

INTEGRATED DEVELOPMENT PROPOSAL FOR PUBLIC COMMENT

The following development proposal has been submitted to Council and although not designated, is notified as Integrated Development in accordance with Section 4.46 of the Environmental Planning & Assessment Act, 1979 for public comment:

Portal Application Number	DA No.	Location	Proposal
PAN-499962	180/2024	LOT: 212 DP: 1119828, 335 Bingleburra Road SUGARLOAF Applicant: Perception Planning PTY LTD Owners: Mr P J Middlebrook Consent Authority: Dungog Shire Council	Torrens Title Subdivision (One into Two Lots)

This application is Integrated Development as an approval is required under Section 100B of the Rural Fires Act, 1997 from the NSW Rural Fire Service.

Details of the above proposal are available for inspection on the NSW Planning Portal website from **Wednesday 22 January 2025**.

<https://www.planningportal.nsw.gov.au/publications/exhibitions-and-publications/development-applications-exhibition>

Submissions can be made via the NSW Planning Portal until **Wednesday 5 February 2025**. If you require assistance making a submission via the Planning Portal, please contact Council.

In accordance with *Section 10.4 of the Environmental Planning & Assessment Act 1979*, a person who makes a public submission to Council in relation to this application is required to disclose all reportable political donations within two years prior to the submission being made and ending when the application is determined.

If the submission includes an objection to the proposal, the grounds of objection must be given. Council may also be obliged to release your submission as required by the *Government Information (Public Access) Act 2009* and the *Environmental Planning and Assessment Act 1979*.

Further, as stipulated in Council's Public Submissions Policy C1.19, Council will not place any weight on anonymous submissions when determining the respective development application.

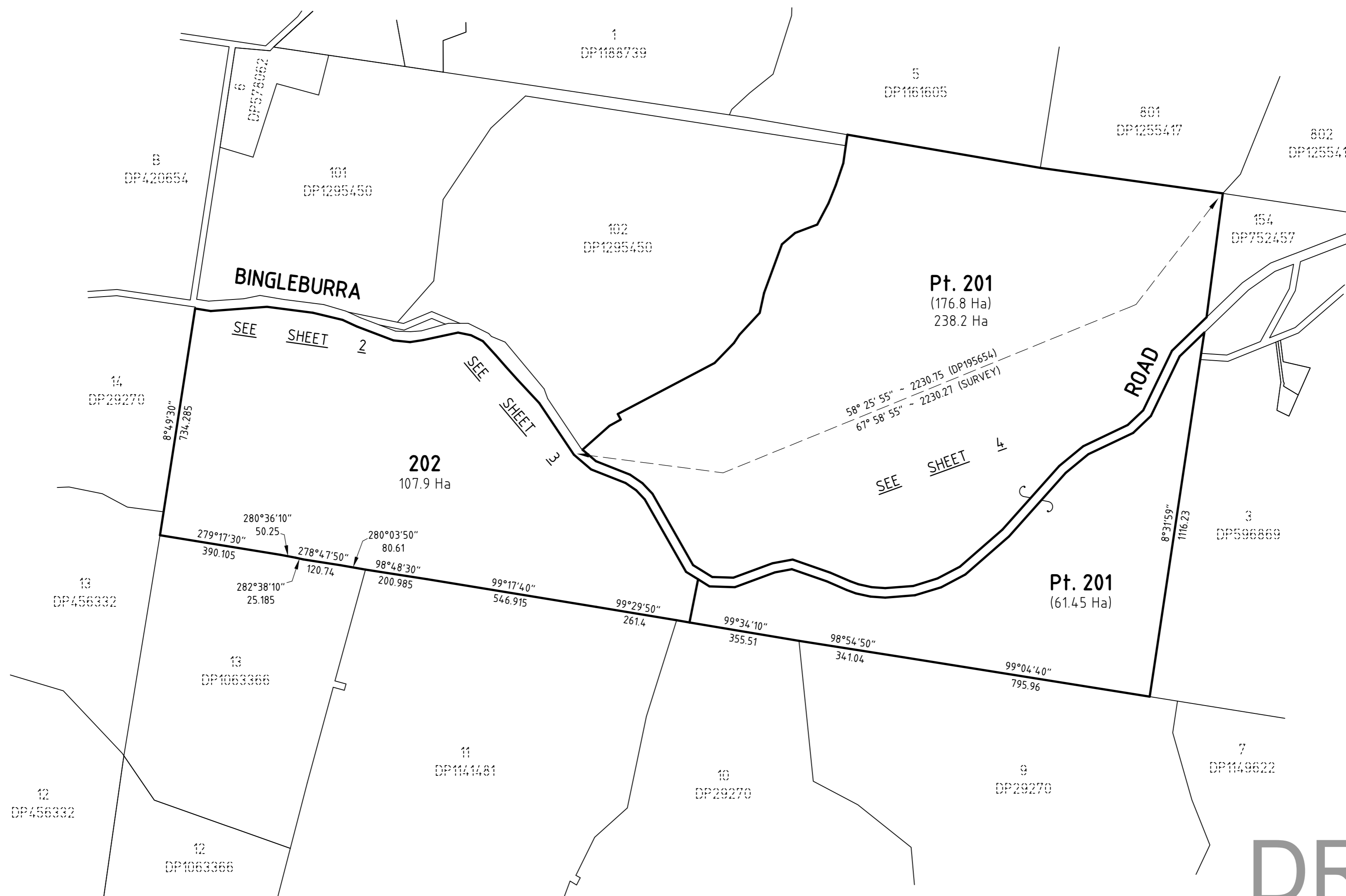
DUNOG SHIRE COUNCIL EXHIBITED COPY

Commencement Date > 22 January 2025

Closing Date > 5 February 2025

M.C.A.

(SCIMS)



DRAFT

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT NSW LAND REGISTRY SERVICES.

<p>SURVEYOR Name: THOMAS F CAMPBELL Date: Reference: 24195</p>	<p>PLAN OF SUBDIVISION OF LOT 212 DP1119828</p>	<p>LGA: DUNGOG Locality: SUGARLOAF & HANLEYS CREEK Reduction Ratio 1:10,000 Lengths are in metres.</p>	<p>REGISTERED</p>	<p>DP</p>
--	---	--	-------------------	-----------

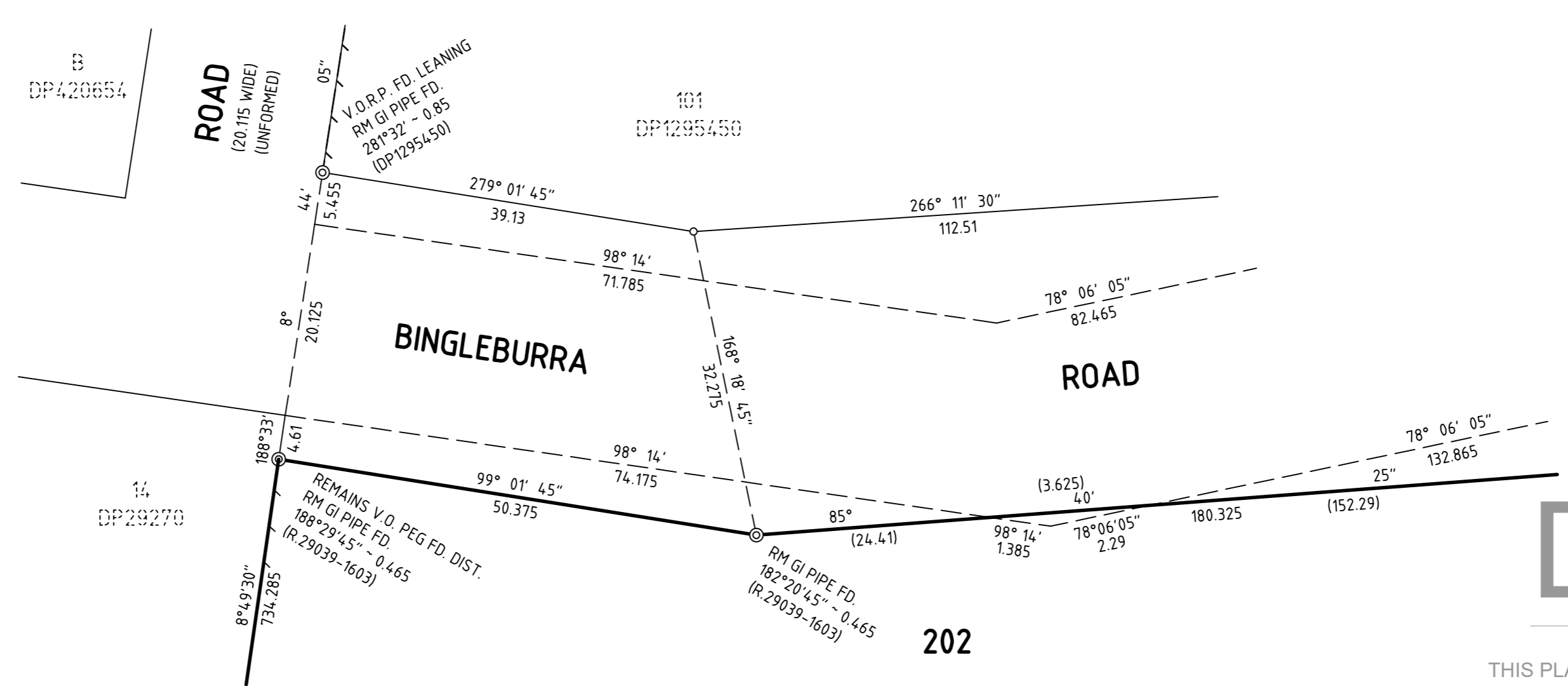
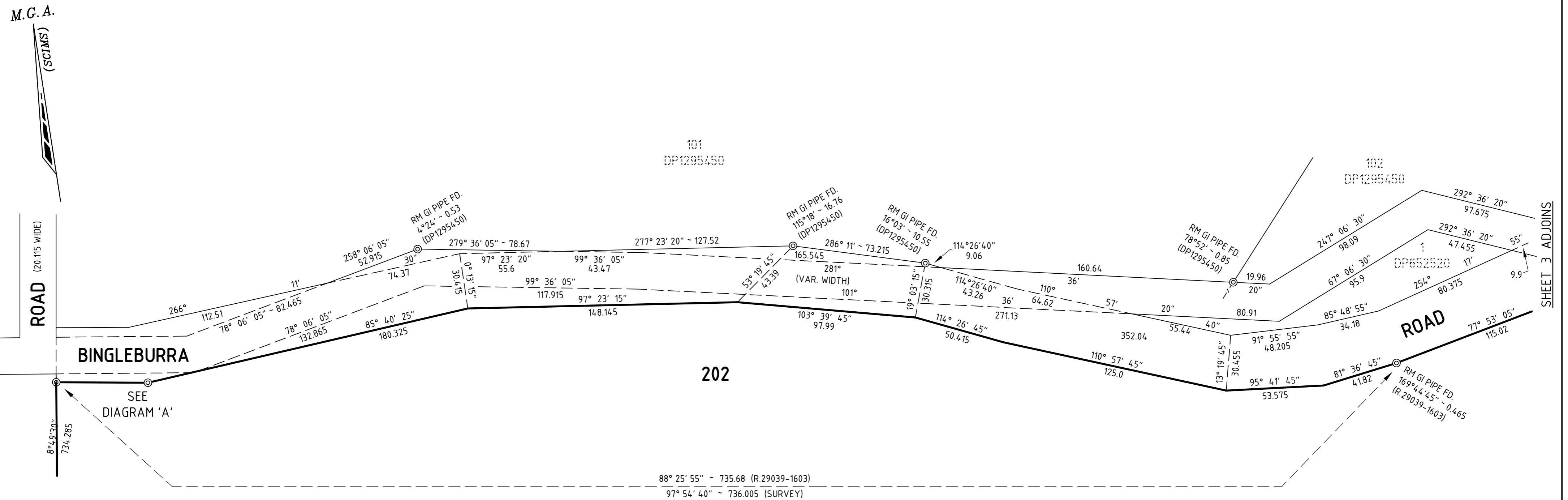
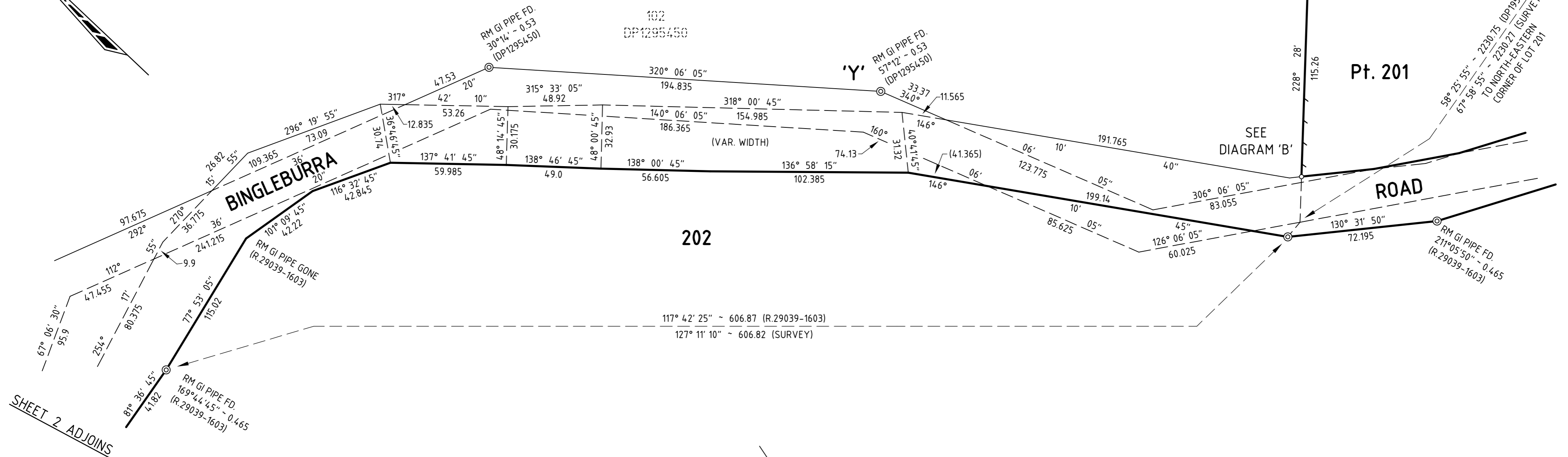
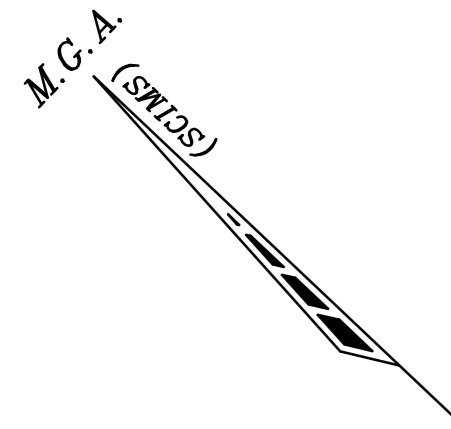


DIAGRAM 'A'
RR 1:500

DRAFT

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT NSW LAND REGISTRY SERVICES.

SURVEYOR Name: THOMAS F CAMPBELL Date: Reference: 24195	PLAN OF SUBDIVISION OF LOT 212 DP1119828	LGA: DUNGOG Locality: SUGARLOAF & HANLEYS CREEK Reduction Ratio 1:1,500 Lengths are in metres.	REGISTERED	DP
--	--	---	------------	----



SHEET 2 ADJOINS

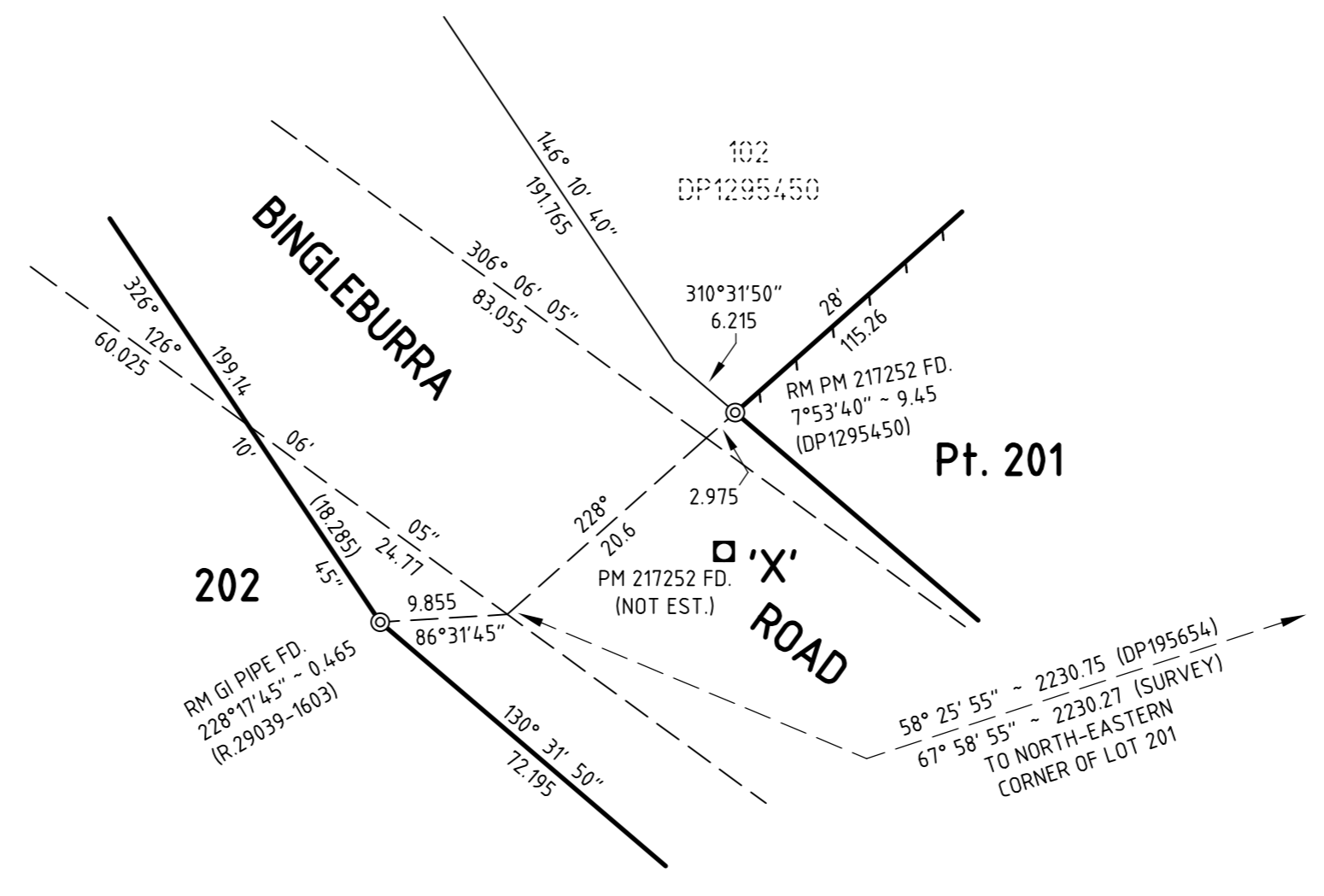


DIAGRAM 'B'
RR 1:500

DRAFT

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT NSW LAND REGISTRY SERVICES.

SURVEYOR Name: THOMAS F CAMPBELL Date: Reference: 24195	PLAN OF SUBDIVISION OF LOT 212 DP1119828	LGA: DUNGOG Locality: SUGARLOAF & HANLEYS CREEK Reduction Ratio 1:1,500 Lengths are in metres.	REGISTERED	DP
--	--	---	------------	----

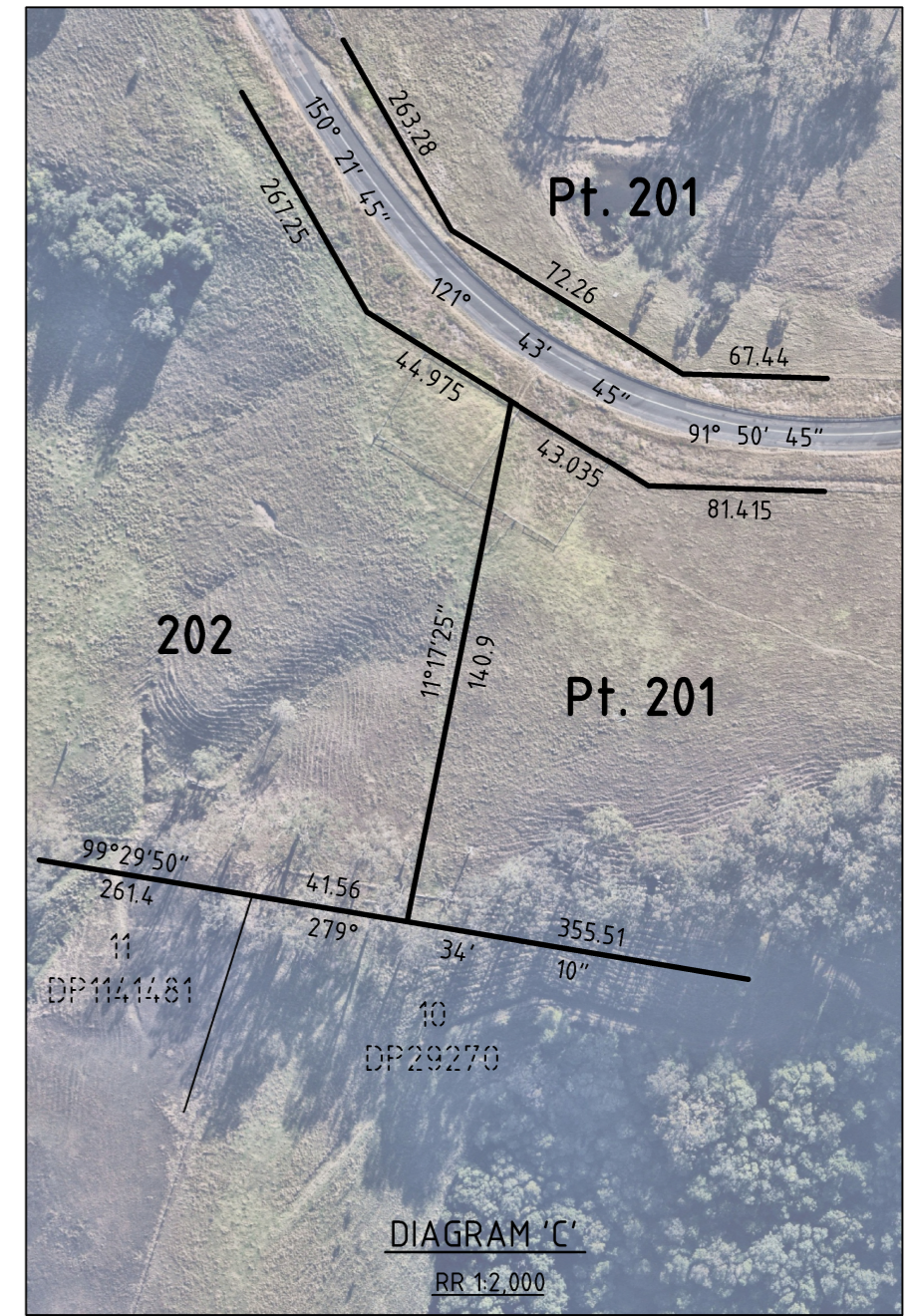
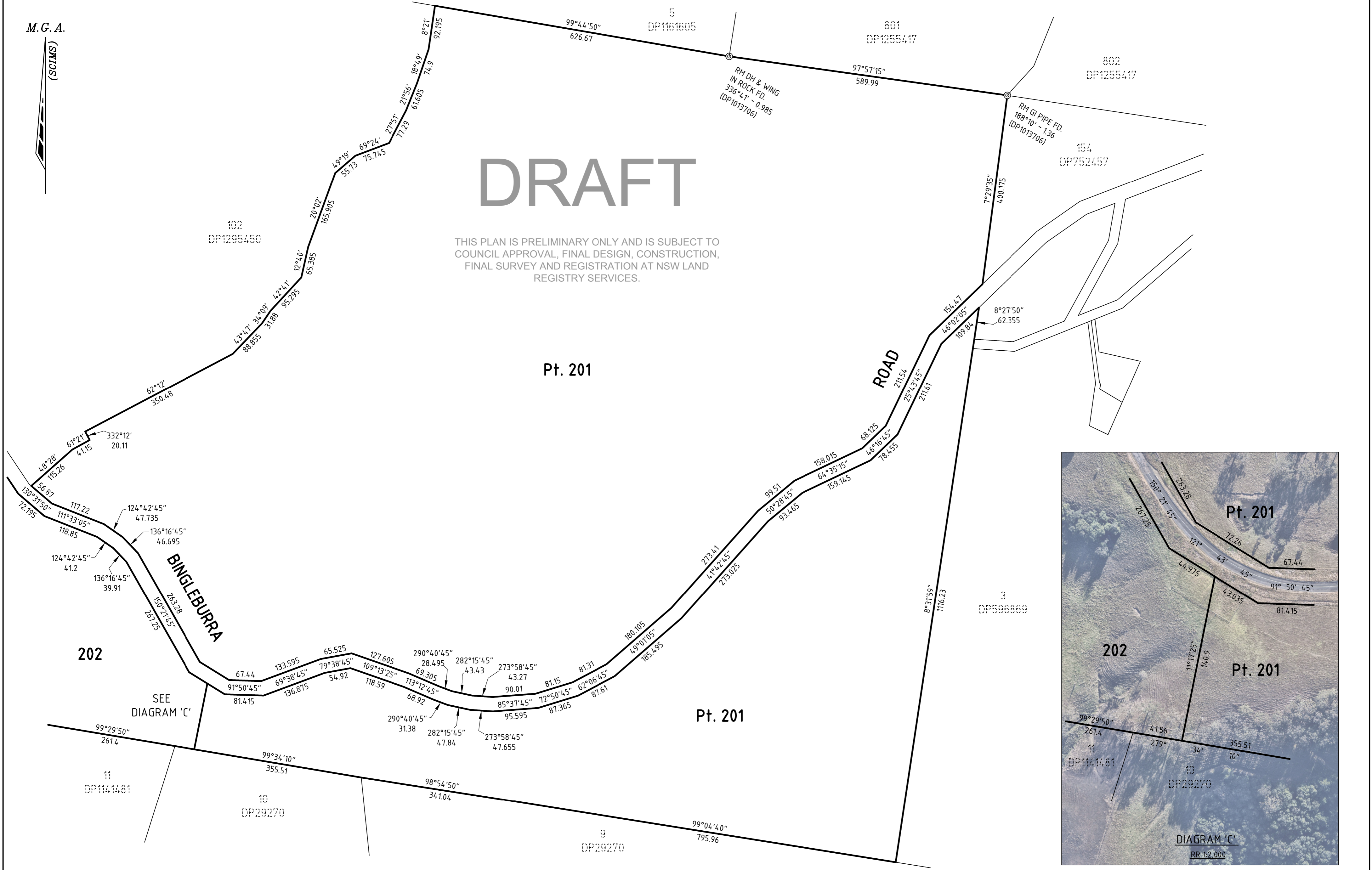
M.G.A.

(SCIMS)

DRAFT

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT NSW LAND REGISTRY SERVICES.

Pt. 201



SEE DIAGRAM 'C'

<p>SURVEYOR Name: THOMAS F CAMPBELL Date: Reference: 24195</p>	<p>PLAN OF SUBDIVISION OF LOT 212 DP1119828</p>	<p>LGA: DUNGOG Locality: SUGARLOAF & HANLEYS CREEK Reduction Ratio 1:3,000 Lengths are in metres.</p>	<p>REGISTERED</p>	<p>DP</p>
--	---	---	-------------------	-----------

STATEMENT OF ENVIRONMENTAL EFFECTS

**TORRENS TITLE SUBDIVISION (ONE INTO
TWO LOTS)**

**AT 335 BINGLEBURRA ROAD, SUGARLOAF NSW
2420 (LOT 212/-/DP1119828)**

Joseph Murphy Senior Town Planner PO Box 107 Clarence Town, NSW, 2321		Phone: 0422 600 867 Email: joseph@perceptionplanning.com.au		
PP Reference		J004383		
Prepared for (client)		Paul Middlebrook		
Document Versions and Control				
Statement of Environmental Effects, 335 Bingleburra Road, Sugarloaf NSW 2420				
Version	Date	PP ref	Author	Reviewed by
1	29/08/2024	SEE – 335 Bingleburra Road, Sugarloaf NSW 2420	HD	JM
2	04/09/2024	SEE – 335 Bingleburra Road, Sugarloaf NSW 2420	JM	Client
3	17/12/2024	SEE – 335 Bingleburra Road, Sugarloaf NSW 2420	BS	JM
Disclaimer: <p>This document may only be used for the purpose for which it was commissioned and in accordance with the contract between Perception Planning and the client. The scope of services by defined in consultation with the client by time and budgetary constraints imposed by the client, and the availability of reports and other data of the site. Changes to information, legislation and schedule are made on an ongoing basis and readers should obtain up to date information.</p> <p>Perception Planning accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not identified to be suitable for a site specific assessment or legal advice in relation to any matter. Unauthorised use of this report in any form is prohibited.</p>				

EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Paul Middlebrook (**the client**) to prepare a Statement of Environmental Effects (SEE) for a Torrens Title subdivision (one into two lots) over 335 Bingleburra Road, Sugarloaf NSW 2420 (Lot 212/-/DP1119828) (**the site**). The characteristics of the development include:

The subject site is located at 335 Bingleburra Road, formally known as Lot 212/-/DP1119828. The lot is zoned RU1 Primary Production pursuant to the Dungog Local Environmental Plan 2014 (the LEP).

The site currently has an area of 346.1 hectares. The proposed development involves a Torrens Title subdivision to create two lots from the existing single lot (one into two lots). This subdivision is proposed in accordance with the relevant provisions of the Dungog LEP 2014.

The proposed subdivision will not impact the current or permissible uses of the land, nor will it adversely affect adjacent properties.

New fencing will be required along the proposed boundary, spanning a distance of approximately 141 meters. No other physical works are proposed as part of this subdivision.

A draft subdivision plan demonstrating the proposed subdivision and resultant lot sizes is provided in **Figure 2** and attached as **Appendix 4**. The table below further describes the proposed development.

Proposed Lots	Proposed Area
Lot 201	238.2 ha
Lot 202	107.9

The existing use of the property is primary production. The existing uses of the holdings will not be undermined.

The key reasons why the proposed development is appropriate are as follows;

- The proposed Torrens Title subdivision (one into two lots) is permissible on the site with consent, with all proposed lots meeting the minimum lot size requirement.
- No adverse impact on the existing character or amenity of the area will result;
- No adverse impact on the ecological values of the site is attributable to the proposed development; and
- The proposed Torrens Title subdivision (one into two lots) is consistent with the desired character of the existing area as demonstrated by the land-use zoning of the subject site, without burdening the essential services supply.

The SEE will expand on those matters that have been summarised above to assist Council in completing a detailed assessment of the proposed development.

TERMS AND ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
BDAR	Biodiversity Development Assessment Report
EMA	Effluent Management Area
EPA	Environment Protection Authority
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
DA	Development Application
DCP	Development Control Plan
LGA	Local Government Area
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

LIST OF FIGURES

Figure 1 – Site Locality Plan (Source: NearMap, 2024).....	9
Figure 2 – Torrens Title Subdivision Plan (One into two lots) (Delfs Lascelles, 2024)	11
Figure 3 – Biodiversity (NSW Planning Portal - Biodiversity Values Mapping Tool 2024)	13
Figure 4 – Bushfire prone land (NSW Planning Portal Spatial Viewer, 2024)	14

LIST OF TABLES

Table 1 – Appendices	5
Table 2 – Integrated development.....	15

PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

Table 1 – Appendices

Appendix	Document	Prepared by	Reference
1	Original Deposited Plans	NSW Lands Registry	DP1119828
2	AHIMs Search Results	AHIMs	J004383 Dated: 26.08.24
3	BYDA Search Results	BYDA	37443987 Dated: 26.08.24
4	Draft Subdivision Plan	Delfs Lascelles Consulting Surveyors	24195
5	Bushfire Threat Assessment	Firebird	Sugarloaf/Lostock – Perception Planning – December 2024
6	DCP Compliance Table	Perception Planning	J004383 Dated: 04.09.24

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
TERMS AND ABBREVIATIONS	4
LIST OF FIGURES	4
PLANS AND SUPPORTING DOCUMENTATION	5
TABLE OF CONTENTS	6
1 BACKGROUND	7
1.1 PURPOSE	7
1.2 SITE DETAILS	8
1.3 SITE DESCRIPTION	8
1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS	10
2 DESCRIPTION OF THE DEVELOPMENT	10
2.1 PROPOSED DEVELOPMENT	10
3 PLANNING CONTROLS	12
3.1 ACTS	12
3.1.1 Biodiversity Conservation Act 2016	12
3.1.2 Environmental Planning and Assessment Act 1979	13
3.1.3 Hunter Water Act 1991	14
3.1.4 Rural Fires Act 1991	14
3.1.5 Water Management Act 2000	14
3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)	16
3.2.1 RESILIENCE AND HAZARDS 2021	16
3.2.2 TRANSPORT AND INFRASTRUCTURE 2021	16
3.2.3 BIODIVERSITY AND CONSERVATION 2021	17
3.2.4 PRIMARY PRODUCTION 2021	17
3.3 LOCAL ENVIRONMENTAL PLAN (LEP)	18
3.4 DEVELOPMENT CONTROL PLAN (DCP)	21
4 LIKELY IMPACTS OF THE DEVELOPMENT	21
4.1 BUILT ENVIRONMENT	22
4.1.1 CONTEXT, SETTING AND VISUAL IMPACT	22
4.1.2 ACCESS, TRANSPORT AND TRAFFIC	22
4.1.3 PUBLIC DOMAIN	22
4.1.4 SERVICES	22
4.1.5 NOISE AND VIBRATION	22
4.2 NATURAL ENVIRONMENT	22
4.2.1 ECOLOGICAL	22
4.2.3 ARCHAEOLOGY	22
4.2.3 STORMWATER	23
4.3 SOCIAL AND ECONOMIC	23
4.3.1 SAFETY, SECURITY AND CRIME PREVENTION	23
5 SUITABILITY OF THE SITE	24
6 ANY SUBMISSIONS AND CONSULTATION	24
7 PUBLIC INTEREST	24
8 CONCLUSION	24

1 BACKGROUND

1.1 PURPOSE

The purpose of this Statement of Environmental Effects (SEE) is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

This SEE has been prepared in coordination with Paul Middlebrook (**'the client'**) and other sub-consultants to demonstrate the relevant matters associated with in the proposed development. The SEE examines the existing development and site location, how the proposed development relates to the location and the environment, as well as the planning merits of the development with respect to the relevant legislation, regulation and other requirements. The SEE examines the applicable site attributes and the specifics of the development proposal that are appropriate to the development application stage. The SEE seeks to provide all the relevant data to give a suitable level of certainty to the consent authority that the proposal has a positive impact on the immediate area and the wider surrounds.

This SEE has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure's (now the Department of Planning, Infrastructure and Environment) guide to the *Environmental Planning and Assessment Act* (EP&A Act) 1979 (s4.15).

The objectives of this SEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.

1.2 SITE DETAILS

Property Address	335 Bingleburra Road, Sugarloaf NSW 2420
Lot and DP	Lot 212/-/DP1119828
Current Use	Existing primary production use
Zoning	RU1 Primary Production
Size	346.1 ha.
Site Constraints	<ul style="list-style-type: none">• Minimum lot size – 60 ha (RU1)
Owner	Owners consent for both lots has been provided as APPENDIX 6 and APPENDIX 7 .
DP and 88B Instrument	Nothing on the DP or 88B instrument prohibits the proposed development. Deposited Plan 1119828 is supplied here at APPENDIX 1 .

1.3 SITE DESCRIPTION

The site is located at 335 Bingleburra Road, Sugarloaf, and 3041 Paterson River Road, Lostock. The sites is legally known as Lot 212/-/DP1119828 and has an existing area of 346.1 ha.

The site is located in Sugarloaf and Lostock, within the Dungog Shire Council Local Government Area (LGA). The site is used for general agricultural purposes. 3041 Paterson River Road contains ancillary agricultural structures. 335 Bingleburra Road is located adjacent to the aforementioned roadway.

The site is substantially vegetated, with some areas being cleared over time for agricultural and grazing purposes. The site is notably hilly in its terrain.



Figure 1 – Site Locality Plan (Source: NearMap, 2024)

1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS

The Dungog Council Development Application Tracker website has not identified any recent development applications relating to the land subject to this development application.

No known compliance matters exist over the site which would pose issues for the proposed development.

2 DESCRIPTION OF THE DEVELOPMENT

2.1 PROPOSED DEVELOPMENT

The proposed development seeks a Torrens Title subdivision (one into two lots) at 335 Bingleburra Road, Sugarloaf. New fencing will be required for the proposed boundary, a distance of approx. 141m. No other physical works are proposed. A draft Subdivision Plan demonstrating the proposed subdivision and resultant lot sizes is contained here as **FIGURE 2**, the below table also describes the proposed development.

The proposed development is for a Torrens Title subdivision (Two into two lots). The proposed subdivision will not impact on the current or permissible uses of the land, nor will it affect adjacent properties.

Proposed Lots	Proposed Area
Lot 201	238.2 ha
Lot 202	107.9

The proposed Subdivision Plan is provided below in **FIGURE 2** and attached at **APPENDIX 4**. Nothing on the DP or 88B Instrument prohibits the proposed development. Deposited Plan 1119828 is supplied here at **APPENDIX 1**.

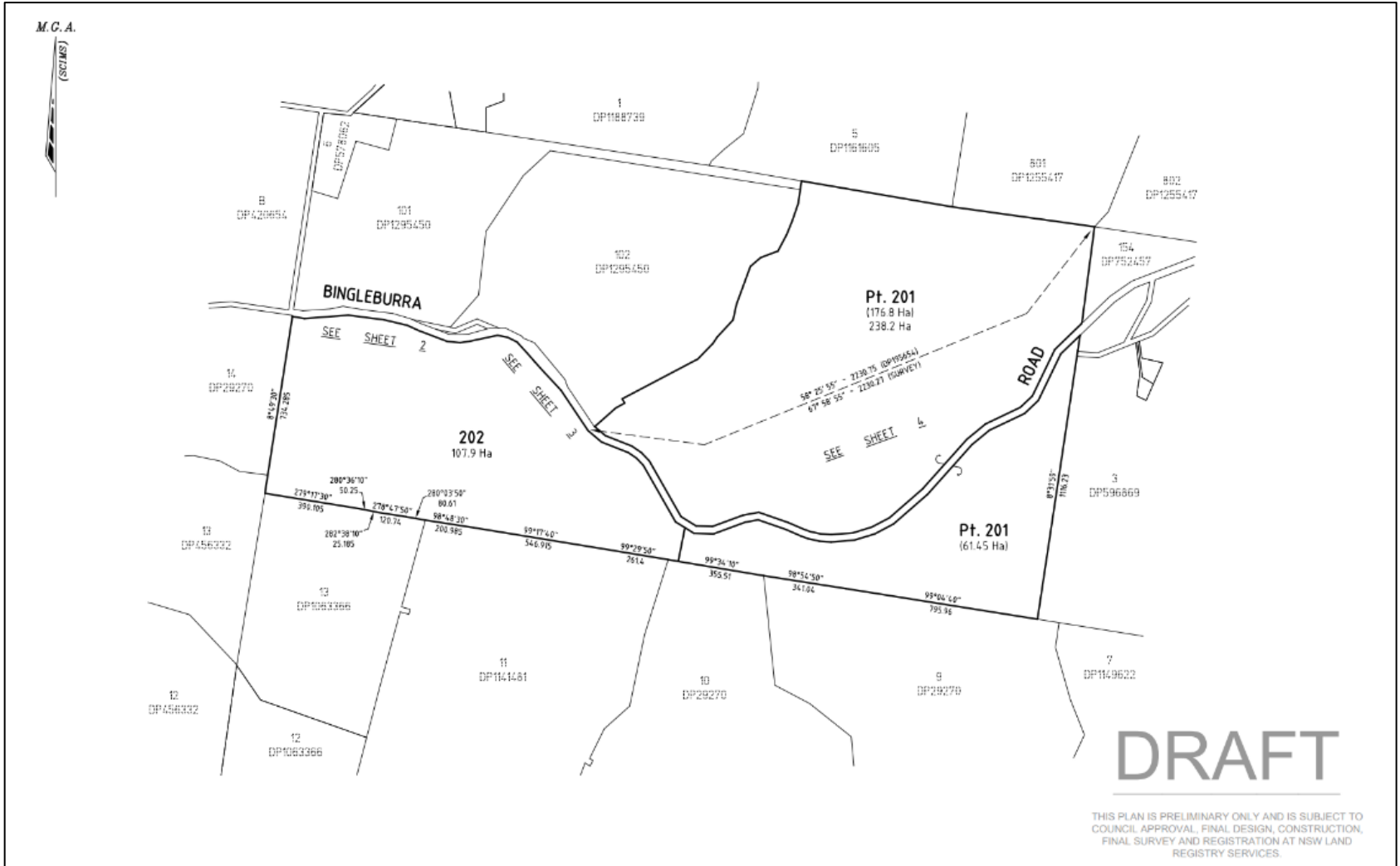


Figure 2 – Torrens Title Subdivision Plan (One into two lots) (Delfs Lascelles, 2024)

3 PLANNING CONTROLS

3.1 ACTS

The following Acts are considered relevant to the proposed development:

- *Biodiversity Conservation Act 2016*
- *Environmental Planning and Assessment 1979*
- *Hunter Water Act 1991*
- *Rural Fires Act 1997*
- *Water Management Act 2000*

3.1.1 Biodiversity Conservation Act 2016

The purpose of the Biodiversity Conservation Act 2016 (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. Applicants are to supply evidence relating to the triggers for the Biodiversity Offsets Scheme (BOS) Threshold and the test of significance when submitting a development application to the consent authority. Section 7.2 of the BC Act states that a development will 'significantly affect threatened species' if:

- a. it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or
- b. the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or
- c. it is carried out in a declared area of outstanding biodiversity value.

The area subject to the proposed subdivision does contain areas identified on the Biodiversity Values Map (**FIGURE 3**) as land with high biodiversity value and sensitive to impacts from development and clearing. It should be noted that any fencing proposed along new boundary lines resulting from this proposed development will not traverse any BV mapped land.

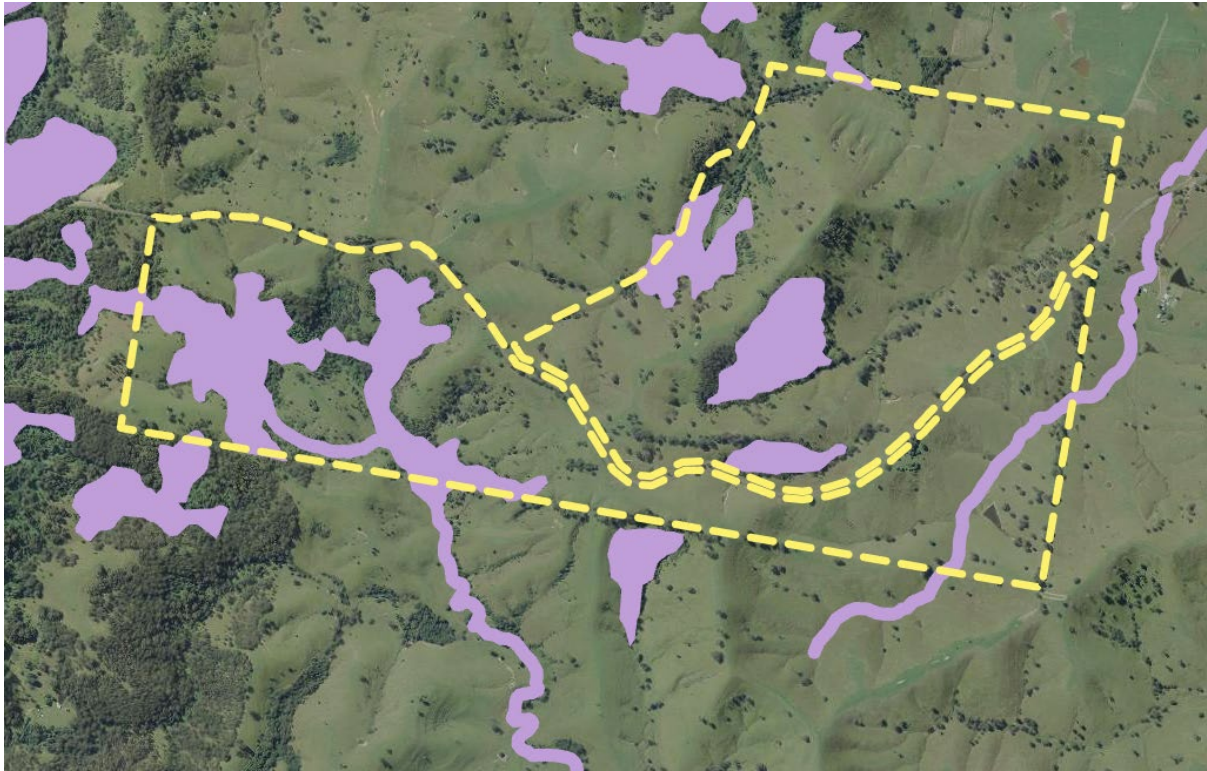


Figure 3 – Biodiversity (NSW Planning Portal - Biodiversity Values Mapping Tool 2024)

3.1.2 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal planning and development legislation in NSW and is applicable to the proposed development. Section 4.15 of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this SEE below.

- **Section 4.46 – What is integrated development?**

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals listed within Table 2 below.

- **Section 7.11 – Development Contributions**

Development contributions will be calculated and charged in accordance with the Dungog Local Infrastructure Contributions Plan 2019. As no new lots or dwelling entitlements will be created it is understood they will not apply to the proposed development.

3.1.3 Hunter Water Act 1991

The subject site is located within a Drinking Water Catchment.

Given the minor nature of the development and the absence of any proposed building works, stamped plans and a Notice of Formal Requirements have not been provided.

3.1.4 Rural Fires Act 1991

The site is identified as bushfire prone land, with the following vegetation categories:

- Vegetation Buffer
- Vegetation Category 1
- Vegetation Category 2

Preparation of a Bushfire Assessment Report to accompany this application is underway and will be provided at **APPENDIX 5. FIGURE 4** below shows the extent of the bushfire prone land on the site.

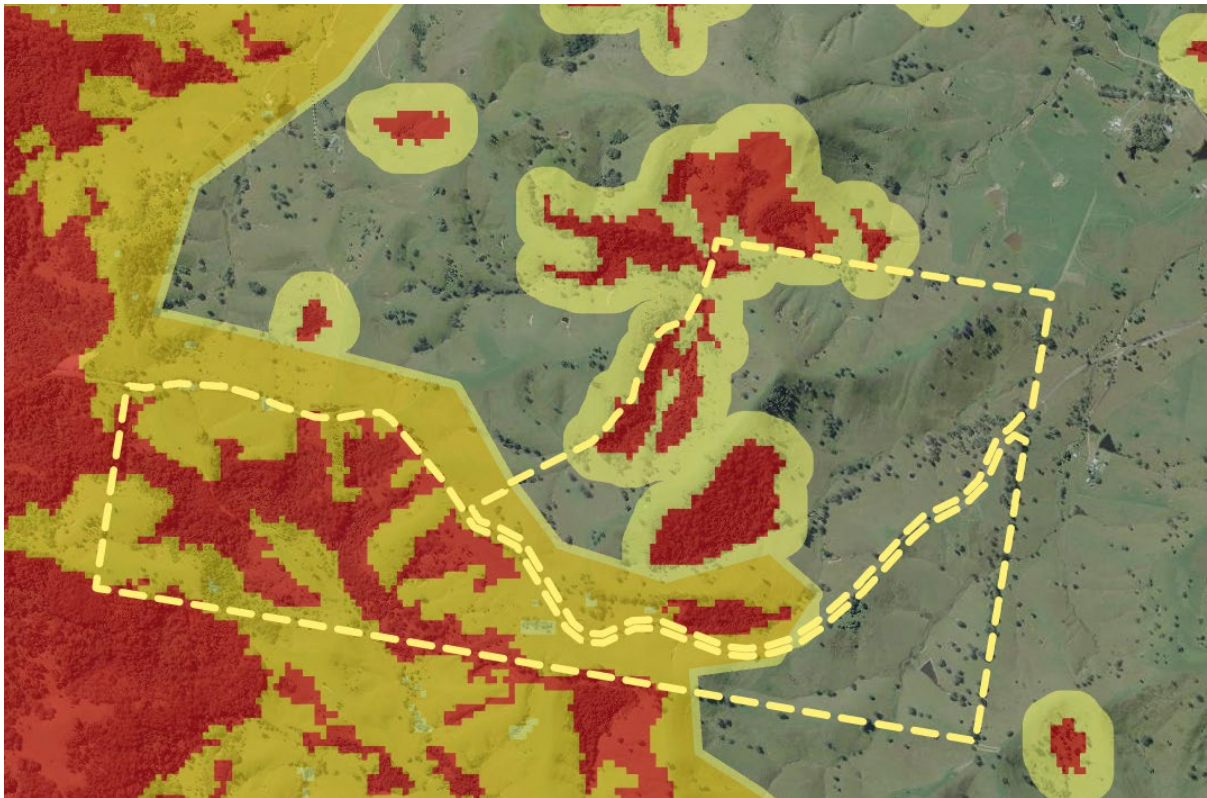


Figure 4 – Bushfire prone land (NSW Planning Portal Spatial Viewer, 2024)

3.1.5 Water Management Act 2000

No physical works will take place within 40m of any body of water nor will the development have a lasting impact on any watercourses or waterbodies on site.

