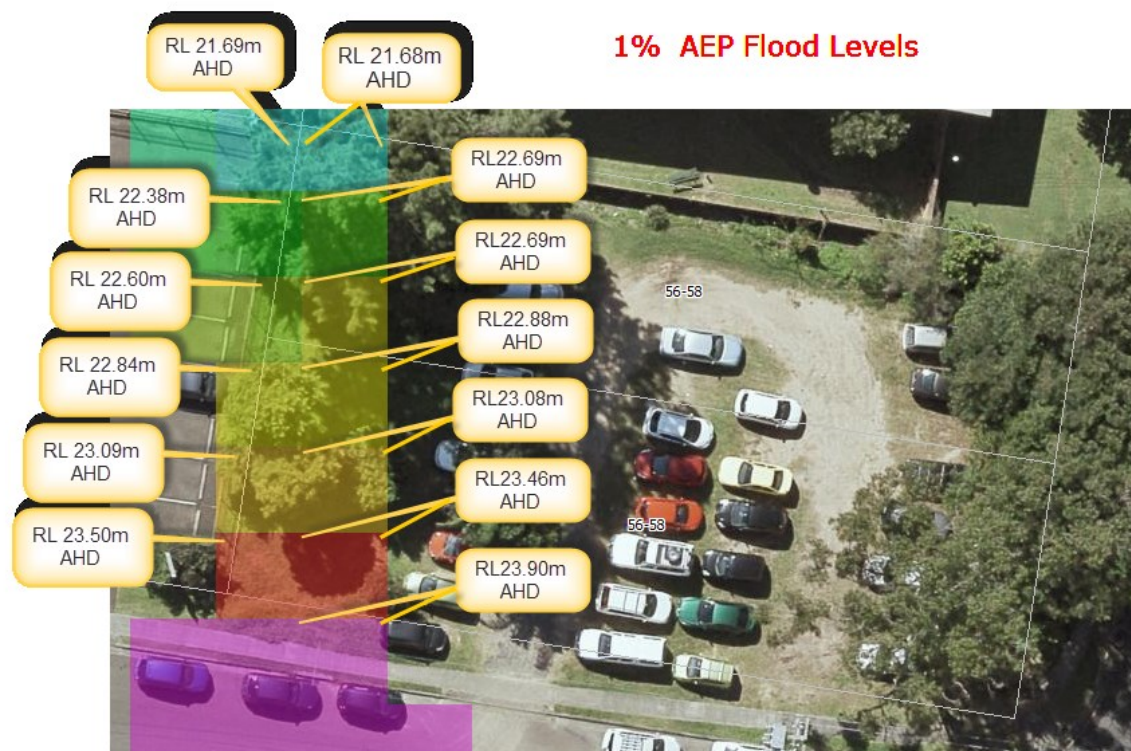
neil.langford@wsp.com

### Minimum Floor Level Enquiry:

**Subject: Flood Information Letter Lots 31 & 32 SECSEC 4 DPDP1591 H56-58 Beane**

<b>ENQUIRY DATE:</b>	18 December 2018
<b>5% AEP FLOOD LEVEL:</b>	Not required
<b>1% AEP FLOOD LEVEL:</b>	varies (refer to Figure 1)
<b>MINIMUM FLOOR LEVEL:</b>	varies; add 500mm to 1% AEP Flood Levels shown in Figure 1

Figure 1



**Wyong Office:** 2 Hely St / PO Box 20 Wyong NSW 2259 | P 02 4350 5555

**Gosford Office:** 49 Mann St / PO Box 21 Gosford NSW 2250 | P 02 4325 8222

E [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au) | W [www.centralcoast.nsw.gov.au](http://www.centralcoast.nsw.gov.au) | ABN 73 149 644 003



**DISCLAIMERS:** Council provides you with the above information as general advice only, and you should not rely upon that information when making decisions relating to the purchase or development of the above property. Council **strongly recommends** that you seek site specific flooding advice from a suitably experienced expert prior to making any decisions relating to the purchase or development of the above property. That disclaimer and recommendation is provided for the following reasons:

1. The information in the above table is based on Council's records. Those records do not include a recent flood study or a recent detailed survey of the above property. For example, a recent detailed survey would provide precise ground levels for the subject property as well as identify, with precision, the location of any watercourses, drainage structures and systems, overland flowpaths and built structures that might impact on the extent and degree to which the subject property might flood. Council does not have sufficient information to provide you with accurate prediction of the likelihood and extent to which the above property might flood, and so cannot provide you with accurate design levels for potential development of that property.
2. Council does not, and cannot, warrant that it will, in its capacity as a consent authority under the *Environmental Planning and Assessment Act 1979*, grant consent to a development application that seeks to erect or use dwellings or other structures on the above property that conform with the levels set out in the above information. As a consent authority, Council is required to consider the suitability of the above property for the specific development proposed as well as consider the requirements of Council's Development Control Plan 2013 – Chapter 6.7 Water Cycle Management (this is available on Council's website).

