

ATTACHMENT 7

MINUTES OF MEETING WITH SYDNEY WATER CORPORATION OF 8TH NOVEMBER 2007

**MINUTES OF MEETING
EVELEIGH CARRIAGEWORKS**

LOCATION: SYDNEY WATER CORPORATION		DATE: 8th NOVEMBER 2007
SUBJECT: EVELEIGH CARRIAGEWORKS, REDFERN, MASTERPLAN		TIME: 8:00 am PROJECT No. 2536F
ATTENDEES: NAME: <u>Jack Borozan</u> <u>Pamela Derijk</u> <u>Jeya Jeyadevan</u> <u>Adam Dunn</u> <u>Louis Panagopoulos (LP)</u>		DISTRIBUTE Email: projectmanager@rwa.nsw.gov.au pamela.derijk@sydneywater.com jeya.jeyadevan@sydneywater.com adam.dunn@sydneywater.com louis@warrensmith.com.au
COMPANY: Redfern Waterloo Authority Sydney Water Corporation Sydney Water Corporation Sydney Water Corporation Warren Smith and Partners		
ITEM No.	NOTES	ACTION BY
1.	The meeting was convened to provide further opportunity for RWA to brief SWC in relation to the current status of planning for redevelopment of the North Eveleigh lands south of Wilson Street and north of the rail corridor.	Note
2.	RWA advised that the Masterplan had gone out to a competitive Tender via a design competition of which Bates Smart Architects had recently been appointed.	Note
3.	<p>The preferred Tender offered to develop the land with residential and mixed use on the western portion of the site; existing buildings in this portion would be completely demolished for a vacant site; the layout of the new buildings was tabled.</p> <p>The central part of the site would remain predominantly cultural and artistic with the Blacksmiths and Carriageworks buildings to remain.</p> <p>The eastern part of the site would retain the major building between Codrington and Shepherd Street whilst several existing buildings closer to Ivy Street would remain.</p> <p>The layout of all of these buildings is shown on the attached colour coded Design Concept of 21st September 2007 by Bates Smart.</p>	Note
4.	RWA tabled several very old Railcorp drawings showing the layout of drainage within North Eveleigh and crossings of the State Rail railway corridor. SWC confirmed that it did not have ownership of these pipelines and its system was confirmed to commence from the intersection of Alexander Street and Henderson Road.	Note
5.	RWA advised that initial physical investigation was undertaken in the vicinity of the south Eveleigh area to investigate the existing 600/1200mm diameter drainage line.	Note
6.	RWA canvassed the opportunity of approaching Railcorp to obtain an easement over the main stormwater lines from North Eveleigh and it was generally concluded that this might prove difficult.	Note
7.	RWA highlighted that the Locomotive Workshop in south Eveleigh appeared to have an easement to drain water 4m wide possibly over part of a section of 1200mm pipeline.	Note
8.	RWA advised that a total site contamination audit report was being undertaken which was welcomed by SWC. This would potentially resolve issues raised by SWC under Stage 2 of the previously approved sewer works for the project.	RWA

*MINUTES OF MEETING
EVELEIGH CARRIAGEWORKS*

ITEM No.	NOTES	ACTION BY
9.	RWA and WSP highlighted that for the new scheme, the proposed watermain design for Stage 1 was not constructed and there might be a need to provide two separate loop systems off Wilson Street to cater for the future water supply to the development.	RWA/WSP
10.	WSP highlighted the fact that the stormwater drainage system would need to be modelled at concept level to provide appropriate on site detention for the project which might utilise the existing traversers.	Note
11.	SWC advised that the basis of the previous NOR and approvals was against figures for populations provided by Railcorp. This would be subject to further review to ensure compliance.	Note/RWA
12.	RWA advised that the project was rapidly proceeding towards Concept design for redevelopment and that concept services proposals would be prepared in the first half of next year.	RWA
13.	All parties agreed that a Site Inspection should be undertaken to provide opportunity for SWC in particular to visualise and appreciate the issues on the ground. SWC to advise availability.	All
	MEETING CLOSE @ 9.30am	
	Please notify any corrections or clarification to the writer. These notes shall be deemed accurate if there are no queries received with 48 hours of the date of issue.	