Table 2 – Integrated development

Integrated development	Proposed Development	
Fisheries Management Act 1994	<ul style="list-style-type: none"> ▪ s 144 ▪ s 201 ▪ s 205 ▪ s 219 	N/A
Heritage Act 1977	<ul style="list-style-type: none"> ▪ s 58 	N/A
Coal Mine Subsidence Compensation Act 2017	<ul style="list-style-type: none"> ▪ s 22 	N/A – The site is not located within a Mine Subsidence Area.
Mining Act 1992	<ul style="list-style-type: none"> ▪ s 63, 64 	N/A
National Parks & Wildlife Act 1974 (as amended)	<ul style="list-style-type: none"> ▪ s 90 	<p>N/A</p> <p>Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person.</p>
Protection of the Environment Operations Act 1997	<ul style="list-style-type: none"> ▪ ss 43(a), 47, 55 ▪ ss 43(b), 48, 55 ▪ ss 43(d), 55, 122 	N/A
Roads Act 1993	<ul style="list-style-type: none"> ▪ s 138 	N/A
Rural Fires Act 1997	<ul style="list-style-type: none"> ▪ s 100B 	Yes, the site is identified as bushfire prone land.
Water Management Act 2000	<ul style="list-style-type: none"> ▪ ss 89, 90, 91 	No construction works are proposed within 40m of a watercourse thus a referral to the Natural Resource Access Regulator as integrated development is not required as part of this application.

3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

The following SEPPs are considered relevant to the proposed development:

- *SEPP (Resilience and Hazards) 2021*
- *SEPP (Transport and Infrastructure) 2021*
- *SEPP (Biodiversity and Conservation) 2021*
- *SEPP (Primary Production) 2021*

3.2.1 RESILIENCE AND HAZARDS 2021

Chapter 4 – Remediation of land

This Chapter applies to the whole state. Under Section 4.6, a consent authority must not grant consent to the carrying out of any development unless they have considered whether the land is contaminated.

The site is currently zoned for primary production purposes. It is noted that the land subject to this subdivision is largely undeveloped and containing limited development (one ancillary farm structure), and as such, it is not likely the site is considered to be contaminated. It is not expected or known that the surrounding locality has the potential to be contaminated. Further, a review of the EPA contaminated sites register does not show the site or surrounding area being contaminated. To this extent, the subject site is land considered suitable for the proposed development and future uses of the site.

3.2.2 TRANSPORT AND INFRASTRUCTURE 2021

Chapter 2 – Infrastructure

The purpose of this Chapter is to facilitate the effective delivery of infrastructure across the state and identifying matters to be considered in the assessment of developments adjacent to particular types of development.

Division 5, Subdivision 2 Development likely to affect an electricity transmission or distribution network

Section 2.48 – Determination of development applications – Other development

Penetration of the ground within 2m of underground electrical infrastructure triggers referral the electricity supply authority is triggered pursuant to Section 2.48(1)(a). Referral to the Electricity Supply Authority is not triggered for the proposed Torrens Title subdivision (Two into two lots).

Division 12A, Subdivision 2 Development adjacent to pipeline corridors

Section 2.76 – Determination of development applications

The proposed development is not in the vicinity of a 'licensed' pipeline corridor as defined under Section 2.76 (2). Accordingly, the proposed development does not trigger referral to any pipeline operator pursuant to Section 2.76.

Division 17, Subdivision 2 Development in or adjacent to road corridors and road reservations

Bingleburra Road is identified as a regional road dedicated to Dungog Council. As such, referral or Transport for NSW (TfNSW) for development on or adjacent to a classified road is not triggered under Sections 2.118, 2.119 and 2.121.

Section 2.122 – Traffic Generating Development

In accordance with Section 2.122, development listed in Schedule 3 is identified as traffic-generating development. The proposed development is not identified under Schedule 3 and therefore does not warrant referral to TfNSW.

A traffic impact assessment is not considered necessary for the proposed subdivision.

3.2.3 BIODIVERSITY AND CONSERVATION 2021

Chapter 3 – Koala habitat protection 2020

This Policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline. Section 4.4 and Schedule 2 of the SEPP identify the Dungog Local Government Area as land to which the policy applies and subject to the North Coast Koala Management Area.

The key threats within the North Coast Koala Management Area have been identified as:

- Habitat clearing and fragmentation;
- Vehicle strike and dog attack;
- Bushfire;
- Invasive plant species;
- Disease;
- Reduction in feed trees; and
- Sea level rise.

The proposed development does not include any vegetation removal and as such there is no impact identified on koala habitat and the free-living population. Further assessment of this Chapter is not warranted.

3.2.4 PRIMARY PRODUCTION 2021

Chapter 2 – Primary production and rural development

SEPP (Primary Production) 2021 applies to the proposed development due to the RU1 zoning of the land. The aims of the SEPP applicable to the proposed development include to facilitate the orderly economic use and development of lands for primary production, to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources and to encourage sustainable agriculture.

The proposed Torrens Title subdivision (Two into two lots) does not propose any new physical works or lots and will not adversely affect capacities of either lot to carry out agricultural related activities.

Through this process, rural land will not be sterilised, rather it will provide an opportunity to better define the land use, zoning and ownership. At the completion of the proposed development, primary production and agriculture will continue to be maintained and encouraged without harming the natural environment.

With regard to Part 2, Schedule 4 of the SEPP, a consent authority must take into account the matters specified in subclause (5) in determining whether to grant development consent to development on land to which this clause applies for either subdivision of land proposed to be used for the purposes of a dwelling or the erection of a dwelling. These matters include:

- (a) the existing uses and approved uses of land in the vicinity of the development,
- (b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,
- (c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),
- (d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).

The predominant land uses within proximity to the subject site relate to small and large primary production land holdings with dwelling houses, reflecting the exact nature of the proposed development. In addition, the proposed development poses no adverse environmental, social, economic, or visual effects on the subject site or adjacent land. To this effect, the proposed development is not inconsistent or incompatible with the existing amenity of the locality and meets the objectives of the SEPP.

3.3 LOCAL ENVIRONMENTAL PLAN (LEP)

The following parts of the Dungog LEP 2014 apply to the proposed development:

- **Clause 2.3 – Zone Objectives and Land Use Table**

The subject site is zoned RU1 Primary Production. The proposed development includes a Torrens Title subdivision (Two into two lots) which is permissible with consent in the zone in accordance with Clause 2.6 below.

The Land Use Table of the LEP identifies the following objectives for the R5 zone:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*

- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To provide for recreational and tourist activities that are compatible with the agricultural, environmental and conservation value of the land.*
- *To promote the rural amenity and scenic landscape values of the area and prevent the silhouetting of unsympathetic development on ridgelines.*

The proposed Torrens Title subdivision (Two into two lots) does not hinder the agricultural potential of the site and does not increase or create new land use conflicts on the site or within adjoining areas. The proposed development does not make any changes to the scenic qualities of the site or surrounding area.

As such the proposed subdivision is considered compatible with these zone objectives.

- **Clause 2.6 – Subdivision**

Land to which this Plan applies may be subdivided, but only with development consent.

- **Clause 4.1 – Minimum Lot Size**

The objective of this clause applicable to the proposed development is to ensure that lot sizes are able to accommodate development that is suitable for its purpose and that it is consistent with the relevant development controls. The size of any lot resulting from the subdivision of land to which this clause applies is not to be less than the minimum size shown on the lot size map in relation to that land.

The minimum lot size in relation to the RU1 area of the proposed subdivision is 60 ha with each proposed Lot meeting this minimum, as specified below:

The proposed Torrens Title subdivision (one into two lots) is as follows;

Proposed Lots	Proposed Area
Lot 201	238.2 ha
Lot 202	107.9

The resulting Lot sizes are compliant with the minim lot size of 60 ha.

- **Clause 5.10 – Heritage conservation**

A search of the Aboriginal Heritage Information Services (AHIMS) database (26 August 2024) did not identify the subject site as containing any Aboriginal sites or places as shown in **APPENDIX 2**. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance.

Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person. In this regard, no further assessment against the requirements of clause 5.10 is required.

- **Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or conservation zones**

The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or conservation zones concerned (particularly between residential land uses and other rural land uses).

The matters to be considered in this clause mirror those of Chapter 2 of SEPP (Primary Production) 2021 are addressed above. As such, no further consideration is required.

- **Clause 5.21 – Flood Planning**

The subject site is identified by the LEP as not containing flood prone land.

- **Clause 6.1 – Acid Sulfate Soils**

The objective of Clause 6.1 is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. The site is not identified to contain Acid Sulfate Soils (ASS). Potential earthworks associated with any future dwelling on the subject site can be addressed through the subsequent development approval.

- **Clause 6.2 – Earthworks**

The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes,

No physical works are proposed outside of boundary fencing; accordingly, the development complies with the requirements of this clause.

- **Clause 6.4 – Stormwater Management**

The objective of this clause is to minimise the impacts of urban stormwater on land to which this clause applies and on adjoining properties, native bushland and receiving waters.

As no physical works are proposed a stormwater management report has not been completed for the proposed development.

- **Clause 6.5 – Drinking water catchments**

The objective of this clause is to protect drinking water catchments (DWC) by minimising the adverse impacts of development on the quality and quantity of water entering drink water storages. The subject site is located within the Williams River drinking water catchment. The proposed subdivision will not result in any physical works on the site aside from fencing, and as such is considered to comply with the requirements of this clause.

- **Clause 6.6 – Riparian land and watercourses**

The objective of this clause is to protect any riparian land or watercourses located on or near the site. The subject site is identified as containing riparian land or watercourses. Any physical works relating to the proposed fencing on the site will not impact on any riparian lands or watercourses. The proposed development is considered to comply with this clause.

- **Clause 6.8 – Essential Services**

This clause specifies that development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required.

- a) Potable water will continue to be supplied to the existing and approved dwellings via onsite rainwater tanks. Connection / extension of the reticulated water supply is not proposed as part of this application.
- b) Electricity services will not be affected by this application.
- a) The connection of telecommunications services will not be affected by this application
- b) The disposal and management of sewage for the existing dwelling and approved dwelling will not be affected by this application. Each of the proposed allotments will continue to maintain a minimum 4000m² of usable land for effluent dispersal.
- c) Stormwater impacts are not required to be assessed for this application.
- d) Access will not be affected by this application.

The Before You Dig Australia (BYDA) search results are provided at **APPENDIX 3**.

- **Clause 6.10 – Williams River Catchment**

The subject site is located within the DWC. No physical works are proposed outside of a fence line, and as a result the proposed subdivision is not considered to raise any non-compliances with this clause.

3.4 DEVELOPMENT CONTROL PLAN (DCP)

The proposed development has been assessed for compliance and/or consistency with the relevant provisions of the Dungog Development Control Plan (DCP). The proposed subdivision complies with minimum lot sizes and does not make any changes to existing setbacks or sight distances. While there are no specific clauses relating to RU1 land in the DCP, the proposed development is considered to comply with the aims of the DCP insofar that it is a compliant development that meets community expectations, as is required under 1.2 of the DCP.

4 LIKELY IMPACTS OF THE DEVELOPMENT

The likely impacts of the proposed development and constraints affecting the subject site have been explored throughout this SEE. The following sections detail the major potential impacts and constraints in greater detail, in accordance with Section 4.15(1) of the EP&A Act 1979.

4.1 BUILT ENVIRONMENT

4.1.1 CONTEXT, SETTING AND VISUAL IMPACT

The proposed development seeks a Torrens Title Subdivision (one into two lots) achieving compliant minimum lot size and is consistent with the prevailing rural and primary production nature of the locality and is characteristic of other developments in both the local and wider community. There are no anticipated adverse impacts on the rural amenity or built environment as a result of the proposed development.

4.1.2 ACCESS, TRANSPORT AND TRAFFIC

Access from Bingleburra Road for both lots will not be altered and will not result in a detrimental impact to the existing street network. No additional vehicle crossings are proposed as a result of this development application.

4.1.3 PUBLIC DOMAIN

The proposed development will not have any adverse impact on any public domain.

4.1.4 SERVICES

Electricity, telephone and physical, legal and emergency services are currently connected to the dwellings that relate to the subject land. The proposed subdivision will not unreasonably increase the demand on these services.

4.1.5 NOISE AND VIBRATION

No construction other than new boundary fencing is proposed as part of this development.

4.2 NATURAL ENVIRONMENT

4.2.1 ECOLOGICAL

No removal of vegetation to facilitate the proposed subdivision is required. It is not anticipated that the development will have a detrimental impact on the ecology on the site or the surrounding area.

Regarding potential bushfire impacts, compliance with Planning for Bushfire Protection 2019 is demonstrated in the Bushfire Report provided as **APPENDIX 5**.

4.2.3 ARCHAEOLOGY

A search of the Aboriginal Heritage Information Services (AHIMS) database (26 August 2024) did not identify the subject site as containing any Aboriginal sites or places as shown in **APPENDIX 2**. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance.

Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person.

4.2.3 STORMWATER

As no physical works are proposed a stormwater management report has not been completed for the proposed development.

4.3 SOCIAL AND ECONOMIC

Social

Social impact is best defined by (Armour 1992) that describes changes that occur in:

- People's way of life (how they live, work, play and interact with one another on a day to day basis),
- Their culture (shared beliefs, customs and values), and
- Their community (its cohesion, stability, character, services and facilities).

The proposed development is for a Torrens Title subdivision (one into two lots) with minimal social impacts. The lots resulting from the subdivision will not adversely impact the provision of services to dwellings. The proposed development provides positive social impacts through the continuation of the orderly economic use of land for permissible uses on the site.

The proposed development:

- Will service the needs of the property owners without impacting on the surrounding area,
- Will not disadvantage or benefit any particular social group,

There are no anticipated adverse economic impacts as a result of the proposed development as the properties are not utilised for any sort of intensive agricultural use. The proposed development is not out of character with the existing development context, will not involve an increased risk to public safety and will not threaten the existing sense of community, identity or cohesiveness, rather will contribute to the increase of these aspects in the locality.

Economic

There are no anticipated adverse economic impacts as a result of the proposed development.

4.3.1 SAFETY, SECURITY AND CRIME PREVENTION

No safety, security for crime prevention measures are required as a result of the proposed development. The proposed development will not create any safety, security or crime concerns on or around the site.

5 SUITABILITY OF THE SITE

The proposed development is a suitable use of the site. The application includes all elements required under the relevant planning instruments and policies and there are no anticipated negative impacts on the locality as a result of the development. This development is permissible under the LEP and has addressed any relevant concerns through this SEE.

The proposed subdivision will not have any adverse impacts on surrounding properties or amenity of the locality. The proposal is within the public's best interest.

To this extent, the site is suitable for development.

6 ANY SUBMISSIONS AND CONSULTATION

As part of the DA consideration process it is envisaged Council may place the proposal on public exhibition and send neighbor notification letters to adjoining or adjacent properties.

7 PUBLIC INTEREST

The subject sites are located within an existing large lot residential area. The site has existing access to all relevant services and the proposed development makes good use of the available land. The application design includes all elements required under the relevant planning instruments and policies and there are no anticipated negative impacts on the locality as a result of the development.

There are no tangible cumulative impacts arising from the proposal, given the small-scale nature and appropriateness of the development in conjunction with each lot.

To this extent, the site is suitable for development.

8 CONCLUSION

This SEE has shown that the development is within the public interest, from a social, economic and environmental perspective. The proposed Torrens Title subdivision (Two into two lots) development is the most suitable option for the development of the site. Any relevant matters have been addressed through this SEE.

The key reasons why the proposed development is appropriate are as follows;

- The proposed Torrens Title subdivision (one into two lots) is permissible on the site with consent, with all proposed lots meeting the minimum lot size requirement.
- No adverse impact on the existing character or amenity of the area will result;
- No adverse impact on the ecological values of the site is attributable to the proposed development; and
- The proposed Torrens Title subdivision (one into two lots) is consistent with the desired character of the existing area as demonstrated by the land-use zoning of the subject site, without burdening the essential services supply.

It is considered that the proposal will have no impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity. We look forward to Councils determination of this matter.

If we can provide any further information or clarity, please do not hesitate to contact us.



Perception Planning Pty Ltd.
PO Box 107,
Clarence Town, NSW, 2321
Phone: 0437 195 267
Email: admin@perceptionplanning.com.au



BUSHFIRE THREAT ASSESSMENT

FOR
A PROPOSED 1 INTO 2 LOT
SUBDIVISION OF

LOT 212 DP 1119828
SUGARLOAF NSW 2420

Prepared by:

Firebird ecoSultants Pty Ltd

ABN – 16 105 985 993

PO Box 354

Newcastle NSW 2300

Mob: 0414 465 990

Ph: 02 4910 3939

Fax: 02 4929 2727

Email: sarah@firebirdeco.com.au



Site Details:	Lot 212 DP 1119828 Sugarloaf NSW 2420
Prepared by:	<i>Sarah Jones B.Env.Sc.,G.Dip.DBPA (Design in Bushfire Prone Areas)</i> <i>Firebird ecoSultants Pty Ltd</i> ABN – 16 105 985 993 PO Box 354, Newcastle NSW 2300 M: 0414 465 990 Email: sarah@firebirdeco.com.au T: 02 4910 3939 Fax: 02 4929 2727
Prepared for:	Perception Planning
Reference No.	Sugarloaf – Perception Planning – January 2024
Document Status & Date:	06/01/2024
Author:	Azmina Shafie
1st Reviewer:	Liv Page
2nd Reviewer:	Sarah Jones

Disclaimer

Notwithstanding the precautions adopted within this report, it should always be remembered that bushfires burn under a wide range of conditions. An element of risk, no matter how small always remains, and although the standard is designed to improve the performance of such buildings, there can be no guarantee, because of the variable nature of bushfires, that any one building will withstand bushfire attack on every occasion.



Executive Summary

A Bushfire Threat Assessment Report (BTA) has been prepared by Firebird ecoSultants Pty Ltd at the request of Perception Planning for a proposed 1 into 2 lot subdivision of Lot 212 DP1119828 (No. 335 Bingleburra Road) Sugarloaf NSW 2420. The report forms part of the supporting documentation for a DA to be submitted to Dungog Shire Council (DSC).

In order for Council to grant consent to this Development Application, it requires a Bush Fire Safety Authority (BFSA) to be issued by the NSW Rural Fire Service (RFS) under the Rural Fires Act 1997 (s100B – Bush Fire Safety Authority). This means that Council must refer this Development Application to the NSW RFS, who are then provided with 40 days to respond.

The report demonstrates compliance with Planning for Bushfire Protection 2019 (NSW RFS, 2019) and AS3959-2018 Construction of Buildings in Bush Fire Prone Areas.

This assessment aims to consider and assess the bushfire hazard and associated potential threats relevant to the proposal. Recommendations are provided with regard to fuel management, access, provision of emergency services, building protection and construction standards to facilitate an acceptable level of bushfire protection.

In summary, the following is recommended to enable the proposal to meet the relevant legislative requirements:

1. Asset Protection Zone (APZ) - The APZ provides space and reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and to prevent direct flame contact.

The proposal is for a 1 into 2 lot subdivision of proposed Lot 212. No new dwellings are proposed on this site however, the recommended APZs in accordance with Planning for Bushfire Protection 2019 are as follows:

- Proposed lot 201 – North and East for a distance of 15m, West for a distance of 10m, and South for a distance of 45m.
- Proposed lot 202 – North and East for a distance of 10m, South for a distance of 36m and West for a distance of 15m.

These distances are to be managed as described under 'Planning for Bushfire Protection (Appendix 4 – Asset Protect Zone Requirements)' and the document titled 'Standards for Asset Protection Zones'.

2. Property Access Roads – Access standards provide for emergency evacuation and firefighting operations.

Any future access road will be able to comply with the following criteria for property access roads in accordance with Table 5.3b in PBP 2019:

- › two-wheel drive, all weather access,



- › Minimum of 4m carriageway width,
- › Passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay,
- › Minimum vertical clearance of 4m to any overhanging obstructions, such as tree branches,
- › Minimum distance between inner and outer curves is 6m,
- › Crossfall is not more than 10 degrees,
- › Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads

3. Construction Standards – Construction standards seek to increase the protection of the habitable buildings from bushfire. The shorter the APZ (distance between the external wall of the habitable building and the unmanaged vegetation), then the higher the construction standard, which is referred to as the BAL

N/A – No new dwellings are proposed. Indicative building envelopes are identified as being able to achieve BAL-29 with the implementation of an appropriate APZ.

Any future dwelling on the proposed lots will be assessed under s4.14 of the EP&A Act 1979 to show compliance with Planning for Bushfire Protection 2019.

4. Water supply – a water supply is required for fighting purposes on the lot.

It is not expected that reticulated water and associated fire hydrants are available at the proposed lots therefore a minimum 20,000L static water supply is required for firefighting purposes that complies with the following requirements from Table 7.4a in PBP 2019:

- › a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; a 65mm Storz outlet with a ball valve is fitted to the outlet;
- › ball valve and pipes are adequate for water flow and are metal;
- › supply pipes from tank to ball valve have the same bore size to ensure flow volume;
- › underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank;
- › a hardened ground surface for truck access is supplied within 4m of the access hole;
- › above-ground tanks are manufactured from concrete or metal;
- › raised tanks have their stands constructed from non-combustible material or bushfire resisting timber (see Appendix F AS3959);
- › unobstructed access is provided at all times;
- › tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters; and
- › underground tanks are clearly marked;
- › all exposed water pipes external to the building are metal, including any fittings;



- > where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bushfire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
- > fire hose reels are constructed in accordance with AS/NZS 1221:1991 fire hose reels, and installed in accordance with the relevant clauses of AS2441:2005 installation of fire hose reels.

**I certify the development conforms to the relevant specifications and requirements of
Planning for Bushfire Protection 2019**

Sarah Jones  

B.Env.Sc., G.Dip.DBPA (Design for Bushfire Prone Areas)
FPA BPAD-A Certified Practitioner (Certification Number BPD-PA-26512)
Ecologist / Bushfire Planner



Terms & Abbreviations

Abbreviation	Meaning
APZ	Asset Protection Zone
AS2419 -2017	Australian Standard – Fire Hydrant Installations
AS3959-2018	Australian Standard – Construction of Buildings in Bush Fire Prone Areas
BCA	Building Code of Australia
BPA	Bush Fire Prone Area (Also Bushfire Prone Land)
BFPL Map	Bush Fire Prone Land Map
BPMs	Bush Fire Protection Measures
BFSA	Bush Fire Safety Authority
CC	Construction Certificate
DSC	Dungog Shire Council
<i>EPA Act</i>	<i>NSW Environmental Planning and Assessment Act 1979</i>
FFDI	Forest Fire Danger Index
FMP	Fuel Management Plan
ha	hectare
IPA	Inner Protection Area
LGA	Local Government Area
OPA	Outer Protection Area
PBP	Planning for Bushfire Protection 2019
PoM	Plan of Management
RF Act	Rural Fires Act 1997
RF Regulation	Rural Fires Regulation



CONTENTS

1	INTRODUCTION	7
1.1	Site Particulars	7
1.2	Description of the Proposal	9
1.3	Legislative Requirements	9
1.4	Objectives of Assessment	9
2	METHODOLOGY	11
2.1	Vegetation Assessment	11
2.2	Slope Assessment	11
3	SITE ASSESSMENT	12
3.1	Vegetation & Slope Assessment	12
4	BUSHFIRE PROTECTION ASSESSMENT	14
4.1	Asset Protection Zones (APZ)	14
5	COMPLIANCE	17
6	CONCLUSION & RECOMMENDATIONS	26
7	BIBLIOGRAPHY	29
	APPENDIX A PROPOSED SITE PLANS	A-1
	APPENDIX B ASSET PROTECTION ZONES	B-1

TABLES

Table 3-1: Vegetation Classification of Indicative Building Envelope at Proposed Lot 201	12
Table 3-2: Vegetation Classification of Indicative Building Envelope at Proposed Lot 202	12
Table 4-1: Recommended APZs for Indicative Building Envelope at Proposed Lot 201	14
Table 4-2: Recommended APZs for Indicative Building Envelope at Proposed Lot 202	14
Table 6-1: Proposed Subdivision Compliance with Development Standards	17

FIGURES

Figure 1-1: Site Location	8
Figure 1-2: Bushfire Prone Land Map	10
Figure 3-1: Vegetation Map	13
Figure 4-1: APZ Map	16



I INTRODUCTION

A Bushfire Threat Assessment Report (BTA) has been prepared by Firebird ecoSultants Pty Ltd at the request of Perception Planning for a proposed 1 into 2 lot subdivision of Lot 212 DP 1119829 Sugarloaf NSW 2420, (refer to Figure 1-1 for site locality). Refer to Appendix A for Proposed Site Plans.

This BTA is suitable for submission with a Development Application (DA) and provides information on measures that will enable the development to comply with 'Planning for Bushfire Protection' (NSW RFS, 2019), hereafter referred to as PBP (RFS, 2019).

This assessment aims to consider and assess the bushfire hazard and associated potential threats relevant to such a proposal, and to outline the minimum mitigative measures which would be required in accordance with the provisions of the Environmental Planning and Assessment Amendment (Planning for Bushfire Protection) Regulation 2007 and the Rural Fires Amendment Regulation 2007 (RF Amendment Regulation 2007).

I.1 Site Particulars

Locality:	Lot 212 DP1119828 Sugarloaf NSW 2420
LGA:	Dungog Shire Council
Current Land Use:	Vacant land
Forest Danger Index:	100 FFDI

Legend

Subject Site

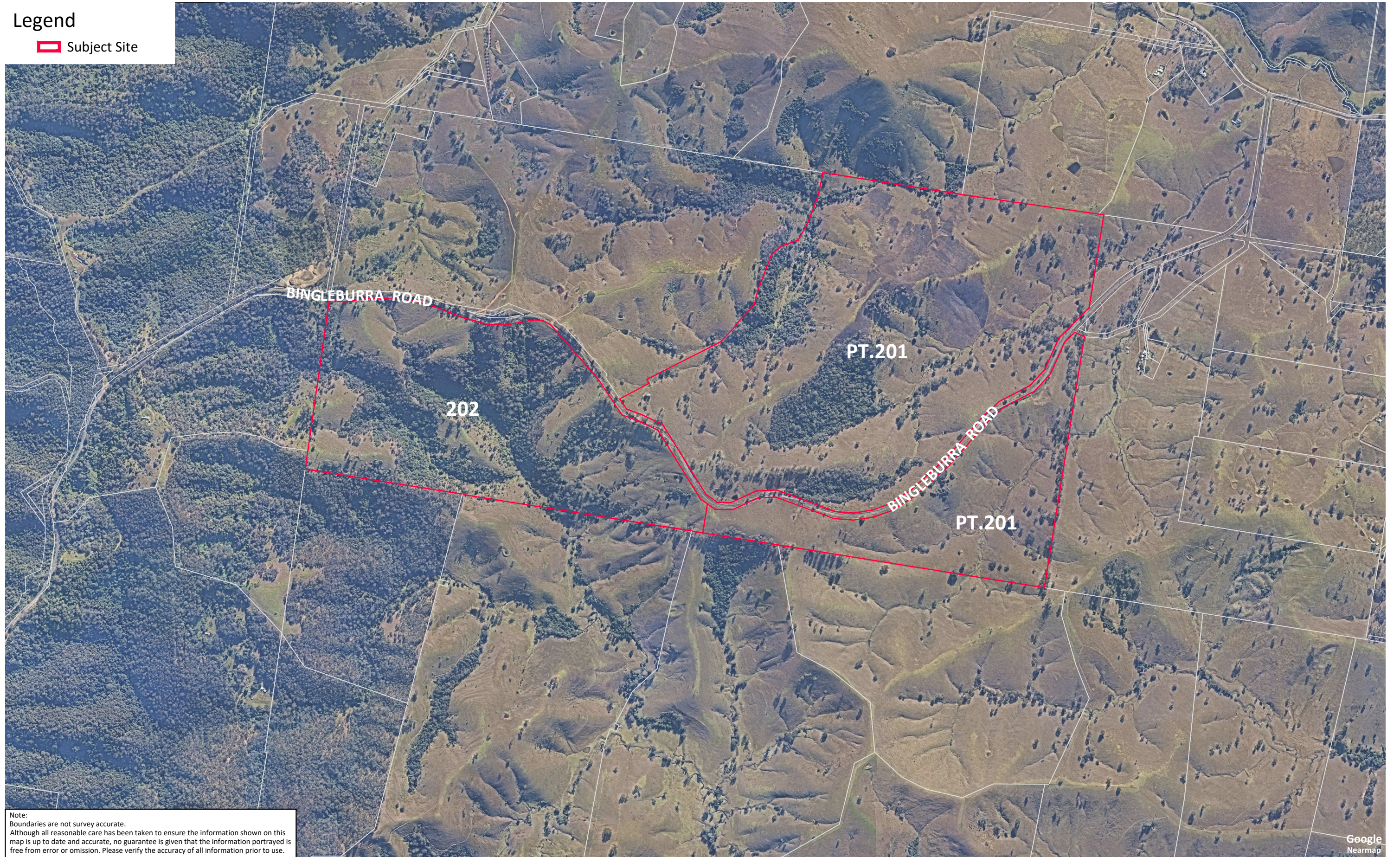
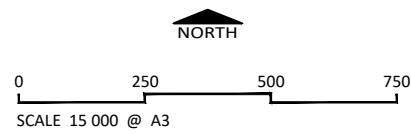


FIGURE 1-1: PROPOSED SUBDIVISION

CLIENT Client
 SITE DETAILS 335 Bingleburra Road Sugarloaf
 DATE 4 December 2024



Firebird ecoSultants Pty Ltd
 ABN - 16 105 985 993
 Level 1, 146 Hunter Street, Newcastle NSW 2300
 P O Box 354 Newcastle NSW 2300



DISCLAIMER
 This document and the information shown shall remain the property of Firebird ecoSultants Pty Ltd. The document may only be used for the purpose for which it was supplied and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited.



I.2 Description of the Proposal

This DA relates to the proposal for a 1 into 2 lot subdivision. Refer to Appendix A for proposed plans.

I.3 Legislative Requirements

The Site has been mapped as Bush Fire Prone Land Map (BFPLM) by DSC.

This report forms part of the supporting documentation for a Development Application (DA) to be submitted to DSC.

This BTA has been prepared using current legislative requirements and associated guidelines for assessment of bushfire protection, these being:

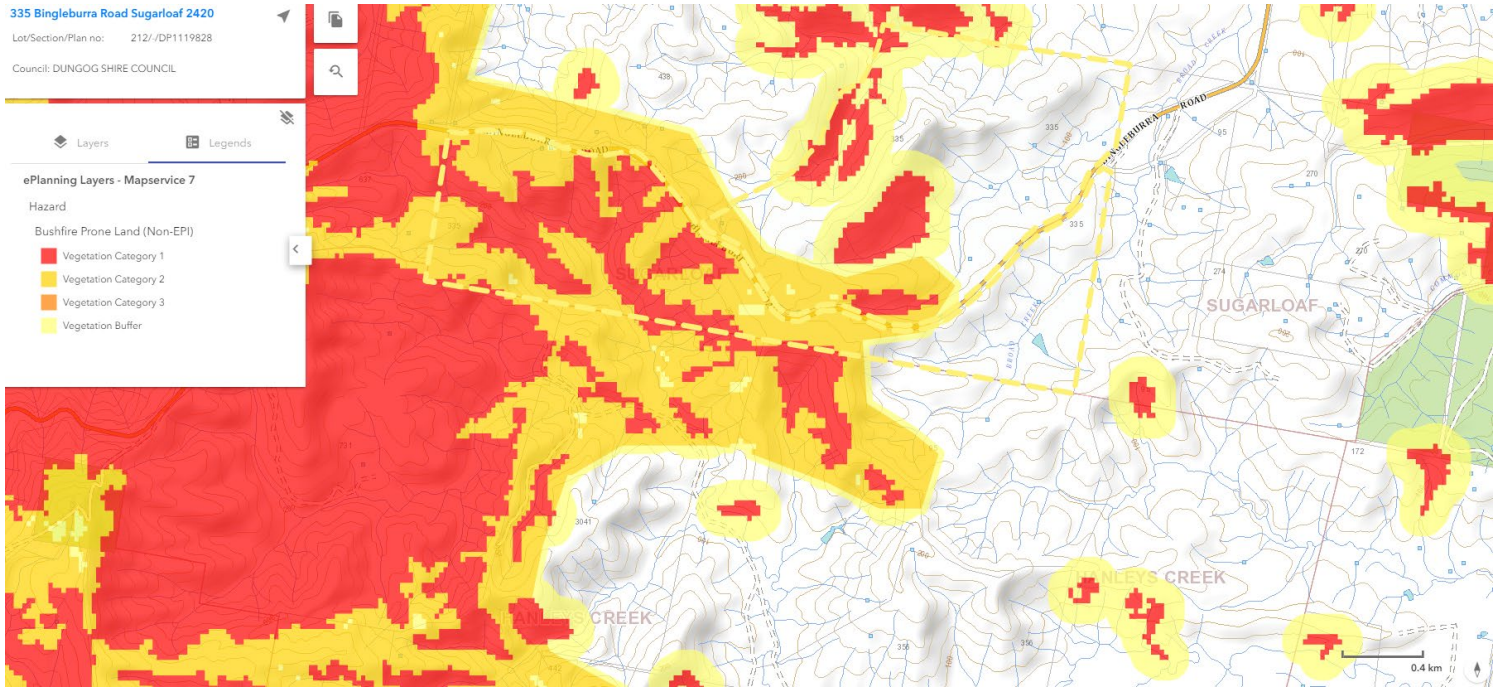
- PBP (RFS, 2019); and
- AS3959-2018 Construction of Buildings in Bushfire Prone Area; and

I.4 Objectives of Assessment

This report has been prepared to address the requirements of Clause 44 of the Rural Fires Regulation. This BTA also addresses the six key Bush Fire Protection Measures (BFRMs) in a development assessment context being:

- The provision of clear separation of buildings and bush fire hazards, in the form of fuel-reduced APZ and their components being Inner Protection Areas (IPA's) and Outer Protection Areas (OPA's);
- Sitting and design of the proposal;
- Construction standards;
- Appropriate access standards for residents, fire-fighters, emergency workers and those involved in evacuation;
- Adequate water supply and pressure, and utility services; and
- Suitable landscaping, to limit fire spreading to a building.

Figure 1-2: Bushfire Prone Land Map





2 METHODOLOGY

2.1 Vegetation Assessment

Vegetation surveys and vegetation mapping carried out on the site has been undertaken as follows:

- Aerial Photograph Interpretation to map vegetation cover and extent
- Confirmation of the vegetation assemblage typology present.

2.2 Slope Assessment

Slope assessment has been undertaken as follows:

- Aerial Photograph Interpretation in conjunction with analysis of electronic contour maps with a contour interval of 10m.

3 SITE ASSESSMENT

The following assessment has been undertaken in accordance with the requirements of PBP (RFS, 2019).

3.1 Vegetation & Slope Assessment

In accordance with PBP (RFS 2019), an assessment of the vegetation over a distance of 140m in all directions from the site was undertaken. Vegetation that may be considered a bushfire hazard was identified in all directions from the site. This assessment is depicted in Tables 3-1 & 3-2 and Figure 3-1 that shows the vegetation.

Table 3-1: Vegetation Classification of Indicative Building Envelope at Proposed Lot 201

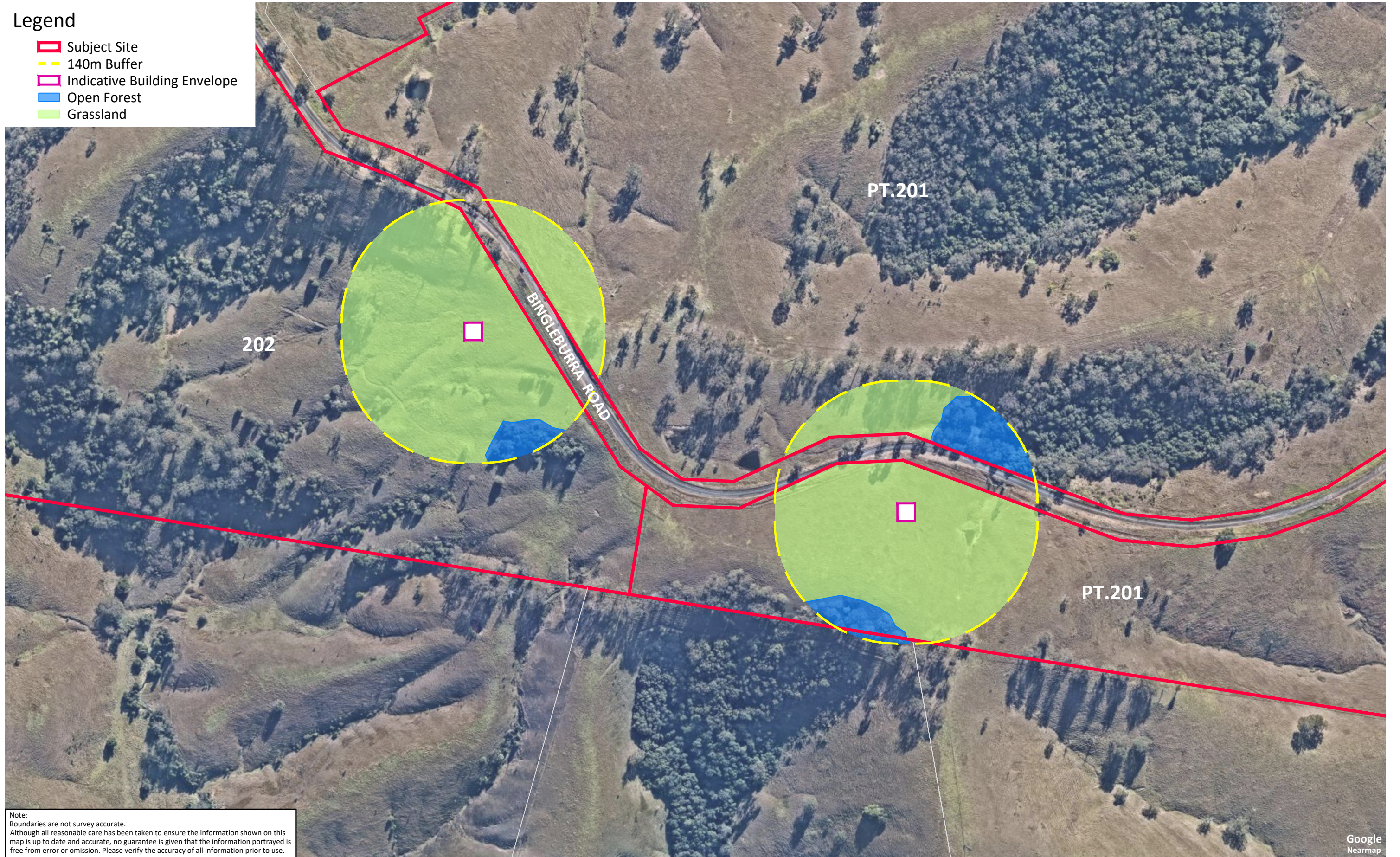
Direction	Vegetation Type	Slope under vegetation
North	Grassland vegetation	Downslope 10-15°
South	Forest vegetation	Downslope 10-15°
East	Grassland vegetation	Downslope 10-15°
West	Grassland vegetation	Upslope

Table 3-2: Vegetation Classification of Indicative Building Envelope at Proposed Lot 202

Direction	Vegetation Type	Slope
North	Grassland vegetation	Upslope
South	Forest vegetation	Downslope 5-10°
East	Grassland vegetation	Upslope
West	Grassland vegetation	Downslope 10-15°

Legend

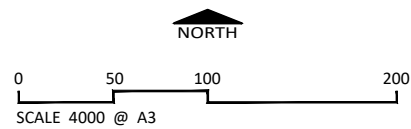
- ▭ Subject Site
- ▭ 140m Buffer
- ▭ Indicative Building Envelope
- ▭ Open Forest
- ▭ Grassland



Note:
 Boundaries are not survey accurate.
 Although all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.

FIGURE 3-1: VEGETATION MAP

CLIENT Client
 SITE DETAILS 335 Bingleburra Road Sugarloaf
 DATE 4 December 2024



Firebird ecoSultants Pty Ltd
 ABN - 16 105 985 993
 Level 1, 146 Hunter Street, Newcastle NSW 2300
 P O Box 354 Newcastle NSW 2300



DISCLAIMER
 This document and the information shown shall remain the property of Firebird ecoSultants Pty Ltd. The document may only be used for the purpose for which it was supplied and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited.

4 BUSHFIRE PROTECTION ASSESSMENT

4.1 Asset Protection Zones (APZ)

The PBP (RFS, 2019) guidelines has been used to determine the widths of the APZs required for habitable buildings within the site using the vegetation and slope data identified in Section 3-1 of this report.

The site lies within Dungog Local Government Area and therefore is assessed under a FDI rating of 100. Using the results from the Site Assessment (section 3-1 of this report) the deemed to satisfy APZ requirements for the proposed buildings within the site was determined using Table A1.12.2 in PBP (RFS, 2019). Refer to Table 4-1 and Figure 4-1 for required APZs for indicative building envelopes.

Table 4-1: Recommended APZs for Indicative Building Envelope at Proposed Lot 201

Direction from Building Envelope	Vegetation Classification within 140m	Effective Slope (within 100m)	APZ to be Provided	Comment
North	Grassland	Downslope 10-15°	BAL-29 = 15m	Acceptable solution in accordance with PBP (RFS, 2019)
East	Grassland	Downslope 10-15°	BAL-29 = 15m	Acceptable solution in accordance with PBP (RFS, 2019)
South	Forest	Downslope 10-15°	BAL-29 = 45m	Acceptable solution in accordance with PBP (RFS, 2019)
West	Grassland	Upslope	BAL-29 = 10m	Acceptable solution in accordance with PBP (RFS, 2019)

Table 4-2: Recommended APZs for Indicative Building Envelope at Proposed Lot 202

Direction from Building Envelope	Vegetation Classification within 140m	Effective Slope (within 100m)	APZ to be Provided	Comment
North	Grassland	Upslope	BAL-29 = 10m	Acceptable solution in accordance with PBP (RFS, 2019)

Direction from Building Envelope	Vegetation Classification within 140m	Effective Slope (within 100m)	APZ to be Provided	Comment
East	Grassland	Upslope	BAL-29 = 10m	Acceptable solution in accordance with PBP (RFS, 2019)
South	Forest	Downslope 5-10°	BAL-29 = 36m	Acceptable solution in accordance with PBP (RFS, 2019)
West	Grassland	Downslope 10-15°	BAL-29 = 15m	Acceptable solution in accordance with PBP (RFS, 2019)

NOTE: No new dwellings are proposed on this site. APZs have been provided to indicative building envelopes to achieve BAL-29 in accordance with PBP 2019.

Any future dwelling on the proposed lots will be assessed under s4.14 of the EP&A Act 1979 to show compliance with PBP 2019.

Legend

- ▭ Subject Site
- ▭ Indicative Building Envelope
- ▭ 45m APZ
- ▭ 36m APZ
- ▭ 15m APZ
- ▭ 10m APZ

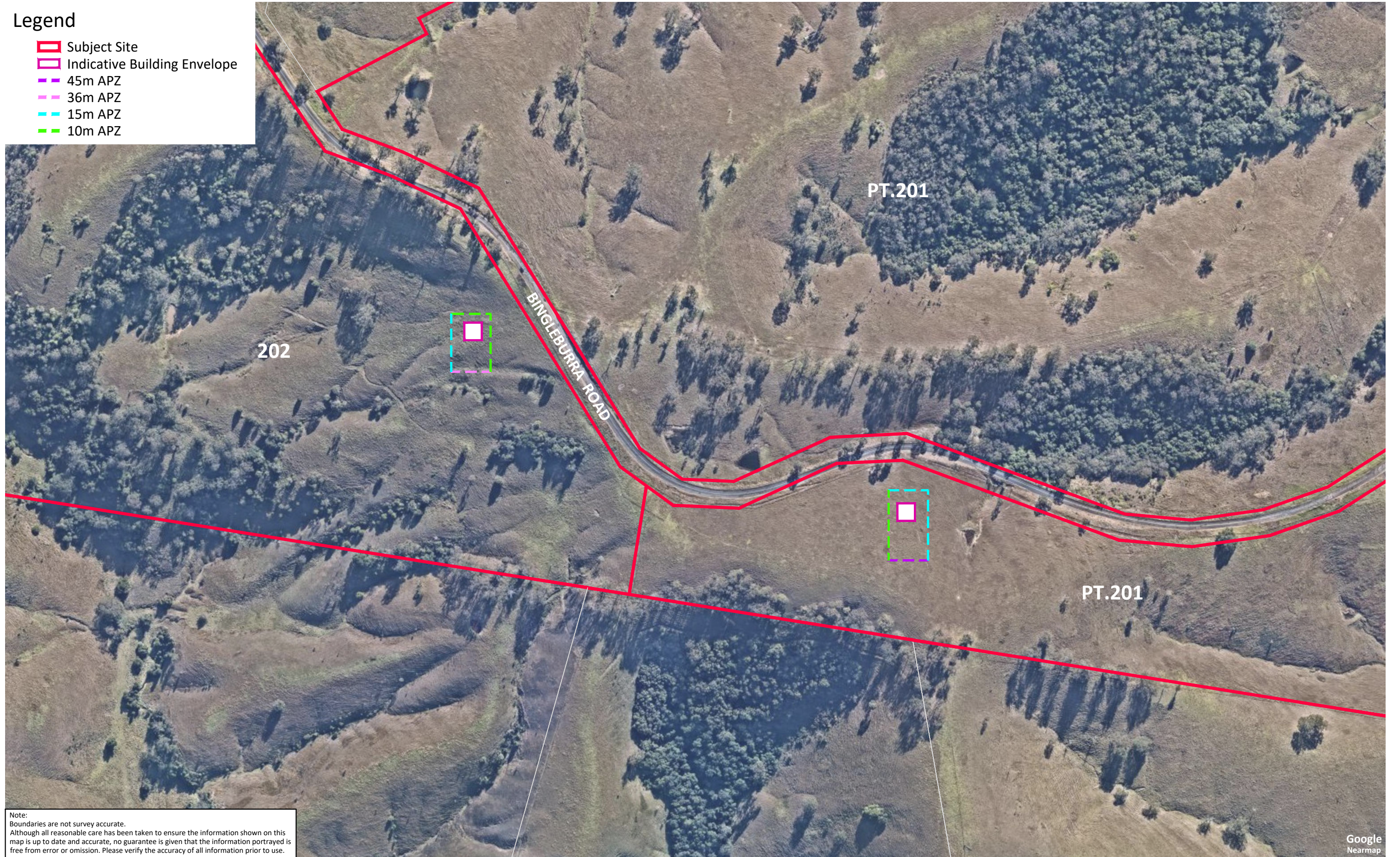
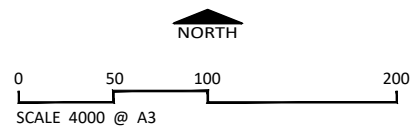


FIGURE 4-1: ASSET PROTECTION ZONES

CLIENT Client
 SITE DETAILS 335 Bingleburra Road Sugarloaf
 DATE 4 December 2024



Firebird ecoSultants Pty Ltd
 ABN - 16 105 985 993
 Level 1, 146 Hunter Street, Newcastle NSW 2300
 P O Box 354 Newcastle NSW 2300



DISCLAIMER
 This document and the information shown shall remain the property of Firebird ecoSultants Pty Ltd. The document may only be used for the purpose for which it was supplied and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any way is prohibited.



