

Report

Infrastructure Management Plan

NEW HIGH SCHOOL IN BUNGENDORE
School Infrastructure NSW

Report

CONFIDENTIAL

Revision: J - EIS
Issued: 14 July 2022



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SUMMARY OF CHANGES

The following changes have been incorporated into this report from the previous revision H dated 7th September 2021:

Section 1 update:

- Content updated

Section 2 update:

- Content updated
- Figure 1 updated

Section 3 update:

- Content updated
- Figure 2 updated

Section 5.1.1 update:

- “Figure H1 QPRC Water Infrastructure” updated to reflect the new architectural arrangements and site boundaries.

Section 5.2.1 update:

- “Figure H2 Sewer Drainage Infrastructure Overview” updated to reflect the new site boundary.

Section 5.2.3 update:

- Sewer connection strategy has been revised based on council easement information provided. Refer to Appendix A.
- A reflux valve has been added at the site boundary to capture the council recommendation on flooding issues.

Section 5.4.1 updated:

- “Figure E1 Electrical Infrastructure” updated to reflect the new architectural arrangements and site boundaries.
- Location of Main Switchroom (MSR) updated.

Section 5.6.1 updated:

- “Figure C1 Communications Infrastructure Site Plan for HS” updated to reflect the new architectural arrangements and site boundaries.

Other

- Appendix A added to report.
- Stormwater section removed from report.



1 INTRODUCTION

NDY prepared an Infrastructure Management Plan that forms part of the Environmental Impact Statement for SSD No 14394209 for a new high school at Bungendore. The Environmental Impact Statement was exhibited by the NSW Department of Planning from Monday 20 September 2021 to Monday 18 October 2021. During the exhibition submissions were received and following exhibition the Department of Planning and Environment issued two requests for information dated 16 November 2021 and 24 December 2021.

This Infrastructure Management Plan accompanies an Amendment Report for the project and forms an update to the previously issued Infrastructure Management Plan.



2 THE AMENDED PROPOSAL

Proposal Amendments:

- The amended design no longer includes facilities for Queanbeyan-Palerang Regional Council (Council) such as the previously proposed community health centre, community library and council shop front. The facilities are still to be provided by Council, however, through a separate planning process and on a separate site.
- Administration and staff facilities have been relocated from Block A into Block C (existing council building) and the visual arts and TAS functions have been relocated into Block A.
- The school library has been relocated from Block D to a standalone block, Block E, which is located to east of the Majara Street alignment and centred on the school common.
- Block D has been replanned to address the removal of Council facilities, the relocation of the school library and to sit to the east of the Majara Street alignment. The floor level of Block D has also been lowered to suit the revised building footprint.
- Block B has been relocated to the west, off the Majara Street alignment.
- The games courts and cricket batting nets have been relocated within the school boundary.
- The bulk and scale of buildings facing public roads (Blocks A and B) have been reduced.
- The façade materials of the proposed buildings have been revised to be more sympathetic to the existing village character.
- The primary outdoor learning areas, including the 'covered' outdoor learning areas have been relocated and redesigned to be integrated within the landscape design.
- Minor planning changes to Block B which include relocation of the outdoor learning spaces, student amenities and building services to provide a new covered walk through from the school plaza to Mick Sherd Oval.
- The covered walkway connection between Block B and Block D has been redesigned to arc around the eastern side of the school common and provide a covered connection to the relocated school library, Block E.
- The school security fence between Blocks B and D has been redesigned to arc around the western perimeter of the school common. The school security fence to the northern and southern boundaries has been rationalised and face brickwork piers have been introduced to define the school entries.
- The waste vehicle turning circle has been removed from the proposal. The waste collection area has been relocated to the southern end of the existing carpark and a waste vehicle turning head has been added. A new turning bay is provided for assisted transport vehicles to the northern end of the car park.
- The onsite detention tank has shifted to the west.
- The electronic school sign has been replaced with a changeable, static 'notice board' sign. The sign has been relocated further back from Majara Street, behind the school security fence.
- The Scout storage shed has been relocated from the agricultural plot to within the Scout site. The Scout storage shed will be subject to a separate planning pathway and does not form part of this application. The school agricultural support building, Block F, has been repositioned and the landscape paths and driveways have been updated to suit the change.



