

April 3 2009  
26162-agl

Steve MacRae Development Services  
8 Dobell Ave  
**PARADISE POINT QLD 4216**

**Attention:** **Mr Steve MacRae**  
**Email: s.macrae@bigpond.net.au**

Dear Steve

**Re: "RISE" Bilambil Heights (formerly Known as Pacific Highlands) –  
State Significant Site (Major Project No. MP08-0234)**

We confirm that we have liaised with the following authorities for the provision of electricity, communications and gas supply to the above mentioned development:-

- Country Energy (electricity supplier)
- Telstra (communications provider)
- APA Group (gas supplier)

All of these parties have responded favourably and a copy of their letter responses are attached.

We also attach our drawing numbers E01(B) and E02(C) which indicate the HV (high voltage) and LV (low voltage) electricity concept layouts for this development. The communications conduits and gas pipework will generally follow the HV and LV conduit routes and be installed in the associated shared trenches.

A brief description of the infrastructure for each service is provided as follows:-

## **ELECTRICITY**

Country Energy will provide supply from their proposed Cobaki zone sub-station which is planned for construction commencement in the 2009/2010 financial year. A series of distributed padmounted transformers will be situated throughout the development for provision of the appropriate low voltage supply to each lot.

## **COMMUNICATIONS**

Telstra will provide their communications network from their local exchange. Telstra's conduit network will generally be in shared trenches with the electricity and gas conduits. The communications network will allow for telephony and broadband internet connection to each lot.

**GOLD COAST · BRISBANE · SYDNEY**

**EMF Griffiths Engineers (Qld) Pty Ltd\*** - Consulting Engineers  
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PO Box 5085 Robina Town Centre Robina QLD 4230  
Tel +61 7 5593 2075 Fax +61 7 5593 2095 Email [gcmal@emf.com.au](mailto:gcmal@emf.com.au)  
\*As agent for EMF (QLD) Partnership ABN 15 500 215 284



## **GAS**

APA Group will provide natural gas to the site by extending an existing high pressure natural gas main. They will design and install all their pipework which will generally be in shared trenches with the electricity and communications conduits. The natural gas supply network will include for connection at each lot and is intended for stove top cooking, hot water and heating.

However, the developer of Rise has the option to have gas supplied throughout the project by a private LPG system, either by the introduction of bottled gas per dwelling / building, or by the installation of a private inground system similar to that installed at the Salt project at Kingscliff, NSW.

For each of the above mentioned services all the major plant is external to the development hence there is no requirement for major zone sub-stations, telephone exchanges and the like to be installed within the development site.

If you have any queries regarding the above please contact the undersigned.

Yours faithfully



**Allan Gillespie**

Encl.



Ref: OG115/09

6<sup>th</sup> March 2009

Alan Gillespie  
EMF Griffiths Engineers Pty Ltd  
Suite 6 East Quays Robina Corporate Park,  
34 Glenferrie Drive  
Robina QLD 4226

Dear Alan,

**Re: "RISE" Bilambil Heights (formerly Known as Pacific Highlands) –  
State Significant Site and Concept Plan (Major Project No.MP08-0234)**

I refer to your letter dated 24<sup>th</sup> February 2009 regarding the proposed "Rise" Development west of Bilambil Heights.

Country Energy has no objections to the proposed development.

We estimate the diversified load of your proposal as outlined in the submission to be approximately 8.5MVA.

Your primary connection point will be our proposed Cobaki zone substation. This Zone substation has been planned to cater for the proposed load in your development as well as the other known developments in the area. Zone substation construction is scheduled to commence in the 2009/2010 financial year.

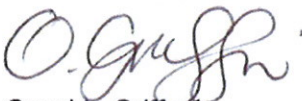
Your subdivision as detailed in the proposal will require three new feeders from the proposed zone substation. These feeders can be staged to meet with your load requirements as your development proceeds. Each feeder will be limited to 3MVA for normal peak load to cater for voltage drop and N-1 reliability capacity provisions.

The construction of the feeders will be contestable works. Please contact us again when you are ready to receive a full Distribution Information Package (DIP) for your level 3 service provider to carry out detailed design and provide you with quotes for these feeders.

Regarding the dotted area on your proposed structure plan, additional electricity infrastructure will be required should this area be developed in the future, this will be determined at the appropriate time.

Please advise should you require further details or information.

Yours sincerely



Osvaldo Griffani  
**Planning & Customer Connection Manager**  
**Far North Coast Region**





3 April 2009

**Network and Technology**  
Forecasting and Area Planning  
6/317 Hunter St, Newcastle, 2300

Postal: Locked Bag 16, Hamilton DC, 2303

Allan Gillespie  
EMF Griffiths Engineers  
PO Box 5085 Robina Town Centre  
Robina, QLD 4230  
Ph (07) 5593 2075  
AllanG@emf.com.au

**Telephone** (02) 4985 8413  
**Facsimile** (02) 4985 8426

keith.r.bruce@team.telstra.com

**Re: Rise Estate – Bilambil Heights**

Dear Allan,

Based on the provided information relating to the proposed development "Rise" located at Marana St, Bilambil Heights, NSW a review was undertaken of the area and nearby telecommunications infrastructure.

