

Appendix 11 Utilities and Infrastructure

Advice - Service Providers

2008



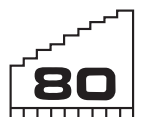
Warner Industrial Park Concept Plan and Project Application

Precinct 14 WEZ

Sparks Rd and Hue Hue Rd

Warnervale

June 2008



**TERRACE
TOWER
GROUP**

Warner Business Park Pty Ltd
Part of the Terrace Tower Group

Network Customer
Operations
Hunter and Central Coast
14 Pioneer Avenue
Tuggerah Business Park
Tuggerah NSW 2259

Address all mail to
PO Box 3744, Tuggerah
NSW 2259 Australia

11 March 2008



Reference: InitialRLB
Project No: 54454
Contact: Robert Barnes
Telephone: (02) 4399 8113
Facsimile: (02) 4399 8010
Email: rbarnes@energy.com.au

MM Consultants Pty Ltd
P. O. Box 1413
Castle Hill NSW 2154

Dear Sir/Madam

Electricity Network Connection: Warnervale Industrial Park

I refer to your email dated 22/02/2008 concerning electricity supply to a proposed 90 lot industrial development on behalf of your client Warner Business Park Pty Ltd.

Due to the combination of the developments distance from EnergyAustralia's existing zone substations and the probable electrical loads a new 132kV/11kV zone substation will be required. The zone substation site will need access to existing 132kV overhead power lines and also have adequate road frontage to accommodate numerous incoming and outgoing underground cables.

Within the development site a number of kiosk type substations will be required all being supplied via underground 11kV cables together with a low voltage plus street lighting reticulation.

Should you require any further information or assistance please do not hesitate to contact me at our Tuggerah office.

Yours faithfully,

Robert Barnes
Network Customer Operations
Hunter and Central Coast Region

18/03/2008

Your ref: Warnervale Industrial Park

MM Consultants
PO Box 1413
Castle Hill, NSW
2154

Attention: Mr Matty Mathivanar

Dear Sir,

RE: Proposed Warnervale Industrial Park

Natural Gas is available in the vicinity and could be extended to supply this subdivision.

Our policy is to extend gas mains to all developments wherever possible, depending upon economic viability.

In consideration of our shareholders' interests and under NSW regulation, Alinta AGN Limited is required to ensure that any extension of the natural gas distribution system is commercially viable and therefore must assess each request for supply on an individual basis.

Upon the provision of the final layout and Load configurations for the development a full economic evaluation can be undertaken to determine the availability of natural gas to the site.

A contribution may be required to assist in the economic viability of the proposal.

To assist in the planning of the development

- I can confirm that gas mains are located in Sparks Road at Warnervale.
- In order to assist in the economical viability of gas reticulation, provision should be made to supply all trenching for our infrastructure within the estate precincts.



Alinta AGN Ltd

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Tumbi Umbi NSW 2000

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- Any information with regard to known commercial loads proposed within the estate would assist in the economic assessment of the reticulation.

Thank you for your enquiry. If further information or assistance is required, please do not hesitate to contact me on 0402 060 241.

Yours faithfully

Greg Knight

Greg Knight
Network Development Manager
Alinta AGN Limited.

22 February 2008

Network and Technology
Forecasting and Area Planning

Level 6, 317 Hunter St.
Newcastle 2300

Matti Mathivanar
MM Consultants P/L
P O Box 1413
Castle Hill
NSW 2154

Telephone (02) 49249 176
Facsimile (02) 49858426

michael.peters@team.telstra.com

Re: Proposed Warnervale Industrial Park

Dear Matti,

Based on the provided information relating to the proposed Warnervale Industrial Park located at land bounded by F3, Kiar Ridge Road, Hue Hue Road and Sparks Road, Warnervale a review was undertaken of the area and nearby telecommunications infrastructure.

Telstra maintains existing network throughout the land marked for rezoning and development. This network is currently sufficient to meet the likely demand of this development. Telstra has no objection to the change of zoning of this land.

The technology and services provided would be determined closer to the time of development commencement, depending on Telstra deployment policy and any negotiations based on a commercial agreement.

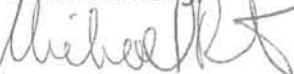
Telstra will require the protection of/relocation of its telecommunications infrastructure that may be impacted by activities on this site. To minimise risk of liability due to any damage, the Telstra 1100 Inquiry number should be contacted to obtain location of Telstra plant before commencement of construction work.

Further discussions regarding details for network expansion are strongly encouraged once detailed planning for the development is in progress. To inform Telstra of likely commencement of this development, you are requested to register this development on the Telstra Smart Community website: <http://www.telstrasmartcommunity.com>

Please note that Telstra reserves the right to change its decision in relation to network deployment within the development without prior notice.

For future correspondence and enquiries regarding this matter, please contact the undersigned on (02) 49249176.

Yours faithfully,



Michael Peters
Area Planner