-
- An addition 58 car parking spaces are proposed along Turallo Terrace providing a total of 98 spaces (compared to the original 35). An additional 3 drop off/ pickup spaces are proposed on Turallo Terrace providing a total of 6 spaces (compared with the original 3).
 - The proposed delineation works to Mick Sherd Oval and the War Memorial have been removed from the proposal.
 - The redesign of pedestrian crossings on Gibraltar Street and Turallo Terrace from 'School Crossings' to 'Wombat Crossings'.
 - A footpath is proposed to the northern side of Turallo Terrace connecting the proposed parking with the existing path adjacent to Turallo Creek

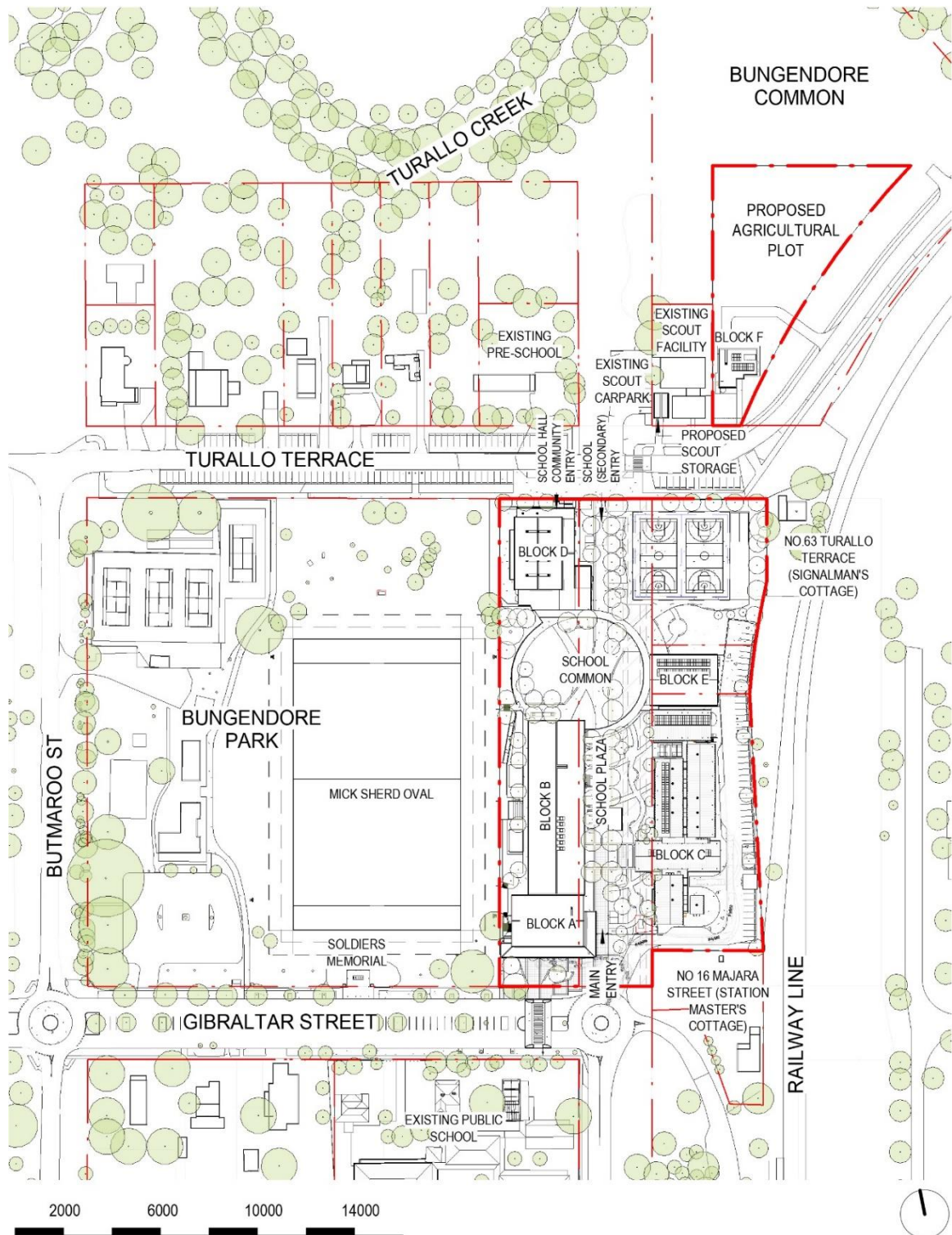


Figure 1: Proposed Site plan



3 SITE DESCRIPTION

The proposed development is located within the Bungendore Town Centre within the local government area of Queanbeyan-Palerang Regional Council. The proposal involves the use of land bounded by Bungendore Park, Gibraltar Street, Majara Street, Turallo Terrace and Butmaroo Street, the existing former Palerang Council site at 10 Majara Street, the Majara Street road reserve bounded by Turallo Terrace and Gibraltar Streets and Nos. 2, 4 and 6 Majara Street (Refer to Table 1 below).

The site is legally described as per the existing Lots and DPs in Table 1 below. The school site comprises land which has recently been transferred to the ownership of the Department of Education, being Lots 12-14 of DP1139067, Lot 3 of DP830878, part of Lot 701 of DP1027107, the part of lot 701 of DP96240, and part of the Majara Street Road Reserve. The proposed Lots and DPs are detailed within Table 1 below and are not yet registered at the time of writing of this Amendment Report.

The site is approximately 25,350m² in area and consists of a relatively flat topography. It contains existing Council buildings. The land is mostly cleared of vegetation with some mature trees intersperse throughout subject lots.