ATTACHMENT 8
CORRESPONDENCE WITH AGL
FOR THE ESTABLISHMENT OF A NATURAL GAS SUPPLY
FOR MOA REDEVELOPMENT OF CARRIAGEWORKS



Tel: 02 9921 2800
Fax: 1300 761 245

AGL Retail Energy Limited
ABN 21 074 839 454

72 Christie St
St Leonards NSW 2065

AGL Locked Bag 1837
St Leonards NSW 2065
www.agl.com.au

NSW MINISTRY FOR THE ARTS
NSW MINISTRY FOR THE ARTS
WILSON STREET
EVELEIGH NSW

Offer for the Establishment of Natural Gas Supply

Reference No. 466043

Please find attached an offer for the establishment of natural gas by AGL Retail Energy Limited. To accept this offer, complete the attached form in full and return it either by:

Fax to: **1300 761 245**

OR

Post to: **AGL Industrial and Commercial Gas Connections
Locked Bag 1837
St Leonards NSW 2065**

What happens next?

After we have received your completed acceptance form and advice from you that the site is ready for connection, we will work with the distribution network operator, Agility Management Pty Ltd, to facilitate the establishment of gas supply to the site.

How long will it take?

The connection will be completed within 10 business days from the date you advise us the site is ready for connection (refer to the notes on page 3). Where complex works such as a Gas Mains Extensions or System Upgrades are involved, the connection process will take approximately 4-6 weeks to complete.

We aim to meet the timeframes wherever possible. However, please note the timeframes are subject to work in hand, availability of parts and equipment, weather conditions, site access, other utilities, council, Police and safety requirements, and are an indication only. AGL accepts no liability for any delays.

Can AGL help with savings on my gas and electricity accounts?

To assist you reduce on-going energy costs, AGL provides cost saving packages for your gas and electricity. We will contact you to discuss the options available. Alternatively, please contact our Business Confidence Team directly on 1300 368 245.

Should you have any questions, please contact our Gas Connections Team by telephoning (02) 9921 2800.

Kind regards

A handwritten signature in black ink, appearing to read 'B Veale', is written over a light blue horizontal line.

Brett Veale
Manager Commercial Sales NSW

AGL Retail Energy Limited
ABN 21 074 839 464**Offer for the Establishment of Natural Gas Supply****Reference No. 466043**

To accept this offer, please complete the following acceptance form in full and fax it to us on 1300 761 245. By accepting this offer, you are also acknowledging acceptance of the attached Terms and Conditions and providing permission for AGL and Agility staff and contractors to have access to the premises as detailed below.

Site Address: WILSON STREET EVELEIGH**Connection Location: AS PER SITE ADDRESS- 10 WORKING DAYS LEAD TIME REQ**

Business Name: _____

Trading Name: _____

ABN: _____

Contact Name: _____

Position: _____

Phone: _____ Fax: _____

Gasfitters Name: _____ Mobile No: _____

Licence No: _____

IMPORTANT...*For all connection types except 'Meter Only' and 'Meter Upgrade'*

Has your plumber installed the 'path-valve'? (Please tick)

☐ **Yes**☐ **No****This offer is based on the following data and is subject to review if these figures change:**

Connection Type	Standard Connection
Annual Consumption Estimate	3624 GJ/pa
Maximum Usage	4771 MJ/per hour
Metering Pressure	35 kPa

Total Cost: \$945.00 (inc. GST)**Offer Expiry: 20/02/2006****Signature: _____ Date: _____****Notes:**

- Any cost for the establishment of gas supply over \$1,000 must be paid in full before the connection process can commence.
- The gas connection must be completed at the site within 90 days from the Offer Expiry Date. Failure to do so will require the job to be re-quoted.
- For all connections except 'Meter Only' and 'Meter Upgrade', AGL must be advised when the 'path-valve' is installed. Standard connections will be completed 10 business days from this notification date (4-6 weeks for mains-extension and all other connections).