Telstra maintains existing network throughout the land marked for development. This network is currently not sufficient to meet the likely demand of this development.

Telstra has incorporated the forecast telephone service demand for the development into its overall planning process for the area and has planned to rollout upgrades in telecommunications infrastructure as growth occurs.

To accommodate the proposed development, the telecommunications network would require upgrade. To achieve this, Telstra may require:

- Installation of conduit, cable and pits in developer provided shared trench throughout the development
- Easements on community title land for installation of telecommunications network

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 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.

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 4985 8413.

Yours faithfully,

Keith Bruce  
Area Planner





Dear Allan

**SUPPLY AND INSTALLATION OF NATURAL GAS INFRASTRUCTURE**

**Project: Pacific Highlands**

**Project Address: Marana Street Bilambil & Cobaki Road Cobaki**

Thank you for your recent enquiry regarding the APT Allgas Energy Pty Limited, Natural Gas Reticulation of

APA Group owns and operates the Natural Gas reticulation networks, we are responsible for providing Natural Gas mains and services to new and existing homes and businesses on the Allgas network.

This letter sets out the details of our offer to supply and install the Natural Gas Infrastructure (see Paragraph 2) for the Project Offer Please don't hesitate to contact Ramon O' Keefe if you require clarification of any of the following terms.

**1. NATURAL GAS REQUIREMENTS**

- 1.1 This Offer is based on the following information received from
  - (a) It consists of residential allotments
- 1.2 Upon accepting this Offer, the Developer, will:
  - (a) support the promotion of Natural Gas availability as the preferred energy source for cooking, hot water and heating within the Developer's standard formal building covenant.
- 1.3 APA confirms that it has used the information in Paragraph 1.1 to determine:
  - (a) the timing and design of the Natural Gas reticulation;
  - (b) the anticipated number of Natural Gas services; and
  - (c) the total proposed Natural Gas load.

The Developer must notify APA, as soon as possible, if any of the information provided by the Developer to APA changes. APA reserves all rights to reprice and reassess its Offer if there is any alteration to the information supplied.

**2. NATURAL GAS INFRASTRUCTURE**

- 2.1 The Natural Gas infrastructure referred to in this Offer consists of:
  - (a) the extension of an existing high pressure Natural Gas main to the Project Site; and
  - (b) internal underground Natural Gas mains reticulation within the Project Site.
- 2.2 To assist APA with the roll out of the Natural Gas Infrastructure, the Developer, upon acceptance of this Offer, will:



- 2.2 To assist APA with the roll out of the Natural Gas Infrastructure, the Developer, upon acceptance of this Offer, will:
- (a) cooperate with all reasonable requests made by APA; and
  - (b) grant APA all reasonable access to the Project Site.
- 2.3 The Developer will carry out, at its own cost, the common trenching at the time each stage of the Project is being developed by the Developer. The Developer will, in accordance with the [approved plans in Annexure A]\*/ [plans to be approved in Annexure A]\* by APA, provide trenching, sanding the pipes, backfilling and compact of the common trench.
- To clarify, APA will provide and install the pipes and associated fittings, tracer wire and marker tapes.
- 2.4 Where the Project is a new estate and/or subdivision:
- (a) the Developer must install all road crossing conduits (i.e. Class DN100 UPVC Stormwater Pipe SN6 at nominal depth of cover of 750mm) for the Natural Gas Infrastructure at its own expense; and
  - (b) APA will supply warning tape and kerb markers to the Developer.
- 2.5 This Offer is based upon the number of meters, locations and the total load contained within the Developer's request for supply of Natural Gas Infrastructure in its letter dated 27th February 2009. The most practical route for installing the Natural Gas Infrastructure has been designed by APA according to information provided by the Developer. If the Developer makes any requests for repositioning of the Natural Gas Infrastructure, APA may re-evaluate this Offer, the Contribution Amount and/or submit a revised Offer which will proceed upon confirmation of revised location details.

### **3. INDEMNITY**

- 3.1 Upon accepting this Offer, the Developer will indemnify APA against all liability, proceedings, claims, expenses, losses, damages and costs that APA may sustain or incur as a result of:
- (a) the Developer failing to comply with this Offer;
  - (b) a claim by a third party arising out the Developer's performance of this Offer; and
  - (c) loss of or damage to any property or injury to or death of any person caused by any act or omission or misconduct of the Developer or its officers, employees, advisors or sub-contractors.