5 COMPLIANCE

The proposal is for a 1 into 2 lot subdivision and therefore development standards apply. Table 6-1 details the proposed compliance with Development Standards for Residential and Rural Residential Subdivisions.

Table 6-1: Proposed Subdivision Compliance with Development Standards

Acceptable Solutions	Performance Criteria	Compliance with Performance Criteria
Asset Protection Zones		
› APZs are provided in accordance with Tables A1.12.2 and A1.12.3 based on the FFDI.	potential building footprints must not be exposed to radiant heat levels exceeding 29 kW/m ² on each proposed lot.	Can comply with Acceptable Solution – The proposal is for a 1 into 2 lot subdivision only. APZs have been provided for indicative building envelopes in accordance with A1.12.2 of PBP 2019.
› APZs are managed in accordance with the requirements of Appendix 4.	APZs are managed and maintained to prevent the spread of a fire towards the building.	Complies with Acceptable Solution – APZs will be managed in accordance with the requirements of Appendix 4.
› APZs are wholly within the boundaries of the development site	the APZs is provided in perpetuity	Can comply with Acceptable Solution – APZs on site occur entirely within the boundaries of the site.
› APZs are located on lands with a slope less than 18 degrees.	APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	Complies with Acceptable Solution – APZs on site will not occur over slopes <18°.
Landscaping		
› landscaping is in accordance with Appendix 4; and fencing is constructed in accordance with section 7.6.	landscaping is designed and managed to minimise flame contact and radiant heat to	N/A – No landscaping is proposed.



	buildings, and the potential for wind-driven embers to cause ignitions.	
Access (General Requirements)		
<ul style="list-style-type: none"> › property access roads are two-wheel drive, all-weather roads; › perimeter roads are provided for residential subdivisions of three or more allotments; › subdivisions of three or more allotments have more than one access in and out of the development; › traffic management devices are constructed to not prohibit access by emergency services vehicles; › maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient; › all roads are through roads; › dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end; 	firefighting vehicles are provided with safe, all-weather access to structures.	<p>Complies with Acceptable Solution –</p> <p>The proposal is for a 1 into 2 lot subdivision only however future property access roads can comply with the following;</p> <ul style="list-style-type: none"> - two-wheel drive, all weather access, - Minimum of 4m carriageway width, - Passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay, - Minimum vertical clearance of 4m to any overhanging obstructions, such as tree branches, - Suitable turning head, being a loop around the dwelling, - Minimum distance between inner and outer curves is 6m, - Crossfall is not more than 10 degrees



<ul style="list-style-type: none"> › where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road; › where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access shall be provided to an alternate point on the existing public road system; and › one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression. 		
<ul style="list-style-type: none"> › the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating. 	<p>the capacity of access roads is adequate for firefighting vehicles.</p>	<p>N/A – The public road is existing.</p>
<ul style="list-style-type: none"> › hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; › hydrants are provided in accordance with the relevant clauses of AS 2419.1:2017 - Fire hydrant installations System design, installation and commissioning; and 	<p>there is appropriate access to water supply.</p>	<p>Complies with Acceptable Solution – The proposal is for a 1 into 2 lot subdivision only. Static water supply has been recommended for both lots.</p>



<ul style="list-style-type: none"> › there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available. 		
Perimeter Roads		
<ul style="list-style-type: none"> › are two-way sealed roads; › minimum 8m carriageway width kerb to kerb; › parking is provided outside of the carriageway width; › hydrants are located clear of parking areas; › are through roads, and these are linked to the internal road system at an interval of no greater than 500m; › curves of roads have a minimum inner radius of 6m; › the maximum grade road is 15 degrees and average grade of not more than 10 degrees; › the road crossfall does not exceed 3 degrees; and › a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided. 	<p>access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface.</p>	<p>N/A – The proposal is for a 1 into 2 lot subdivision only. The public road is existing.</p>



Non-Perimeter Roads

<ul style="list-style-type: none"> › minimum 5.5m carriageway width kerb to kerb; › parking is provided outside of the carriageway width; › hydrants are located clear of parking areas; › roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m; › curves of roads have a minimum inner radius of 6m; › the road crossfall does not exceed 3 degrees; and › a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided. 	<p>access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating.</p>	<p>N/A – The proposal is for a 1 into 2 lot subdivision only. The public road is existing.</p>
--	--	---

Property Access

<p>› There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that</p>	<p>firefighting vehicles can access the dwelling and exit the property safely.</p>	<p>Complies with Acceptable Solution – The proposal is for a 1 into 2 lot subdivision only however future access roads can comply with the following;</p> <ul style="list-style-type: none"> - two-wheel drive, all weather access, - Minimum of 4m carriageway width,
---	--	---



<p>supports the operational use of emergency firefighting vehicles.</p> <p>In circumstances where this cannot occur, the following requirements apply:</p> <ul style="list-style-type: none">› minimum 4m carriageway width;› in forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay;› a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;› provide a suitable turning area in accordance with Appendix 3;› curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;› the minimum distance between inner and outer curves is 6m;› the crossfall is not more than 10 degrees;› maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads; and		<ul style="list-style-type: none">- Passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay,- Minimum vertical clearance of 4m to any overhanging obstructions, such as tree branches,- Suitable turning head, being a loop around the dwelling,- Minimum distance between inner and outer curves is 6m,- Crossfall is not more than 10 degrees
--	--	---



<p>› a development comprising more than three dwellings has access by dedication of a road and not by right of way.</p> <p>Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.</p>		
<h2 style="background-color: #2c4e64; color: white; padding: 5px;">Water Supplies</h2>		
<p>› reticulated water is to be provided to the development where available;</p> <p>› a static water and hydrant supply is provided for non-reticulated developments or where reticulated water supply cannot be guaranteed; and</p> <p>› static water supplies shall comply with Table 5.3d.</p>	<p>adequate water supplies are provided for firefighting purposes.</p>	<p>N/A – The proposal is for a 1 into 2 lot subdivision only. Static water supply has been recommended for both lots.</p>
<p>› fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2017;</p> <p>› hydrants are not located within any road carriageway; and</p> <p>› reticulated water supply to urban</p>	<p>Water supplies are located at regular intervals; and</p> <p>the water supply is accessible and reliable for firefighting operations.</p>	<p>N/A – The proposal is for a 1 into 2 lot subdivision only. Static water supply has been recommended for both lots.</p>



<p>subdivisions uses a ring main system for areas with perimeter roads.</p>		
<p>› fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2017.</p>	<p>flows and pressure are appropriate.</p>	<p>N/A – The proposal is for a 1 into 2 lot subdivision only. Static water supply has been recommended for both lots.</p>
<p>› all above-ground water service pipes are metal, including and up to any taps; and</p> <p>› above-ground water storage tanks shall be of concrete or metal.</p>	<p>the integrity of the water supply is maintained.</p>	<p>N/A – The proposal is for a 1 into 2 lot subdivision only. Static water supply has been recommended for both lots.</p>
<h3>Electricity Services</h3>		
<p>› where practicable, electrical transmission lines are underground;</p> <p>› where overhead, electrical transmission</p> <ul style="list-style-type: none"> › lines are proposed as follows: lines are installed with short pole spacing of 30m, unless crossing gullies, gorges or riparian areas; and › no part of a tree is closer to a power line than the distance set out in ISSC3 Guideline for Managing Vegetation Near Power Lines. 	<p>location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.</p>	<p>N/A – The proposal is for a 1 into 2 lot subdivision only and electricity supply is already connected to the site.</p>
<h3>Gas Services</h3>		
<p>› reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of</p>	<p>location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings.</p>	<p>N/A – The proposal is for a 1 into 2 lot subdivision only and gas services are already connected to the site.</p>



<p>LP Gas, the requirements of relevant authorities, and metal piping is used;</p> <ul style="list-style-type: none">› all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;› connections to and from gas cylinders are metal;› polymer-sheathed flexible gas supply lines are not used; and› above-ground gas service pipes are metal, including and up to any outlets.		
---	--	--



6 CONCLUSION & RECOMMENDATIONS

In summary, a Bushfire Threat Assessment Report (BTA) has been prepared by Firebird ecoSultants Pty Ltd at the request of Perception Planning for a proposed 1 into 2 lot subdivision at Lot 212 DP1119828 (No. 335 Bingleburra Road) Sugarloaf NSW 2420. The report forms part of the supporting documentation for a DA to be submitted to Dungog Shire Council (DSC).

In order for Council to grant consent to this Development Application, it requires a Bush Fire Safety Authority (BFSA) to be issued by the NSW Rural Fire Service (RFS) under the Rural Fires Act 1997 (s100B – Bush Fire Safety Authority). This means that Council must refer this Development Application to the NSW RFS, who are then provided with 40 days to respond.

If the recommendations contained within this report are duly considered and incorporated, it is considered that the fire hazard present is containable to a level necessary to provide an adequate level of protection to life and property on the subdivision. In summary, the following is recommended to enable the proposal to meet the relevant legislative requirements for the proposed subdivision:

1. Asset Protection Zone (APZ) - The APZ provides space and reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and to prevent direct flame contact.

The proposal is for a 1 into 2 lot subdivision of proposed lot 212. No new dwellings are proposed on this site however, the recommended APZs in accordance with Planning for Bushfire Protection 2019 are as follows:

- Proposed lot 201 – North and East for a distance of 15m, West for a distance of 10m, and South for a distance of 45m.
- Proposed lot 202 – North and East for a distance of 10m, South for a distance of 36m and West for a distance of 15m.

These distances are to be managed as described under 'Planning for Bushfire Protection (Appendix 4 – Asset Protect Zone Requirements)' and the document titled 'Standards for Asset Protection Zones'.

2. Property Access Roads – Access standards provide for emergency evacuation and firefighting operations.

Any future access road will be able to comply with the following criteria for property access roads in accordance with Table 5.3b in PBP 2019:

- › two-wheel drive, all weather access,
- › Minimum of 4m carriageway width,
- › Passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay,
- › Minimum vertical clearance of 4m to any overhanging obstructions, such as tree branches,

- › Minimum distance between inner and outer curves is 6m,
- › Crossfall is not more than 10 degrees,
- › Maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads

3. Construction Standards – Construction standards seek to increase the protection of the habitable buildings from bushfire. The shorter the APZ (distance between the external wall of the habitable building and the unmanaged vegetation), then the higher the construction standard, which is referred to as the BAL.

N/A – No new dwellings are proposed. Indicative building envelopes are identified as being able to achieve BAL-29 with the implementation of an appropriate APZ.

Any future dwelling on the proposed lots will be assessed under s4.14 of the EP&A Act 1979 to show compliance with Planning for Bushfire Protection 2019.

5. Water supply – a water supply is required for fighting purposes on the lot.

It is not expected that reticulated water and associated fire hydrants are available at the proposed lots therefore a minimum 20,000L static water supply is required for firefighting purposes that complies with the following requirements from Table 7.4a in PBP 2019:

- › a connection for firefighting purposes is located within the IPA or non-hazard side and away from the structure; a 65mm Storz outlet with a ball valve is fitted to the outlet;
- › ball valve and pipes are adequate for water flow and are metal;
- › supply pipes from tank to ball valve have the same bore size to ensure flow volume;
- › underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank;
- › a hardened ground surface for truck access is supplied within 4m of the access hole;
- › above-ground tanks are manufactured from concrete or metal;
- › raised tanks have their stands constructed from non-combustible material or bushfire resisting timber (see Appendix F AS3959);
- › unobstructed access is provided at all times;
- › tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters; and
- › underground tanks are clearly marked;
- › all exposed water pipes external to the building are metal, including any fittings;
- › where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bushfire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter; and
- › fire hose reels are constructed in accordance with AS/NZS 1221:1991 fire hose reels, and installed in accordance with the relevant clauses of AS2441:2005 installation of fire hose reels.



Provided the recommendations stated above are implemented in full Firebird ecoSultants Pty Ltd is of the opinion that the proposed subdivision is able to meet the aims and objectives of PBP (RFS, 2019).



7 BIBLIOGRAPHY

Department of Bush Fire Services (undated). *Bush Fire Readiness Checklist*.

NSWFB (1988). *Hazard Reduction for the Protection of Buildings in Bushland Areas*. New South Wales Fire Brigades.

NSW Rural Fire Service (1997). *Bush Fire Protection for New and Existing Rural Properties*. September 1997, NSW Government.

NSW Rural Fire Service (2006). *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners*.

NSW Rural Fire Service (2019). *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners*.

NSW Rural Fire Service (2005). Standards for Asset Protection Zones. NSW Rural Fire Service.

NSW Rural Fire Service (2002). *Circular 16/2002: Amendments to the Rural Fires Act 1997 – hazard reduction and planning requirements*.

Planning NSW & NSW Rural Fire Service (2001). *Planning for Bushfire Protection – A Guide for Councils, Planners, Fire Authorities, Developers and Home Owners*.

Ramsay, GC and Dawkins, D (1993). *Building in Bushfire-prone Areas – Information and Advice*. CSIRO and Standards Australia.

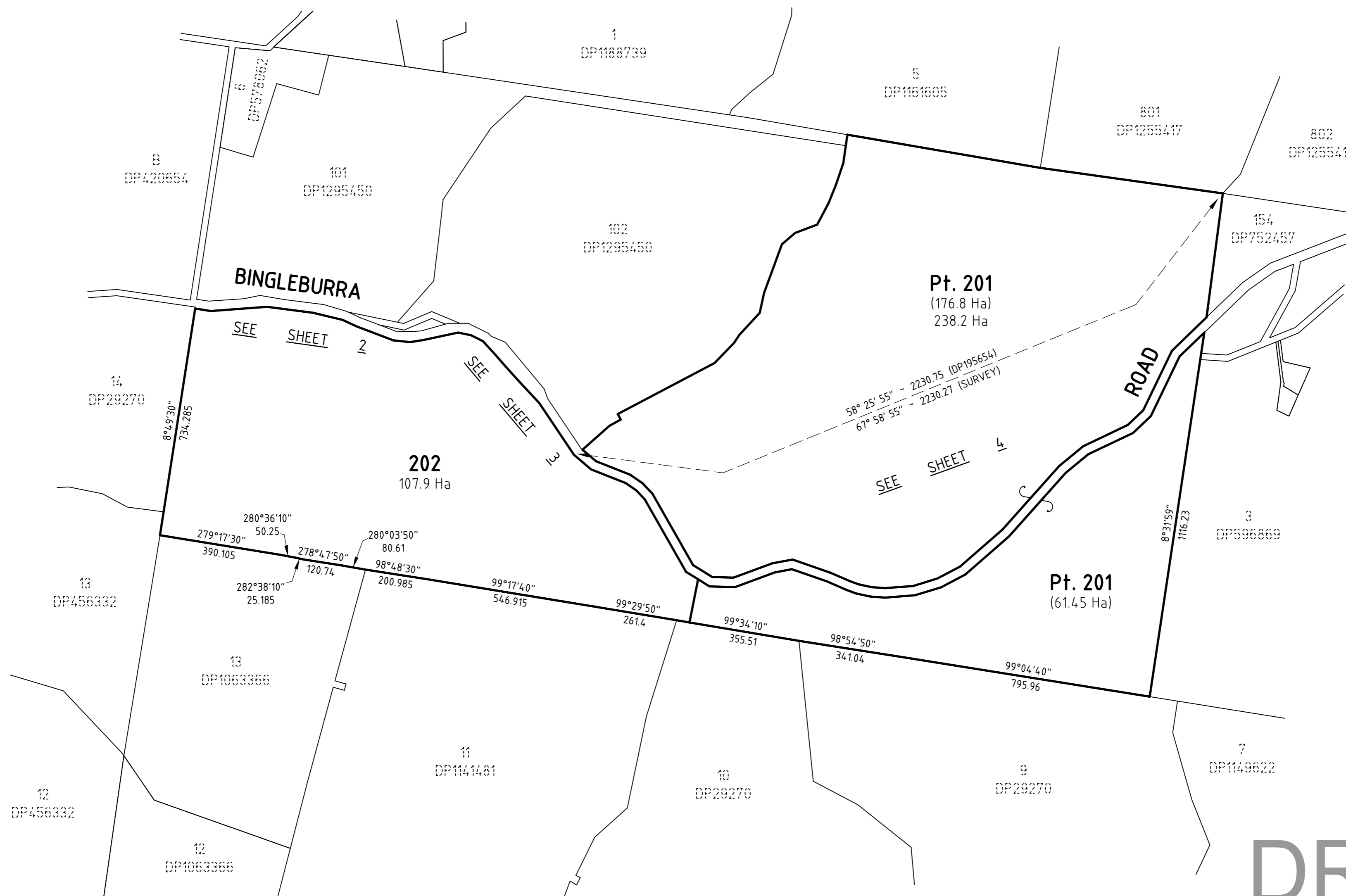
Rural Fires and Environmental Assessment Legislation Amendment Act 2002.

Standards Australia (2018). *AS 3959 – 2018: Construction of Buildings in Bushfire-prone Areas*.

APPENDIX A PROPOSED SITE PLANS

M.C.A.

(SCIMS)



DRAFT

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT NSW LAND REGISTRY SERVICES.

<p>SURVEYOR Name: THOMAS F CAMPBELL Date: Reference: 24195</p>	<p>PLAN OF SUBDIVISION OF LOT 212 DP1119828</p>	<p>LGA: DUNGOG Locality: SUGARLOAF & HANLEYS CREEK Reduction Ratio 1:10,000 Lengths are in metres.</p>	<p>REGISTERED</p>	<p>DP</p>
--	---	--	-------------------	-----------

24195_DP(Draft)_R3_241115

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 Table of mm

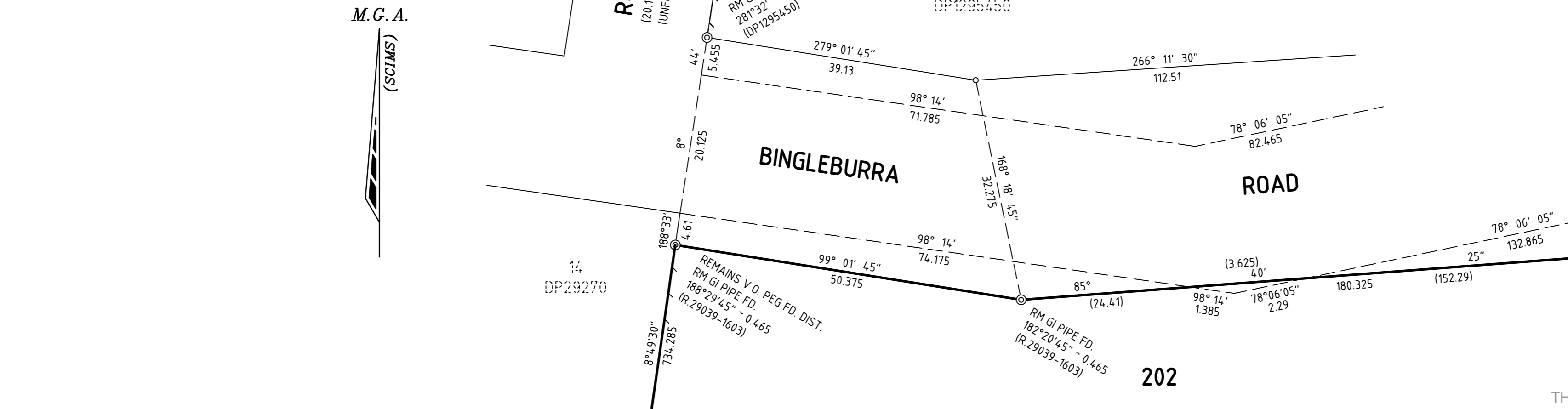
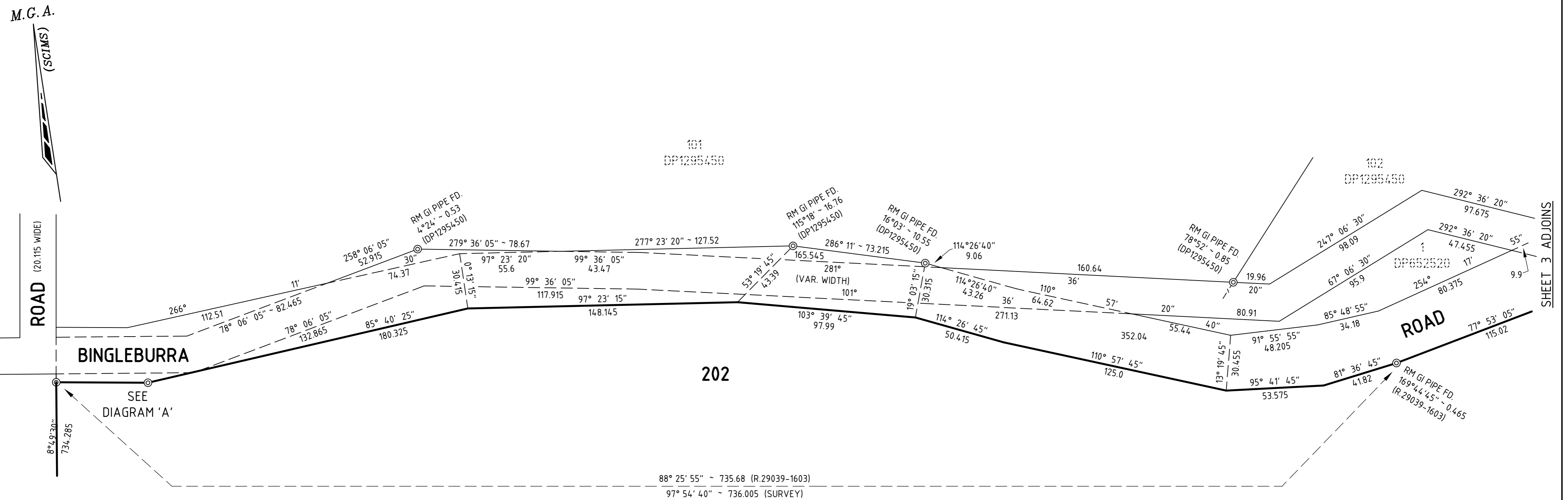
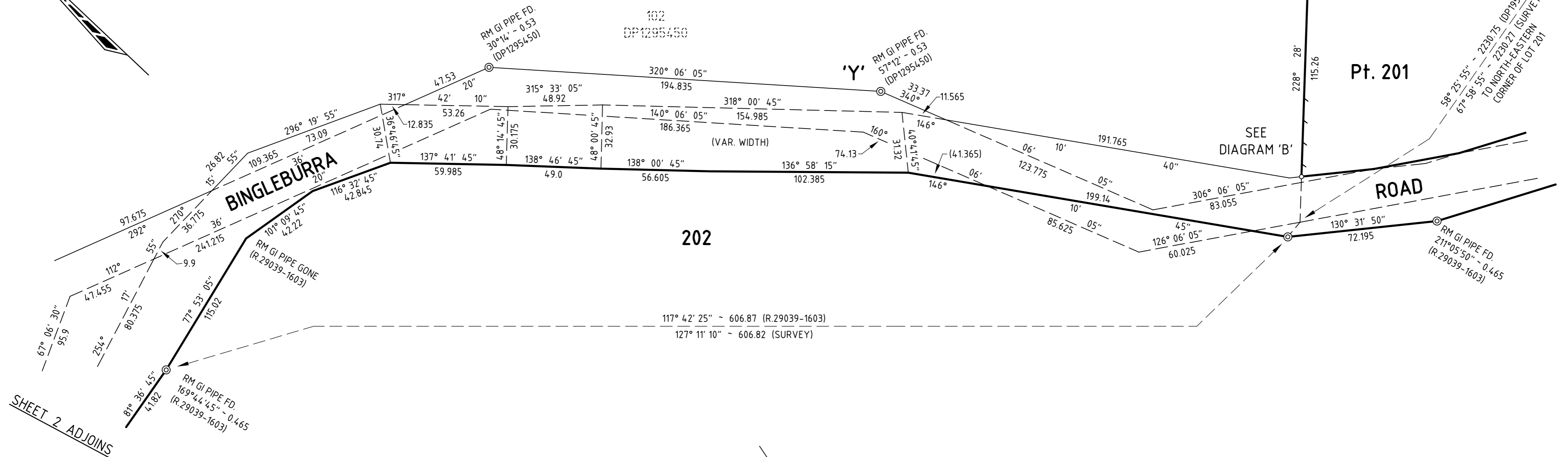
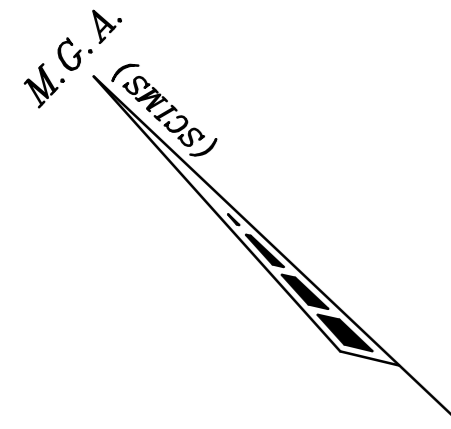


DIAGRAM 'A'
RR 1:500

DRAFT

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT NSW LAND REGISTRY SERVICES.

<p>SURVEYOR Name: THOMAS F CAMPBELL Date: Reference: 24195</p>	<p>PLAN OF SUBDIVISION OF LOT 212 DP1119828</p>	<p>LGA: DUNGOG Locality: SUGARLOAF & HANLEYS CREEK Reduction Ratio 1:1,500 Lengths are in metres.</p>	<p>REGISTERED</p>	<p>DP</p>
--	---	---	-------------------	-----------



SHEET 2 ADJOINS

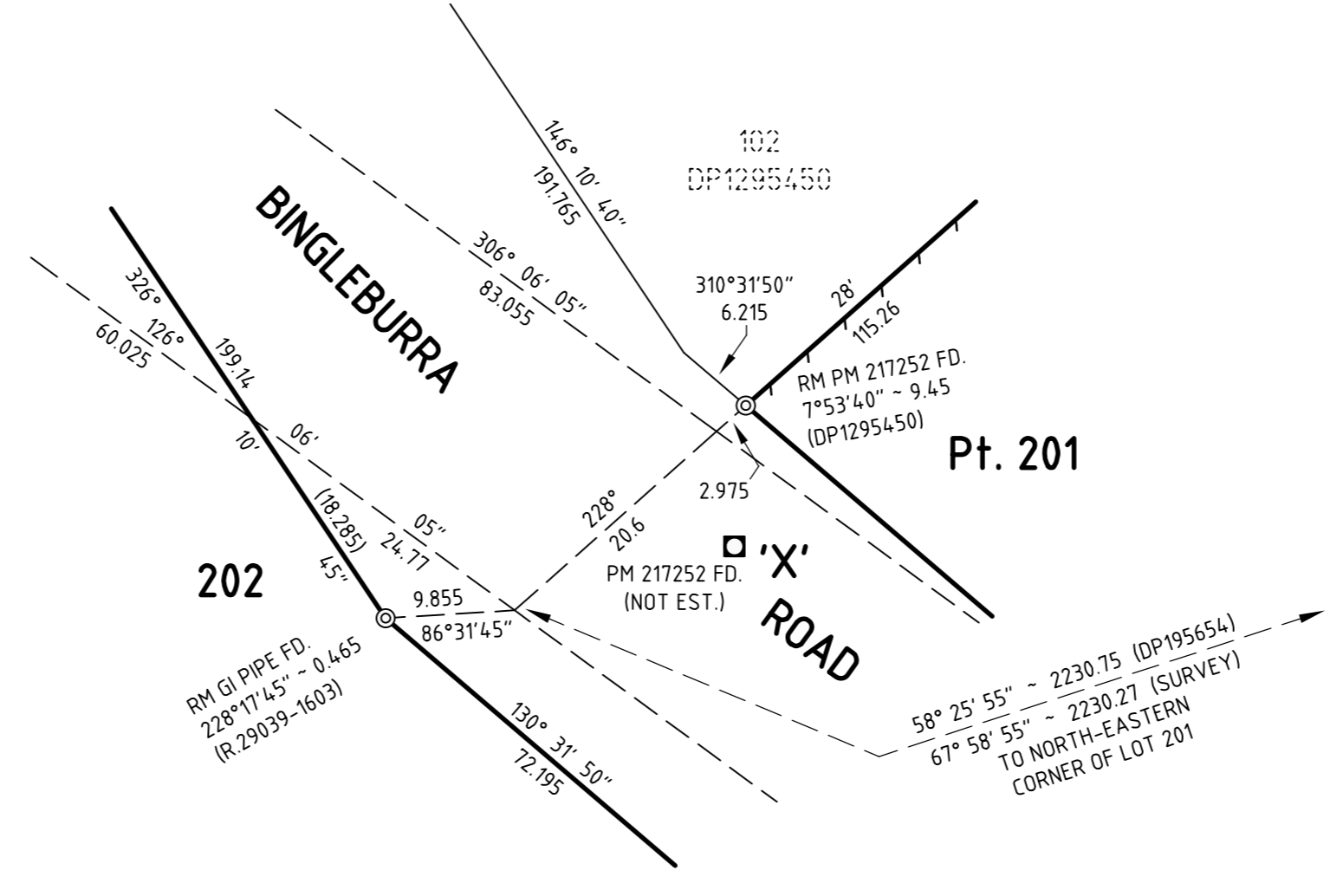


DIAGRAM 'B'
RR 1:500

DRAFT

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT NSW LAND REGISTRY SERVICES.

24195_DP(Draft)_R3_241115

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----

Table of mm

SURVEYOR Name: THOMAS F CAMPBELL Date: Reference: 24195	PLAN OF SUBDIVISION OF LOT 212 DP1119828	LGA: DUNGOG Locality: SUGARLOAF & HANLEYS CREEK Reduction Ratio 1:1,500 Lengths are in metres.	REGISTERED	DP
--	--	---	------------	----

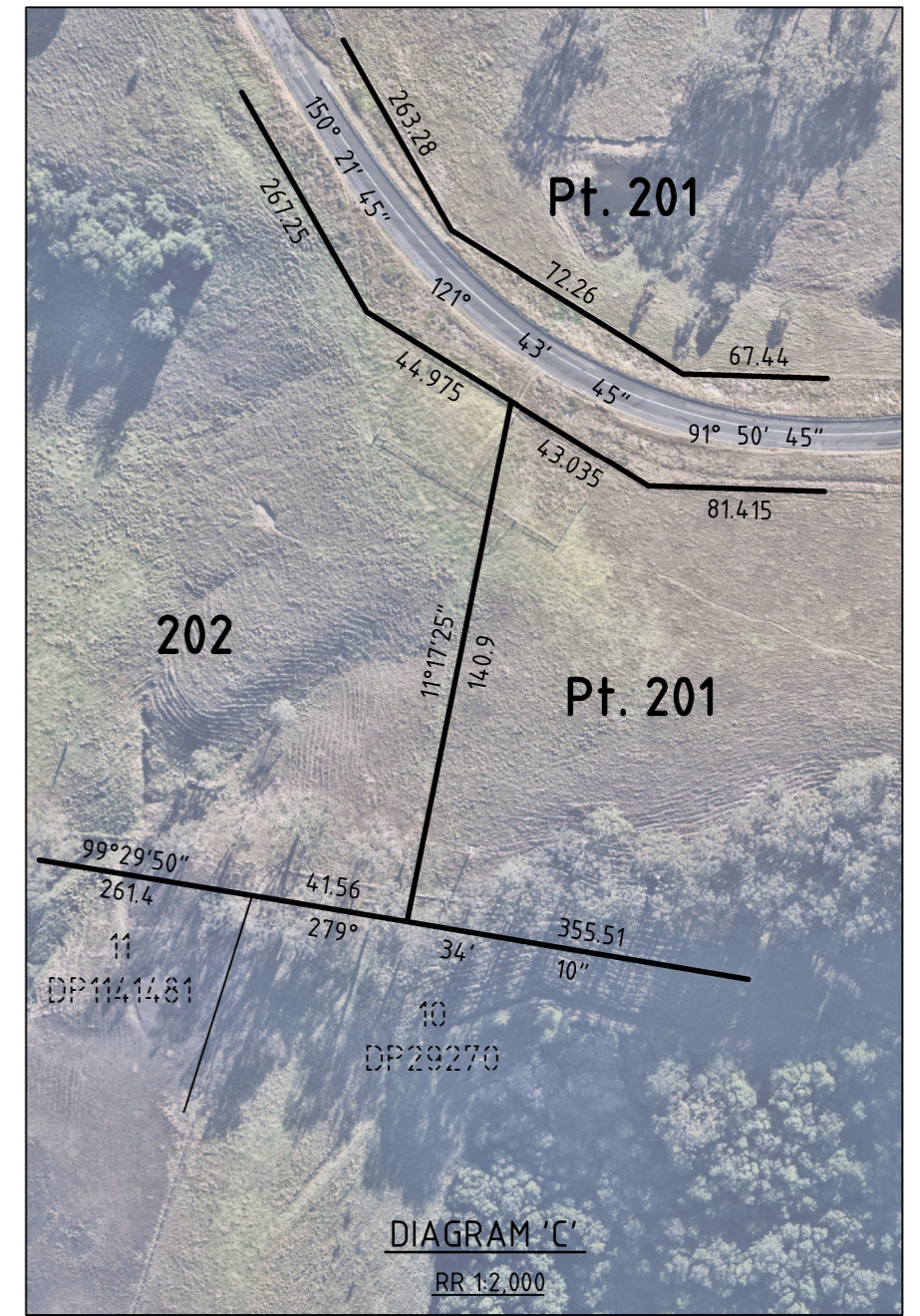
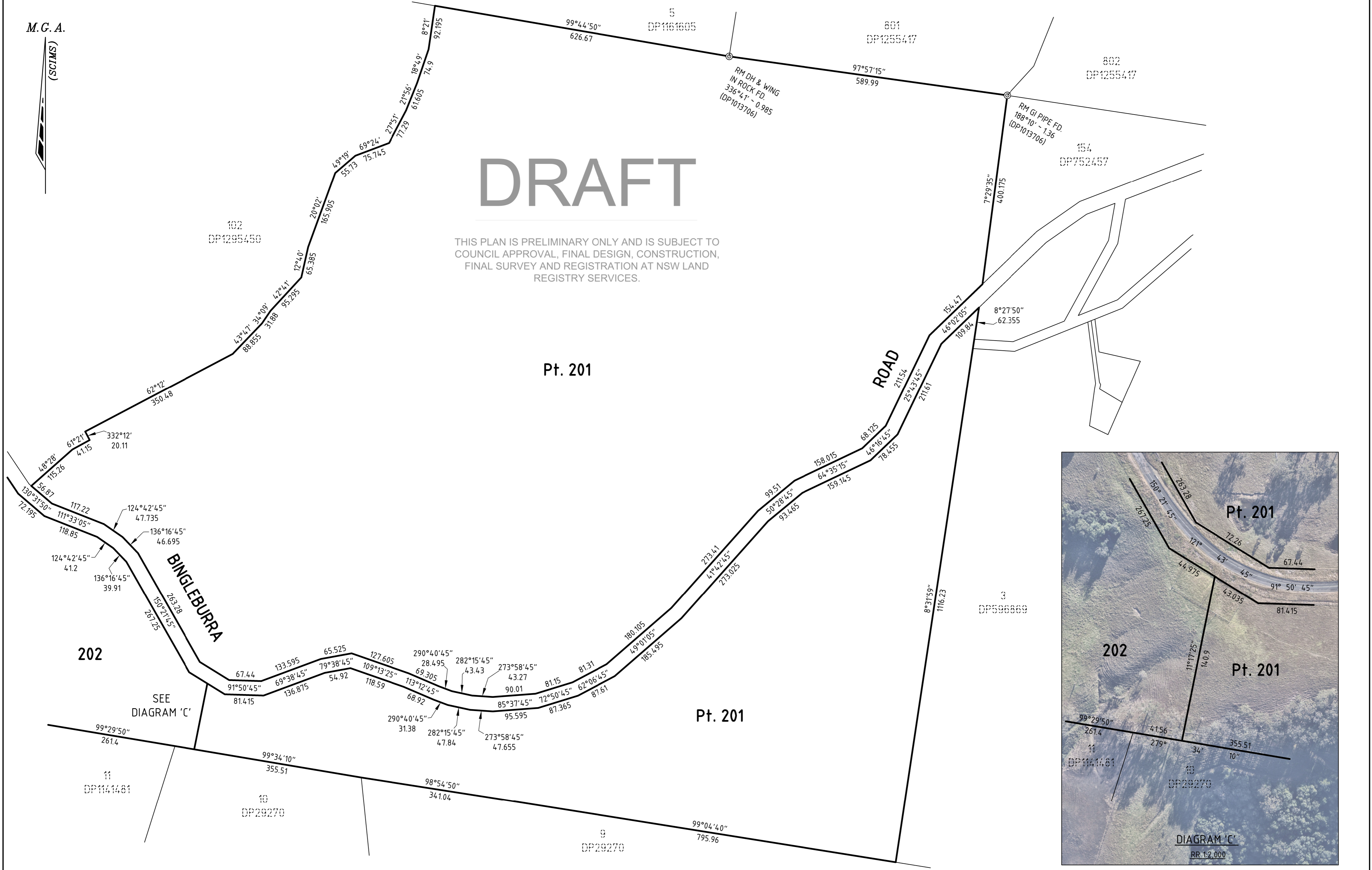
M.G.A.

(SCIMS)

DRAFT

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT NSW LAND REGISTRY SERVICES.

Pt. 201



<p>SURVEYOR Name: THOMAS F CAMPBELL Date: Reference: 24195</p>	<p>PLAN OF SUBDIVISION OF LOT 212 DP1119828</p>	<p>LGA: DUNGOG Locality: SUGARLOAF & HANLEYS CREEK Reduction Ratio 1:3,000 Lengths are in metres.</p>	<p>REGISTERED</p>	<p>DP</p>
--	---	---	-------------------	-----------

APPENDIX B ASSET PROTECTION ZONES

APPENDIX 4

ASSET PROTECTION ZONE REQUIREMENTS

In combination with other BPMS, a bush fire hazard can be reduced by implementing simple steps to reduce vegetation levels. This can be done by designing and managing landscaping to implement an APZ around the property.

Careful attention should be paid to species selection, their location relative to their flammability, minimising continuity of vegetation (horizontally and vertically), and ongoing maintenance to remove flammable fuels (leaf litter, twigs and debris).

This Appendix sets the standards which need to be met within an APZ.

A4.1 Asset Protection Zones

An APZ is a fuel-reduced area surrounding a building or structure. It is located between the building or structure and the bush fire hazard.

For a complete guide to APZs and landscaping, download the NSW RFS document *Standards for Asset Protection Zones* at the NSW RFS Website www.rfs.nsw.gov.au.

An APZ provides:

- a buffer zone between a bush fire hazard and an asset;
- an area of reduced bush fire fuel that allows for suppression of fire;
- an area from which backburning or hazard reduction can be conducted; and
- an area which allows emergency services access and provides a relatively safe area for firefighters and home owners to defend their property.

Bush fire fuels should be minimised within an APZ. This is so that the vegetation within the zone does not provide a path for the spread of fire to the building, either from the ground level or through the tree canopy.

An APZ, if designed correctly and maintained regularly, will reduce the risk of:

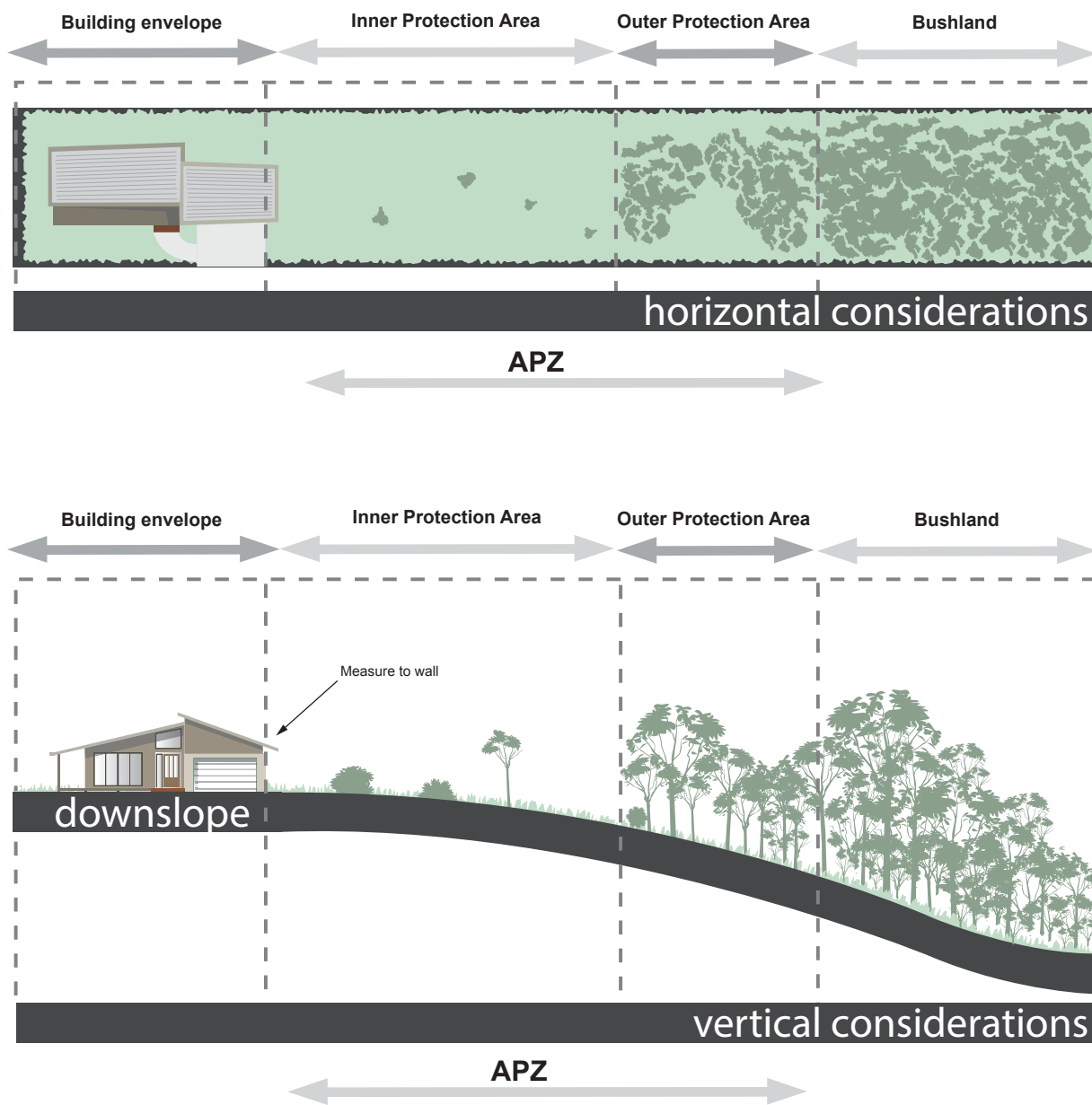
- direct flame contact on the building;
- damage to the building asset from intense radiant heat; and
- ember attack.

The methodology for calculating the required APZ distance is contained within Appendix 1. The width of the APZ required will depend upon the development type and bush fire threat. APZs for new development are set out within Chapters 5, 6 and 7 of this document.

In forest vegetation, the APZ can be made up of an Inner Protection Area (IPA) and an Outer Protection Area (OPA).

Figure A4.1

Typical Inner and Outer Protection Areas.



A4.1.1 Inner Protection Areas (IPAs)

The IPA is the area closest to the building and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the development and act as a defensible space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous.

In practical terms the IPA is typically the curtilage around the building, consisting of a mown lawn and well maintained gardens.

When establishing and maintaining an IPA the following requirements apply:

Trees

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m; and
- preference should be given to smooth barked and evergreen trees.

Shrubs

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings should be provided;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass

- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

A4.1.2 Outer Protection Areas (OPAs)

An OPA is located between the IPA and the unmanaged vegetation. It is an area where there is maintenance of the understorey and some separation in the canopy. The reduction of fuel in this area aims to decrease the intensity of an approaching fire and restricts the potential for fire spread from crowns; reducing the level of direct flame, radiant heat and ember attack on the IPA.

Because of the nature of an OPA, they are only applicable in forest vegetation.

When establishing and maintaining an OPA the following requirements apply:

Trees

- tree canopy cover should be less than 30%; and
- canopies should be separated by 2 to 5m.

Shrubs

- shrubs should not form a continuous canopy; and
- shrubs should form no more than 20% of ground cover.

Grass

- grass should be kept mown to a height of less than 100mm; and
- leaf and other debris should be removed.

An APZ should be maintained in perpetuity to ensure ongoing protection from the impact of bush fires. Maintenance of the IPA and OPA as described above should be undertaken regularly, particularly in advance of the bush fire season.

Perception Planning Pty Ltd

Date: 26 August 2024

Po Box 107

Clarence Town New South Wales 2321

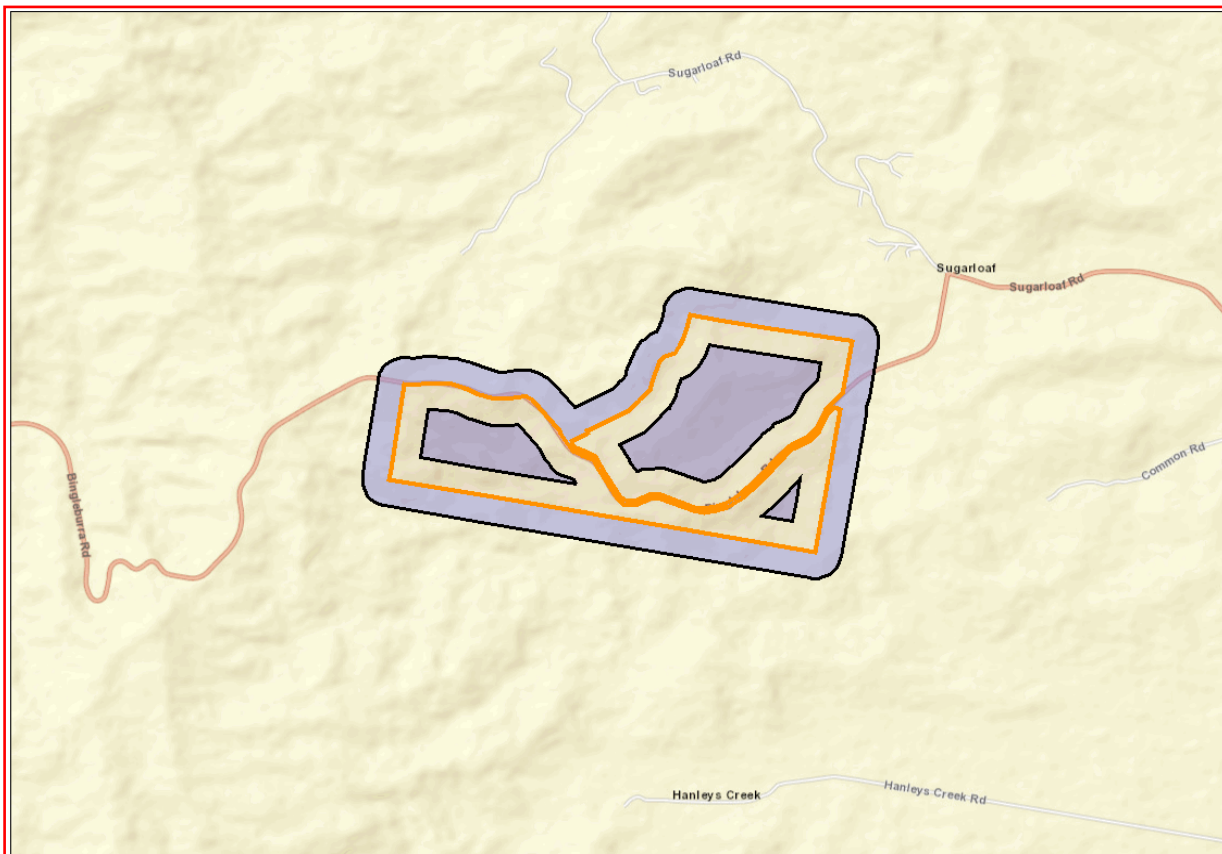
Attention: Joseph Murphy

Email: joseph@perceptionplanning.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 212, DP:DP1119828, Section : - with a Buffer of 200 meters, conducted by Joseph Murphy on 26 August 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

DCP COMPLIANCE TABLE

**TORRENS TITLE SUBDIVISION (ONE INTO TWO
LOTS)**

**AT 335 BINGLEBURRA ROAD, SUGARLOAF NSW
2420 (LOT 212/-/DP1119828)**

Joseph Murphy Senior Town Planner PO Box 107 Clarence Town, NSW, 2321		Phone: 0422 600 867 Email: joseph@perceptionplanning.com.au		
PP Reference		J004383		
Prepared for (client)		Paul Middlebrook		
Document Versions and Control				
DCP Compliance Table, 335 Bingleburra Road, Sugarloaf NSW 2420				
Version	Date	PP ref	Author	Reviewed by
1	29/08/2024	DCP Table – 335 Bingleburra Road, Sugarloaf NSW 2420	HD	JM
2	04/09/2024	DCP Table – 335 Bingleburra Road, Sugarloaf NSW 2420	JM	Client
3	18/12/2024	DCP Table – 335 Bingleburra Road, Sugarloaf NSW 2420	BS	JM
Disclaimer: This document may only be used for the purpose for which it was commissioned and in accordance with the contract between Perception Planning and the client. The scope of services by defined in consultation with the client by time and budgetary constraints imposed by the client, and the availability of reports and other data of the site. Changes to information, legislation and schedule are made on an ongoing basis and readers should obtain up to date information. Perception Planning accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not identified to be suitable for a site specific assessment or legal advice in relation to any matter. Unauthorised use of this report in any form is prohibited.				