Please complete this form and fax to AGL Retail Energy on 1300 761 245



Establishment of Natural Gas Supply

Information for the Licenced Gas Fitter

Reference No. 466043

Site Address: WILSON STREET EVELEIGH

AGL Retail Energy Limited has prepared an offer to establish a natural gas supply to the above site. As the nominated licensed gas fitter, we are pleased to provide the following information to assist you to complete the connection works.

The metering pressure is 35 kPa.

For a 'Meter Only' and 'Meter Upgrade':

Please contact the Agility Management Pty Ltd Measurement Centre (see below) to arrange the release of the gas meter. The gas meter will not be released until the applicant has accepted AGL's offer for the establishment of natural gas supply to the site.

For all other connections:

The nominated licensed gas fitter is to install a 'path-valve' 225mm outside of the street property alignment. Please contact AGL's Gas Connections Team on (02) 9921 2800 when you have installed the 'path-valve' and we will liaise with Agility Management Pty Ltd (Agility) on your behalf to facilitate the connection from the natural gas main to the 'path-valve' for the site.

The installation of the 'path-valve' is at the customer's expense. We advise you not to carry out any associated work on site until your client has accepted the AGL offer.

Connection is from AS PER SITE ADDRESS- 10 WORKING DAYS LEAD TIME REQ.

We will work with the distribution network operator, Agility to facilitate the establishment of gas supply to the site. This will be completed within 10 business days from the date you advise us the site is ready for connection.

Please note, where Gas Mains Extensions and System Upgrades are required, the works will take approximately 4-6 weeks to complete.

These timeframes are subject to work in hand, availability of parts and equipment, weather conditions, site access, other utilities, council, Police and safety requirements, and is an indication only. AGL accepts no liability for any delays.

The gas meter can only be obtained once the connection to natural gas has taken place or you are advised otherwise. Please contact the Agility Measurement Centre to obtain the gas metering equipment required.

Gas Meter Mounting Kit:

This can be arranged by contacting our Measurement Centre.

Telephone: (02) 9565 7103

Gas Meter:

The Agility Measurement Centre will contact you to arrange delivery of the gas meter or you can call the Agility Measurement Centre on (02) 9565 7103 for more information.



Terms and Conditions for the Establishment of a Natural Gas Supply Industrial or Commercial Premises

This is an offer for the establishment of a natural gas supply to an industrial or commercial premise from the natural gas main in the street to a 'path-valve' installed 225mm outside of the street property boundary, or, if applicable, from an existing natural gas 'inlet service'.

This offer does not include the installation of the gas meter or any pipe work from the 'path-valve' to the gas meter, unless stated otherwise. An appropriately licenced gas fitter must complete all associated works.

Agility Management Pty Limited requires access to the meter set and gas service at all times, for maintenance and/or repair purposes. Any work necessary on the meter set or gas service, apart from maintenance and/or repair of the gas filters, regulators and metering device will be carried out at the customer's expense.

The gas meter, filter and regulator remain the property of Agility Management Pty Limited at all times.

No responsibility is accepted for damage to buried services which are installed contrary to the site plan supplied or information that has been provided to us by you or your agent.

All amounts payable or other consideration that are provided in respect to services and/or supplies made in relation to this offer include GST.

This quotation is available for acceptance for a period of ninety (90) days from the issue date.

Connection time is subject to work in hand, availability of parts and equipment, weather conditions, site access, other utilities, council, Police and safety requirements. Please note that AGL Retail Energy Limited does not accept liability for delays in the establishment of gas supply to the site specified.