The surrounding area generally includes low density residential developments to the north and west, an existing rail line to the east and Bungendore Public School and the Bungendore train station to the south and south west respectively.

New high school in Bungendore legal descriptions		
Property Address	Existing Lot and DP	Proposed Lot and DP
6-14 Butmaroo Street	Part Lot 701 DP1027107	Lot 1 DP1276282
2 Majara Street	Lot 12 DP1139067	Lot 12 DP1139067
4-6 Majara Street	Lot 13 DP1139067	Lot 13 DP1139067
	Lot 14 DP1139067	Lot 14 DP1139067
10 Majara Street	Lot 3 DP830878	Lot 3 DP830878
Butmaroo Street	Part Lot 701 DP96240	Lot 1 DP 1276285
Portion of Majara Street (between Turallo Terrace and Gibraltar Street)	N/A	Lot 1 DP 1276279



Figure 2: Site aerial depicting the land subject to the proposed High School.



4 INFRASTRUCTURE DEMANDS

The maximum demand for the site is as follows:

Sl No.	Service	Unit	Maximum Demand	Remarks
1.	Electricity	KVA	1119	Based on AS3000
2.	Potable Water	kL/day	3.1	peak
3.	Sewer Drainage	500FU ADWF = 0.17 l/s PDWF = 1.39l/s		Sydney Water Average Water Usage Data
4.	Fire Hydrant	l/s	20	AS2419.1-2005
5.	Fire Sprinklers	No sprinklers required		
6.	Fire Drenchers	No drenchers required		
7.	Natural Gas	MJ/h	1200	F&B, Domestic Hot Water Plant, mechanical heating

5 INFRASTRUCTURE OVERVIEW

5.1 Potable Water Services

The following information has been provided and sourced to inform this report and our assessment of the Potable Water Service.

- Dial Before You Dig
- Discussions with the Council
- Pressure & Flow Enquiry

Queanbeyan-Palerang Regional Council (QPRC) own and operate the potable water infrastructure.

5.1.1 Existing Potable Water Services

The site has frontage to the following water mains:

- A 150mm and 80mm potable water main within Turallo Terrace located towards the northern verge;
- 150mm water main reticulating within Majara Street located towards the eastern verge of the road;
- 150mm water main reticulating within Gibraltar Street located towards the southern verge of the road;
- 150mm water main reticulating within Butmaroo Street located towards the western verge of the road;

Refer to figure H1 for details.