Section	Requirement	Proposed	Complies
Part A – Administration			
	This Part relates to development application requirements.	The proposed development application will be submitted to Council consistent with those requirements.	Yes
Part B – Exempt and Complying Development			
	This Part relates to exempt and complying development.	The proposed development does not meet the development standards for complying development.	N/A
Part C – General			
C2. Development in Rural Residential Zones			
1.2 Building Height Plane	Building height planes in residential zones shall comply with an envelope that extends vertically from natural ground level at 1.8m and projected from that point 45 degrees to the centre of the lot, the height plane at any point inside the envelope shall not exceed 9m above the natural ground level.	No buildings are proposed by the development.	N/A
1.3 Setbacks	On land zoned RU1 and E3, the minimum setback from the front property boundary shall be:- 1) 140m from a main road; and 2) 50m from any other public road. On land zoned RU1, the minimum setback from side and rear boundaries shall be: 1) 50 m for lots with an	The proposed subdivision will not affect building envelopes capacity to achieve compliant building line setback. No physical works other than boundary fencing are proposed.	Yes

Section	Requirement	Proposed	Complies
	area of more than 60 ha; or 2) 40m for lots with an area of more than 30 ha but less than 60 ha; or 3) 30m for lots with an area of less than 30 ha		
1.4 Water Supply	Where the land is not serviced by a reticulated water supply the development is to be provided with a minimum of 20,000 litres of stored water.	The subject site is not serviced by Hunter Water, as such the existing dwellings rely on collection and storage of water for domestic supply. No physical works other than boundary fencing are proposed.	Noted.
1.5 Sewerage	Where the land is not serviced by reticulated sewer, the development is to be serviced by an approved onsite sewerage management facility. Council's Department of Environmental Services should be contacted regarding on-site effluent disposal requirements. Applications for sewerage management facilities must be lodged prior to or in conjunction with residential development applications.	The subject site is not serviced by Hunter Water. Additionally, no dwellings are proposed as a result of the proposed development. No physical works other than boundary fencing are proposed.	Yes
1.6 Property Access	Access to residential properties is to also include a vehicular footpath crossing between the edge of bitumen and property boundary (with pavement thickness minimum 150mm and bitumen sealed 3m wide including turnouts).	No additional property access points will be required to be installed.	N/A
1.7 Property Identification	Rural properties are required to ensure that satisfactory arrangements have been made with Council for the supply and erection of a property	Not required.	N/A

Section	Requirement	Proposed	Complies
	identification number in accordance with Council's Rural Addressing Program.		
1.8 Energy Efficiency	Energy efficient buildings should be designed to maximise the solar access of the property. Buildings should have living areas facing north and bedrooms facing south, provide cross flow ventilation in all directions by placing windows in suitable locations, concrete slabs placed directly on the ground and internal masonry walls with direct sunlight provide thermal mass for heating qualities.	These controls apply to residential building works. No physical works other than boundary fencing are proposed.	N/A
1.9 Building Compliance	All building work is to meet compliance with the Building Code of Australia, and the associated standards adopted by the BCA.	This control applies to building works. No physical works other than boundary fencing are proposed.	N/A
1.10 Bushfire Prone Land	In the event that is identified as being bush fire prone the development must meet the requirements of Planning for Bush Fire Protection.	The site is not identified as bushfire prone land.	N/A
C.5 Bushfire			
C.5 Bushfire	Under the new provisions, applications for development on bushfire prone land must be accompanied by a Bush Fire Assessment Report demonstrating compliance with the aims and objectives of Planning for Bushfire Protection 2006,	The site is identified as bushfire prone land and as such, this part is applicable. A bushfire assessment report is provided as APPENDIX 5 .	N/A

Section	Requirement	Proposed	Complies
	as well as the specific performance criteria for the land use proposed.		
C.7. Buffer Zones			
7.2 Objectives	<p>This Development Control Plan seeks to:-</p> <ul style="list-style-type: none"> • Minimise conflicts between land uses that are potentially incompatible by developing well-defined boundaries and protecting the prior rights of lawful development. • Minimise potential land use conflict by limiting uses regarded as inappropriate in areas of prime agricultural land. • Ensure that, where development is likely to cause conflict with either existing or future adjoining land uses that the Buffer Zone will be provided on land upon which the encroaching development is located. • In cases where the provisions of this DCP conflict with standards in other Planning Controls adopted by Council the provisions of this DCP will apply. 	The proposed Torrens Title subdivision (one into two lots) and the resulting lot sizes will not affect the use of the lots or any nearby properties.	Yes
7.8 Information to Accompany Development Applications	<p>The minimum level of information required in support of an encroaching development is to follow:-</p> <p>(1) Plan to scale of the land indicating distances for surrounding land uses;</p> <p>(2) Location of proposed development on the allotment.</p> <p>Application for impacting development must:-</p>	The proposed development is not considered to impact on adjacent or nearby land uses.	Yes

Section	Requirement	Proposed	Complies
	<p>(1) State exact type and site of development indicating numbers of acres under production or number of animals.</p> <p>(2) Identify potential adverse impact or residential development in the locality including, noise, odour, hours of operation, number of employees, number of traffic movements per day.</p> <p>(3) Nominate proposed methods of mitigating adverse impact.</p> <p>(4) Applications for residential development within the buffer zone of an existing impacting development must also address the level of perceived impact likely to be experienced and locate so as to minimise conflict.</p>		
<p>7.11 Rivers and Watercourses</p>	<p>Buffers between rivers & watercourses and Residential Development are required to ensure that water quality is maintained. Setbacks will also ensure that the aesthetic, recreational and habitat values of the riparian zone are protected as a result of separation of impacting land uses.</p> <p>Development requiring effluent disposal will need a minimum 100m setback to permanent surface waters (eg river, streams, lakes etc) or 40m to other waters (eg farm dams, intermittent waterways and drainage channels etc) and 250m from any domestic groundwater well.</p>	<p>The site is mapped on the Riparian Lands and Watercourses map, per LEP 2014.</p> <p>No physical works other than boundary fencing are proposed. The proposed subdivision is considered to comply with this provision.</p>	<p>N/A</p>

Section	Requirement	Proposed	Complies
	<p>All Development within 40m of a watercourse is Integrate Development and subject to separate assessment and subsequent consent from the Department of Infrastructure, Planning and Natural Resources under the provisions of the Rivers & Foreshore Improvement Act.</p> <p>Any variation to the 40m setback must be supported by information addressing the merits of the variation and measures taken to mitigate potential adverse impact.</p>		
C.8 – Managing Our Floodplains			
C.8 – Managing our Floodplains		The subject site is not identified as being flood prone land	N/A
C.9 – Employment Development			
9. Employment Development		The proposed development is not for employment purposes.	N/A
C.10 - Farm gate Sales			
Repealed.			
C.11 – Tourist Development			
11. Tourist Development		The proposed development is not for tourism purposes.	N/A
C.12 – The Keeping of Dogs for Commercial Purposes			

Section	Requirement	Proposed	Complies
12.4 Objectives		The proposed development is not for the keeping of dogs for commercial purposes.	N/A
C.13 – Acid Sulphate Soils			
Repealed.			
C.14 – Building Over or Near Sewers			
14.1 Objectives	<p>The objectives of this plan are:-</p> <p>(a) To provide a guide to staff and builders within the Dungog Shire for the construction of buildings near sewers.</p> <p>(b) To ensure no load is transmitted to a sewer main from any structure built over or near the sewer main.</p> <p>(c) To enable safe access to manholes.</p> <p>(d) To enable safe excavation of pipes without causing damage to adjacent buildings. Any damage to a sewer main caused by construction over or near that sewer main shall be repaired at full cost to the owner/builder of the structure.</p>	<p>The proposed development is not located near any existing sewers.</p> <p>No physical works other than boundary fencing are proposed.</p>	N/A
C.15 – Contaminated Land			
15.4 Control Requirements	Council shall ensure that all development in Dungog Shire is carried out having regard to the requirements of the Dungog Shire Council Contaminated Land Policy, along with all supporting guides and documents that may from time to time exist to guide the management of contaminated land.	The lot is currently zoned for primary production purposes. The land subject to the proposed subdivision is largely undeveloped and is currently used for grazing. It is not likely that the site is considered to be contaminated. A review of the EPA contaminated sites register indicates that the site and surrounds are not	Yes

Section	Requirement	Proposed	Complies
		potentially contaminated. As such, the subject site is land considered suitable for the proposed development and any future residential occupation.	
C.16 Biodiversity			
C.16 Biodiversity	The purpose of the Biodiversity Conservation Act 2016 (BC Act) is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.	The proposed subdivision will not clear vegetation and will not clear any Biodiversity Values mapped land on the site. As such, the proposed development would not exceed the biodiversity offsets scheme threshold in regard to Section 7.2(b) of the BC Act. Therefore, the proposal requires no further assessment with regard to the Biodiversity Conservation Act.	Yes
C.17 – Heritage			
5 Potential Heritage Items	When determining an application for development of a heritage item or in a heritage conservation area, a consent authority must consider the extent to which the carrying out of the proposed development will affect any Potential Heritage Items which are listed in Schedule Six of this plan.	The site is not located within a heritage area, nor does it contain any heritage items. A search of the Aboriginal Heritage Information Services (AHIMS) database (26 August 2024) identified the subject site (with a buffer area of 200m) as containing no Aboriginal sites as shown in APPENDIX 2 . Given there are no works associated with the development application, there is no risk associated with the application that an Aboriginal object will be exposed.	Yes


Section	Requirement	Proposed	Complies
C.18 Water Efficiency			
18.4.1 Water Usage	<ul style="list-style-type: none"> - Dual flush toilets must be installed. - New or replacement bathroom or kitchen taps, showerheads, toilet cisterns are minimum AAA rated. - AAA rated fixtures to achieve: <ul style="list-style-type: none"> - Shower Heads – 9 litres or less per minute; - Basins – 6 litres or less per minute; and - Kitchen Sinks – 9 litres or less per minute. 	<p>No physical works other than boundary fencing are proposed.</p> <p>The existing lots do not contain any dwellings.</p>	Yes
18.4.2 Rainwater Tanks	Commercial and industrial buildings shall install rainwater tanks that have a minimum capacity of 1,000 litres for every 10m ² in ground floor area. It is recommended that the rainwater tanks be internally plumbed	The proposed development is not a commercial or industrial building.	N/A
18.4.3 Hardstand	All commercial and industrial properties shall conform to hardstand limits of a maximum of 65% of the lot area and 40% of the front setback area.	The proposed development is not a commercial or industrial building.	N/A
18.4.4 On-Site Detention	All developments are to conform to on-site detention (OSD) requirements where a minimum of 15% of the rainwater tanks are to be airspace capacity to allow for OSD. Commercial and industrial developments shall be designed in accordance with Council requirements, which will be established on a case by case basis, by an appropriately qualified person.	<p>No physical works other than boundary fencing are proposed.</p> <p>Neither existing lot contains a dwelling house.</p>	Yes
C.19 – Wind Energy Generation Facilities			

Section	Requirement	Proposed	Complies
19. Wind Energy Generation Facilities	This plan specifies the requirements for Wind Energy Generation Facilities designed for the purpose of commercial electricity generation within the Shire of Dungog. (see 6. Definitions)	The proposed development is not for wind energy generation.	N/A
C.20 Off Street Parking			
C.20 Off Street Parking	The aim of this plan is to provide a clear relationship between the intensity of use of a development and the number of off-street parking spaces provided on the site to alleviate undue congestion in adjacent streets.	No physical works other than boundary fencing are proposed. The proposed subdivision will not impact on any potential for parking on the site overall.	Yes
C.22 Signage			
C.22 Signage	Development consent for an advertisement and /or advertising structure will not be granted unless the impact of the advertisement and /or advertising structure is assessed by Council as being acceptable.	No signage is proposed as part of this development.	N/A
C.23 Onsite Sewerage Management			
23.3 Requirements	Development consent will not be granted by Council unless adequate arrangements have been made for the disposal and management of sewage. Developments without access to the reticulated sewer of the local water and sewer authority must demonstrate that the proposal for the disposal and management of sewage is adequate and sustainable and how it satisfactorily addresses the Dungog Shire	No physical works other than boundary fencing are proposed. Neither lot contains a dwelling.	Yes

Section	Requirement	Proposed	Complies
	On-site Sewage Management Policy. The Policy incorporates technical tools including the Development Assessment Framework (DAF) and Technical Manual for On-site Sewage Management Systems.		
C.24 Site Waste Minimisation and Management			
24.3.2 Objectives	<p>Site waste and minimisation and management aims to facilitate sustainable waste management within the Local Government Area in a manner consistent with the principles of ESD.</p> <p>The objectives in pursuit of sustainable waste management include:</p> <p>Waste minimisation</p> <ul style="list-style-type: none"> • To minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources. • To minimise demolition waste by promoting adaptability in building design and focussing upon end of life deconstruction. • To encourage building designs, construction and demolition techniques in general which minimise waste generation. • To maximise reuse and recycling of household waste and industrial/commercial waste. <p>Waste management</p>	No physical works other than boundary fencing are proposed.	Yes

Section	Requirement	Proposed	Complies
	<ul style="list-style-type: none"> • To assist applicants in planning for sustainable waste management, through the preparation of a site waste minimisation and management plan. • To assist applicants to develop systems for waste management that ensure waste is transported and disposed of in a lawful manner. • To provide guidance in regards to space, storage, amenity and management of waste management facilities. • To ensure waste management systems are compatible with collection services. • To minimise risks associated with waste management at all stages of development 		
Part D – Specific Areas			
<p>D6. Gresford Local Area Plan</p> <p><i>The site is located within the Gresford Local area Plan.</i></p> <p><i>The proposed Torrens Title subdivision (Two into two lots) does not propose any physical works and will not alter constraints or conditions on the site such as bushfire, flooding, or any others.</i></p>			

[Review responses online](#) ↗



Received 3 of 3 responses
All responses received

335 Bingleburra Rd, Sugarloaf NSW 2420

Job dates
27/08/2024 → 28/08/2024

These plans expire on
23 Sep 2024

Lodged by
Joe Murphy

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 Essential Energy	Received	4
🏠 Hunter Water Corporation	Received	13
🏠 Telstra NSW Central	Received	134

Contact Details

Contact Joe Murphy Email joseph@perceptionplanning.com.au	Contact number 0422 600 867	Company PERCEPTION PLANNING PTY LTD Address 260 Maitland Road Mayfield NSW 2304	Enquirer ID 3466116
---	---------------------------------------	---	-------------------------------

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job 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.

Enquiry date 26/08/2024	Start date 27/08/2024	End date 28/08/2024	On behalf of Private	Job purpose Design	Locations Private	Onsite activities Planning & Design
-----------------------------------	---------------------------------	-------------------------------	--------------------------------	------------------------------	-----------------------------	---



Check that the location of the job site is correct. If not, you must submit a new enquiry.

If 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 don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference 335 Bingleburra Rd	Address 335 Bingleburra Rd Sugarloaf NSW 2420	Notes/description -
---	--	-------------------------------

Your Responsibility and Duty of Care

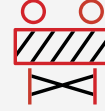
- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the [Privacy Policy](#) and [Term of Use](#).
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
243783730	Essential Energy	13 23 91	NOTIFIED
243783731	Hunter Water Corporation	1300 657 657	NOTIFIED
243783732	Telstra NSW Central	1800 653 935	NOTIFIED

END OF UTILITIES LIST



Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

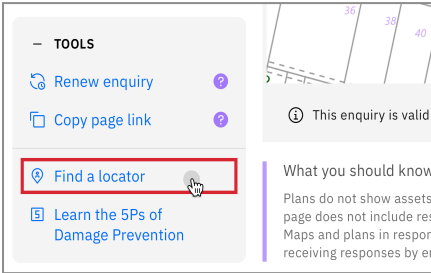
Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

bydlocator.com/certified-locating-organisation

Book a FREE BYDA Session



BYDA offers two different sessions to suit you and your organisation's needs. The free sessions are offered in two different formats - online and face-to-face:

- 1. Awareness Session:** Understand the role of BYDA, safe excavation practices, complying with asset-owner instructions, and the consequences of damages. Learn how to mitigate and avoid potential damage and harm and ensure a safe work environment.
- 2. Plan Reading Session:** Develop the skills to interpret asset owners' plans, legends, and symbols effectively. Understand the complexities of plan interpretation to ensure smooth project execution.

To book a session, visit:

byda.com.au/contact/education-awareness-enquiry-form/

BOOK NOW

Referral
243783730

Member Phone
13 23 91

Responses from this member

Response received Mon 26 Aug 2024 2.46pm

File name	Page
Response Body	5
EW_NO_ASSETS_FOUNDsafetyNotice.pdf	6
plot161063859052186389746.pdf	10
Coversheet_EW_NO_ASSETS_FOUND.pdf	11

Asset Name: 50215
Date of enquiry: 26/08/2024 2:44:00 PM
Notification No: 37443987 (Job No)
Sequence No: 243783730

Customer's Name: Joe Murphy
Customer's Phone No: +61422600867

Address supplied for dig site location
335 Bingleburra Rd, Sugarloaf, NSW

You will require a PDF viewer such as Adobe Acrobat Reader to view the attached documents.
Adobe Acrobat Reader is freely available at <http://get.adobe.com/reader/>.

When working near underground electrical infrastructure

NSW legislation requires people who are planning to do excavation work to obtain copies of underground electricity cable plans through Dial Before you Dig (Phone 1100) and to make sure that the plans are no more than 30 days old when excavation commences.

The aim of the legislation is to ensure that when workers dig or drive items near underground electricity cables, ducting, and pipes, they will establish the exact location of the cables and thus avoid coming into contact with them or damaging them. These items carry vital services such as electricity, water, gas and communications, and establishing their location before digging will help ensure worker safety and prevent damage to the network which may cause disruption of essential services to local communities.

Excavate safely and protect underground assets

Dial Before You Dig (DBYD) is the first step to excavating safely. You should use DBYD when you will be undertaking (but not restricted to) the following:

- > Any excavation using machinery digging deeper than 150mm. This includes but is not restricted to back hoes, excavators, borers & kanger hammers (ploughing or ripping activities)
- > Any excavation using hand tools deeper than 300mm which includes shovels, spades and crow bars
- > Any vertical or horizontal boring.

Note: The above examples are general and may not cover all situations in the regulations where a DBYD would be required e.g. driving metal posts in the ground.

Regardless of the size of your project you should lodge an enquiry with DBYD before commencing work. This applies to small tasks like backyard landscaping, driving items into the ground as well as heavy work such as directional boring or directional drilling. DBYD strive to respond to enquiries within two business days.

Dial Before You Dig

- > Phone 1100
- > Web www.1100.com.au
- > Download the DBYD iPhone app



The Essential First Step

When a DBYD has been obtained, contact Essential Energy on **13 23 91** to identify any underground pipes and/or cables in the vicinity of excavation works to be carried out. Allow at least **two weeks or 10 working days advance notice** in your construction program to permit Essential Energy time to allocate the necessary field resources to carry out an onsite inspection if required. This service may incur a fee & should be stated at the time of making the appointment.

In the event the excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained. The excavator **must** retain the plans on site for the duration of the excavation works.

Your responsibility

All individuals have a duty of care they must observe when working in the vicinity of underground cables, ducts and pipes. Be aware of the requirement set out in the latest WorkCover Codes of Practice 'Work near Underground Assets Guideline' and 'Work near Overhead Powerlines' which can be viewed at www.workcover.nsw.gov.au or you can purchase a copy of the Code of Practice by contacting WorkCover on 1300 799 003.

You should also be familiar with Essential Energy's operational procedures 'Work near Essential Energy's underground assets' CEOP8041 and 'Construction work near electricity network' CEOP1116, which can be found at essentialenergy.com.au/construction

- > **Employers:** If you're an employer or employing someone to excavate, complete construction or drive items into the ground even at home you have a legal obligation to ensure their safety
- > **Excavators:** It is the excavator's responsibility to visually expose the underground pipes and cables manually before any construction begins.

Note – when excavating involving high pressure water or compressed air to break up the ground, which is then removed by a powerful vacuum unit to expose critical utilities after they have been electronically located to confirm identity, size, number of services and depth, checks should be carried out to ensure the pressure is acceptable for all cables and other assets which may be found prior to commencing pot holing by this method. Warning: CONSAC cables shouldn't be potholed by this method and must be de-energised before any work carried out near them. It's recommended to only use air/vacuum equipment to pot hole that operates at or less than 13,790Kpa (2000psi).

Be safe, because they need you



No Go Zone for powered excavation

Extract from WorkCover “Work near Underground Assets”

TABLE 1: Types of assets and limits of underground approach

Assets	Clearances	No Go Zone for Powered Excavation	Controls	Typical Depths
Low voltage electricity cables – voltages less than or equal to 1000V (1kV)	Close proximity with the use of hand tools	300 mm	Must contact asset owner for specific conditions	450 – 750 mm
Electricity conductors from 11,000V (11kV) up to 33,000V (33 kV)	Close proximity with the use of hand tools	600 mm	Must contact asset owner for specific conditions	900 mm
Underground sub-transmission cables 33,000V up to 132,000V (132 kV)	Must contact asset owner	Must contact asset owner	Must be carried out under the supervision of the asset owner	900 mm
High Voltage Electricity cables – voltages from 1000V (1kV) up to (33 kV)	Close proximity with the use of hand tools	Must contact asset owner	Must contact asset owner for specific conditions	600 – 1000 mm
Extra High Voltage Electricity Transmission cables – voltages above (132 kV) and 330,000V (330 kV)	Must contact asset owner	Must contact asset owner	Work must be carried out under the supervision of the asset owner	800 – 1200 mm

How to expose cables or pipes

Location plans provide an indication of the presence of underground assets only; they do not pinpoint the exact location. This is why manual exposure is required, which can be done by potholing. Underground assets must first be exposed by pot-holing with non-conductive tools to identify their location. Excavation with hand tools shall be carried out carefully up to, but not closer than, the minimum distances specified in Table 1. Several potholes may need to be dug manually to determine and satisfy yourself of the exact locations of cables or pipes to avoid any mishaps. Manual pot-holing needs to be undertaken with extreme care, common sense and while employing techniques least likely to damage cables. For example, orientate shovel blades and trowels parallel to the cable rather than digging across the cable. Look out for sand, plastic strips or specially marked bricks when excavating, which signal the presence of underground cables.

Only once all underground assets have been located, marked and protected against damage can the excavation proceed with caution.

No Go Zone for powered excavation

Directional boring is powered excavation and contact with the asset owner must be made before excavation takes place. For directional boring across the line of an asset a minimum clearance of **300 mm** from the asset shall be maintained. When boring across the line of an underground asset, the location of the asset/s shall be positively proven by hand digging (pot-holing) or by another approved method and a safety observer appointed.

Note: Where the risk assessment identifies a potential risk of making contact with either underground assets, safety observer/s would be required. The safety observer’s

responsibility is to ensure that approach distances from underground and overhead assets are maintained.

For boring under electricity cables, the only true way of knowing where the directional drill is, is to “see” it. It is necessary to excavate a slit trench at right angles to the approaching drill and 500mm deeper than the asset being protected and beside the cables to confirm the depth of the cables and ensure the drill is not within the minimum approach distance of the cable (specified in Table 1).

For directional boring parallel to the asset and at the level of the asset, a clearance of **500 mm** shall be maintained from the edge of the nearest asset and pot holed at 10m intervals to ensure clearances are maintained with a safety observer appointed.

The four Ps of safe excavation

- Plan** – Plan your job. Use the Dial Before You Dig service before your job is due to begin to help keep your project safe. Contact Essential Energy on 13 23 91 to identify any underground pipes and/or cables in the vicinity
- Pothole** – Potholing (digging by hand) is a method to assist in establishing the exact location of all underground infrastructure. Only use air/vacuum equipment to pot hole that operates at or less than 13,790Kpa (2000psi)
- Protect - Protecting and supporting exposed infrastructure is the excavator’s responsibility.** Always erect safety barriers in areas at risk to protect underground networks
- Proceed** – But ONLY when you have planned, potholed and put the protective measures in place.

Be safe, because they need you



Digging safely

You cannot be too careful when it comes to safe excavation. Avoiding underground ducting pipe and cable damage is as simple as having the right tools, the right skills and the right information.

- > Study the plans you receive from asset owners thoroughly
- > Check to see if they relate to the area you requested and make sure you understand them. If you are unclear about what the symbols mean or how to proceed, contact the relevant network owner
- > Check the work area for other forms of electrical equipment, including street lights, ground substations, phone boxes or traffic lights – all good indicators that underground cables will be present
- > Remember underground cables can also be present even if overhead powerlines have been identified
- > Never assume the depth or alignment of pipes and cables. Installed networks assets may not have been installed in a straight line
- > Always observe any instructions stated on the plans provided by the asset owner
- > Remember, plans and maps identifying the location of underground cables and depths can alter after road upgrades or developments and underground assets may be as little as a few millimetres below the surface
- > Other service lines (for example gas mains (pipes) and communication cables) can also be present. Shared trenches are frequently used on underground runs to premises
- > New electrical cables are sometimes laid using existing old conduits
- > Various methods of protecting underground cables may be utilised (for example electrical bricks, conduits, concrete or flat PVC barriers) or may be direct buried or installed by under-boring methods which may have no visual disturbance of the ground
- > Ensure overhead & electrical structures aren't undermined during excavation.

Earth cables

Earth cables are an important part of all electrical installations and have two main purposes:

- > To safeguard against the possibility of danger to life
- > To maintain the good working order of the electrical network.

They can have potentially dangerous electrical current flowing through them. Usually they have a green and yellow covering but could be a bare cable buried directly in the ground.

Even if the map provided does not show underground cables, earth cables may be present. These earth cables are usually associated with electrical equipment located

on the pole such as transformers, switching equipment, permanent earthing points or Padmount / kiosk subs.

It's recommended that if any excavation is to take place within **10m** of a power pole with a cable running down it into the ground, contact is made with Essential Energy on **13 23 91** to have the earthing system located. While an effort is made to install the earthing under the powerline and guy if installed, sometimes circumstances may require a variation to this, so do not assume where they are installed. The distance and configuration that the earthing cable is installed varies due to the soil conditions and system type (e.g. Single wire earth return (SWER)).

Additional earthing electrodes stakes may be installed to ensure the required earthing reading is obtained.

WARNING:SWER installations

- > Contacting SWER earthing can be deadly
- > Voltage is present on SWER transformer earthing systems either at 12.7 kV or 19.1kV
- > NO excavation is allowed within 10 metres of a SWER transformer pole.

Excavating around electrical poles

Anyone intending to excavate around any electrical item risks serious injury or death as a result of contact with underground cables or the earthing system.

Assets around poles

For excavation depths greater than 250mm near power poles and stays you must arrange for an Essential Energy representative to attend the worksite 2 weeks prior to work commencing. Call Essential Energy on **13 23 91**. More information is available in Essential Energy's operational procedure, 'Work near Essential Energy's underground assets: CEOP8041' which can be found at essentialenergy.com.au/construction

Unless otherwise agreed, underground assets and other obstructions around poles are to be kept a minimum distance of 300mm from the periphery of the pole, to allow inspections by the asset owner employees.

No excavation within 10 metres of a SWER transformer pole is to occur without the approval of the local electricity asset owner. It should be noted that the NSW Service and Installation Rules require a sketch of the underground service/consumers mains to be marked inside the switchboard.

The risks are higher for those earthing systems of the SWER constructions as the earthing is utilised as the return path.

Be safe, because they need you



Typically any electrical item installed on a pole will have an earth wire running down the pole into the ground, which includes:

- > Transformers in urban and rural situations
- > Isolation, protection and regulation items.

Transformers located on the ground (padmount and kiosk), besides having underground electrical cables, will have an earthing system installed around them.

Damaged earthing

If an earth cable has been damaged, maintain a clearance of eight (8) meters and contact Essential Energy on **13 23 91**. **DONT ATTEMPT** to re-join the cable - this will place you at serious risk.

Operating near underground cables and earths

- > Underground cables should never be moved or relocated unless under the express authority of the organisation or person responsible for the powerlines
- > The excavator shall report all damage made to Essential Energy assets immediately. Damage includes: gouges, dents, holes and gas escapes
- > Never undermine poles, cables, earthing cable, pad-mount and kiosk substations.



Above: Poles with become unstable if undermined

Make sure it can't go wrong

You should ensure that people at work, their equipment (tools and plant) or materials do not come within close proximity to underground powerlines unless:

- > A written risk assessment has been completed and a safe system of work implemented
- > The relevant safety precautions and worker training requirements, including WorkCover Codes of Practice and Essential Energy's requirements, have been implemented and complied with.

If working in close proximity to underground cables is unavoidable and the risk assessment has been completed, the following should be considered to control the risks and ensure work safety:

- > Have the power switched off by Essential Energy
- > Consider all conductors as live unless it is positively known they have been de-energised
- > Where appropriate, provide ground markings to identify location and warn workers of the presence of underground power and other assets.

Emergency situations

In the event that contact with an underground powerline occurs or cables are exposed or damaged, remembering the following points could help save a life:

- > If the situation is at all life threatening, immediately contact the Emergency Services on 000 (triple zero)
- > Call Essential Energy's 24-hour supply interruptions line - **13 20 80** to switch off the power if required or report damage or exposure cables / conduits
- > If any other underground assets are damaged you should contact the affected asset owners immediately
- > Treat underground cables as alive, even if they appear to be dead
- > Keep everyone at least eight metres away from the incident site, the person or any machinery making contact with underground cable
- > Don't panic or touch the person receiving the electric shock - this could place you at risk
- > Untrained, unequipped persons should not attempt to rescue a person receiving an electric shock. All too often secondary deaths occur when others go to the aid of earlier victims
- > Remain on/inside the machinery until the supply is disconnected
- > If possible, break contact between the machinery and underground cable.



For more information

Essential Energy's Public Safety team is available to facilitate Electrical Awareness sessions and discuss any questions relating to electrical safety. For more information on electrical safety please call

- > Essential Energy General Enquiries 13 23 91
- > Essential Energy Supply Interruptions 13 20 80
- > WorkCover NSW 13 10 50
- > Dial Before You Dig www.1100.com.au 1100



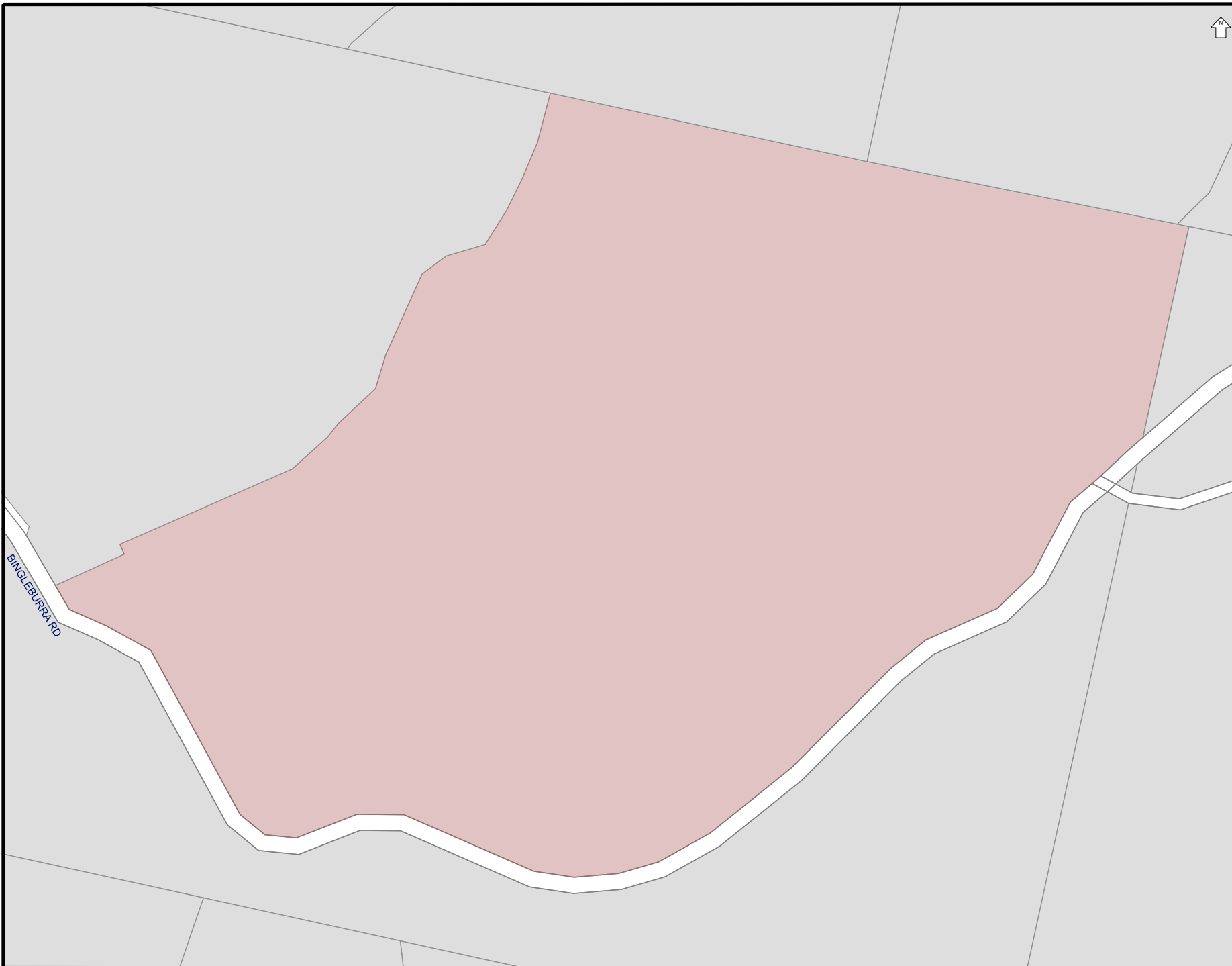
- > Follow us
- > or visit essentialenergy.com.au/safety

Safety first: Before you dig or drive items into the ground

1. Contact DBYD
2. DO NOT attempt to excavate within 10m of any power pole or electrical item
3. Contact Essential Energy on 13 23 91 for assistance to locate cables and earthing
4. Locate asset: Pot-hole
5. Proceed only if you have satisfied yourself it is safe.










Be safe, because they need you








Overhead wires not shown
LOOK UP & LIVE!

LEGEND


-  LV Underground Cable
-  HV Underground Cable
-  Underground Pipe
-  Underground Earth or Wires
-  Ground Substation
-  Pole
-  Cubicle
-  Pit
-  Area of Interest

Critical Assets

Contact Essential Energy
on 13 23 91

-  Zone Substation
-  Underground Cable
-  Underground Fibre

Proposed Works

-  Area of proposed works

Proposed assets are shown as
orange symbols

**THE INFORMATION ON THIS
MAP MAY NOT BE
ACCURATE.
If details are
incorrect, please
notify
Essential Energy on
13 23 91
(or fax 1800 354 636)**

ISSUE DATE: 26/08/2024

You must resubmit your
request if you have not
started work within 4 weeks
of the 'Issue Date' above

A4 SCALE: 1:9495





CABLE/PIPE LOCATION
No assets were found in the search area

COMPANY NAME:	PERCEPTION PLANNING PTY LTD
ATTENTION:	Joe Murphy
SEARCH LOCATION:	335 Bingleburra Rd Sugarloaf NSW 2420
SEQUENCE NO:	243783730
DATE:	Monday, 26 August 2024

Provision of Plans:

Please find enclosed plans depicting approximate locations of **Essential Energy** assets in the search location. **The excavator must not assume that there may not be assets owned by other network operators in the search location.**

Underground assets searched for	Underground assets found
Essential Energy Electrical	<input type="checkbox"/>
Essential Energy Water & Sewerage	<input type="checkbox"/>

Plans are updated from time to time to record changes to underground assets and may be updated by Essential Energy without notice. In the event that excavation does not commence within 28 days of receipt of a plan, a new plan should be obtained.

The excavator must retain the plans on site for the duration of the works.

The excavator shall report all damage made to Essential Energy assets immediately. Note that damage includes gouges, dents, holes and gas escapes.

**IN CASE OF EMERGENCY OR TO REPORT DAMAGE:
PHONE 13 20 80**

DISCLAIMER

Please be aware that plans may **not** reflect alterations to surface levels or the position of roads, buildings, fences etc. **Cable and pipe locations are approximate** and the plans are **not** suitable for scaling purposes. *Essential Energy does not retain plans for privately-owned underground electrical or water & sewerage assets located on private property. Privately-owned underground electrical assets located on private property are the responsibility of the owner.*

The plans have been prepared for Essential Energy's sole use and benefit. **Essential Energy cannot and does not warrant the accuracy or completeness of the plans.** Essential Energy supplies them at no cost with the object of reducing the serious risk of unintentional damage being caused to its cables and pipes. **Essential Energy does not accept any responsibility for any omissions, inaccuracies or errors in the plans, or any reliance placed on the material. Any reliance placed on any plan provided in response to your request is at your own risk.**



Essential Energy retains all intellectual and industrial property rights which exists or may exist in or with respect to the plan(s). The material provided is not to be copied or distributed beyond you.

You release Essential Energy from and against all claims, demands, actions and proceedings arising out of or in any way related to the use of the provided material.

Location of Assets on Site:

The plans indicate only that cables and pipes may exist in the general vicinity – they do not pinpoint the exact location of the cables and pipes.

If it is found that the location of cables or pipes on the plans can be improved, please notify Essential Energy on 13 23 91 (or fax 1800 354 636).

All individuals have a duty of care they must observe when working in the vicinity of underground cables and pipes. It is the **excavator's responsibility to visually expose the underground cables and pipes manually, ie. by using hand-held tools and non-destructive pot-holing techniques prior to any mechanical excavation.** The excavator will be held responsible for all damage caused to the Essential Energy network or cables and pipes, and for the costs associated with the repair of any such damage. The excavator will also be held responsible for all damage caused to any persons.

When digging in the vicinity of underground assets, persons should observe the requirements of the applicable Codes of Practice published by the NSW Work Cover Authority or Safe Work Australia, and any amendments from time to time by the Authorities, including although not limited to:

- Excavation Work
- Managing Electrical Risks in the workplace
- How to manage and control asbestos in the workplace

(Please refer to <https://www.workcover.nsw.gov.au/law-and-policy/legislation-and-codes/codes-of-practice>).

When digging in the vicinity of **electrical assets** persons should observe the requirements of the **Electricity Supply Act 1995.**

Persons excavating near live underground electrical reticulation and/or earthing cables **must exercise extreme caution at all times and adhere to the requirements of Essential Energy's Electrical Safety Rules.** (These are available on our website: <http://www.essentialenergy.com.au/content/safety-community> and include

- **Work near Essential Energy's Underground Assets:**
<http://www.essentialenergy.com.au/asset/cms/pdf/contestableWorks/CEOP8041.pdf> , and
- **Asbestos Fact Sheet:**
<http://www.essentialenergy.com.au/asset/cms/pdf/safety/AsbestosFactSheet.pdf>

In some situations these procedures call for work to be performed by authorised staff.

Should there be any doubt as to the exact location of any underground electrical assets, and the potential for conflict with live underground cables caused by excavation at your work site, you should contact

13 23 91 to arrange for an on-site visit by an Essential Energy representative. No construction or mechanical excavation work is to commence prior to this on-site visit and approval being obtained.

When digging in the vicinity of **water or sewer assets** persons should observe the requirements of the **Water Management Act 2000.**

Should there be any doubt as to the exact location of any underground water and sewer assets, and the potential for conflict with underground water and sewer pipes caused by excavation at your work site, you should contact **13 23 91** to arrange for an on-site visit. No construction or excavation work is to commence prior to this on-site visit and approval being obtained.

Prior Notification:

Please note that for excavation depths greater than 250mm near power poles and stays you should allow for **advance notice** in your construction program to permit Essential Energy time to allocate the necessary field resources to carry out the inspection at the site a **minimum of fourteen (14) working days prior to work commencing.** This service may incur a fee and this can be negotiated with the local Area Coordinator at the time of making the appointment. Failure to give reasonable notice to the local Area Coordinator may result in disruption to Essential Energy's planned works program in the district and could incur an extra charge over and above the normal rate for this service.

For further information please call 13 23 91.

Referral
243783731

Member Phone
1300 657 657

Responses from this member

Response received Mon 26 Aug 2024 3.03pm

File name	Page
Response Body	14
243783731.pdf	15
Legend.pdf	133

THIS IS AN AUTOMATED RESPONSE. PLEASE DO NOT RESPOND TO THIS EMAIL To: Joe Murphy
RE: Before You Dig Australia (BYDA) REFERRAL NOTIFICATION FROM HUNTER WATER
CORPORATION NSW Sequence No: 243783731 Enquiry Date: 26/08/2024 Commencement Date:
27/08/2024 Completion Date: 28/08/2024 Thank you for the above enquiry. Please find attached the
"243783731.pdf" which overviews your proposed work area in association with Hunter Water Corporation's
assets. Please note that this communication, including any attachments, is confidential. If you are not the
intended recipient, you should not read it please contact us immediately, destroy it, and do not copy or use
any part of this communication.



Before You Dig Australia (BYDA) Location Information

Hunter Water Corporation

36 Honeysuckle Drive
NEWCASTLE NSW 2300

To:

PERCEPTION PLANNING PTY LTD - Joe Murphy
260 Maitland Road
Mayfield NSW 2304

Enquiry Details	
Utility ID	80220
Job Number	37443987
Sequence Number	243783731
Enquiry Date	26/08/2024 14:44
Response	NOT AFFECTED
Address	335 Bingleburra Rd Sugarloaf
Location in Road	
Activity	Planning and Design

Enquirer Details	
Customer ID	3466116
Contact	Joe Murphy
Company	PERCEPTION PLANNING PTY LTD
Email	joseph@perceptionplanning.com.au
Phone	+61422600867

Enquirer Responsibilities

Hunter Water Corporation's (HWC) provision, and your access to and use, of the data, maps and other information contained in this response (Information) are subject to the following terms and conditions, and all additional disclaimers contained elsewhere within this response.

Nature of HWC's assets

You acknowledge that:

- water in the main is under pressure and may cause injury if the main is damaged;
- sewer mains can be under pressure and may cause injury if the main is damaged;
- recycled water mains can be under pressure and may cause injury if the main is damaged;
- services are laid at varying depths;
- the Information does not include data related to property services; and
- HWC will seek recovery of repair costs if assets are damaged.
- All electrical services are to be considered live.

Accordingly, all persons must exercise extreme care and only use hand excavation until the exact location of all assets within a relevant work area is established.

Your use of Information

You acknowledge and accept that all Information provided in this response by HWC:

- (a) is generated based on an automated analysis of the data you submit to the Before You Dig Australia website (BYDA). Accordingly, the relevance and reliability of such Information is dependant on the accuracy and suitability of the data you provide to BYDA;
- (b) the Information is intended to have a general application only and may not be suitable for your specific requirements; and
- (c) all Information is intended to provide guidance only and any reliance you place on such Information is entirely at your own risk.

The Information is provided for the sole purpose of assisting the location of HWC assets before excavation (**Permitted Purpose**), and you must not copy, translate, modify, distribute or make derivative works of the Information except as you directly require to achieve the Permitted Purpose. All Information contained in this response must be used and kept together. Your access to, and use of, the Information does not grant you any ownerships rights in respect of the Information or any intellectually property in the Information.

Disclaimer

While HWC takes all reasonable care in providing details of its underground assets, due to changes in road and footway alignments and levels, the age and incompleteness of some records and the intended general nature of the Information, it is not possible to conclusively specify the location of all of HWC's underground assets.

ALL INFORMATION IS PROVIDED AS GENERAL GUIDANCE ONLY AND SHOULD NOT BE USED OR RELIED UPON IN SUBSTITUTION FOR SPECIALISED PROFESSIONAL INDEPENDENT ADVICE.

If you have a question or concern about the appropriateness, reliability or application of any Information you must seek advice from a relevantly qualified professional.

HWC makes no representation and gives no warranty or undertaking (express or implied) as to the currency, accuracy, completeness, effectiveness or reliability of the Information or that the Information can be used for any purpose in substitution for specialised, professional and independent advice.

You must not solely rely upon the Information when undertaking underground works.

To the full extent permitted by law, HWC disclaims responsibility or liability for all loss, damage, injury or other claim whatsoever for any outcome arising from:

- (a) your access to, or use of, the Information, including any failure to avail yourself of the Information;
- (b) your reliance on the Information or its inability to meet your needs;
- (c) your failure to correctly or accurately:
- (1) submit relevant or valid data to BYDA; or
 - (2) use or interpret the Information provided by HWC; or
- (d) any delay, failure, interruption, or corruption of any Information.