## **GLOSSARY OF TERMS**

<b>Term</b>	<b>Definition</b>
<i>AHD</i>	The Australian Height Datum (AHD) is the reference level for defining reduced levels adopted by the National Mapping Council of Australia. The level of 0.0 m AHD is approximately mean sea level.
<i>AEP</i>	The Annual Exceedance Probability (AEP) is the chance of a flood of a given or larger size occurring in any one year. Usually expressed as a percentage. Eg a 1% AEP flood event has a 1% chance of occurring in any one year. Equally, it is likely to occur on average once every 100 years.
<i>Minimum Floor Level</i>	The minimum floor level (MFL) provides a freeboard to building within flood prone land. This is also referred to as the Flood Planning Level.
<i>Freeboard</i>	A factor of safety usually expressed as a height above the adopted Flood Level. A freeboard tends to compensate for factors such as wave action and historical and modelling uncertainties.

The information provided in this letter is provided only to you, and is not intended to be provided to any third party.

Should you have any enquiries with regard to this letter, please do not hesitate to contact Carlo Favetta on (02) 4325 8222 during the hours of 8.40 am to 5.00 pm Monday to Friday.

Yours faithfully,

*C. Favetta*

**Carlo Favetta**

Engineer – Development Assessment

Phone: 02 4325 8222

Internal Reference: 26457678

# APPENDIX C

## APPLICATION FOR GAS SUPPLY RESPONSE



**From:** no.reply@jemena.com.au  
**Sent:** Wednesday, 19 December 2018 4:13 PM  
**To:** Langford, Neil  
**Subject:** Application #165989 reopened as we need additional information



## Sorry, we need some more details

Application #165989

Thank you for applying. We need more information to be able to assess your application.

Gas is available to supply this site. A short main extension will be required into Gertrude St. Further gas schematics will be required to progress this application through to offer. Neale 0402 060 151

We ask that you [login](#) and provide the information promptly so we can complete your assessment.

If you have any questions or concerns during this time, please [send us a message](#) or call us on 1300 137 078.

Regards  
New Connections Team  
**Jemena**  
[jemena.com.au](http://jemena.com.au)

\*\*\*\*\*

This is a confidential message intended for the named recipient(s) only. The contents herein are privileged to the sender and the use thereof is restricted to the intended purpose. If you have received this e-mail in error, please do not use, disclose, distribute, copy, print or relay on this email. If receipt is in error, please advise the sender by reply email. Thank you.

\*\*\*\*\*

# APPENDIX D

AUSGRID ASSESSMENT RESPONSE TO  
THE APPLICATION FOR SUPPLY





Address all relevant correspondence to:

Ausgrid Contestability Section  
Building 3, 51-59 Bridge Road  
Hornsby NSW 2077

E: [Contestability@ausgrid.com.au](mailto:Contestability@ausgrid.com.au)

02 January 2019

WSP

Attention: Jason Li  
680 George Street

Email: [Jason.li@wsp.com](mailto:Jason.li@wsp.com)

Reference Number: **1900089410**

Dear Jason,

**Electricity Network Connection Application at: 56-58 Beanie Street Gosford NSW 2250**

We have received your Connection Application and assigned it the reference number 1900089410.

We have made a preliminary assessment of your Connection Application and wish to advise the application is incomplete and we cannot proceed to a connection offer at this stage. To enable *Ausgrid* to further consider and process your request you will require a certified design and associated certification number, and you should include this on your application.

This letter provides guidance on how to obtain a certified design and associated certification number.

### Scope of Network Alterations

*Ausgrid's* assessment has determined that the following works are likely to be required to connect your development.

- ☐ Installation of a KL kiosk substation.

These works are classified as contestable, which means that you are required to fund the design and some or all of the construction works. If you have not already done so, you will need to engage and manage suitably qualified contractors, known as Accredited Service Providers (ASPs) to undertake the design and construction.

Initially, your ASP Level 3 (ASP/3) will undertake the design, and then your ASP Level 1 (ASP/1) will undertake construction in accordance with the design and *Ausgrid's* policies and standards. The timeframe for the works will vary depending on factors such as the complexity and the way in which you manage your ASP's.

Once the works have been satisfactorily completed and electrified, the premises connection assets will be owned and maintained by *Ausgrid* as part of the electricity distribution network.

### Design Stage

You or the person you represent must engage an ASP/3 to design the necessary network alterations. *Ausgrid* has classified the design information requirement for this connection as **standard**. Therefore, for this connection, the ASP/3 must submit a Proposed Design Scope (PDS) to *Ausgrid* for assessment. This will form the basis of

Design Information – Site Specific Terms and Conditions for the project, which your ASP/3 will use to prepare and submit a design that is certifiable.

You will also need to enter into a Contract for Design Related Services with *Ausgrid* as outlined below. This Contract sets out the rights and obligations of *Ausgrid* and yourself with respect to certification of your ASP/3's design by *Ausgrid*.

Once the design has been certified by *Ausgrid*, your Connection Application will be complete and you may use the design certification number to request that your Connection Application proceed to a connection offer or expedited connection, provided you assure *Ausgrid* that the development has not materially changed since you submitted your original Connection Application.