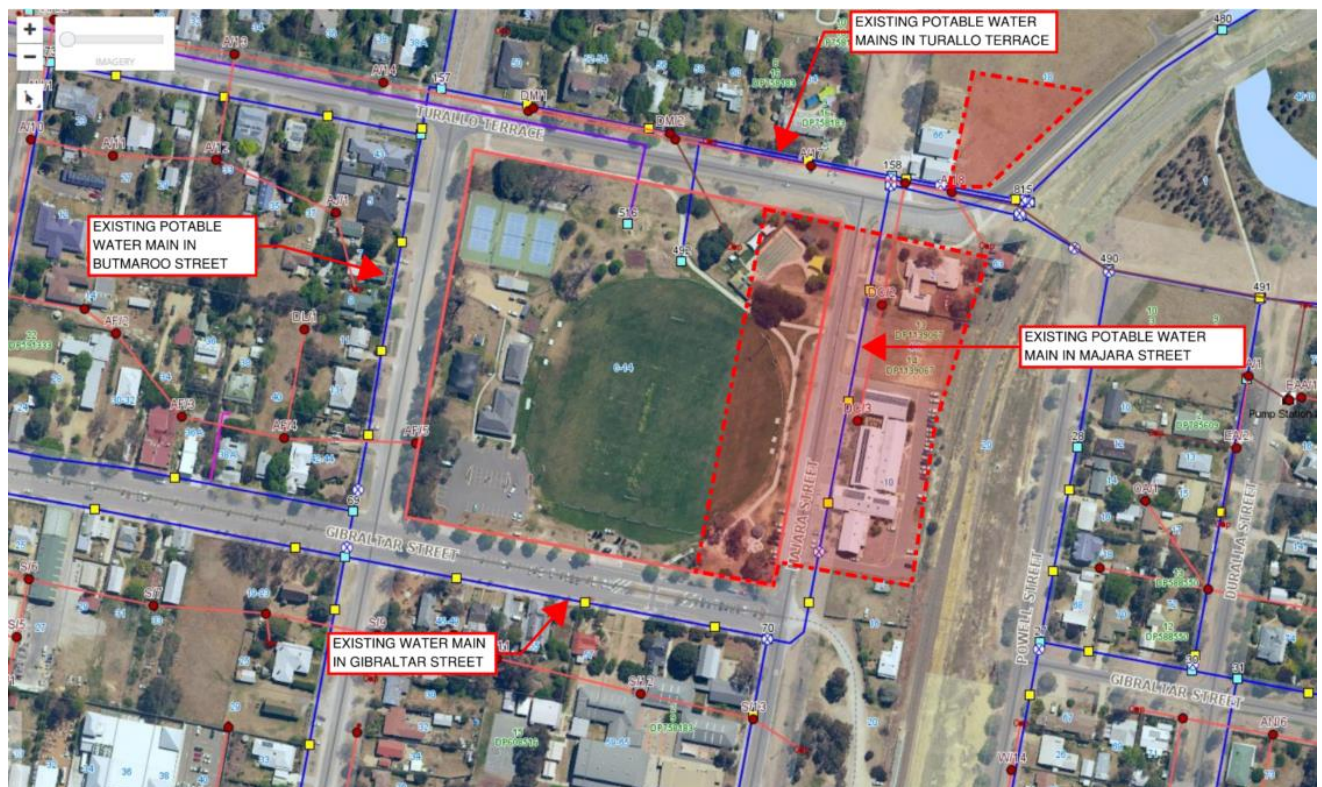


Figure H3 QPRC Water Infrastructure



5.1.2 Majara Street Closure

As Majara Street is being closed as part of the works, the existing QPRC water main running through the site will require a permanent easement.

New buildings on the site will not be located over the main.

5.1.3 Proposed Potable Water Supply

A new potable water connection shall be made to the existing water main north east of the site, adjacent to block A for the main site. The Agriculture Plot will be provided with a separate connection off Turallo Terrace.

Pressure and flow information has been received, indicating that there is sufficient capacity for both domestic and fire fighting purposes without the need for pumps

The potable cold water supply shall be provided with a backflow prevention devices and private water meter assembly.