### **4. RELEVANT TIME FRAMES**

- 4.1 The time frames relevant to the provision of the Natural Gas Infrastructure to this Project are as follows:
- (a) This Offer is valid until on 27<sup>th</sup> August 2009
  - (b) The lead time required for the work to start is 14 days notice.
  - (c) The time required to complete the work is approximately 4-6 Months, weather permitting.

### **5. CONTRIBUTION AMOUNT SUBSTANTIAL AMOUNT TO BE DETERMINED**

- 5.1 Based on the information provided by the Developer to APA, APA estimates that the amount payable by the Developer is to be advised
- 5.2 Before the Expiry Date, the Developer must also pay the Contribution Amount to APA, upon acceptance, signing and return of this Offer to APA.



- 5.3 APA reserves the right not to proceed with this Offer (even if the Developer has accepted this Offer) in the event that the Contribution Amount is not paid by the Developer before the Expiry Date.

## **6. APPROVALS FROM REGULATORY AUTHORITIES**

- 6.1 APA assumes that all approvals have been obtained by the Developer from relevant regulatory authorities.
- 6.2 If any Approval has not been obtained on the basis sought by APA, or if additional conditions are imposed, APA will re-evaluate this Offer for the supply of Natural Gas Infrastructure. A re-evaluation may result in the need for the Contribution Amount to be reviewed. In this circumstance, APA will contact you indicating the new Contribution Amount required.
- 6.3 APA reserves the right not to proceed with this Offer (even if the Developer has accepted this Offer) in the event that any relevant Approval has not been obtained by the Developer.

## **7. MOVING FORWARD**

*Please be advised that prior to the householder or occupier of the premises being able to utilise Natural Gas they will need to arrange a gas supply agreement with a Natural Gas retailer. Details of licensed gas retailers can be accessed at the following web site [www.thepowertochoose.qld.gov.au/resources/Gas-retailer-list.pdf](http://www.thepowertochoose.qld.gov.au/resources/Gas-retailer-list.pdf)*

Would you please confirm your acceptance of this Offer by signing below where indicated and returning the letter to Ramon O' Keefe, APA Group, PO Box 1390, Brisbane, QLD 4001.

On receipt of the letter signed by the Developer, APA will:

- Instruct APA to commence the work to connect the Project Site; and
- Appoint a project manager to liaise with all parties for the supply and installation of the Natural Gas Infrastructure.

Please contact Ramon O' Keefe on 0438 708 798 if you require any further information, otherwise I look forward to receiving your request to proceed with the Natural Gas reticulation of this Project.

The APA Group looks forward to your reply and working with you in progressing this Project.

<b>Agreement to Proceed:</b>	
I/We, _____ acknowledge and accept this Offer on behalf of _____.	
Signed for and on behalf of _____ by its duly authorised officer(s) in the presence of:	
_____ Signature of Witness	_____ Signature of authorised officer(s)
_____ Name of Witness - please print	_____ Name of authorised officer(s) - please print
_____ Address of witness	_____/_____/_____ Dated



\_\_\_\_/\_\_\_\_/\_\_\_\_  
Dated

Yours sincerely,



Ramon O' Keefe  
Market Development  
APA Group  
0438 708 798  
[ramon.o'keefe@apa.com.au](mailto:ramon.o'keefe@apa.com.au)