### Contract for Design Related Services

This letter is an offer to enter into a Contract for Design Related Services. It remains open for acceptance for 45 business days. A copy of the Contract for Design Related Services is available for your review on our website <http://www.Ausgrid.com.au> at the following link: <https://www.ausgrid.com.au/-/media/Documents/Technical-Documentation/Contracts-and-Deeds/Contract-for-Design-Related-Services/Design-Contract-2017.pdf>.

No work will be undertaken by *Ausgrid* until a Design Contract is in place.

You are encouraged to contact ASP/3's and ASP/1's to understand the likely overall costs you will incur for design and construction before you accept and commit to the Contract for Design Related Services.

**IMPORTANT:** The contractual arrangements provide the framework for a design to be prepared by your ASP/3, and NOT by *Ausgrid*. *Ausgrid*'s fees as outlined below are for the design related network services we provide during the design phase, and are IN ADDITION to the fees charged by your ASP/3 in preparing the design.

### Acceptance Fees

The acceptance fees relating to the Contract for Design Related Services are payable upon acceptance. *Ausgrid* will invoice you once we receive your signed acceptance form. The Contract will not commence until you pay the invoiced fee.

These fees are an estimate for the *Ausgrid* services required. Further fees may apply for any additional services required and these will be quoted on each occasion. *Ausgrid*'s published rates for our services are amended from time to time in our Connection Policy – Connection Charges publication, and in accordance with the Contract, *Ausgrid* reserves the right to charge the rates that are applicable at the time the service is provided.

Fees for *Ausgrid*'s services are in addition to the design and construction costs charged by your ASP's, and some fees may not be refundable if the service has already been provided.

The Acceptance Fee will be calculated as follows (GST inclusive). These fees and rates are set by the Australian Energy Regulator:

Design Information	\$1,409.84
Design Certification	\$1,807.43
Administration	\$659.40
Facilitation	\$498.70
<b>TOTAL</b>	<b>\$4,375.37</b>

## General

Standard *Ausgrid* documents mentioned in this letter, including those enclosed, are available on *Ausgrid's* website [www.ausgrid.com.au](http://www.ausgrid.com.au). If you do not have access to the web and would like to read any of the documents mentioned in this letter they may be obtained by contacting the phone number below.

Should you require any further information please contact me on the phone number or email address detailed below.

## What to do next

- ☐ Read the Contract for Design Related Services on our website. To accept our offer to enter into a Contract for Design Related Services,
  - Complete and sign the Acceptance of Offer in the space provided below and return it to *Ausgrid*.  
**Note that a tax invoice will be generated based on the details provided on the form.**
  - You will also need to pay *Ausgrid's* fees as detailed above. An invoice for the above total amount will be forwarded to you on acceptance of the contract.
- ☐ Engage the services of an ASP/3 to submit a Proposed Design Scope (PDS) to *Ausgrid* for assessment. Note that *Ausgrid* will not accept the PDS for assessment until the Contract for Design Related Services is in place. Ausgrid requires the PDS to be submitted within 12 months of the contract commencement date.

Yours sincerely,



Cedric Halforty  
Team Leader - Contestable Connections - Sydney North  
Ausgrid

Direct Telephone Number: 02 95855663

Email: [Chalfort@ausgrid.com.au](mailto:Chalfort@ausgrid.com.au)

Encl: Acceptance of Offer Form  
Contestable Connection or Relocation flowchart



Date of Design Offer: 02 January 2019  
 Design Offer Expiry Date: 45 BUSINESS DAYS FROM THE DATE OF DESIGN OFFER

*Ausgrid* – MC Reference Number: 1900089410  
*Ausgrid* - AP/AE Reference Number: 800244715  
*Ausgrid* - HPRM Reference Number: B18/6409

Premises: 56-58 Beanie Street Gosford NSW 2250

The Connection Applicant accepts the above *Ausgrid's* offer of a Contract for Design Related Services in relation to the design of connection assets at the above premises.

Please note that a tax invoice will be generated based on the details provided on this form.  
 Changes to this information following invoice processing will result in additional charges.

Details of Person or Company to invoice for the payment of <i>Ausgrid</i> Fees and Charges.	
<p>This is the party that will be billed and responsible for payment.</p> <p>If you are signing on behalf of a third party, we require their details for invoicing</p> <p><b>ALL FIELDS MANDATORY</b></p>	_____ print name of person or company
	_____ ABN / ACN
	_____ postal address - line 1
	_____ postal address – line 2
	_____ contact name
	_____ contact phone number
	_____ email address
	Purchase Order Number Obtained: Yes <input type="checkbox"/> <b>NA</b> <input type="checkbox"/> If yes, please provide Purchase Order Number: _____ purchase order number

Signed by the Connection Applicant (as per application form details)

\_\_\_\_\_ signature

\_\_\_\_\_ print name of signatory

\_\_\_\_\_ print position of signatory

\_\_\_\_\_ date

\_\_\_\_\_ company name

\_\_\_\_\_ ABN / ACN

\_\_\_\_\_ email address

\_\_\_\_\_ contact phone number