5.2 Sewer Drainage Services

5.2.1 Existing Sewer Drainage

The site has frontage to the following QPRC sewer mains:

- 150mm sewer main terminating within the site adjacent to the south western boundary;
- 150mm sewer main terminating within the site adjacent to the north eastern boundary;
- 150mm Sewer main reticulating within Majara Street located towards the eastern verge of the road terminating adjacent to the QPRC Building;
- 150mm Sewer main reticulating within Turallo Terrace located towards the northern verge of the road.



Figure H3 Sewer Drainage Infrastructure Overview

5.2.2 Majara Street Closure

As Majara Street is being closed as part of the works, the existing QPRC sewer main running through the site will now be located on the school site. It is proposed that this existing line from the council building connection (now school building) back to the main line in Turallo Terrace is privatised for the school to utilise.

New buildings on the site will not be located over the main.

5.2.3 Proposed Sewer Drainage

All the proposed new buildings are located over and adjacent to the existing Majara Street. A new DN 150 sewer connection is proposed to the existing 150 mm sewer main in Turallo Terrace. All sewer discharge from the school is connecting to this connection. A reflux valve will be installed at the site boundary.

5.3 Natural Gas Services

5.3.1 Existing Gas Supply

The site has access to the following Evoenergy natural gas mains:

- 110mm 250kPa natural gas main within Turallo Terrace located towards the northern verge;
- 63mm 250kPa natural gas main reticulating within Gibraltar Street located towards the southern verge of the road



Figure H4 Natural Gas Infrastructure Overview

5.3.2 Proposed Natural Gas Supply

The existing Evoenergy natural gas mains within Turallo Terrace and Gibraltar Street appears to have adequate capacity to service the proposed development works subject to preliminary service advise from Evoenergy.

An application shall be lodged with Evoenergy for connection once the development application is approved.

A master gas meter and boundary regulator assembly and manual shut-off valve shall be installed prior to reticulation within the building. The gas meter and regulator will be located at the property boundary.

5.4 Electrical High Voltage Services

5.4.1 Existing Electrical Supply

As the proposed school site is an amalgamation of several different sites, there are multiple existing power supplies to the existing Lots, including existing street lighting in Majara Street.

In addition to this, there is existing underground high voltage cabling in Majara Street.