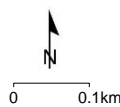
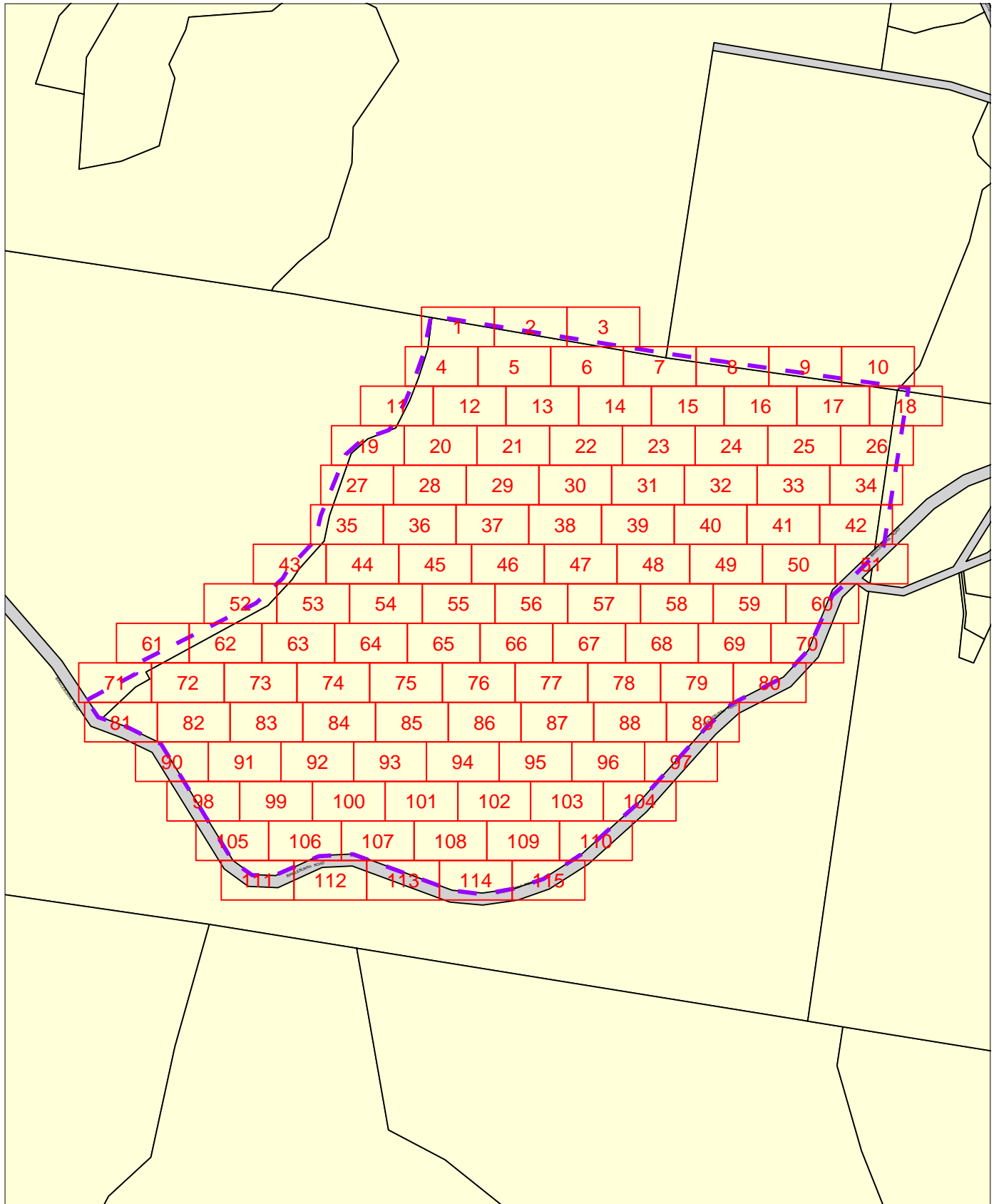
www.hunterwater.com.au

1300 657 000



Overview Map

Sequence No: 243783731
335 Bingleburra Rd Sugarloaf



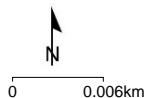
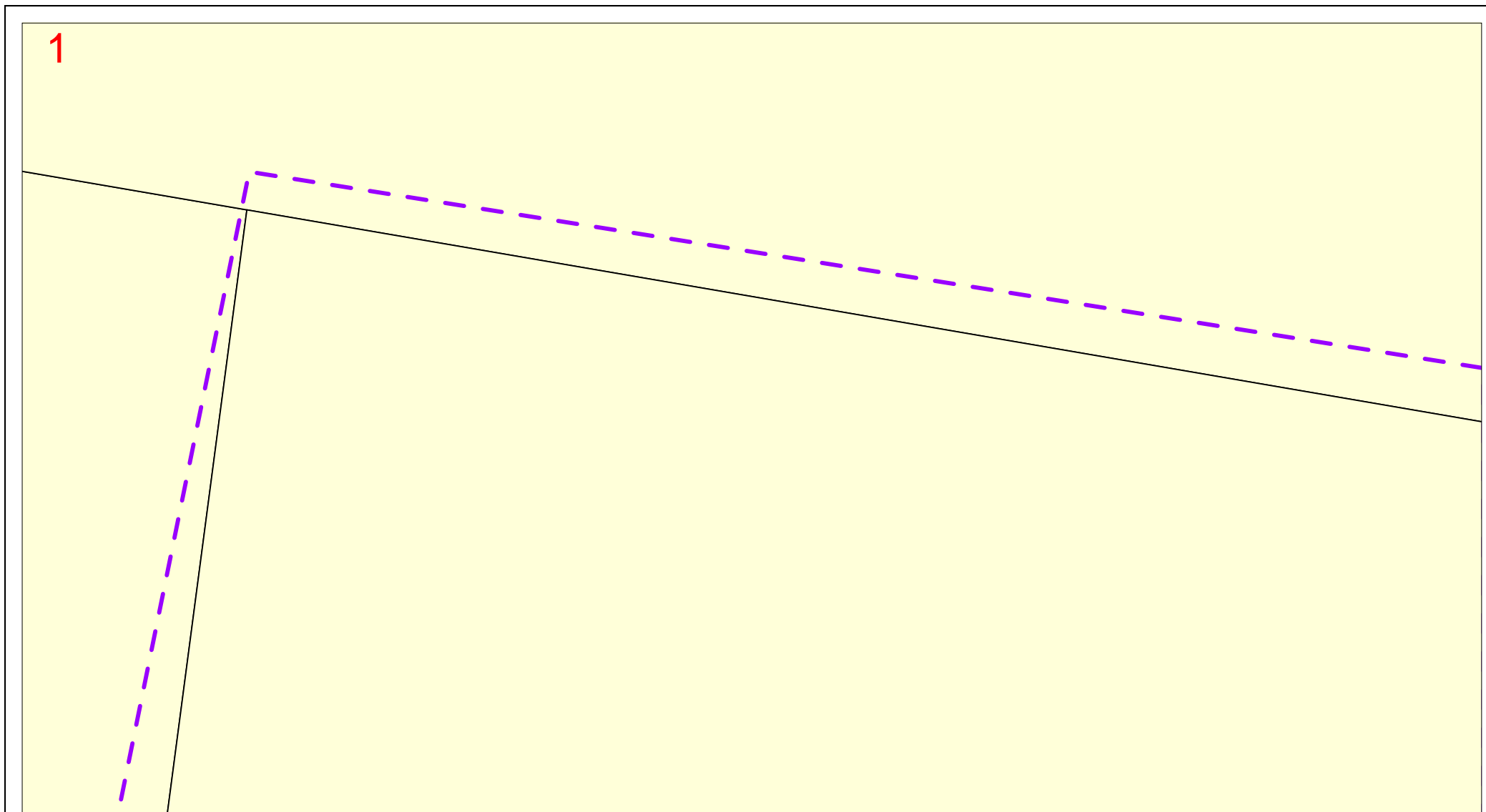
LEGEND:

- 1** Detail Map
- BYDA Work Area



Map 1

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

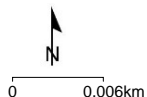
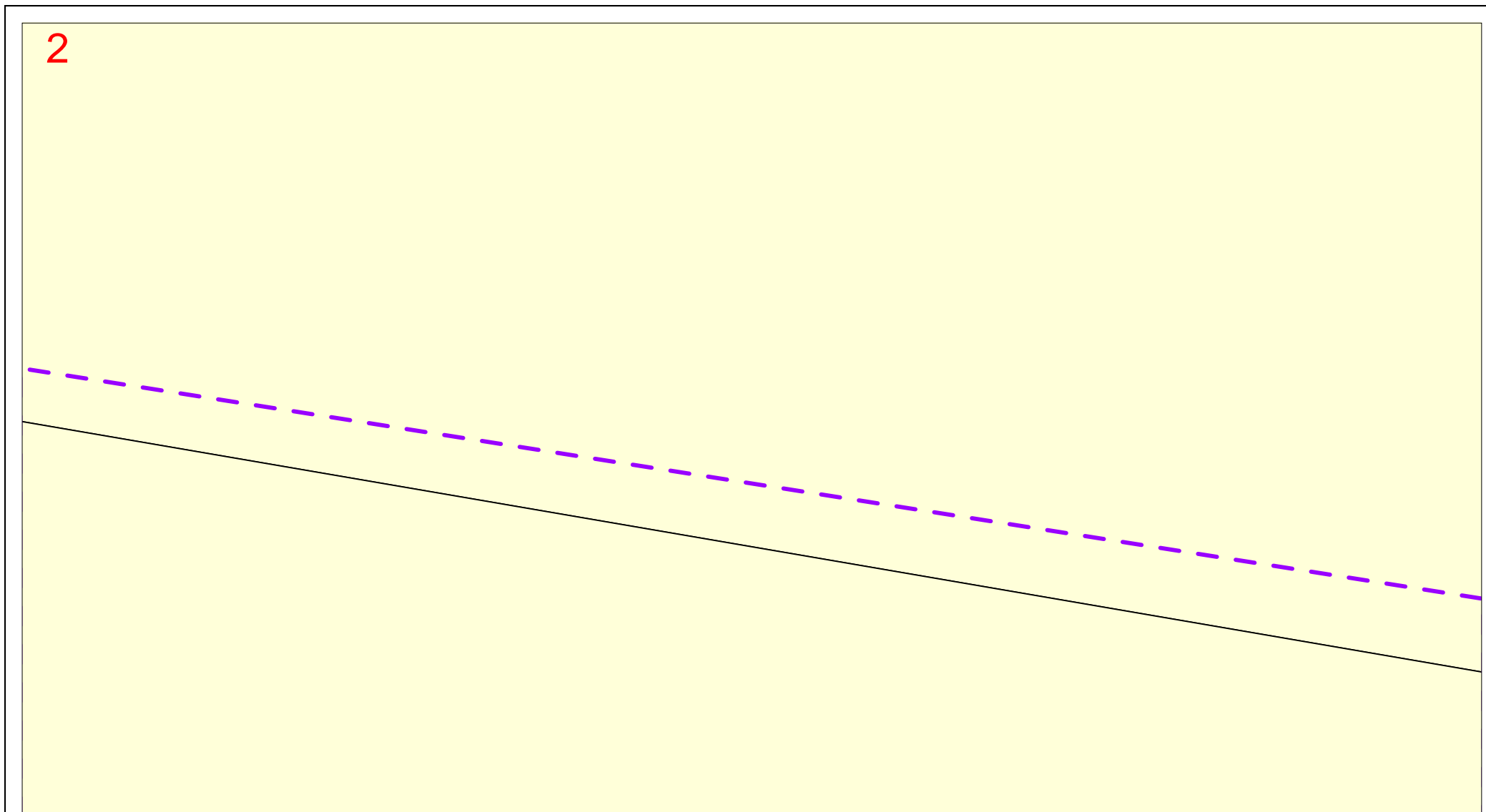
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 2

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

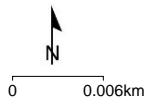
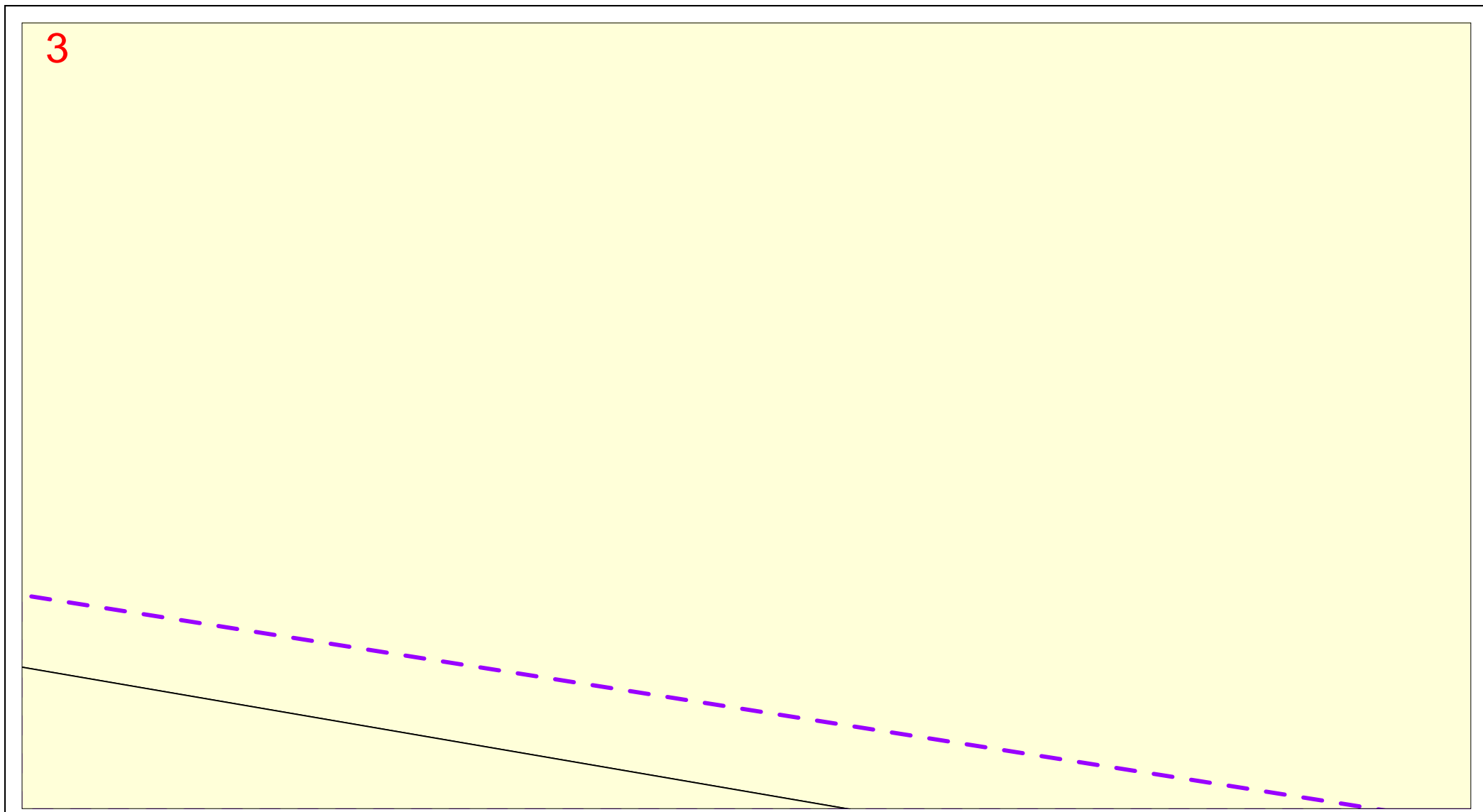
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 3

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

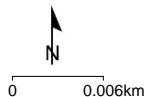
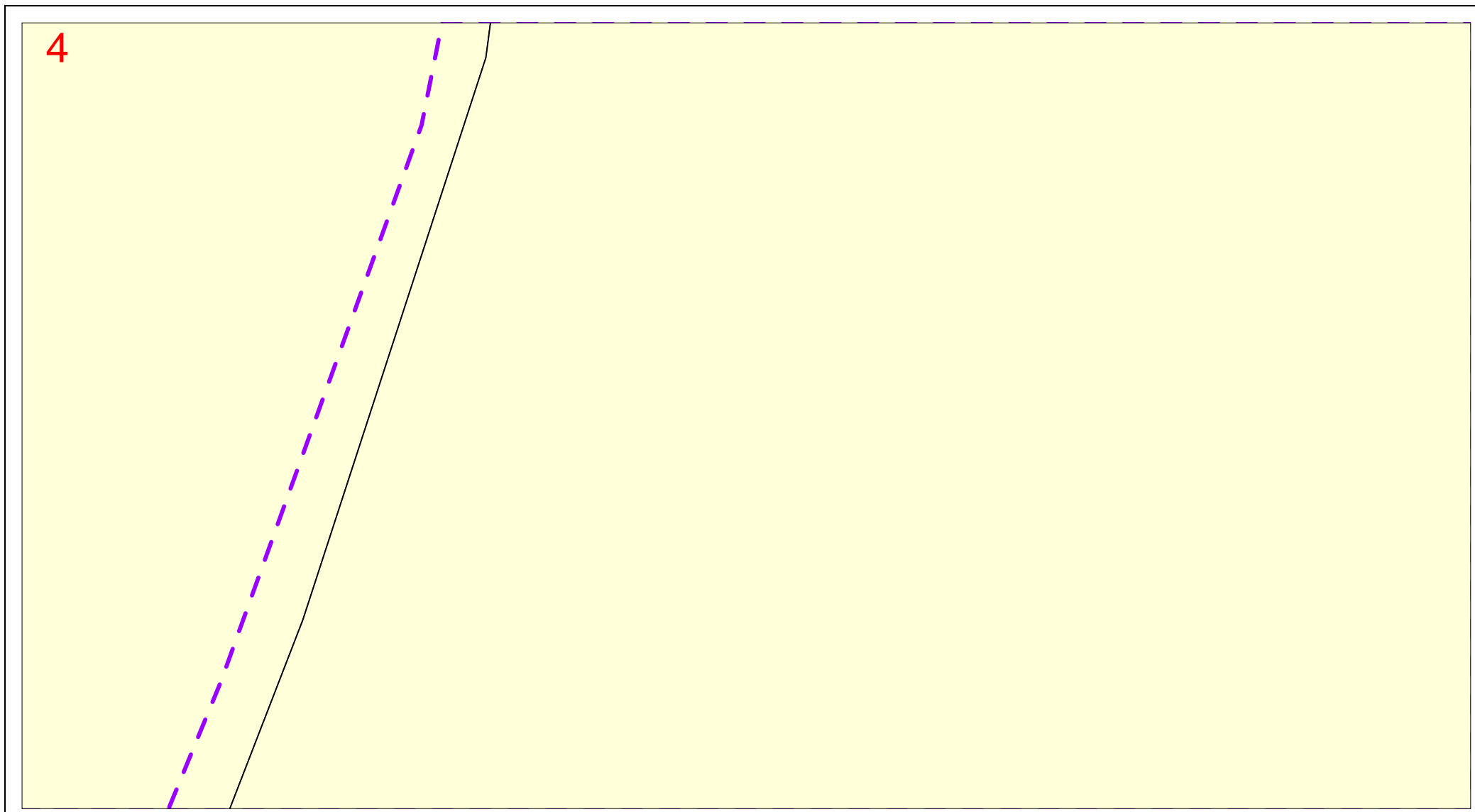
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 4

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

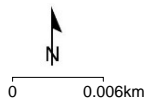
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 5

Sequence No: 243783731

5



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

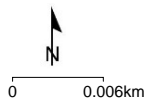
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 6

Sequence No: 243783731

6



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

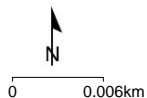
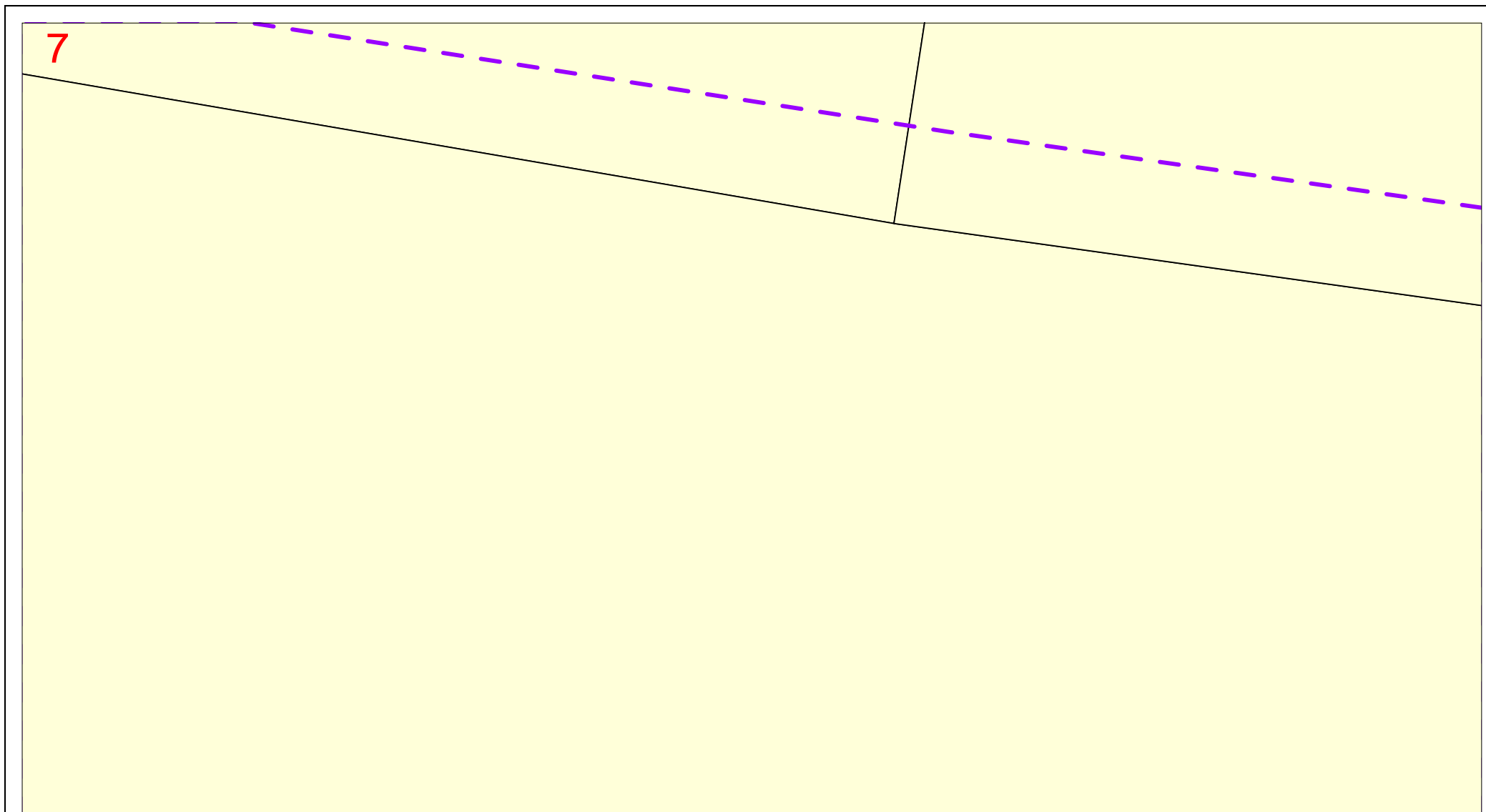
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 7

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

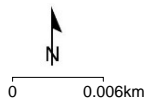
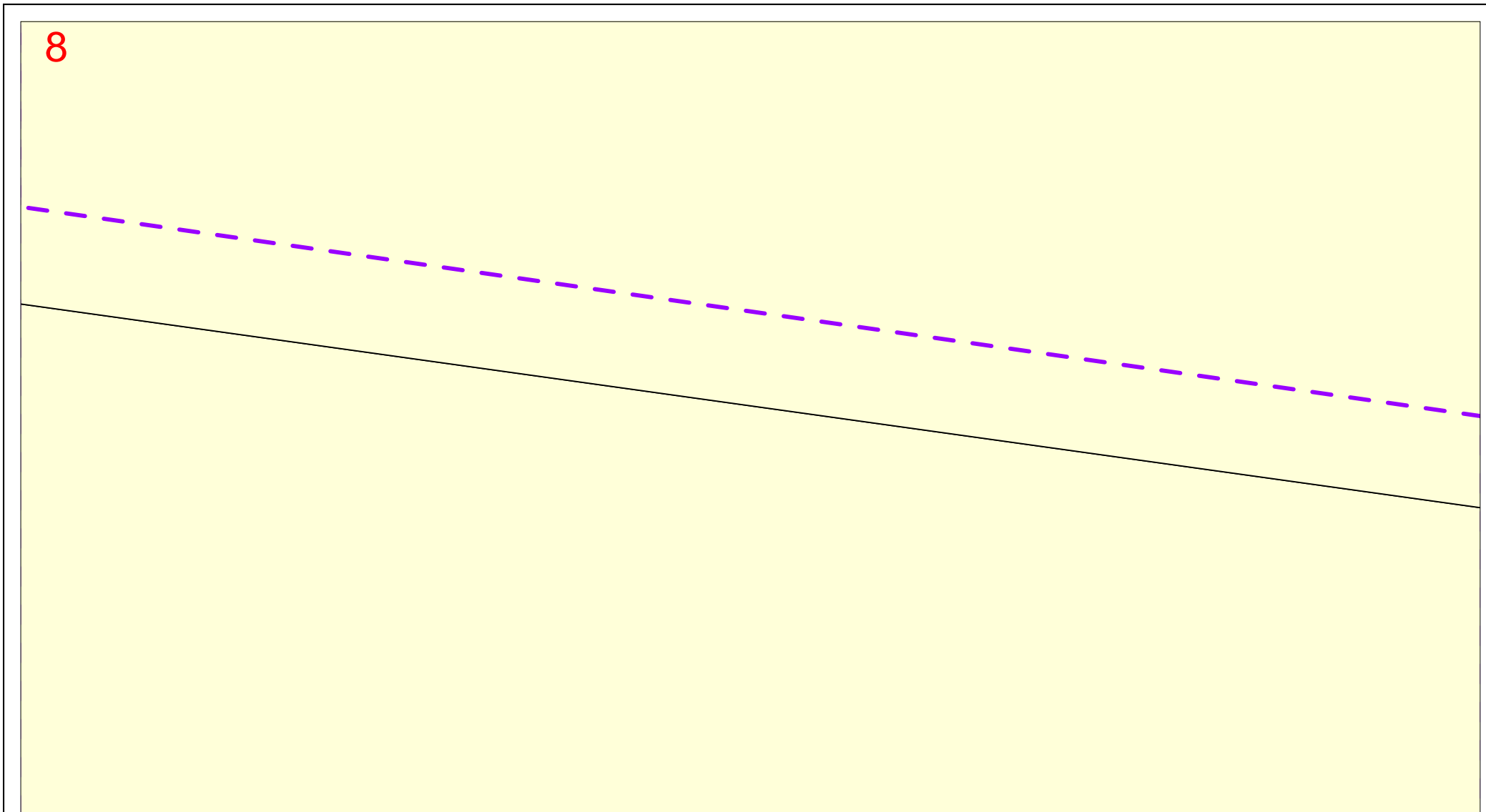
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 8

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

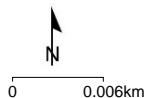
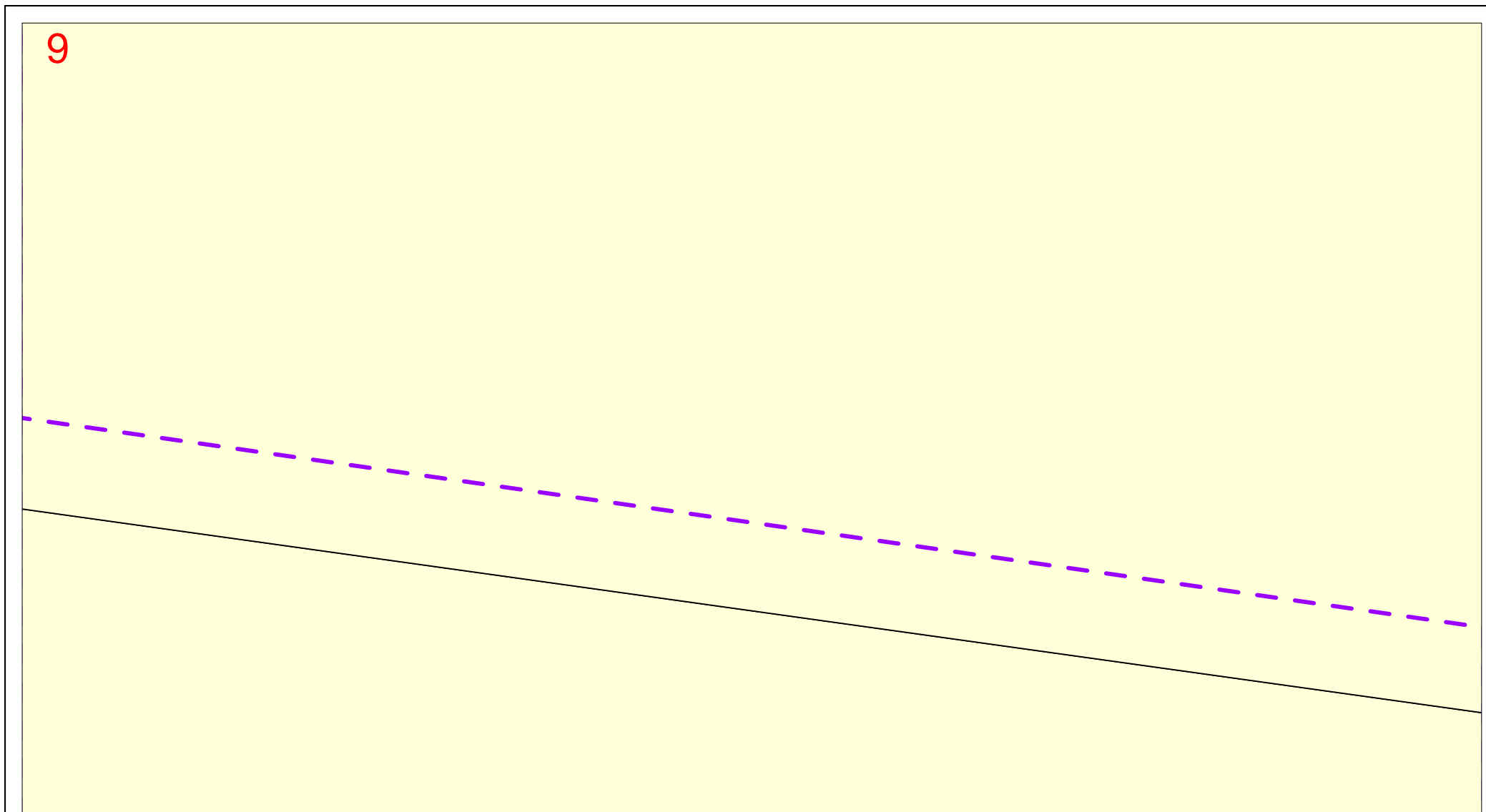
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 9

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

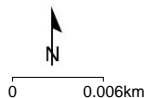
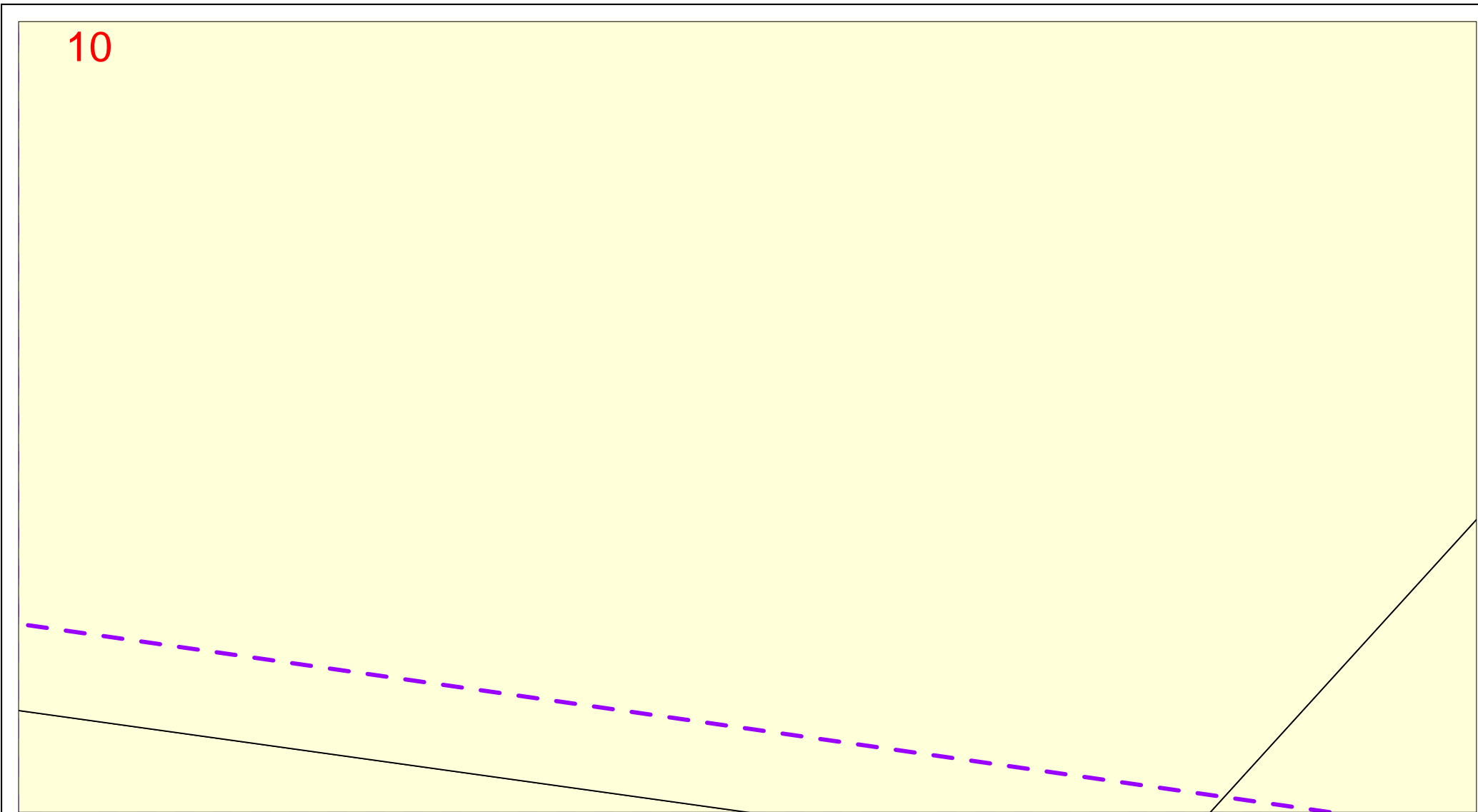
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 10

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

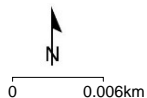
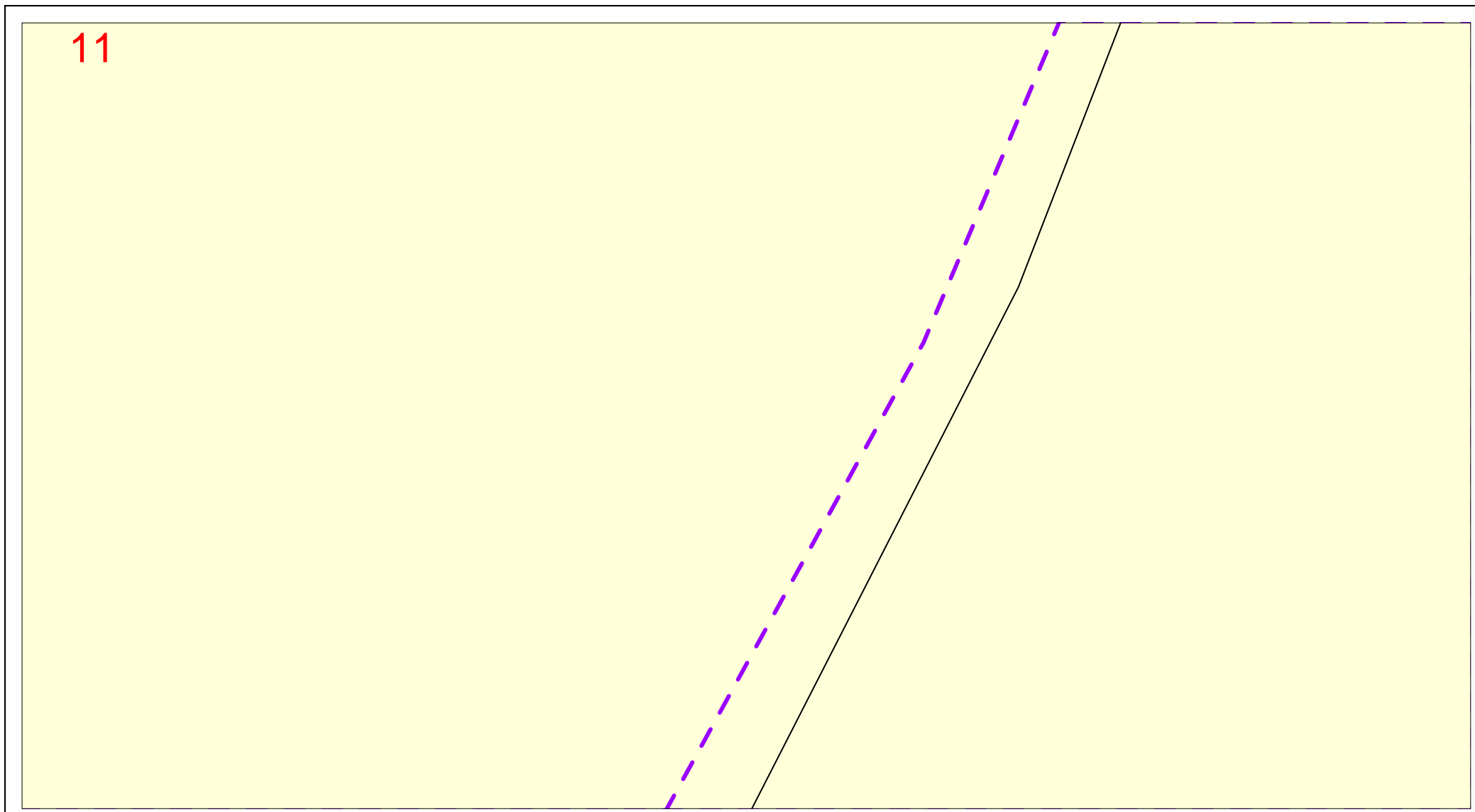
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 11

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

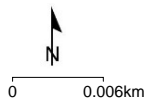
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 12

Sequence No: 243783731

12



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

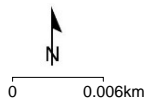
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 13

Sequence No: 243783731

13



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

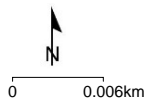
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 14

Sequence No: 243783731

14



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

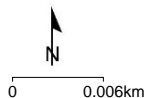
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 15

Sequence No: 243783731

15



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

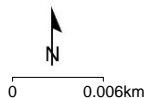
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 16

Sequence No: 243783731

16



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

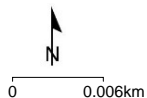
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 17

Sequence No: 243783731

17



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

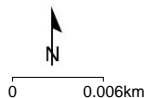
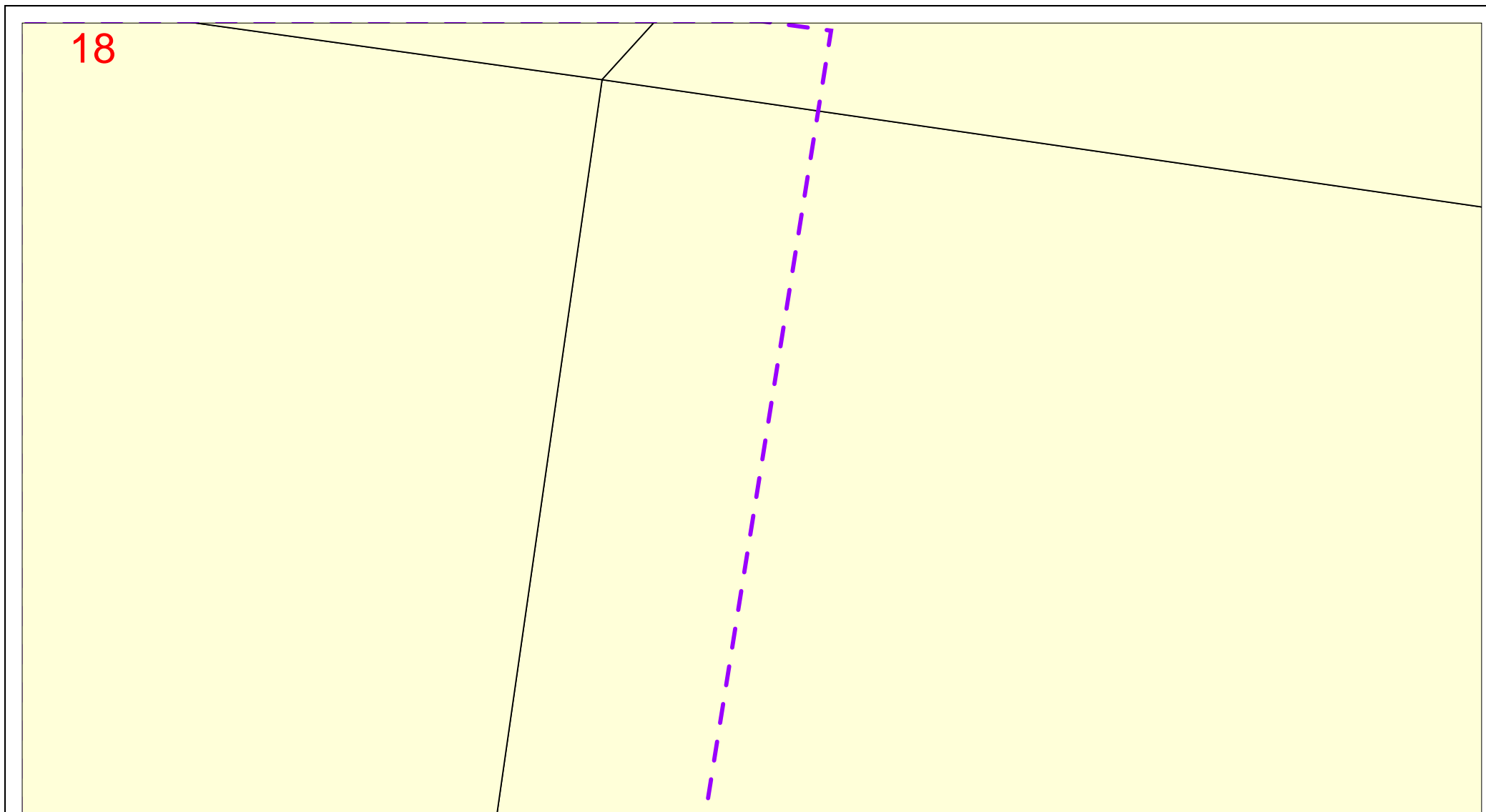
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 18

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

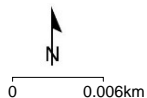
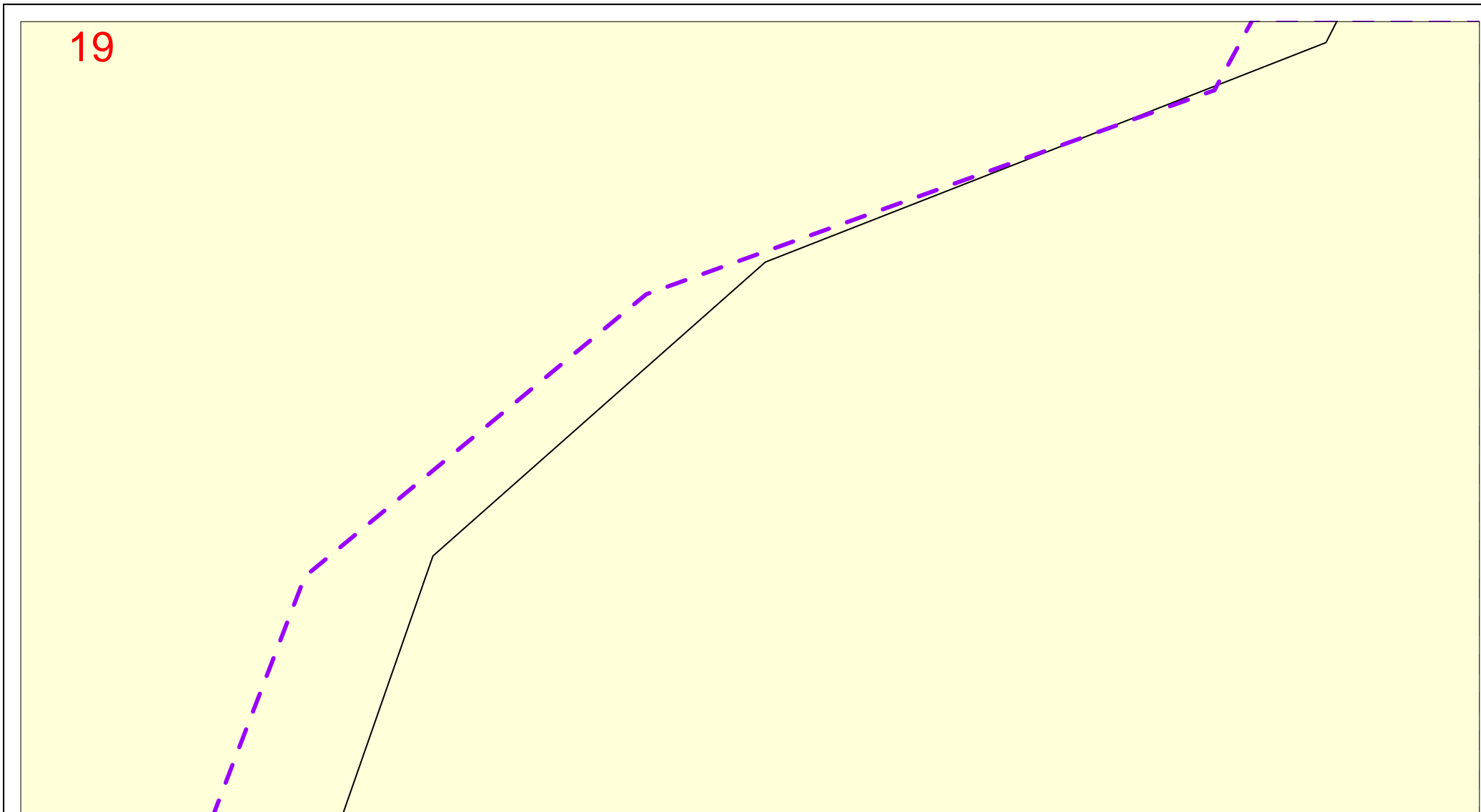
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 19

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

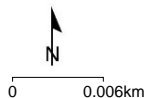
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 20

Sequence No: 243783731

20



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

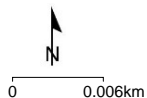
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 21

Sequence No: 243783731

21



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

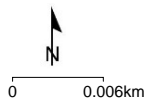
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 22

Sequence No: 243783731

22



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

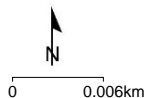
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 23

Sequence No: 243783731

23



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

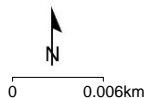
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 24

Sequence No: 243783731

24



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

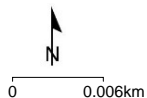
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 25

Sequence No: 243783731

25



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

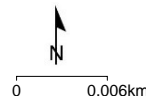
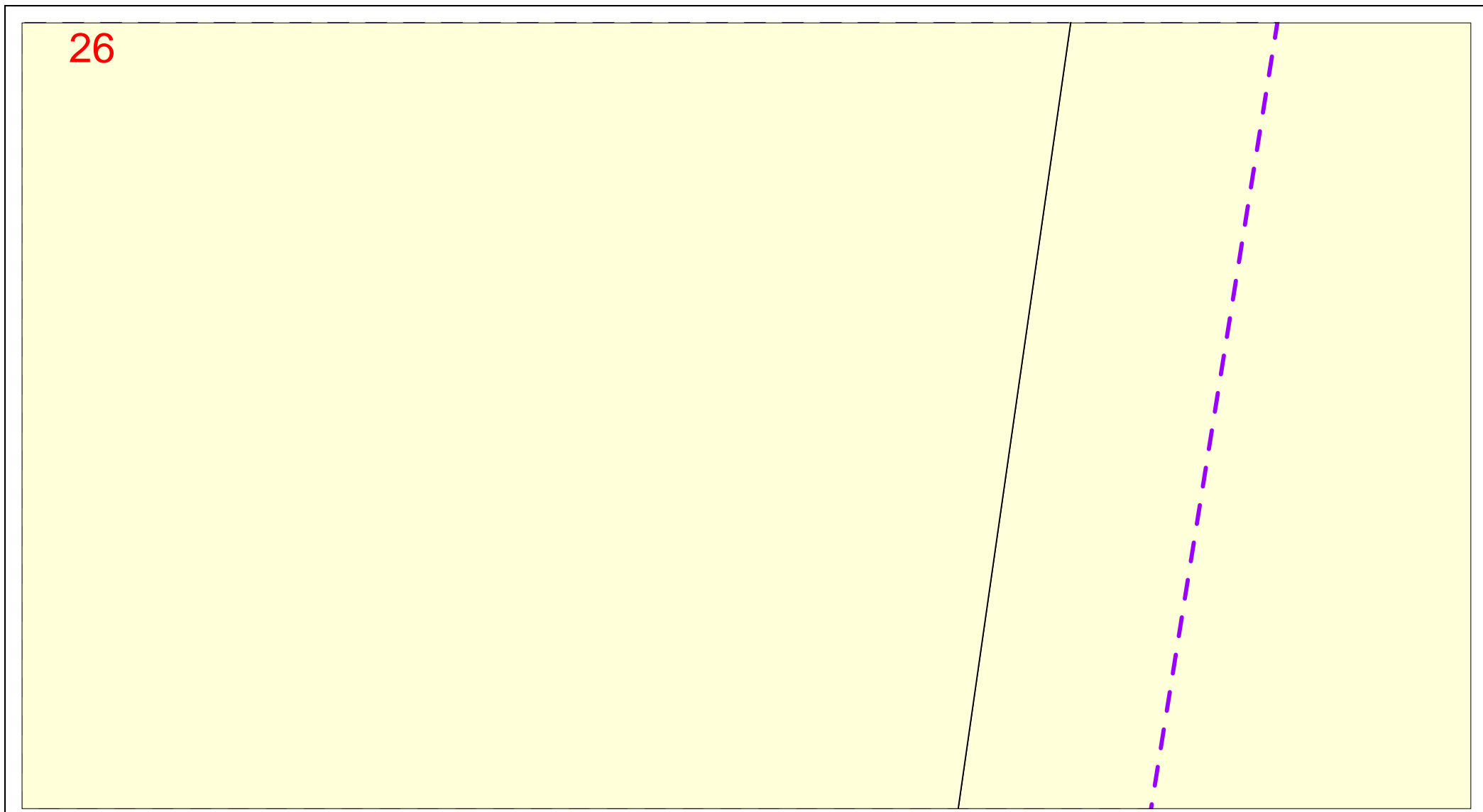
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 26