B STAGING REVISED		NT	A.G	03.04.09
A PRELIMINARY ISSUE		MT	WB	09.10.07
REV	DESCRIPTION	DN	ENK	DATE

CLIENT  
TERRANORRA GROUP MANAGEMENT

ARCHITECT  
**MLDesign**  
mckerrill lynch

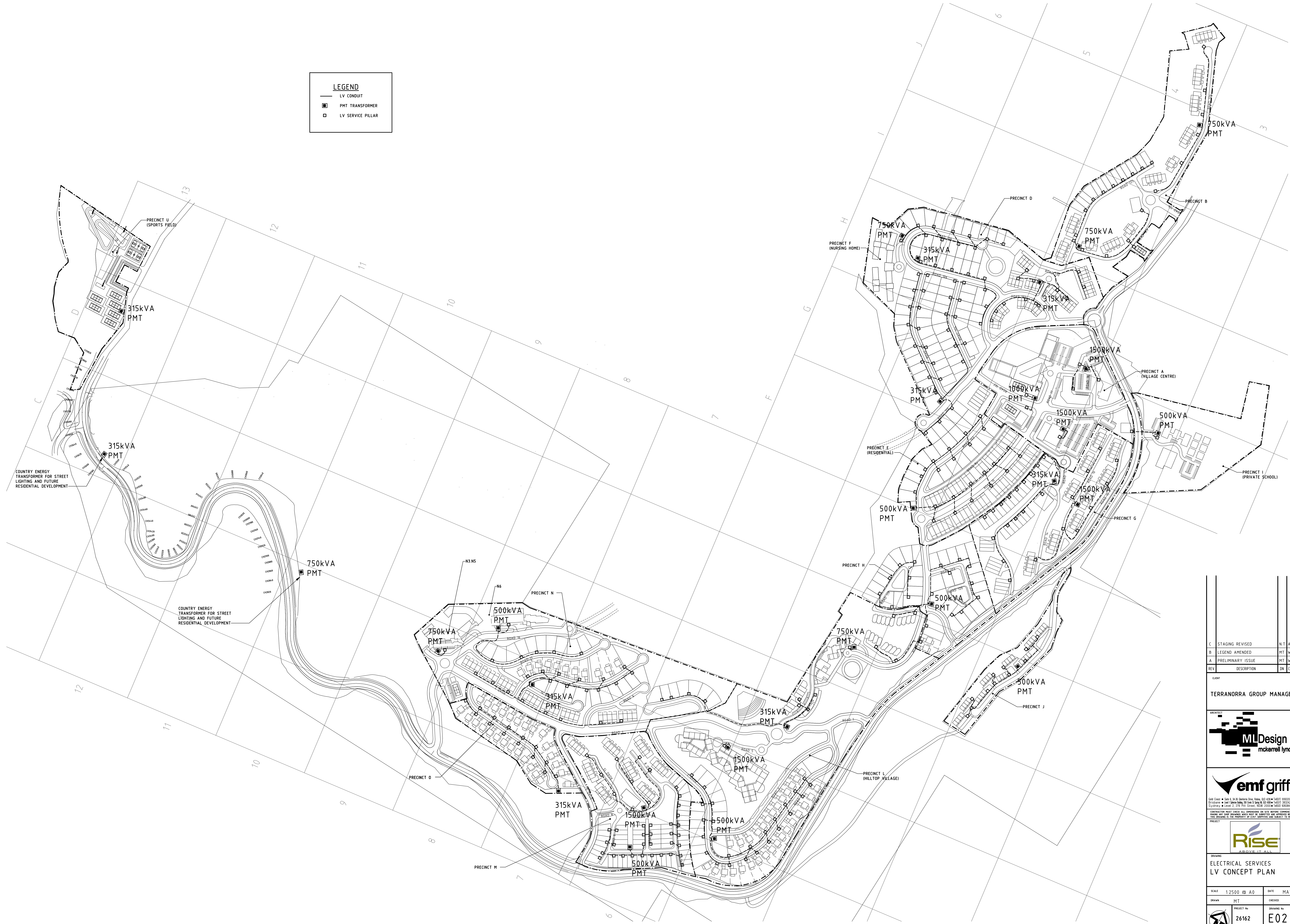
**emf griffiths**  
EMF CONSULTANTS • Suite 1, 34-36 Oakvale Drive, Pinesdale, QLD 4076 • Tel: 07 55533015 • Fax: 07 55533095  
Brisbane • Unit 1, 1000 Bayside Drive, Brisbane, QLD 4004 • Tel: 07 3234 4774 • Fax: 07 3234 4771  
Sydney • Unit 2, 175 Pitt Street, NSW 2000 • Tel: 02 9234 4774 • Fax: 02 9234 4771

PROJECT  
**Rise**  
ABOVE IT ALL

DRAWING  
ELECTRICAL SERVICES  
HV CONCEPT PLAN

SCALE	1:2500 @ A1	DATE	MAY '07
DRAWN	MT	CHECKED	
PROJECT No	26162	DRAWING No	E01
No IN SET		REP.	B





LEGEND

LV CONDUIT

PMT TRANSFORMER

LV SERVICE PILLAR

C	STAGING REVISED	N	T	A	G	03.04.09
B	LEGEND AMENDED	M	T	W	B	09.10.07
A	PRELIMINARY ISSUE	M	T	W	B	24.09.07
REV	DESCRIPTION	DN	CHK	DATE		

CLIENT

TERRANORRA GROUP MANAGEMENT

ARCHITECT

MLDesign  
mckerrell lynch

emf griffiths

emf griffiths • Suite 1, 34-36 Oakmore Drive, Pines, Qld 4016 • Tel: 07 55533015 • Fax: 07 55533099  
Brisbane • Unit 10/100, 700 Oak & Pine Sts, Brisbane • Tel: 07 32347774 • Fax: 07 32347775  
Sydney • Unit 2, 275 Pitt Street, NSW 2000 • Tel: 02 9239 0000 • Fax: 02 9239 0001

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PROJECT

Rise  
ABOVE IT ALL

DRAWING

ELECTRICAL SERVICES  
LV CONCEPT PLAN

SCALE

1:2500 @ A0

DATE

MAY '07

DRAWN

MT

CHECKED

PROJECT No

26162

DRAWING No

E02

No IN SET

REP

C