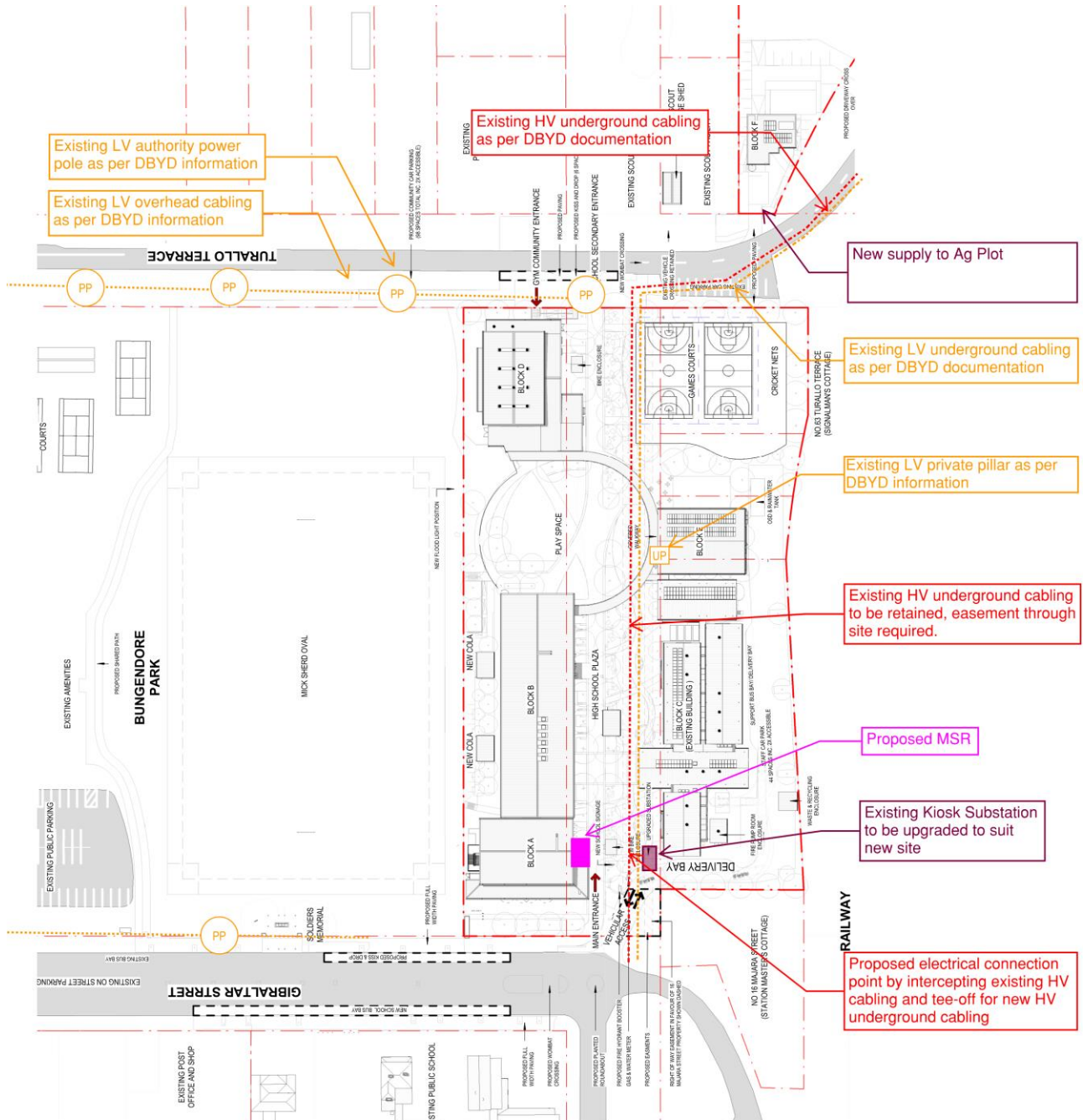


Figure E5 Electrical Infrastructure

5.4.2 Majara Street Closure & Combination of Lots

As Majara Street is being closed as part of the works, the following will be required:



1. Establishment of a permanent easement through the school site for the existing underground HV cabling route.
2. Decommission the Low Voltage supply for the street lighting.
3. Decommissioning of the existing pool electrical supply

5.4.3 Proposed Electrical Supply

Due to the size of the new development, one 1500 kVA new kiosk substation will be required. A request for an Application for Connection to Essential Energy has been undertaken.

The existing substation that currently services the existing council building will be replaced with a new larger Essential Energy kiosk substation. Refer to Figure E1 for the Electrical Infrastructure Site plan.

The new Agricultural Plot that is located off site will be provided with a new authority connection from an adjacent low voltage power pole.

Applications for decommissioning and connection have been submitted and are currently with Essential Energy.

5.5 Photovoltaic Solar Power (PV system)

A 70kW photovoltaic (PV) solar power grid-connect rooftop system shall be provided to offset power consumption costs at the school.

The PV system design shall receive approval from Essential Energy, an application to connect the PV system will be required.



6 INFRASTRUCTURE DELIVERY AND STAGING

As the existing building on site are to be incorporated into the proposed new school, there are no particular staging requirements for the infrastructure works.

The below table outlines the approval pathways, timelines and funding responsibilities of the different authority approvals required for the Project.

Service	Authority	Process	Funding Responsibility
Power	Essential Energy	<ul style="list-style-type: none">– Engage Level 3 Designer– Submit application for connection– Receive Design Brief– ASP Design and 40 day notice– Submit Design– Authority review– Resubmit design– Authority approval– Construction	Project / Builder
Communications	NBN	<ul style="list-style-type: none">– Submit application– 15 days for offer– Client accepts offer– NBN Design, appointed builder engages accredited installer.	Project / Builder
Communications	Telstra	<ul style="list-style-type: none">– Submit application– 15 days for offer– Client accepts offer– Telstra Design and Construct	NSW Department of Education
Water & Sewer	QPRC	<ul style="list-style-type: none">– Engage Sydney Water accredited Water Services Coordinator (WSC) and lodge section 73 application– Water connection application via tap in– Authority review and approval– Sydney Water meter procurement by contractor and inline pumping application via tap in– Builder to manage construction	Project / Builder
Natural Gas	Evoenergy	<ul style="list-style-type: none">– Submit application– Receive offer– Builder to manage install and completion with Jemena	Project / Builder although no development contribution expected



7 CONCLUSION

The project can be adequately serviced by power, telecommunications, water, sewer and gas services.