Sequence No: 243783731



IMPORTANT
THIS PLAN IS NOT TO BE USED FOR CONVEYANCING
THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

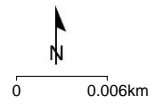
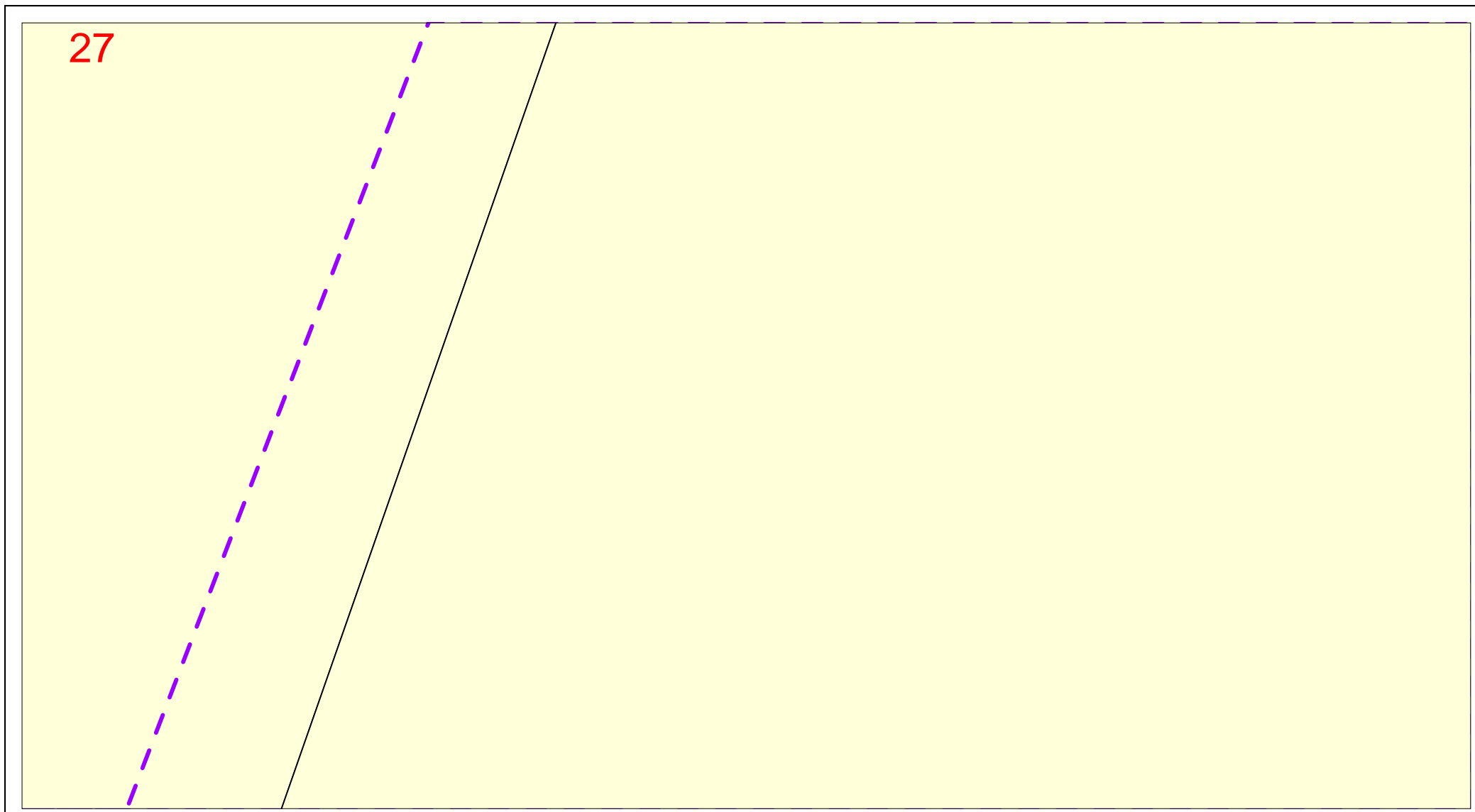
SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019
SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 27

Sequence No: 243783731



IMPORTANT
THIS PLAN IS NOT TO BE USED FOR CONVEYANCING
THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019
SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

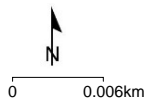
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 28

Sequence No: 243783731

28



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

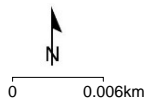
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 29

Sequence No: 243783731

29



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

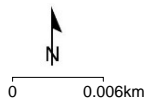
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 30

Sequence No: 243783731

30



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

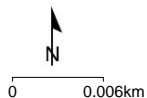
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 31

Sequence No: 243783731

31



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

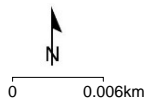
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 32

Sequence No: 243783731

32



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

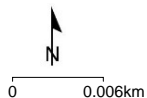
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 33

Sequence No: 243783731

33



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

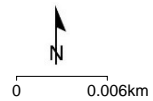
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 34

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

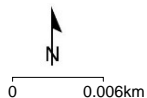
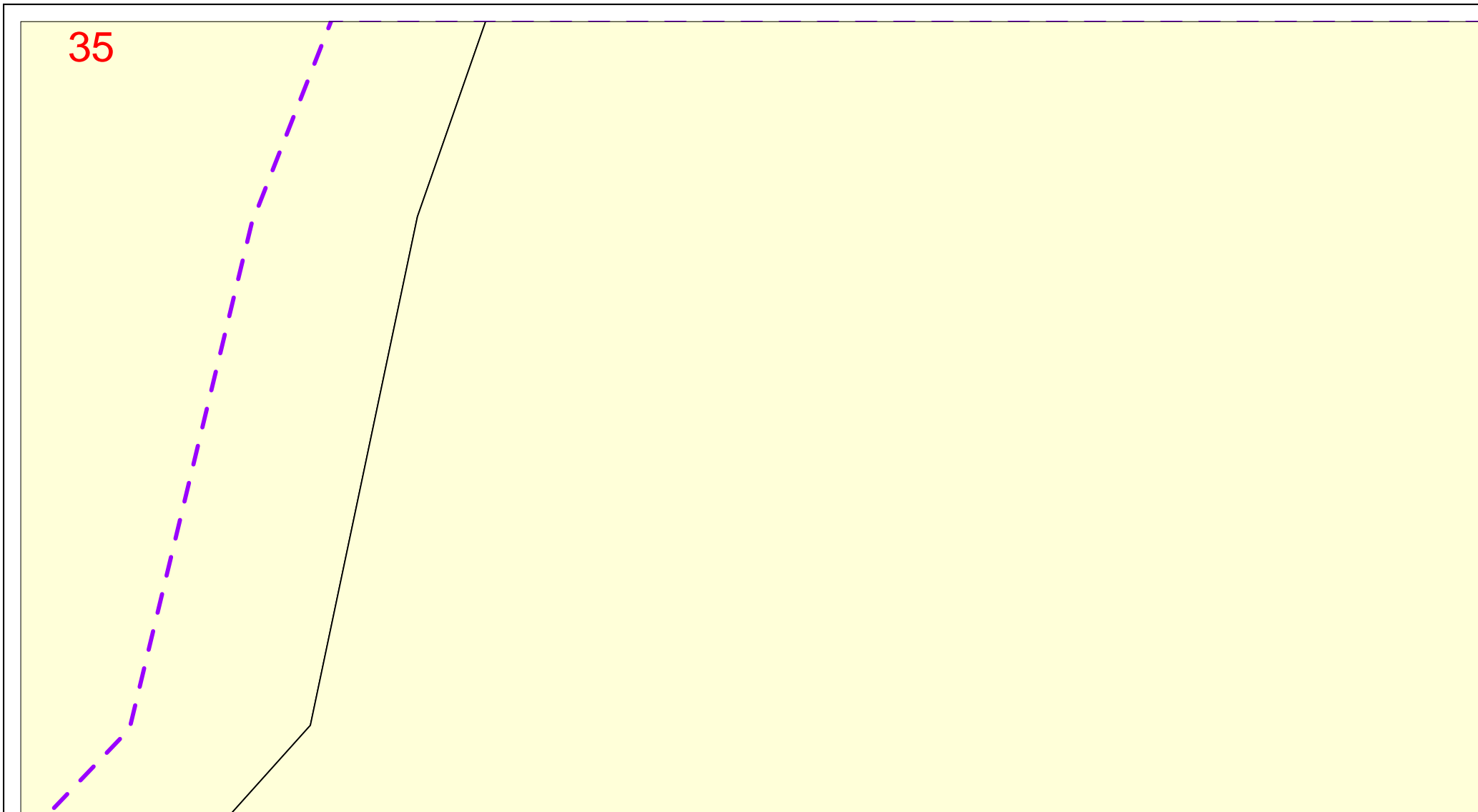
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 35

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

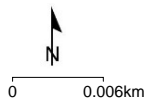
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 36

Sequence No: 243783731

36



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

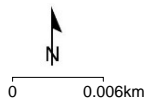
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 37

Sequence No: 243783731

37



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

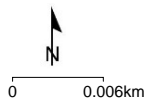
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 38

Sequence No: 243783731

38



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

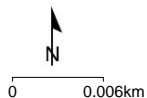
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 39

Sequence No: 243783731

39



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

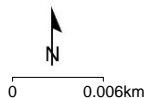
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 40

Sequence No: 243783731

40



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

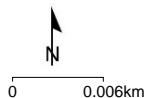
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 41

Sequence No: 243783731

41



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

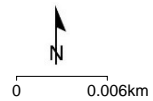
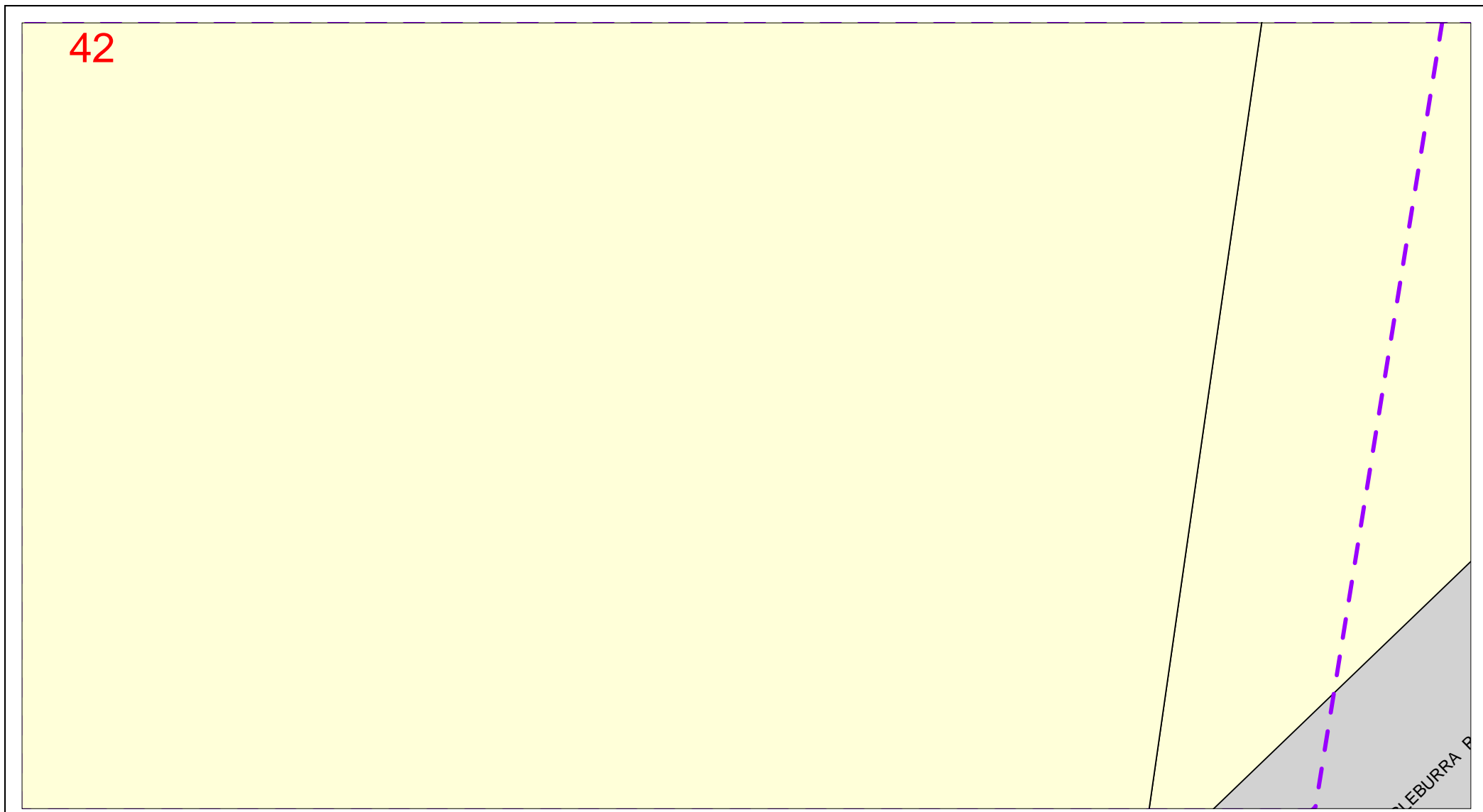
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 42

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

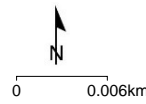
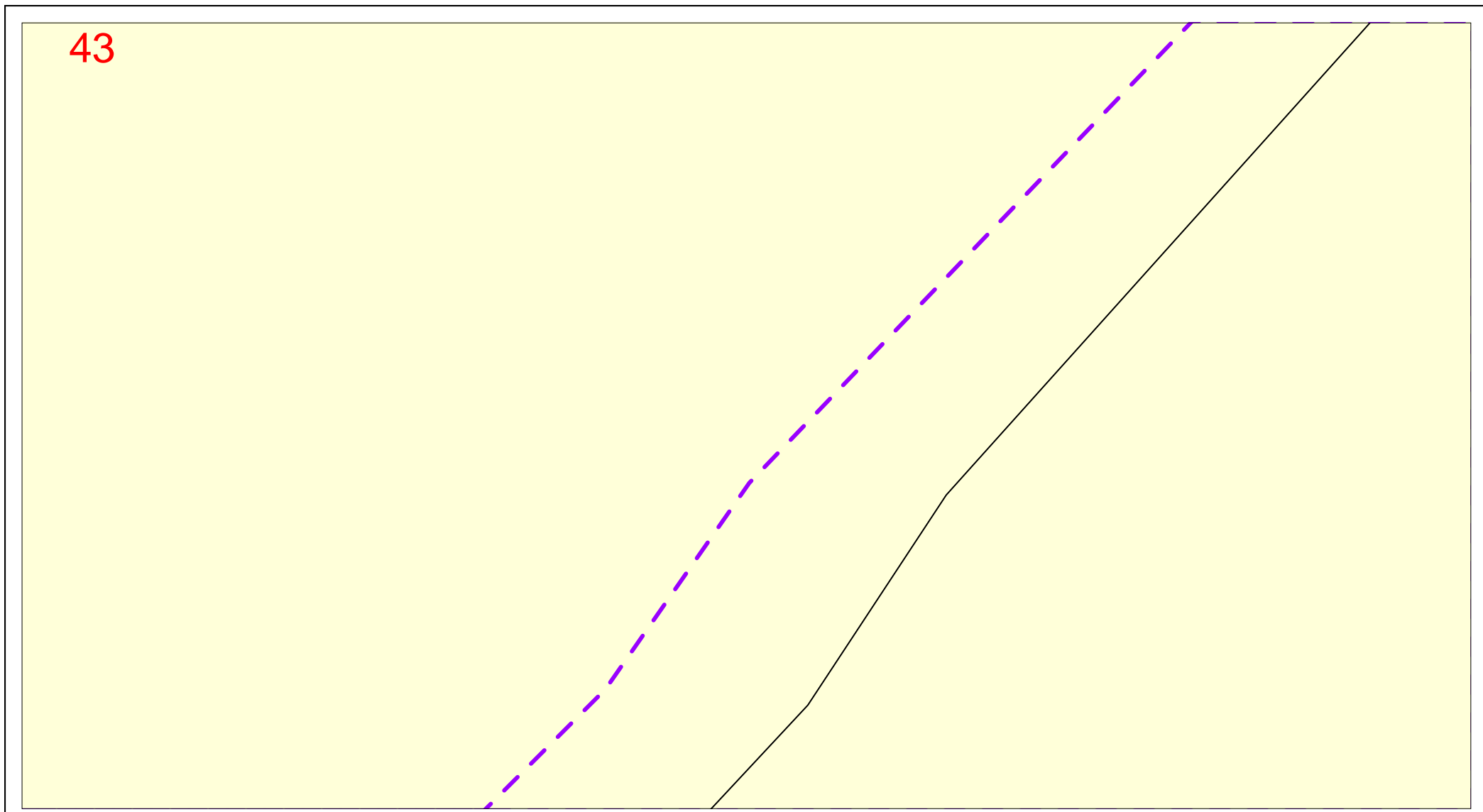
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 43

Sequence No: 243783731



IMPORTANT
THIS PLAN IS NOT TO BE USED FOR CONVEYANCING
THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019
SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

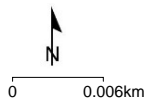
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 44

Sequence No: 243783731

44



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

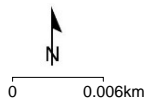
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 45

Sequence No: 243783731

45



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

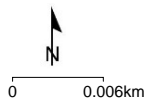
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 46

Sequence No: 243783731

46



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

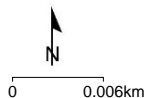
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 47

Sequence No: 243783731

47



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

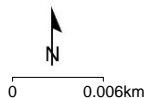
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 48

Sequence No: 243783731

48



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

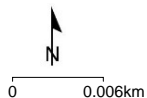
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 49

Sequence No: 243783731

49



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

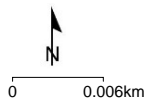
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 50

Sequence No: 243783731

50



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

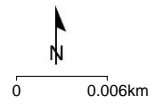
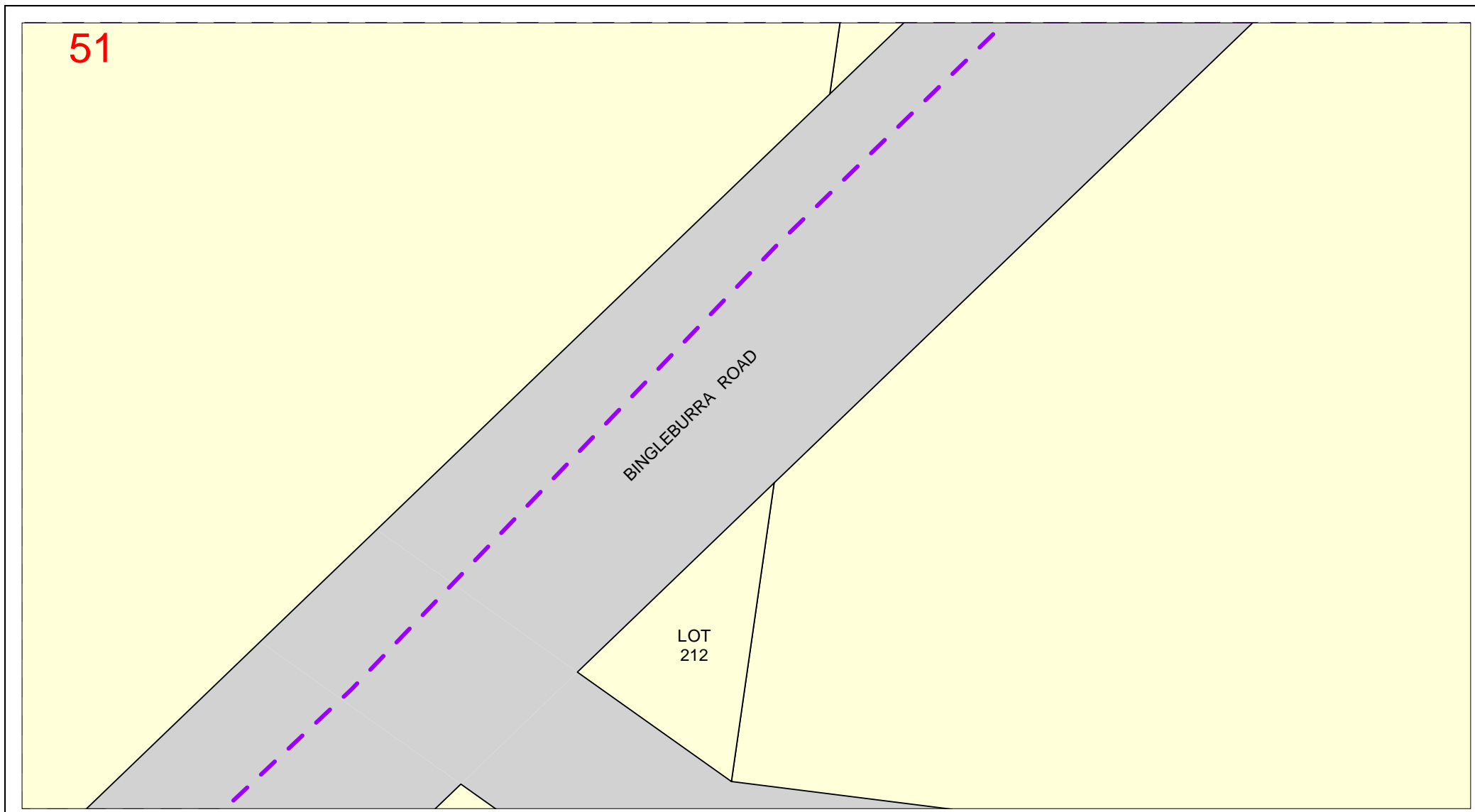
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 51

Sequence No: 243783731



IMPORTANT
THIS PLAN IS NOT TO BE USED FOR CONVEYANCING
THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

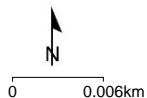
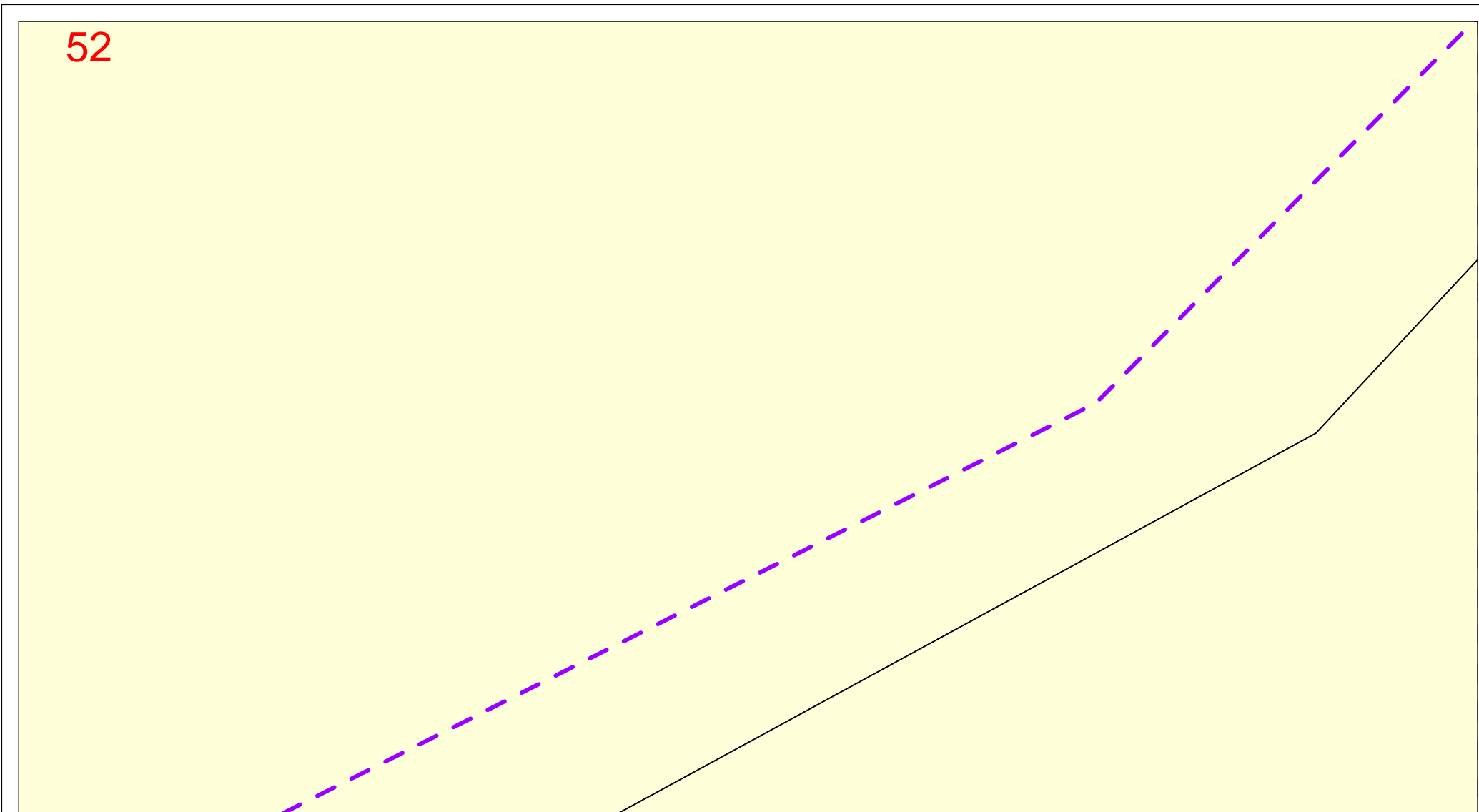
SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019
SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 52

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

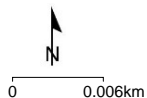
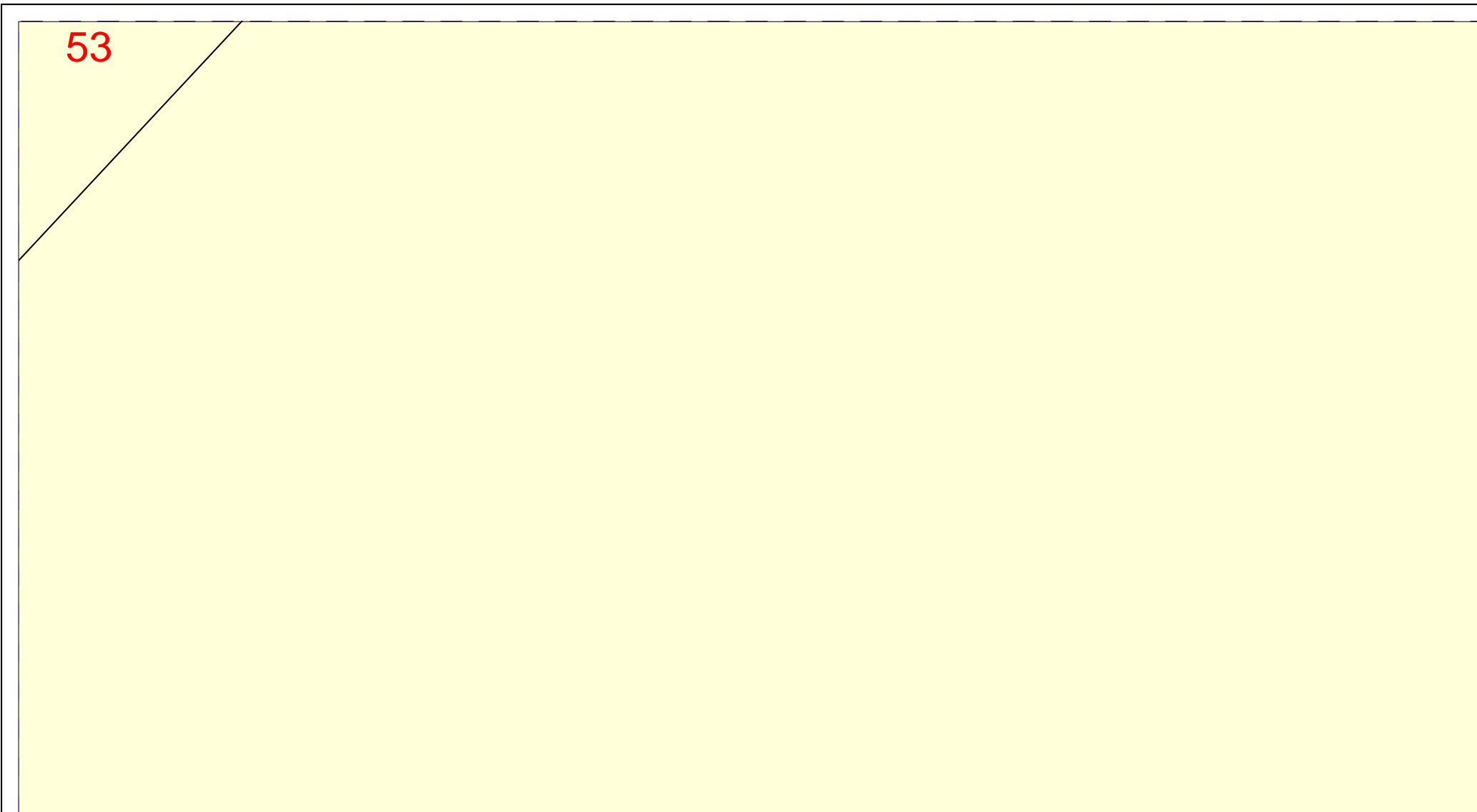
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 53

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

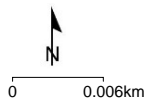
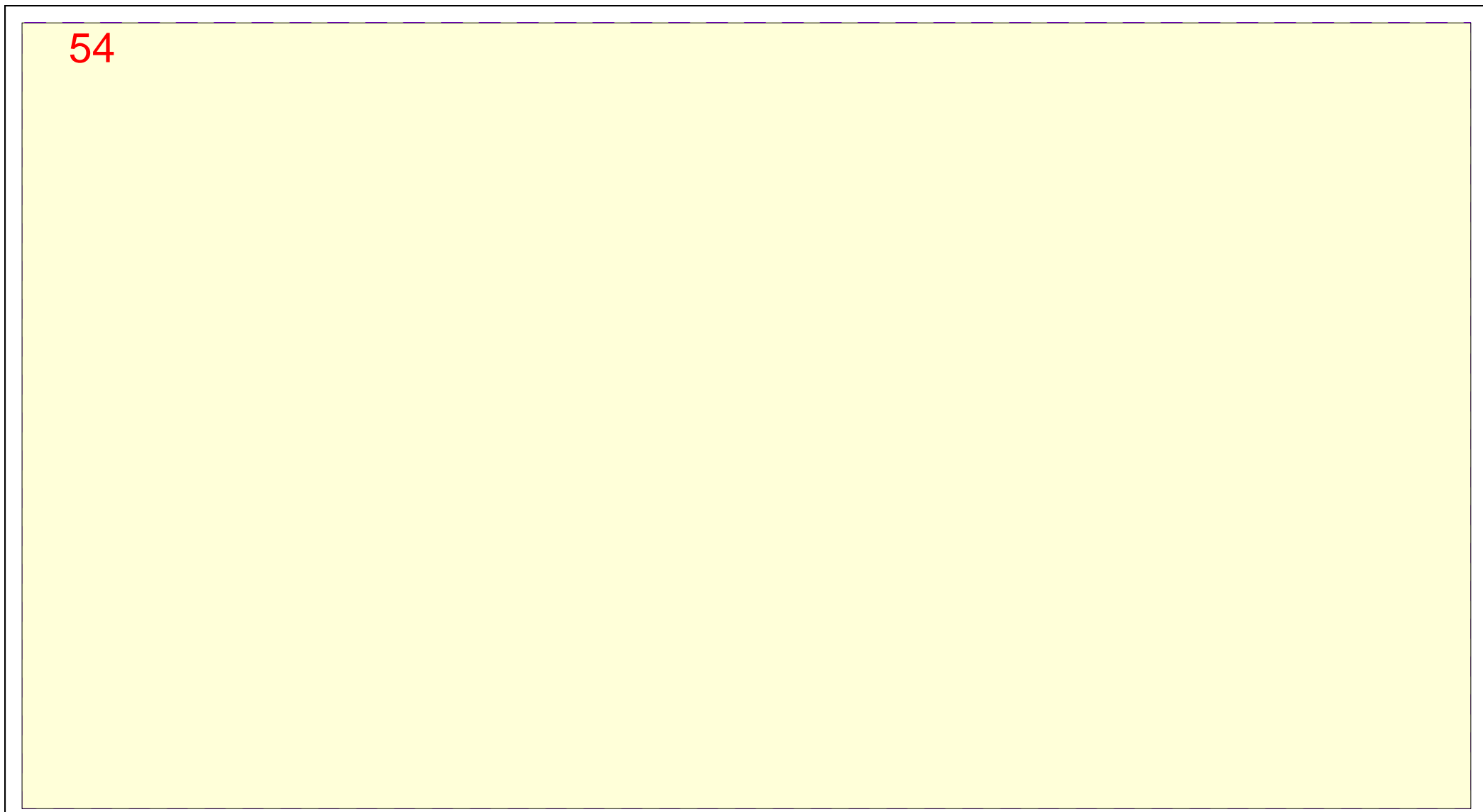
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 54

Sequence No: 243783731

54



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

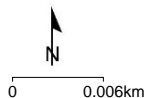
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 55

Sequence No: 243783731

55



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

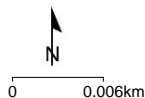
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 56

Sequence No: 243783731

56



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

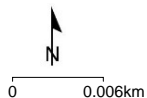
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 57

Sequence No: 243783731

57



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

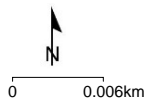
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 58

Sequence No: 243783731

58



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

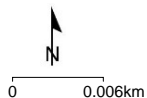
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 59

Sequence No: 243783731

59



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

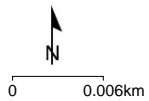
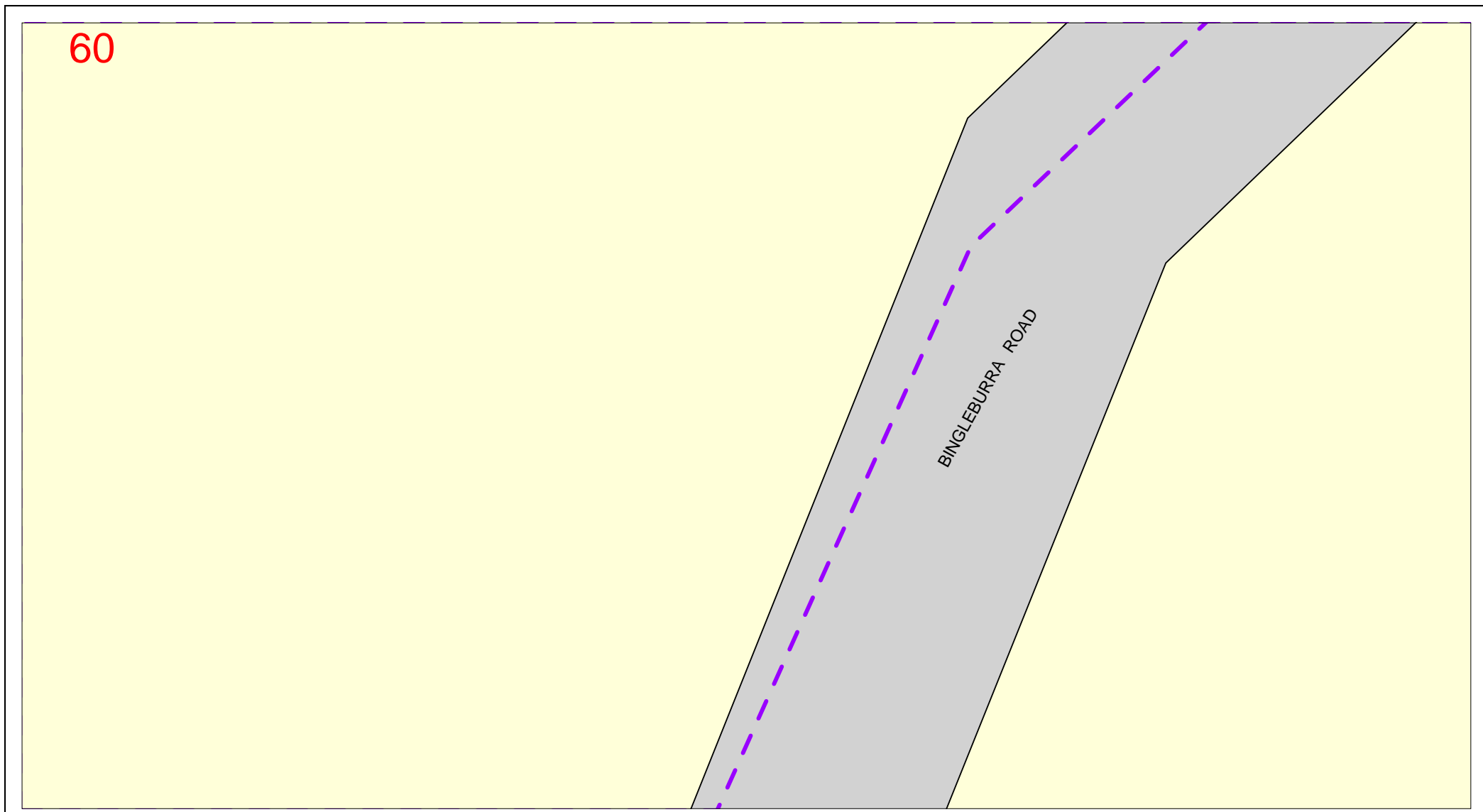
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 60

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

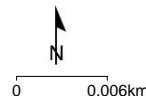
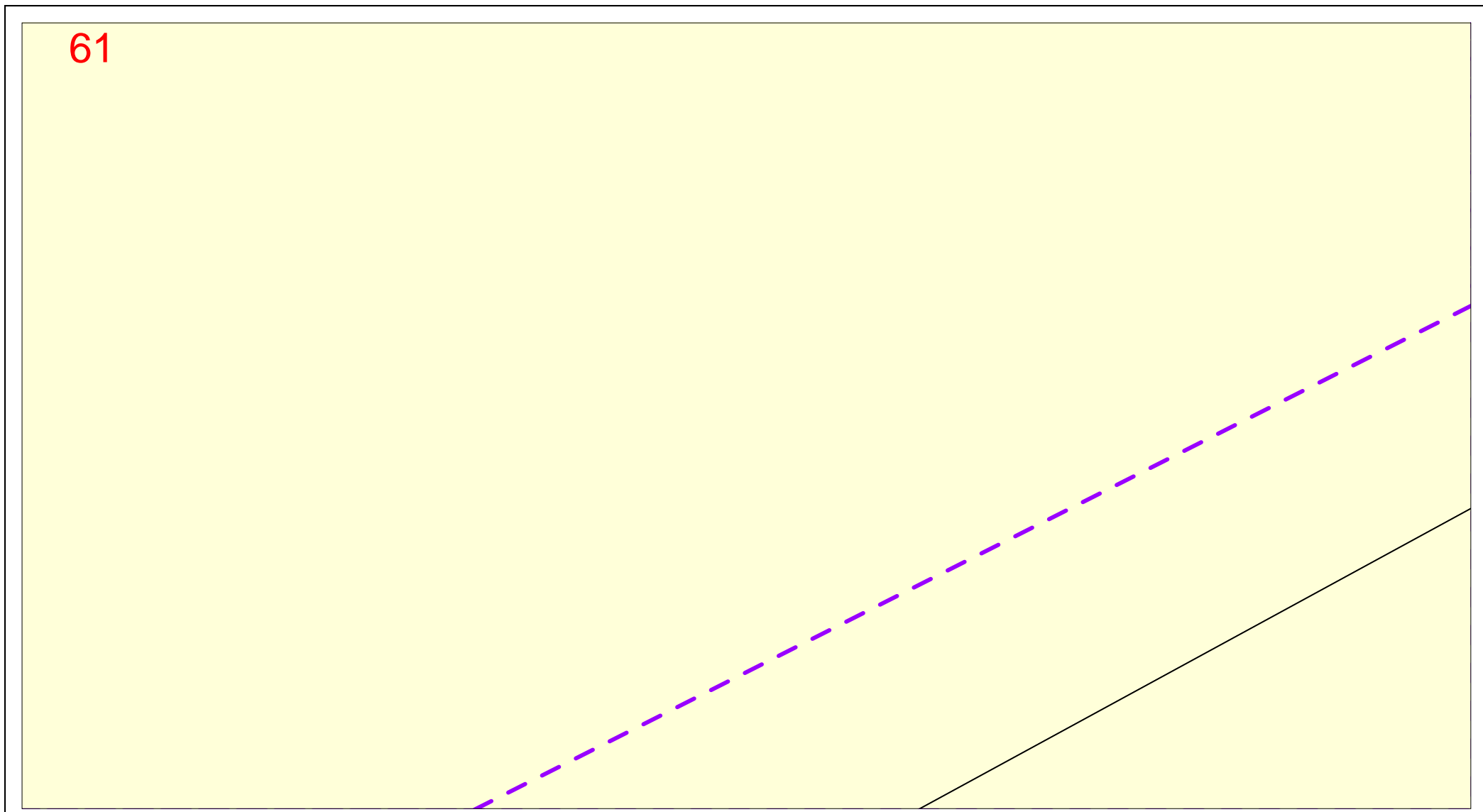
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 61

Sequence No: 243783731



IMPORTANT
THIS PLAN IS NOT TO BE USED FOR CONVEYANCING
THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

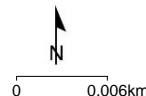
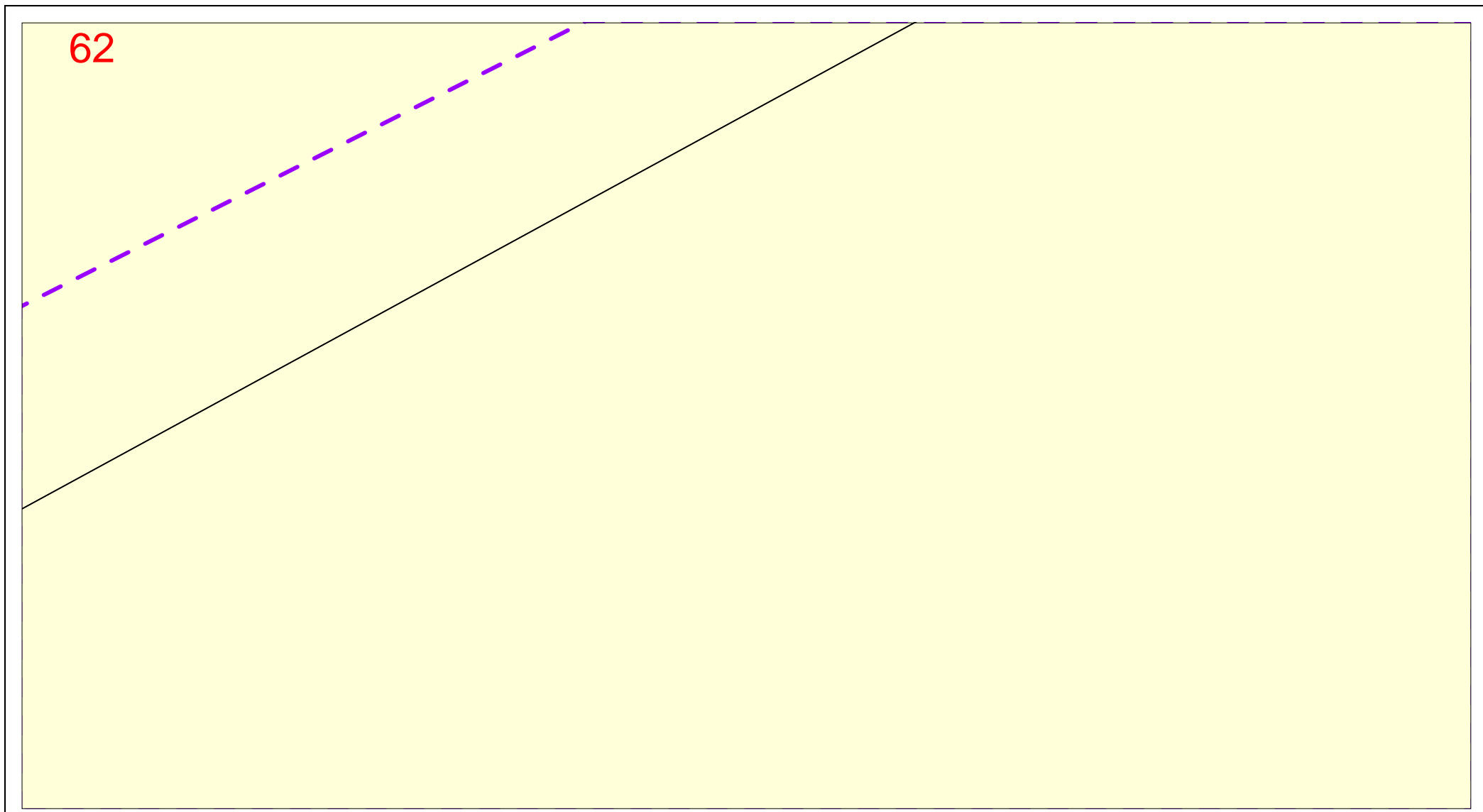
SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019
SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 62

Sequence No: 243783731



IMPORTANT
THIS PLAN IS NOT TO BE USED FOR CONVEYANCING
THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019
SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

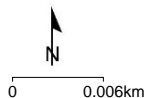
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 63

Sequence No: 243783731

63



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

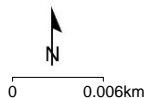
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 64

Sequence No: 243783731

64



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

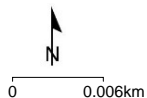
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 65

Sequence No: 243783731

65



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

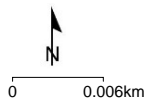
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 66

Sequence No: 243783731

66



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

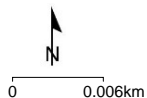
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 67

Sequence No: 243783731

67



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

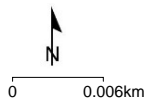
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 68

Sequence No: 243783731

68



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

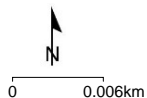
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 69