The AGL offer and formal quotation covers only the work specifically mentioned above. It is understood the following work is to be done by others:

- All other gas fitting and plumbing work, sheet metal, electrical wiring and switch gear
- Draining, tiling, grouting and building work, including cutting away and restoration etc.

The person nominated in the AGL Offer Acceptance Form for gas supply to the site will be responsible for payment of the AGL Retail Energy natural gas bill unless advised otherwise.

A security levy will be charged to all new industrial and commercial customers. The amount will be determined on your first account.

Billing is either monthly or quarterly depending on the annual gas consumption.

- Monthly Billing: Consumption greater than 600,000 mega joules (MJ) per year.
- Quarterly Billing: Consumption less than 600,000 mega joules per (MJ) year.

Gas usage will be charged at the standard published Industrial and Commercial Gas Tariff Rate applicable at the time the connection is completed until other arrangements are made.

This offer can be withdrawn by AGL Retail Energy Limited at any time prior to acceptance.



AGL Retail Energy Limited
ABN 21 074 839 464

Offer for the Establishment of Natural Gas Supply

Reference No. 466043

To accept this offer, please complete the following acceptance form in full and fax it to us on 1300 761 245. By accepting this offer, you are also acknowledging acceptance of the attached Terms and Conditions and providing permission for AGL and Agility staff and contractors to have access to the premises as detailed below.

Site Address: **WILSON STREET EVELEIGH**

Connection Location: **AS PER SITE ADDRESS- 10 WORKING DAYS LEAD TIME REQ**

Business Name: **NEW SOUTH WALES MINISTRY FOR THE ARTS**

Trading Name: **NEW SOUTH WALES MINISTRY FOR THE ARTS**

ABN: **71 028 906 306**

Contact Name: **CHARLES PASHI**

Position: **ACTING PRINCIPAL PROJECTS OFFICER**

Phone: **9228 5533**

Fax: **9228 4722**

Gasfitters Name: **ANDREW MCPHAN**

Mobile No: **0409 599 535**

Licence No: **141755C**

IMPORTANT...

For all connection types except 'Meter Only' and 'Meter Upgrade'

Has your plumber installed the 'path-valve'? (Please tick)

☒ Yes

☐ No

This offer is based on the following data and is subject to review if these figures change:

Connection Type	Standard Connection
Annual Consumption Estimate	3624 GJ/yr
Maximum Usage	4771 MJ/per hour
Metering Pressure	35 kPa

Total Cost: \$945.00 (inc. GST)

Offer Expiry: 20/02/2006

Signature: *C. Lindsay*

Date: 9/1/06

Notes:

- Any cost for the establishment of gas supply over \$1,000 must be paid in full before the connection process can commence.
- The gas connection must be completed at the site within 90 days from the Offer Expiry Date. Failure to do so will require the job to be re-quoted.
- For all connections except 'Meter Only' and 'Meter Upgrade', AGL must be advised when the 'path-valve' is installed. Standard connections will be completed 10 business days from this notification date (4-6 weeks for mains-extension and all other connections).

Please complete this form and fax to AGL Retail Energy on 1300 761 245

connected.

To	Fax	No. of Pages	Date
NSW MINISTRY FOR THE ARTS	02 9228 4722 9290 1295	5	21 December 2005
	Phone		
	02 9228 5533		

From

AGL I&C Gas Connection Department

This facsimile is a private communication and its contents may be privileged and confidential. The contents are intended for the recipient named in this message and any unauthorised use is prohibited. If you do not receive this transmission in full, please contact us on the above number. If you have received this facsimile in error please advise us and destroy your copy. Thank you.

Offer to Establish Gas Supply at:

WILSON STREET EVELEIGH

Reference: 466043**Prepared by:**

AGL Retail Energy Limited

ABN 21 074 839 464

Phone: 02 9921 2800

Fax: 1300 761 245



Switched on Business.