Sequence No: 243783731

69



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

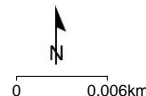
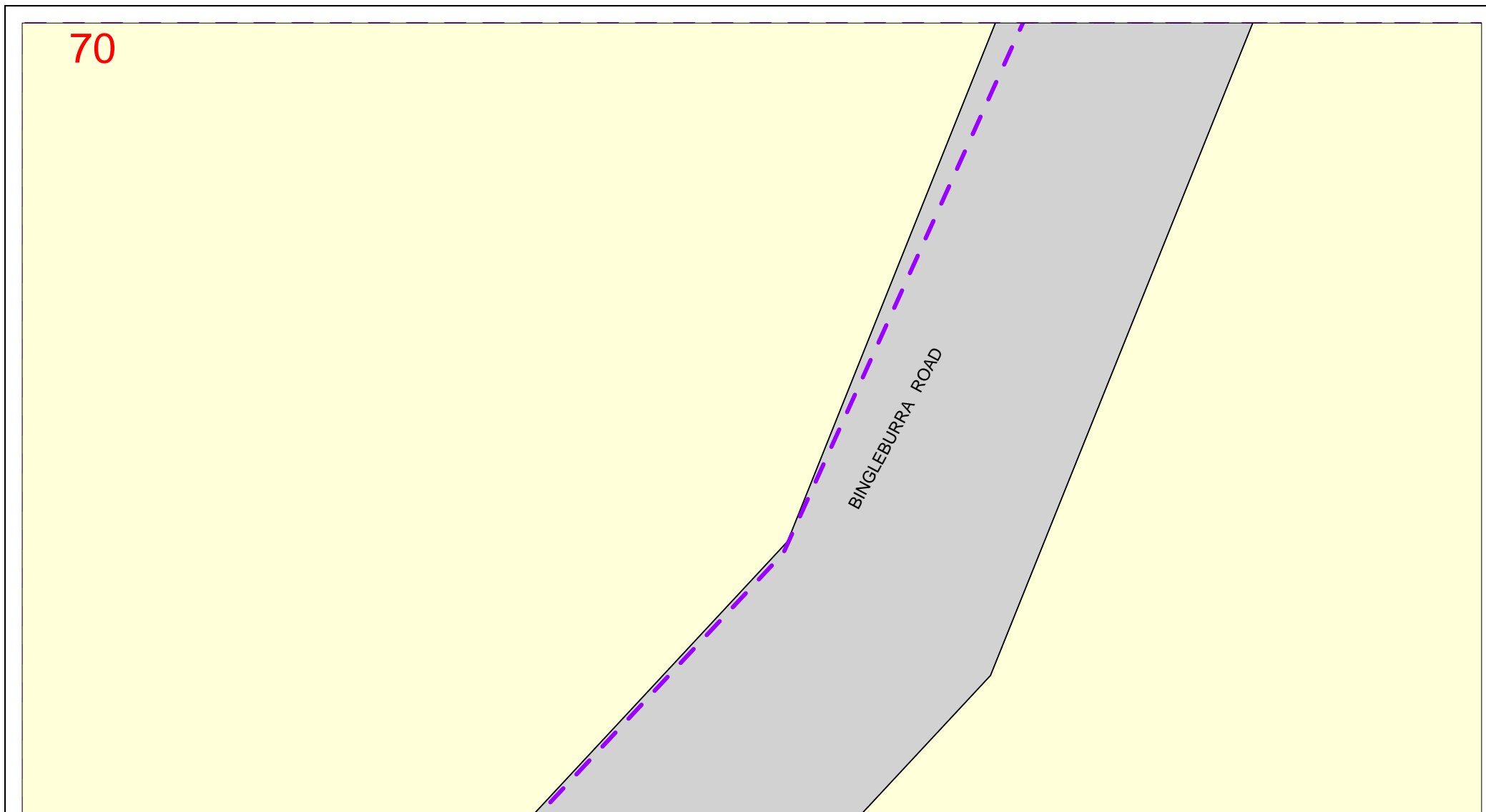
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 70

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

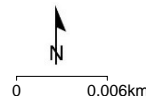
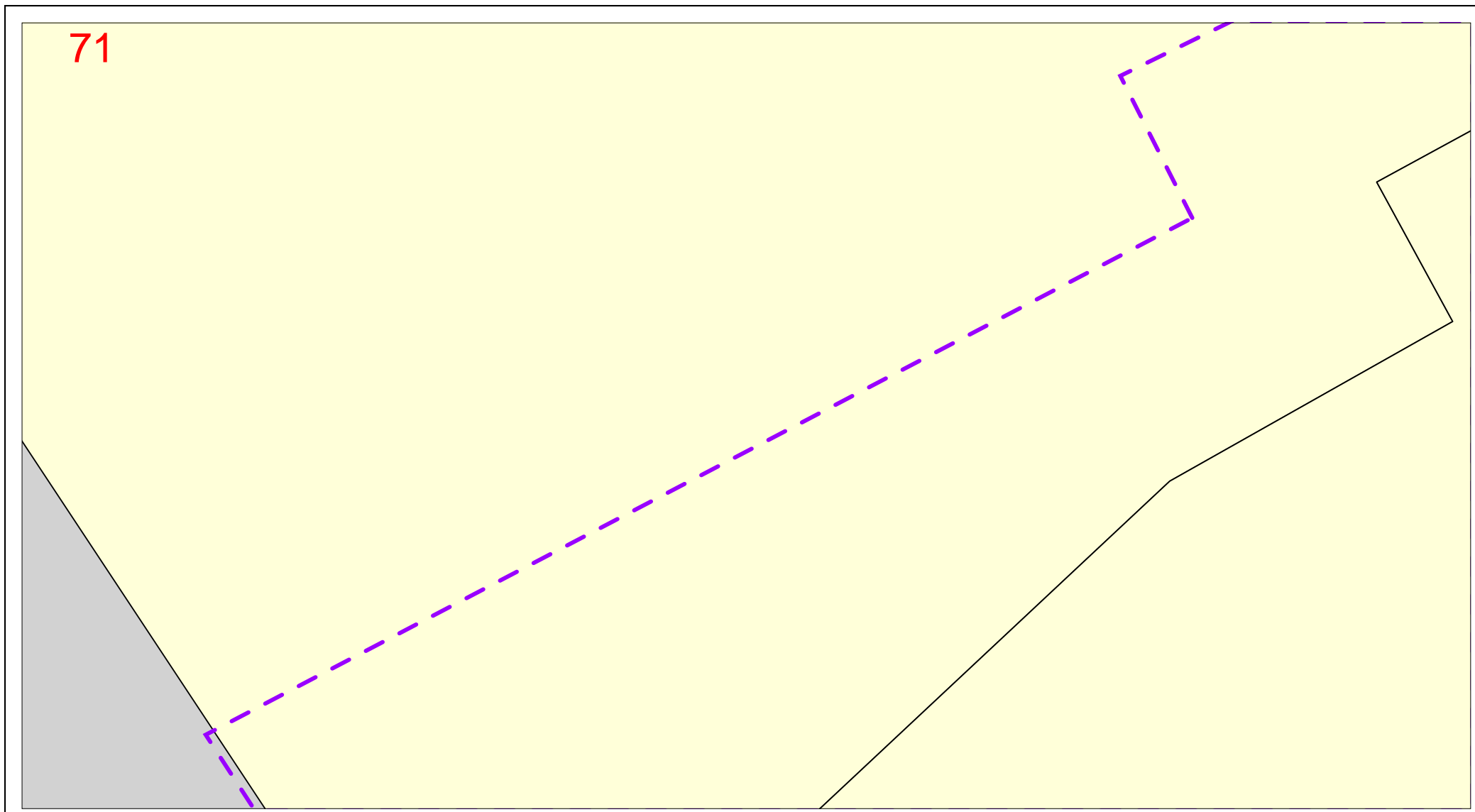
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 71

Sequence No: 243783731



IMPORTANT
THIS PLAN IS NOT TO BE USED FOR CONVEYANCING
THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

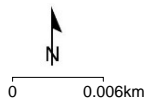
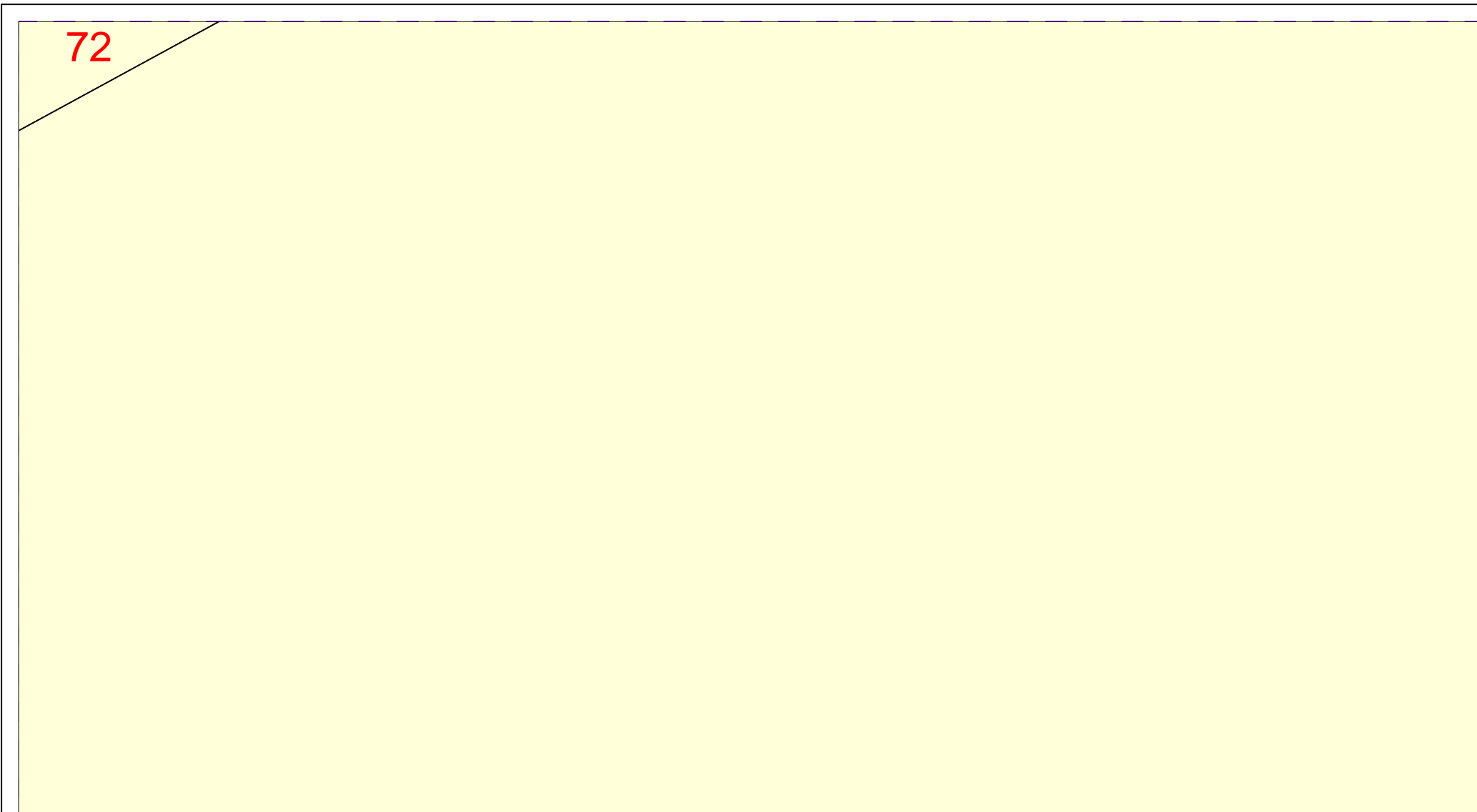
SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019
SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 72

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

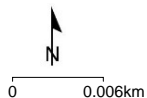
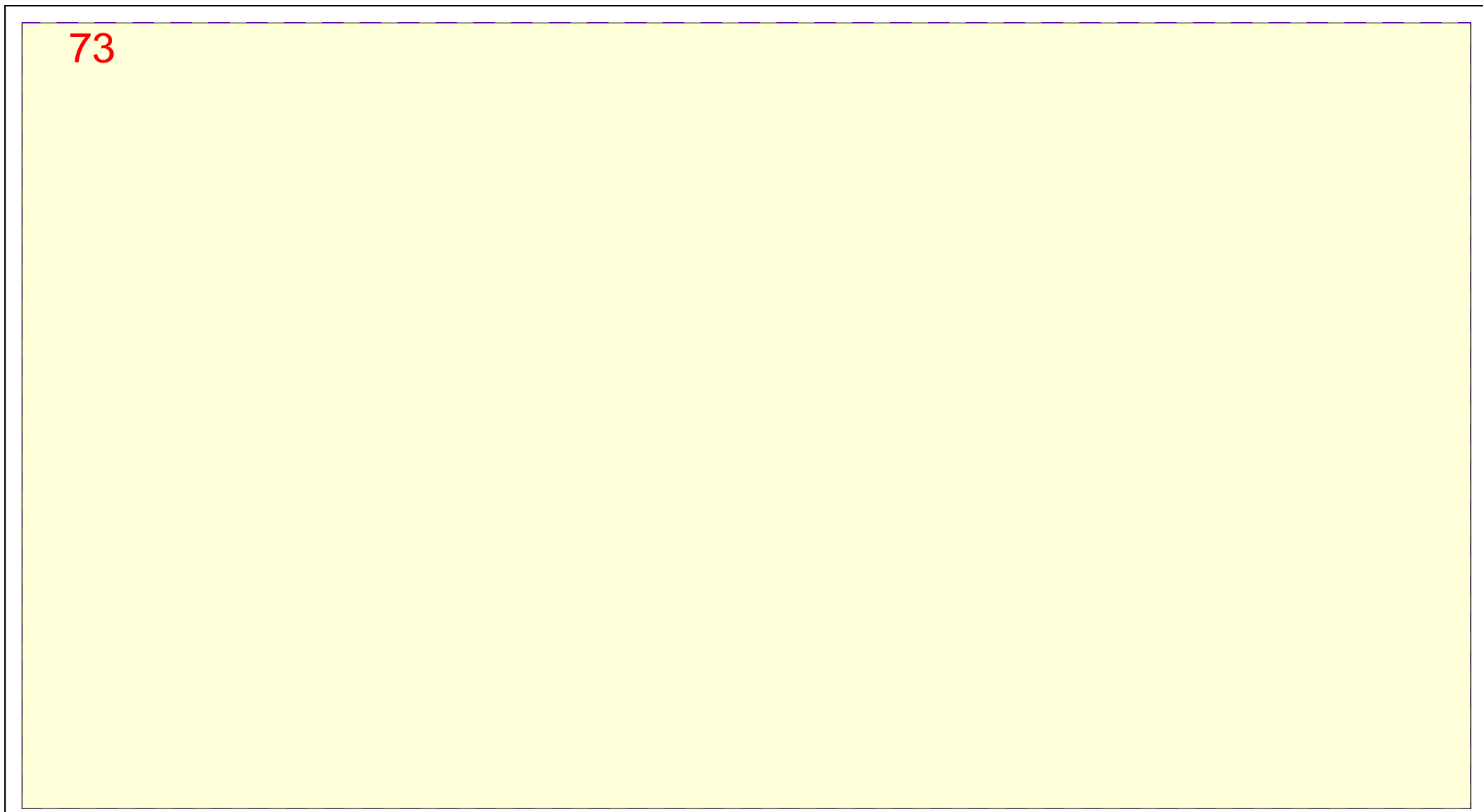
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 73

Sequence No: 243783731

73



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

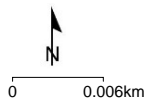
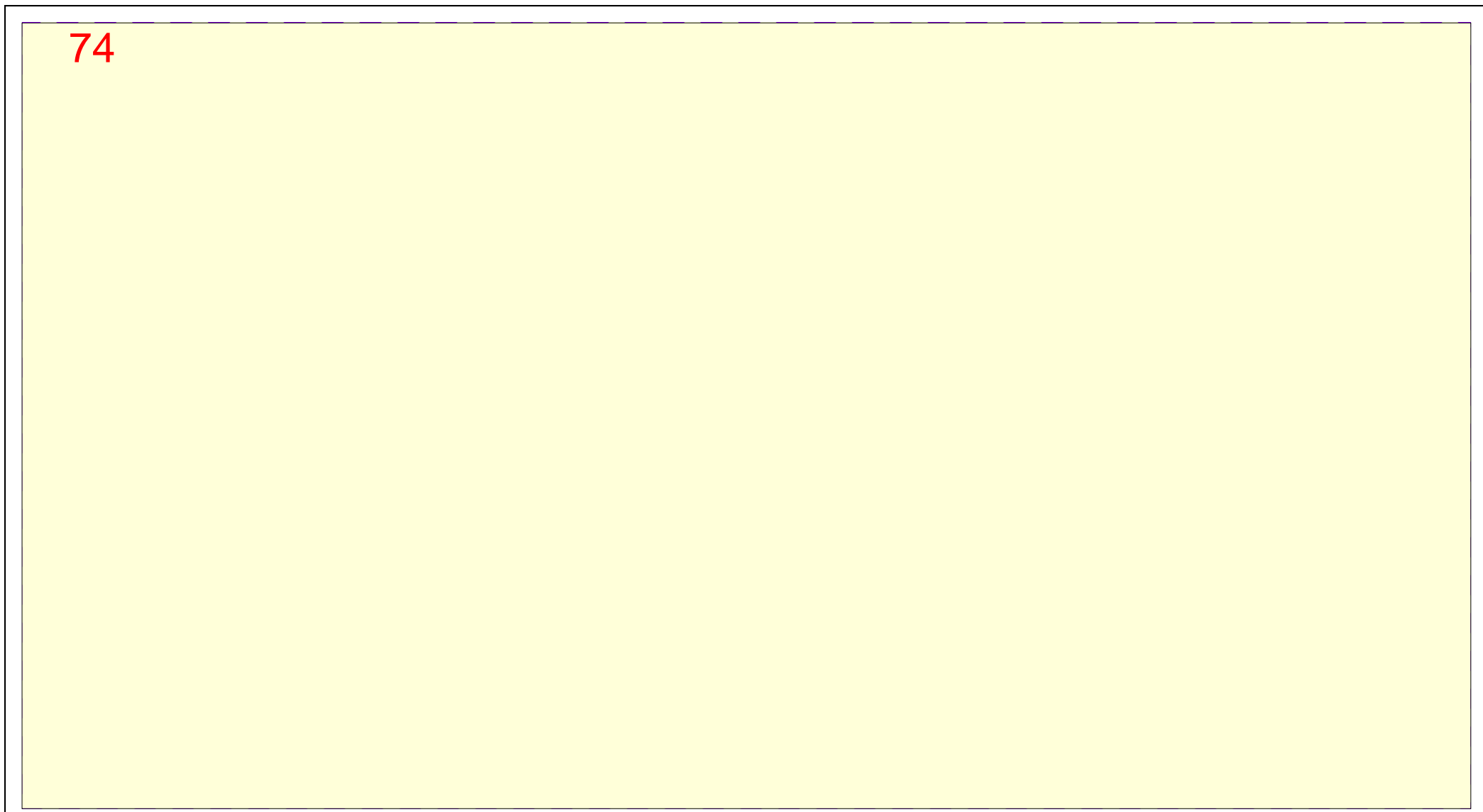
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 74

Sequence No: 243783731

74



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

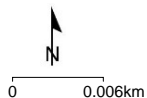
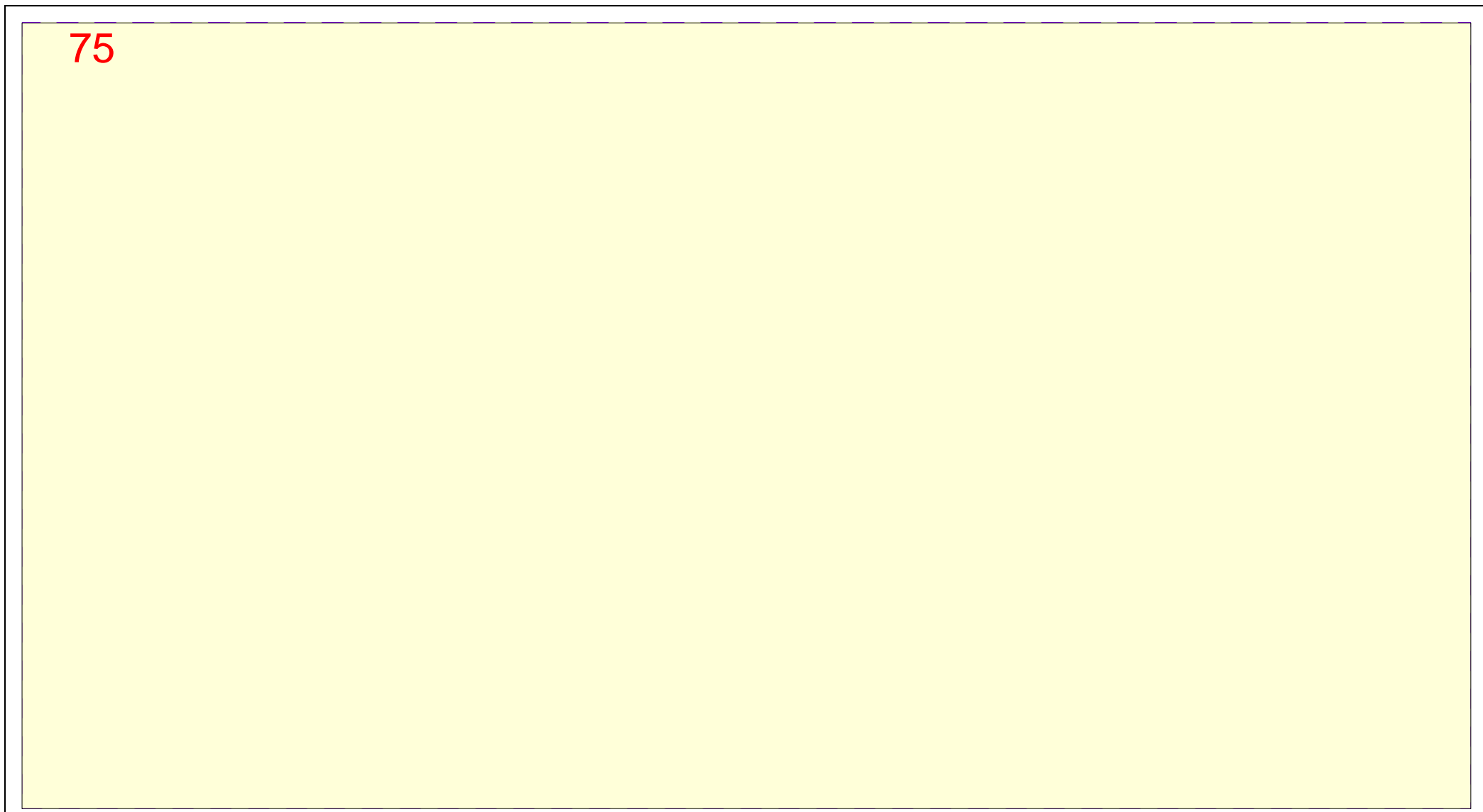
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 75

Sequence No: 243783731

75



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

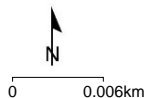
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 76

Sequence No: 243783731

76



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

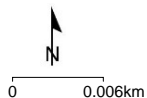
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 77

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

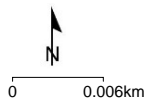
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 78

Sequence No: 243783731

78



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

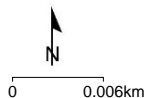
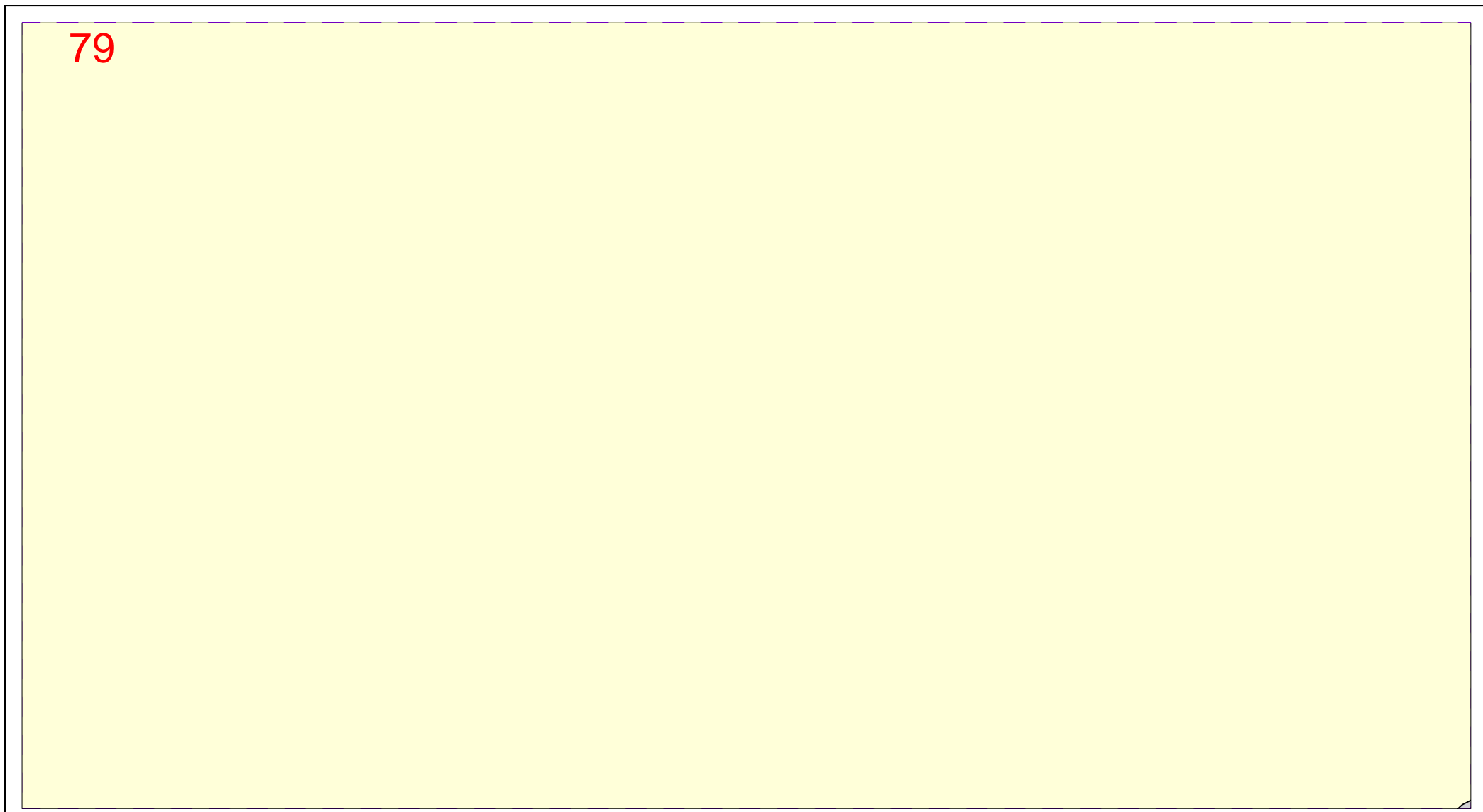
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 79

Sequence No: 243783731

79



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

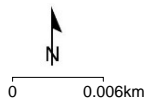
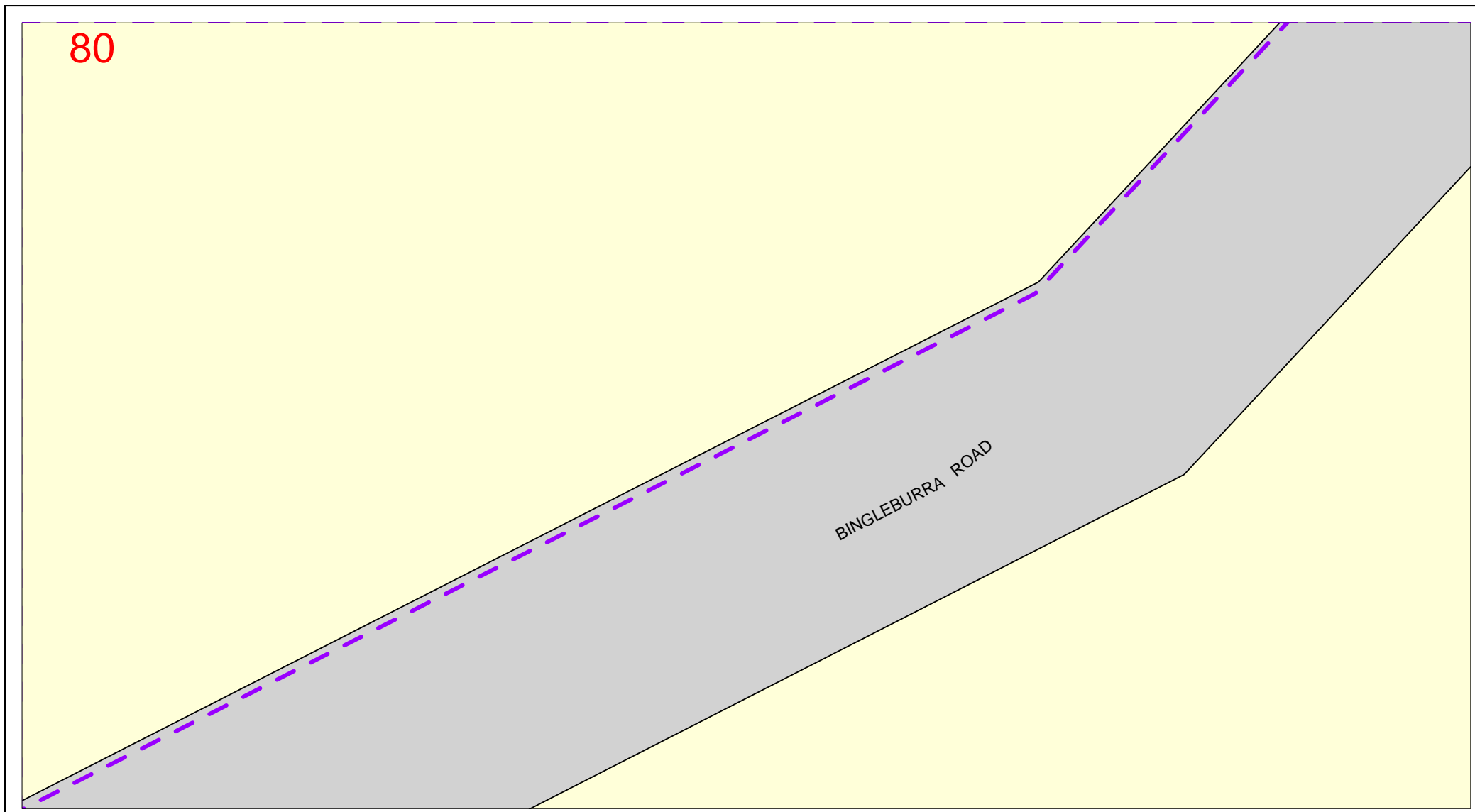
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 80

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

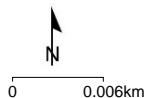
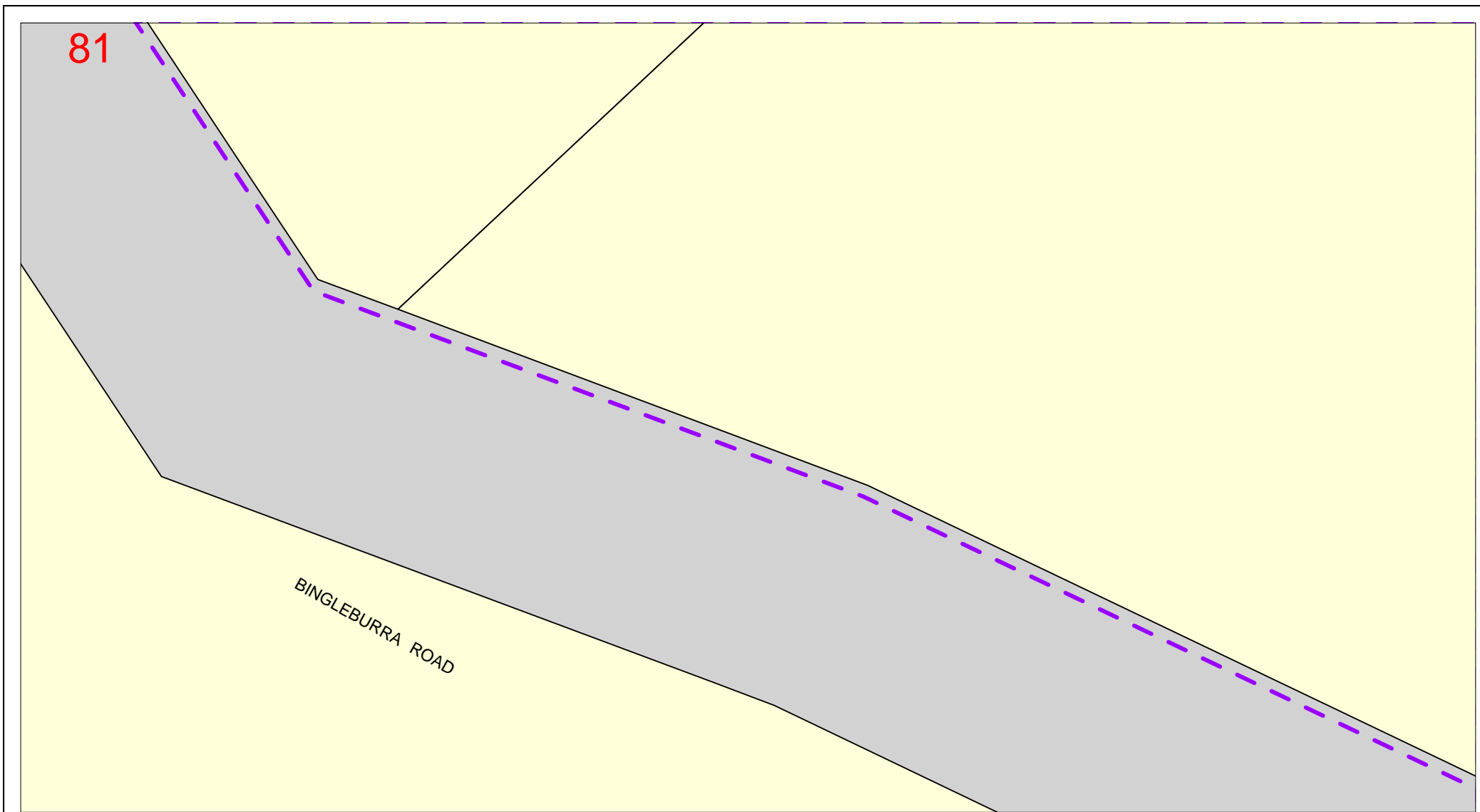
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 81

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

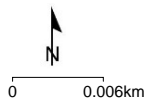
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 82

Sequence No: 243783731

82



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

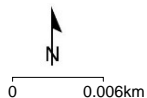
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 83

Sequence No: 243783731

83



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

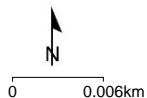
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 84

Sequence No: 243783731

84



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

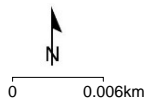
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 85

Sequence No: 243783731

85



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

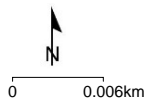
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 86

Sequence No: 243783731

86



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

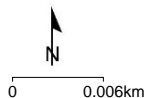
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 87

Sequence No: 243783731

87



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

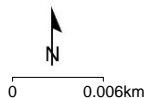
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 88

Sequence No: 243783731

88



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

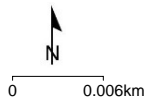
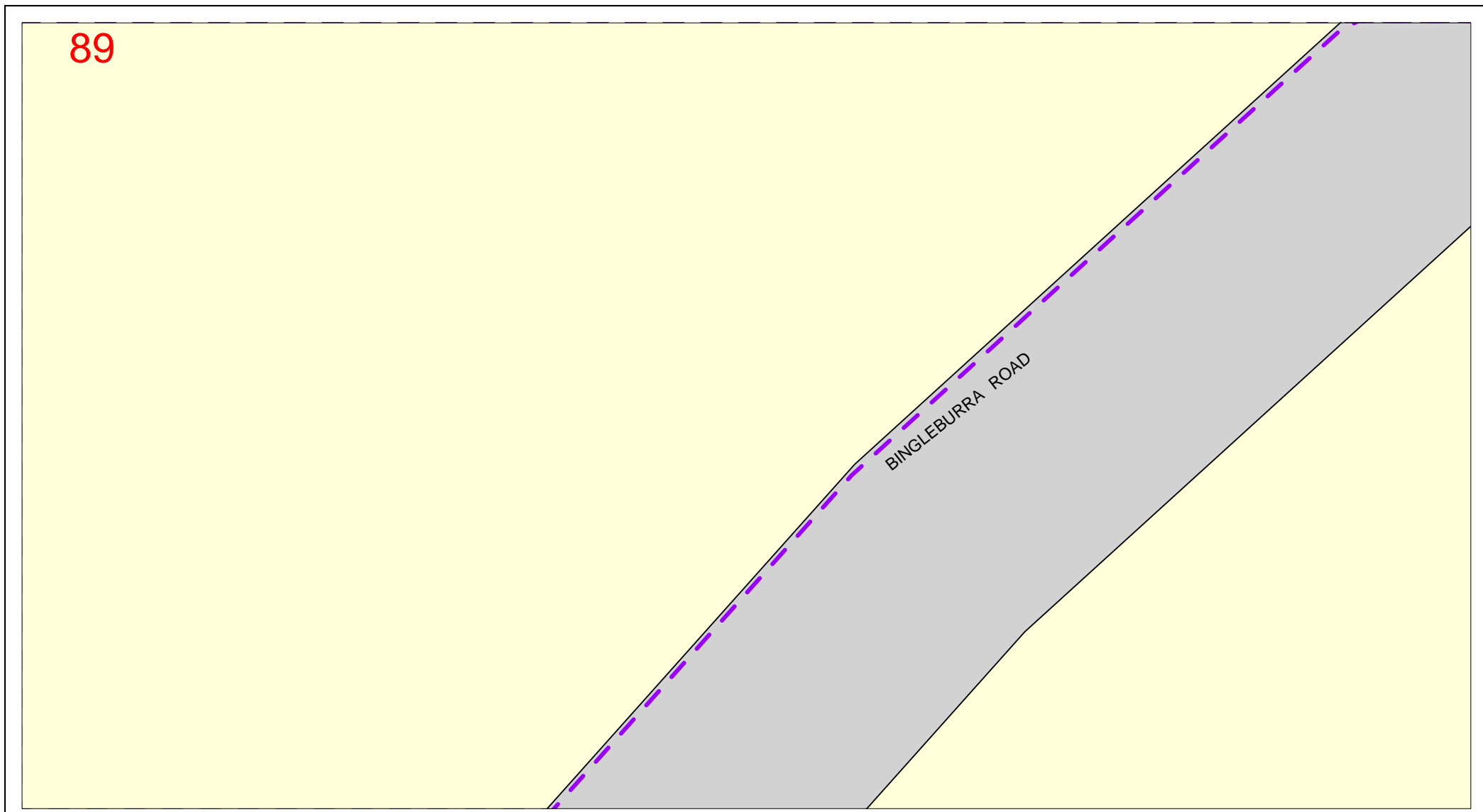
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 89

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

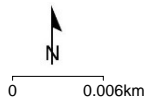
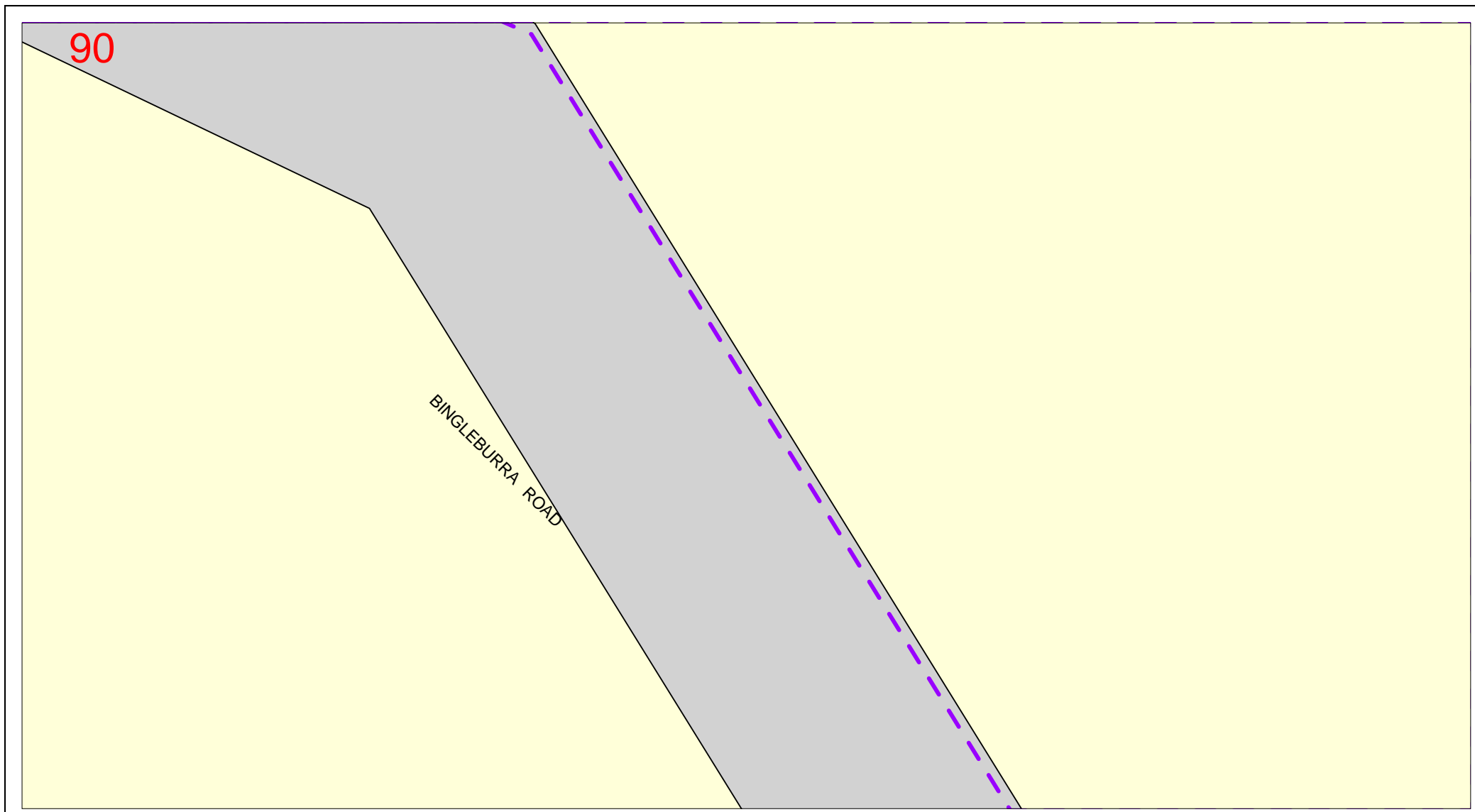
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 90

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

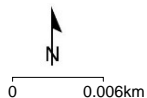
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 91

Sequence No: 243783731

91



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

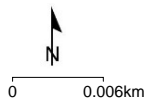
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 92

Sequence No: 243783731

92



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

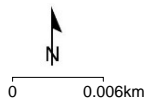
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 93

Sequence No: 243783731

93



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

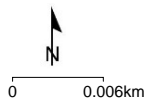
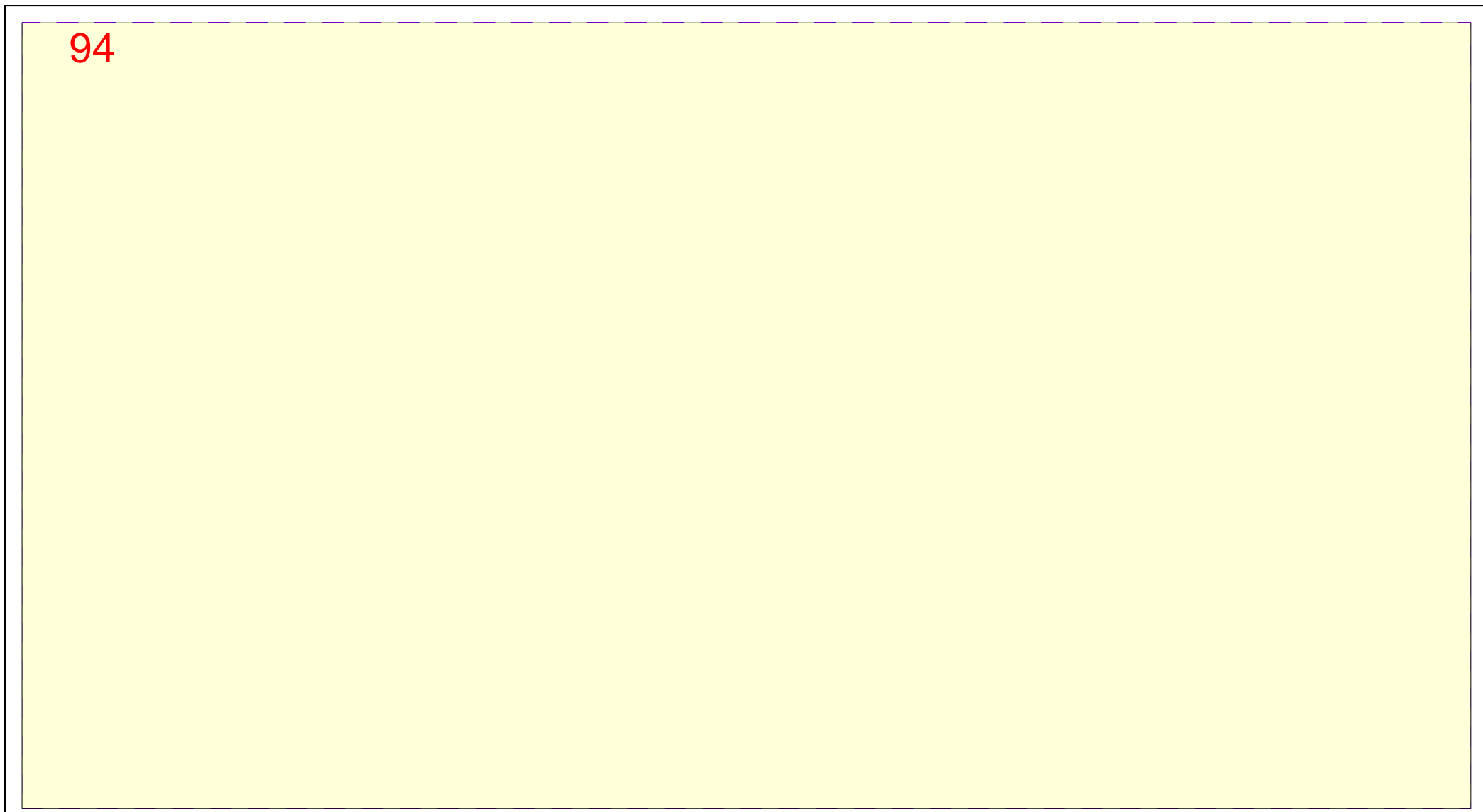
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 94

Sequence No: 243783731

94



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

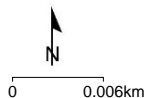
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 95

Sequence No: 243783731

95



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

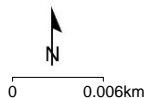
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 96

Sequence No: 243783731

96



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

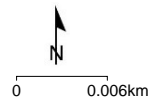
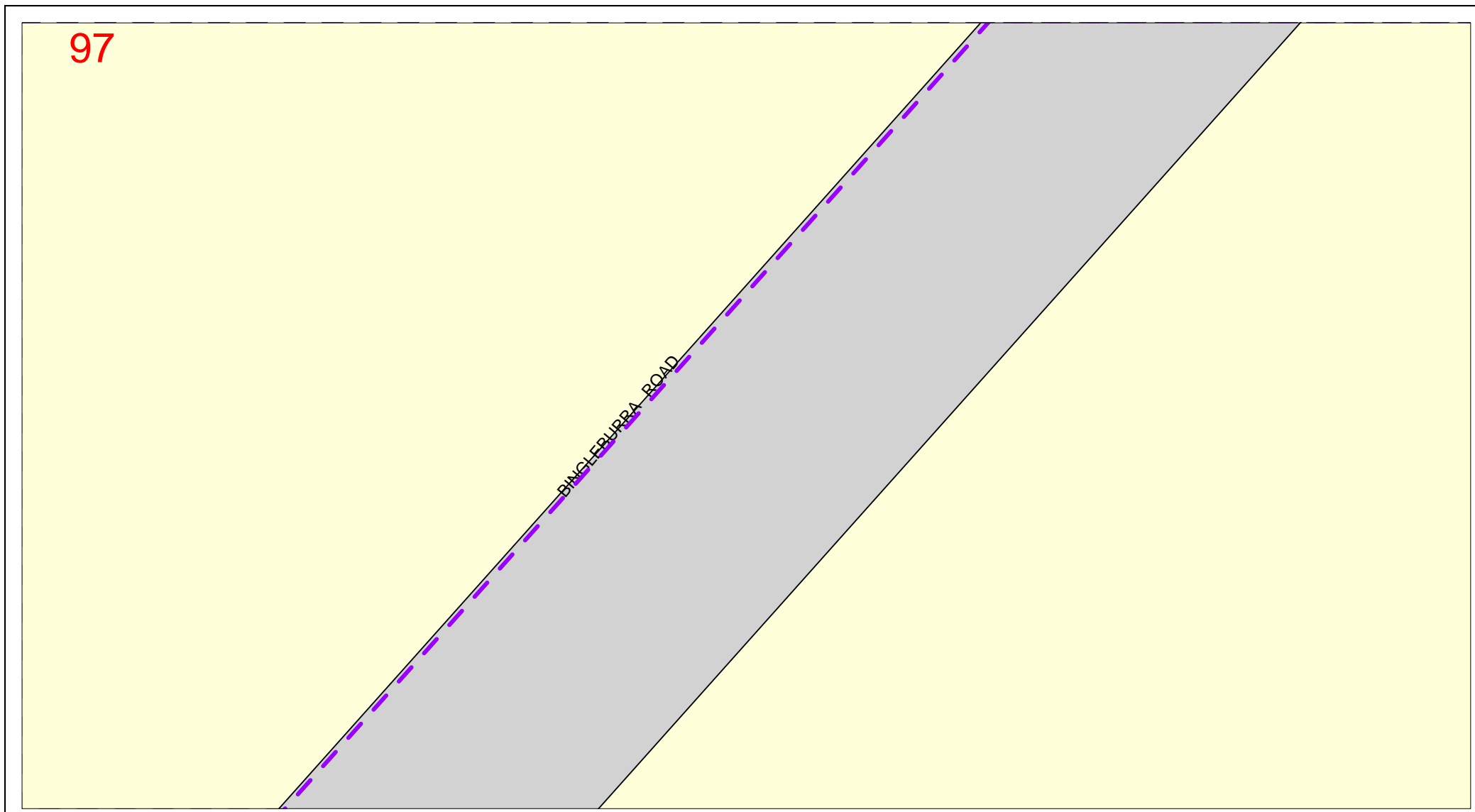
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 97

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

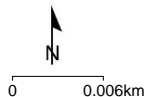
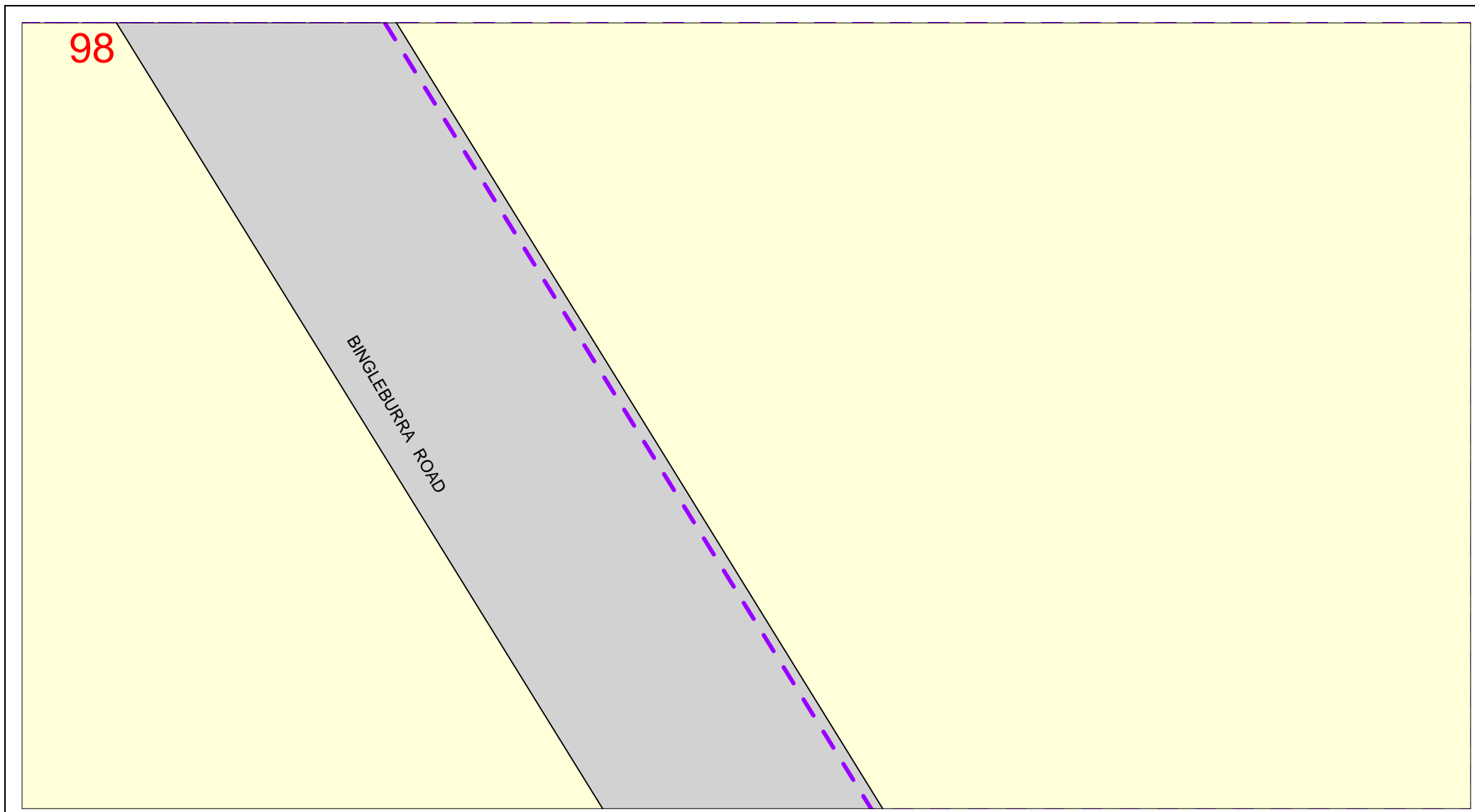
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 98

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

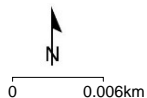
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 99

Sequence No: 243783731

99



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

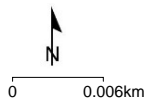
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 100

Sequence No: 243783731

100



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

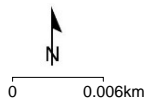
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 101

Sequence No: 243783731

101



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

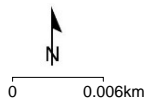
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 102

Sequence No: 243783731

102



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

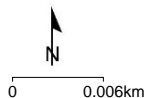
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 103

Sequence No: 243783731

103



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]

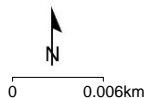


Map 104

Sequence No: 243783731

104

BINGLEBURRA ROAD



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

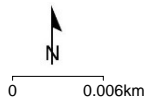
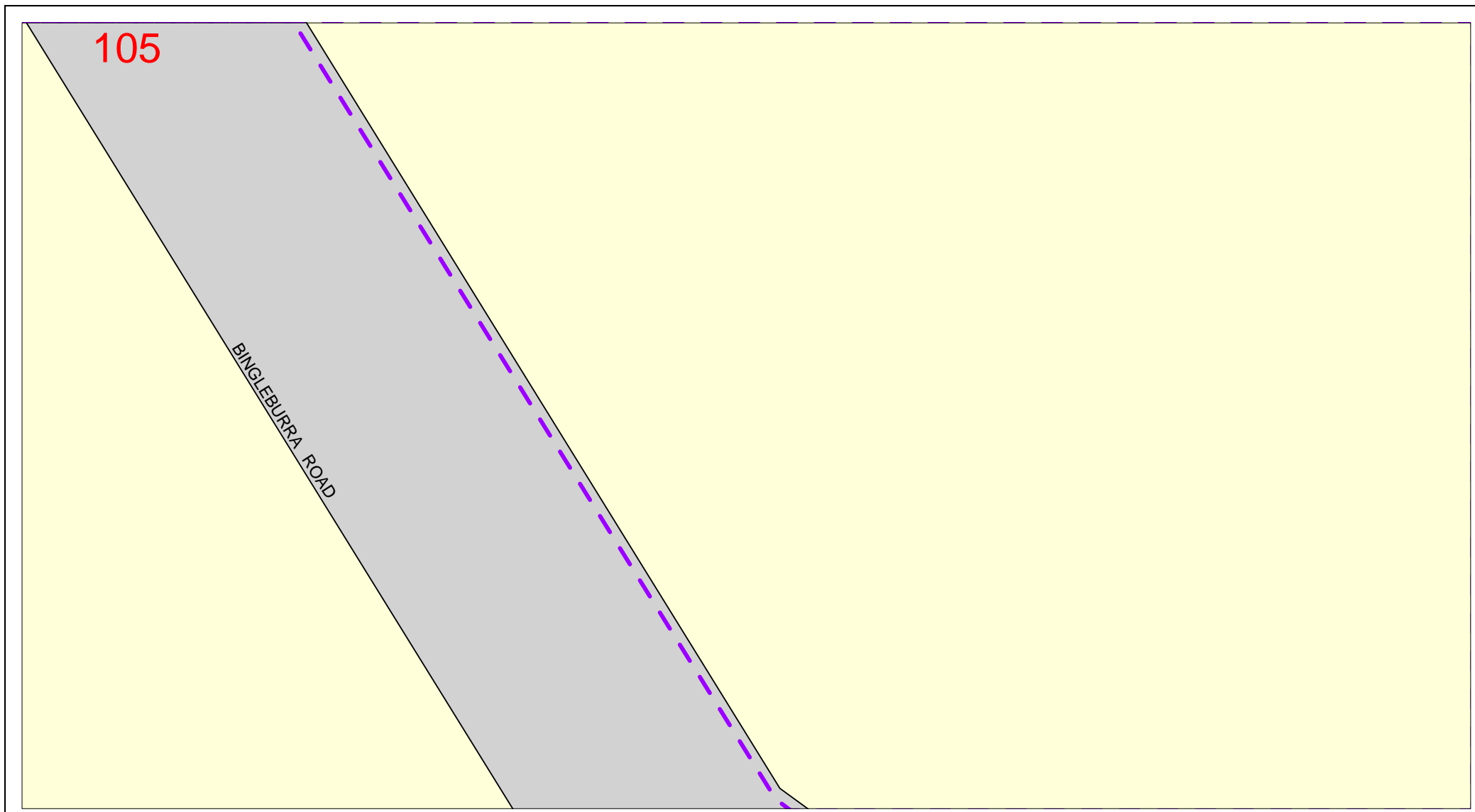
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 105

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

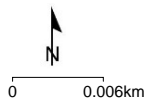
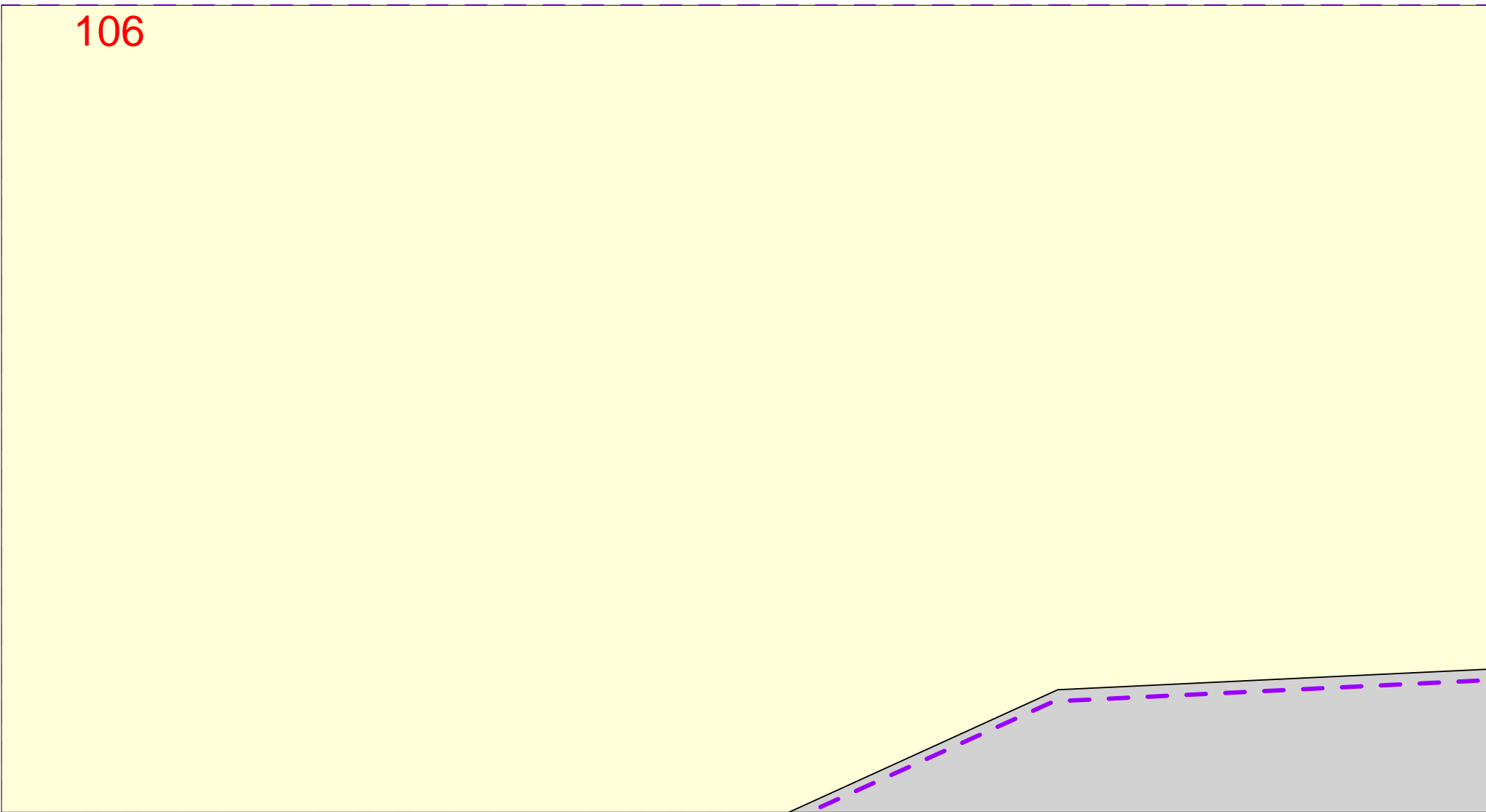
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 106

Sequence No: 243783731

106



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

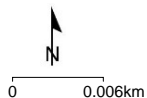
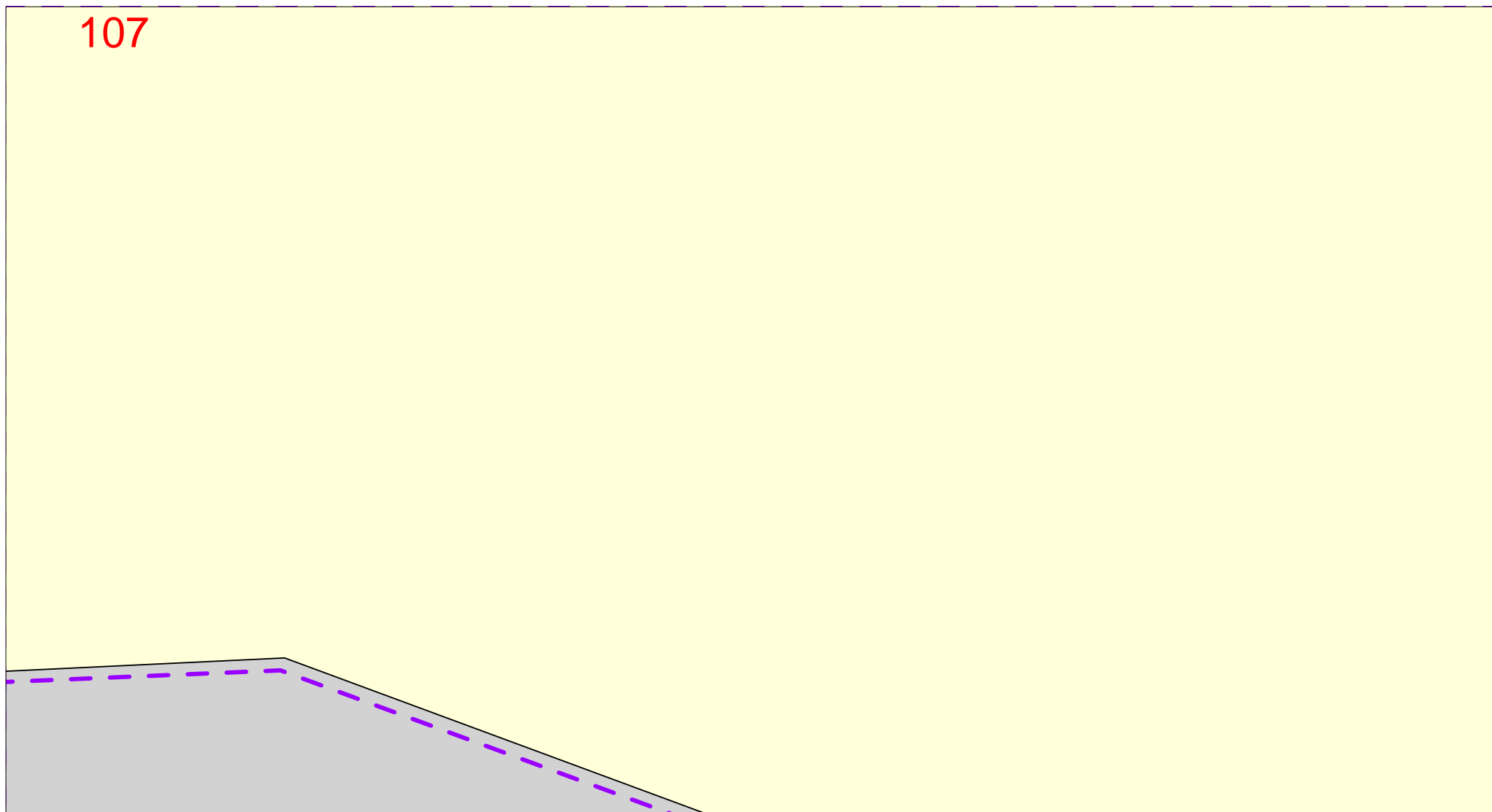
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 107

Sequence No: 243783731

107



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

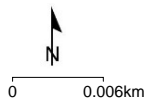
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 108

Sequence No: 243783731

108



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

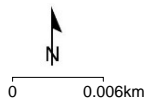
CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 109

Sequence No: 243783731

109



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

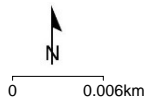
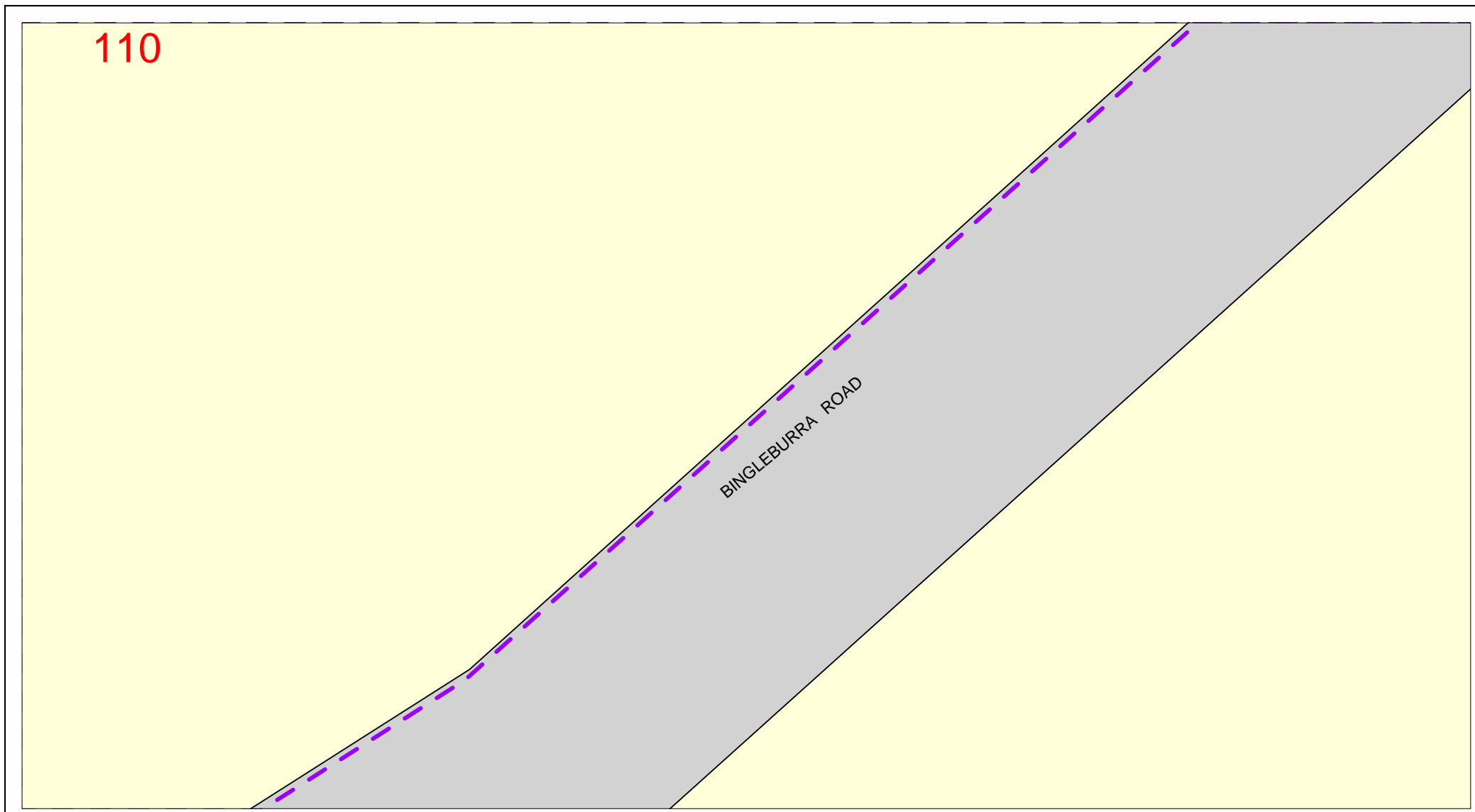
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 110

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

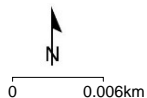
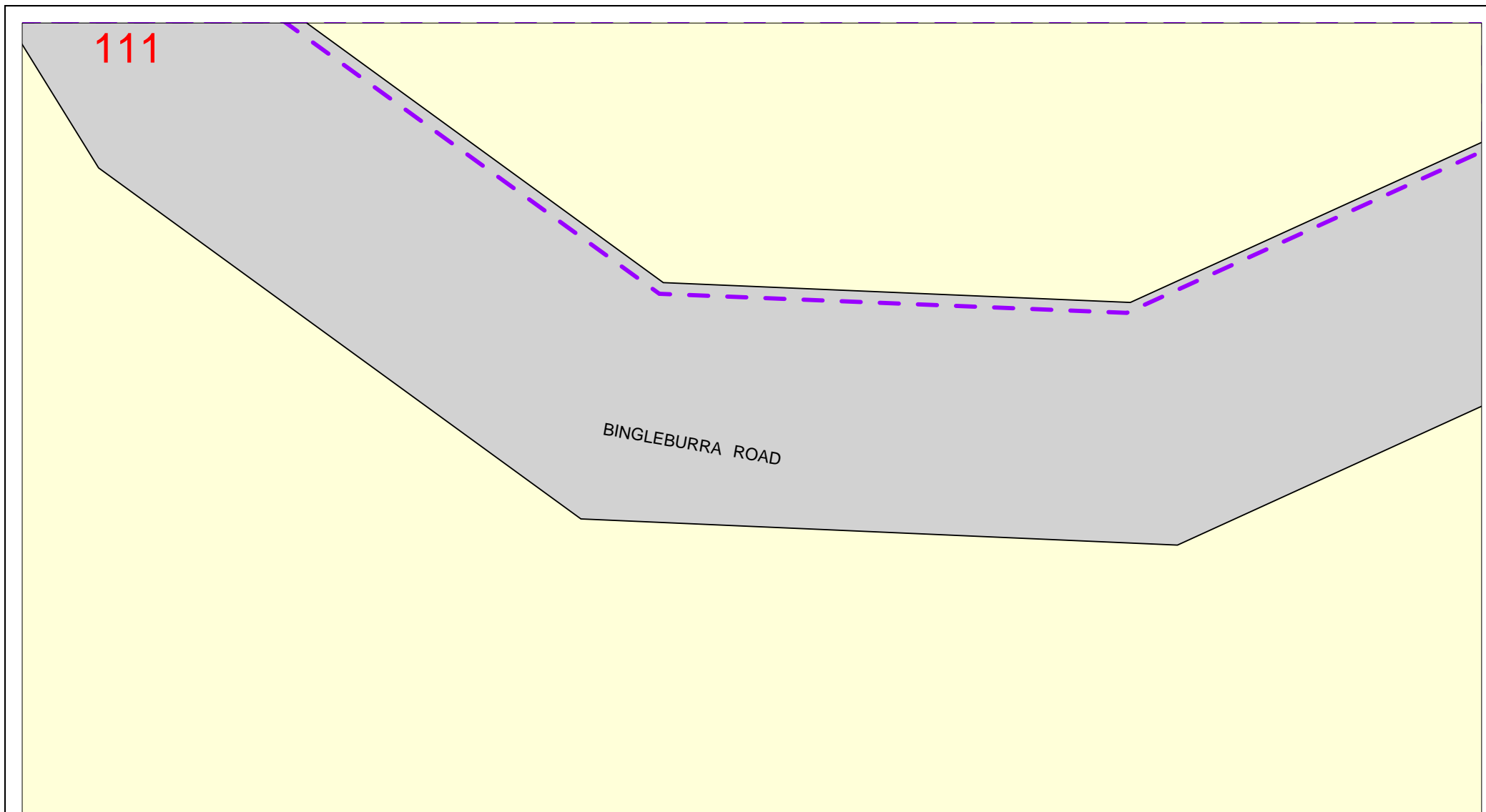
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 111

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

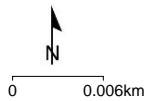
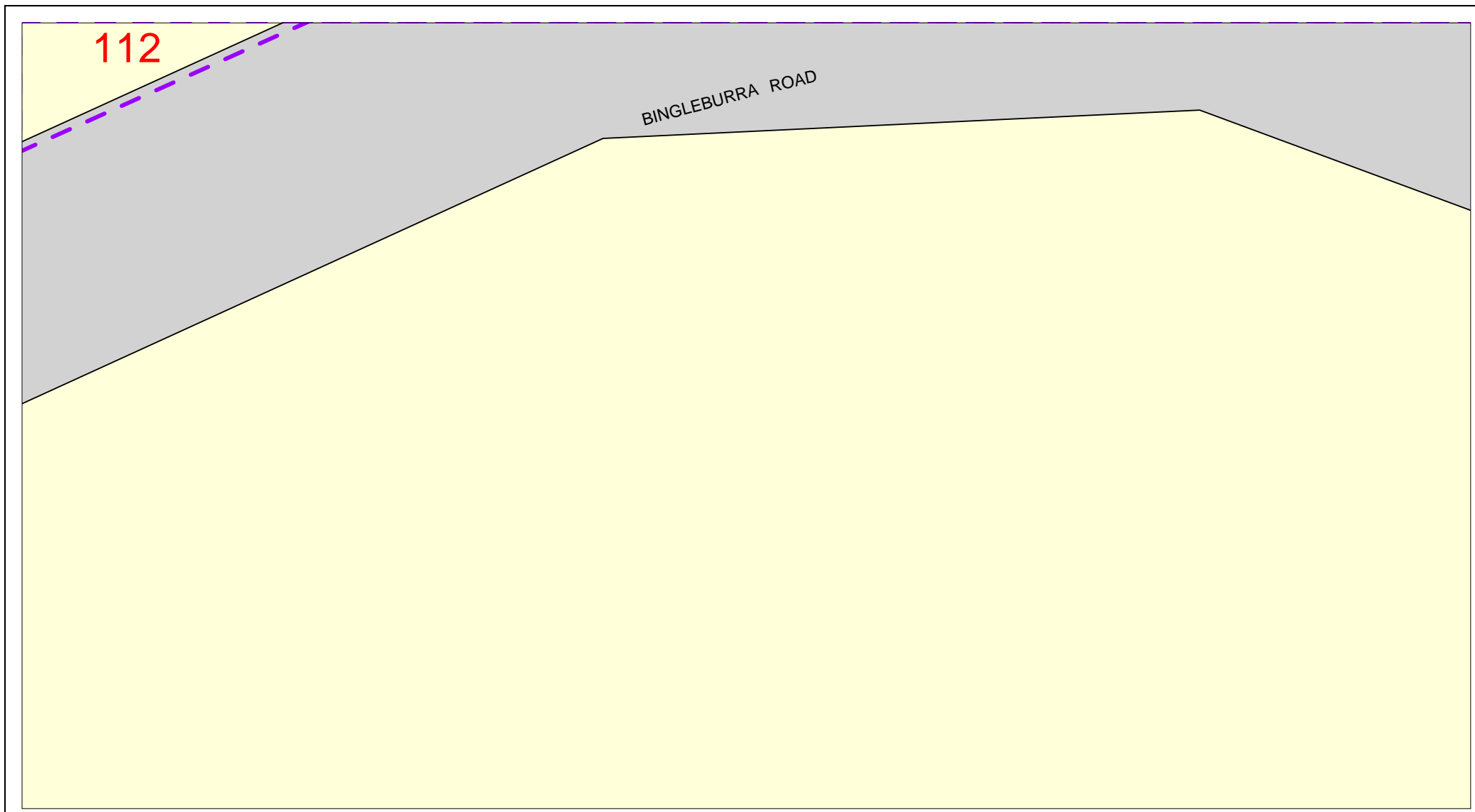
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 112

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

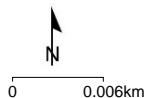
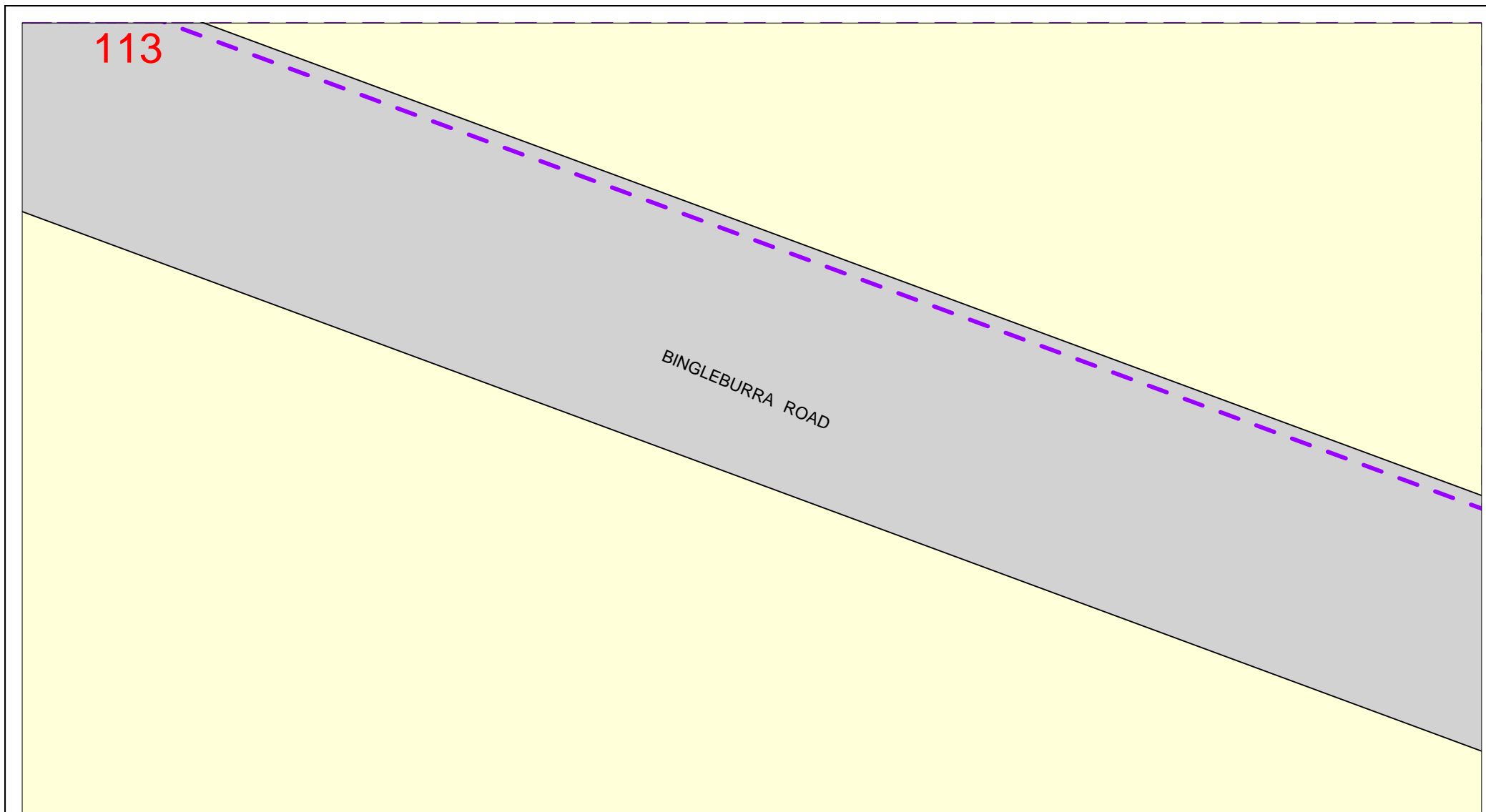
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 113

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]

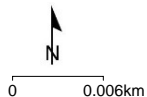


Map 114

Sequence No: 243783731

114

BINGLEBURRA ROAD



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

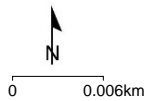
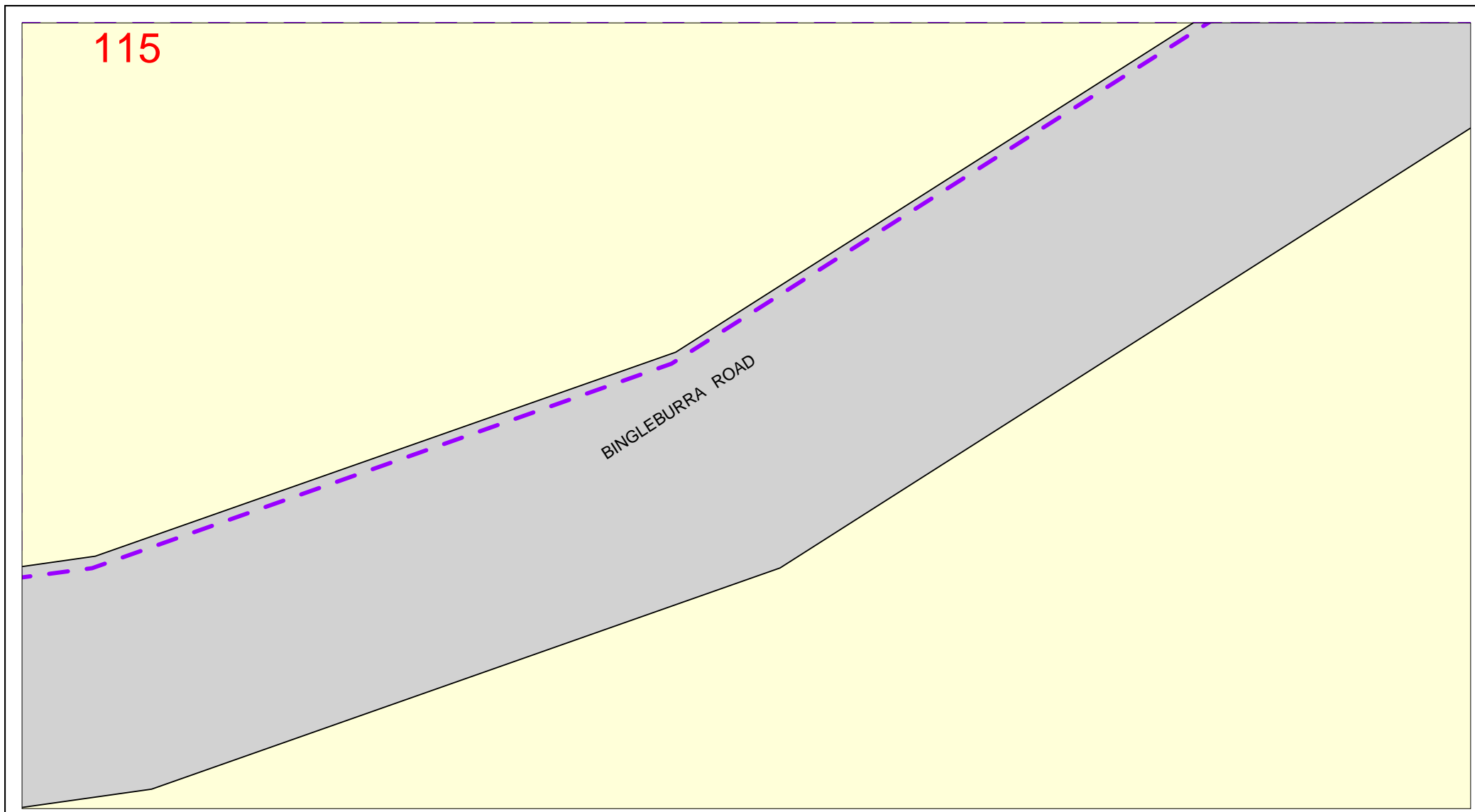
ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]



Map 115

Sequence No: 243783731



IMPORTANT

THIS PLAN IS NOT TO BE USED FOR CONVEYANCING

THIS INFORMATION IS VALID FOR 30 DAYS FROM THE DATE OF ISSUE

SEWER/WATER/RECYCLED WATER/
ELECTRICAL - UTILITY DATA
© HUNTER WATER CORPORATION 2019

SERVICE LOCATIONS ARE APPROXIMATE.
HAND DIG UNTIL ACTUAL LOCATIONS ARE IDENTIFIED.
PROPERTY SERVICES ARE NOT SHOWN.

ANY INFORMATION ON THIS PLAN MAY NOT BE UP TO DATE
AND THE CORPORATION ACCEPTS NO RESPONSIBILITY FOR
ITS ACCURACY.

CADASTRAL DATA © Department Finance, Services & Innovation
[Nov 2017]

Hunter Water Corporation DBYD Asset Legend

<p>Electrical Assets</p> <ul style="list-style-type: none"> High Voltage Low Voltage Electrical Pole Distribution Transformer Air Break Switch Circuit Breaker High Voltage Low Voltage 	<p>Water Assets</p> <ul style="list-style-type: none"> Contol Valve Hydrant Control Valve Reflux Valve Stop/Scour Valve Tee & Stop Valve Hydrant Cluster Box End Cap Flushing Tap Manhole Scour Water Meter Water Network Structure Other Main Trunk Main Reticulation Main Water Encased Mains Water Prelaid Service 	<ul style="list-style-type: none"> HWC Rain Gauge HWC Stream Flow Gauge Radio Base Weather Station Piezometer Bore Site 	<p>RecycledWater Assets</p> <ul style="list-style-type: none"> Air Valve Reflux Valve Open Stop Valve Open RecycledWater Hydrant Cluster Box End Cap Flushing Tap Manhole RecycledWater Meter RecycledWater Network Structure Other Main Reticulation Main Encased/Conduit Trunk Main Trunk Main Encased/Conduit RecycledWater Encased Mains RecycledWater Prelaid Service 	<p>Sewer Assets</p> <ul style="list-style-type: none"> Air Valve Stop/Butterfly/Ball Valve Gate Valve Manhole Cap Dead End Flushing Tank H&V Bend Junction Connection Outfall Overflow Sewer/Valve Pit Tangent Point Sewer Meter Sewer Vent Sewer Network Structure Other Main Gravity Main Pressure/Vacuum Main Effluent Main Outfall Overflow Main Rising Main Sewer Encased Mains 	<ul style="list-style-type: none"> StormWater Assets StormWater Network Structure StormWater Mains Mains Abandon 	<p>Land Details</p> <ul style="list-style-type: none"> Area of Interest Easement Non HWC Fence Line Non-HWC Easement HWC Easement Parcel Road Water Parcels Hazardous Material Map Sheet Index
--	--	---	---	---	--	---

Referral
243783732

Member Phone
1800 653 935

Responses from this member

Response received Mon 26 Aug 2024 2.51pm

File name	Page
Response Body	135
AccreditedPlantLocators 2024-06-21a.pdf	136
Telstra Duty of Care v32.0a.pdf	137
243783732.dwf	Excluded
Telstra Map Legend 4.0a.pdf	139

Attention: Joe Murphy

Site Location: 335 Bingleburra Rd, Sugarloaf, NSW 2420

Your Job Reference: 335 Bingleburra Rd

Please do not reply to this email, this is an automated message -

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Information for opening Telstra Asset Plans as well as some other useful contact information is listed in the attached **Telstra Map Legend attached.**

Please refer to all enclosed attachments for more information.

Please Report Damage to Telstra Equipment: [Report damages to Telstra equipment - Telstra](#)

Please note:

When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed. Please ensure you read the 'Telstra Duty of Care' document (attached) - it contains important information including essential steps that must be undertaken prior to commencing construction activities.

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. The exact position of Telstra assets can only be validated by physically exposing them. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the [Steps - Working Near Telecommunications Assets \(attached Telstra Duty of Care\)](#).

Please note that:

- it is a criminal offence under the *Criminal Code Act 1995* (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

(See attached file: Telstra Duty of Care v32.0a.pdf)

(See attached file: Telstra Map Legend 4.0a.pdf)

(See attached file: AccreditedPlantLocators 2024-06-21a.pdf)

(See attached file: 243783732.dwf)

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for
DWF files. (Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



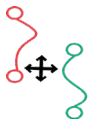
Telstra BYDA map related enquiries email
Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY
Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>
Ph: 13 22 03
If you receive a message asking for a phone or account number say:
“I don’t have one” then say “Report Damage” then press 1 to speak
to an operator.



Telstra New Connections / Disconnections
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business
hours only).
NetworkIntegrity@team.telstra.com
<https://www.telstra.com.au/consumer-advice/digging-construction>



Telstra Aerial Assets Group (overhead network)
1800 047 909



Certified Locating Organisation (CLO)
<https://dbydlocator.com/certified-locating-organisation/>



Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the steps below can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.

Disclaimer and legal details



*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

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

The 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. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

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.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all of the information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect Telstra's network during excavation / construction works.

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 Certified Locating Organisation. 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.

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 always remains on-site 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.

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 Planned Services.

Telstra does not accept any liability or responsibility for the performance of or advice given by a Certified Locating Organisation. Certification 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 Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

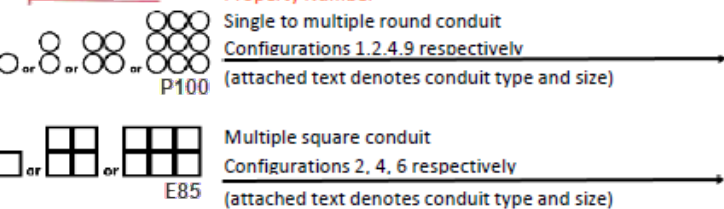
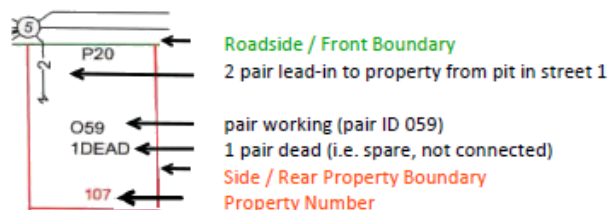
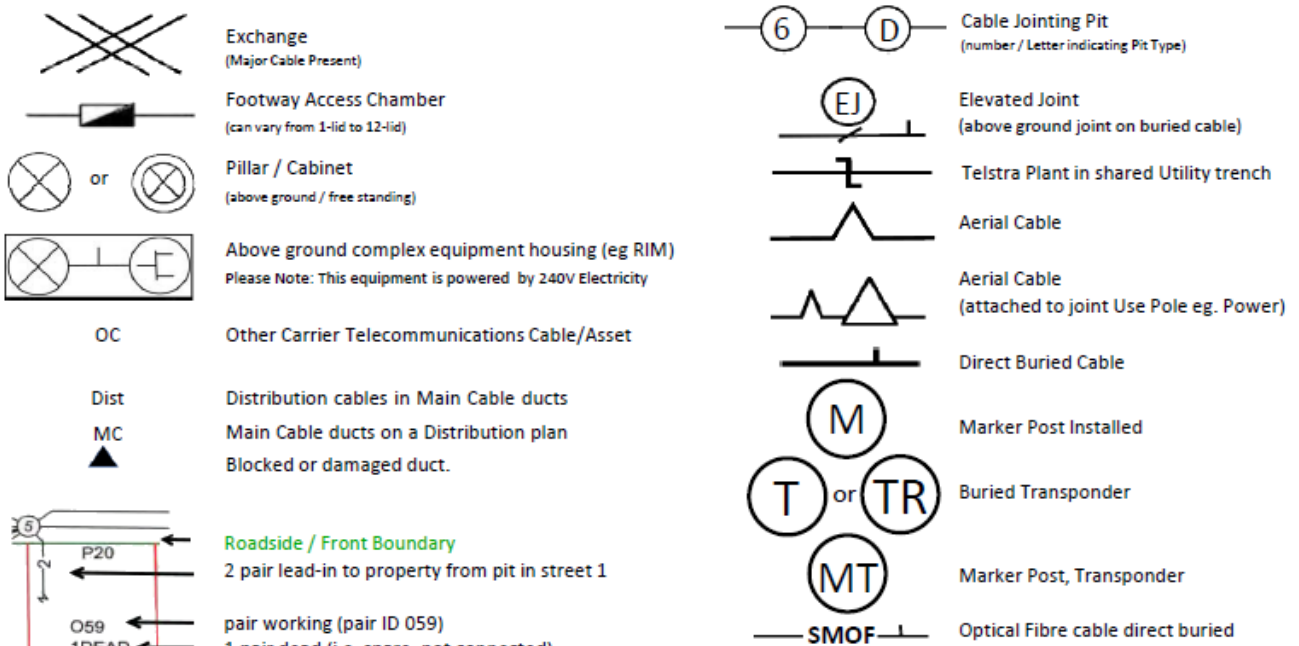
Workers and equipment must maintain safety exclusion zones around power lines

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 assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).

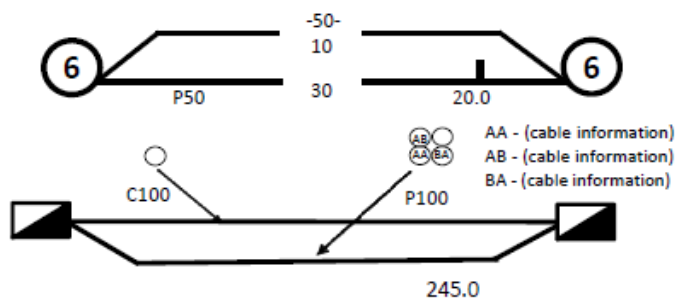
LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galanised iron, E - Earthenware
Conduit sizes *nominally* range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [Certified Locating Organisation](#) or [Telstra Plan Services 1800 653 935](#)



End of document

i This document may exclude some files (eg. DWF or ZIP files)

This document was automatically generated at a point-in-time. Be aware that the source information from which this document was created may have changed since it was produced. This document may contain incomplete or out-of-date information. Always check your enquiry details in the BYDA Referral Service for the most recent information. For copyright information refer to individual responses.