APPENDIX A

5 February 2021

Attn: Daniel Fulton
Service Manager, Workplace & Governance
Queanbeyan-Palerang Regional Council
PO Box 90
QUEANBEYAN NSW 2620

Dear Daniel,

Re: Majara Street Roadway, Bungendore (Ref: 2020:70:SN)

I refer to your letter dated 3 February 2021 on the above matter and thank you for the opportunity to make comment on the proposed road closure. Council is the owner of potable water, sewer, recycled water and stormwater assets in the Queanbeyan-Palerang Local Government Area. Responsibility for construction, operation and maintenance of these assets resides with the Utilities Branch of Council.

This letter represents comments from Council's Utilities Branch and does not reflect comments from the organisation in its entirety. Gas and telecommunications assets are not within the ownership of Council and therefore no comment is made on these assets. Comment on assets owned by other parties should be sought from those parties.

Impacted Assets

Council owns a number of assets within the proposed Majara Street closure extent. These assets are shown on the figure shown in Attachment A and comprise:

- One 150mm diameter DICL potable water main (blue line) and associated stop valves and hydrants generally within the area between Turallo Terrace and Gibraltar Street
- One 150mm diameter PVC sewer main (dark red lines) and associated sewer manholes starting approximately midway between Turallo Terrace and Gibraltar Street and extending to Turallo Terrace
- One 1400mm diameter RCP stormwater drain (green lines) and associated manholes, inlet structures and outlet structures running from Gibraltar Street to the approximate northern edge of the proposed Abbeyfield lot

Although not recognised as formal stormwater assets, the Utilities Branch wishes to draw your attention to the overland stormwater flow paths along Majara Street and from the outlet of the 1400mm stormwater pipe heading towards Turallo Creek.

Consultation to date with DoE

Utilities staff have been working with the NSW Department of Education (DoE) on the closure of Majara Street required to accommodate the proposed high school in Bungendore.

Utilities staff have stressed their concern about retaining assets within an enclosed environment such as a school. This concern is based on previous experience in dealing with issues related to the protection of children and emergency access, particularly with respect to sewer maintenance. As such, Utilities staff have proposed handing over the sewer main to DoE as their asset. If this were to occur, no sewer easement would be required.

Council staff have provided advice on required easements and potential servicing arrangements. Copies of this correspondence are attached in Attachment B and draft easement plans are shown in Attachment C.

Protection of network functionality, operation and maintenance

The Utilities Branch considers the protection of the listed assets to be critical for the effective management of the utilities networks and their on-going functionality. In order to effectively maintain these critical community assets, the following easement will be required where Council assets are within the road reserve to be closed:

- Stormwater
 - A 5.0m wide easement created centrally over the existing pipes
 - A 10.0m wide easement commencing 5.0m upstream of the outlet structure and extending along a line drawn from the centre of the outlet structure to the intersection with Turallo Creek and parallel to the existing road reserve boundary
- Sewer – if not handed over to DoE as discussed above, a 2.5m wide easement created centrally over the existing pipes
- Potable water – A 2.5m wide easement created centrally over the existing pipes

The easements should benefit Council, only able to be amended by Council and permit the unfettered access to operate, maintain and upgrade/repair assets as necessary. The easement should also prevent the construction of any permanent structures over Council assets.

Where possible and particularly where proposed easements overlap, we are supportive of consolidating easements but will require further discussions with the proponents to determine the exact dimensions of consolidated easements.

We do also wish to stress that closure of the road reserve should not occur until the impact on overland stormwater flows is fully understood.

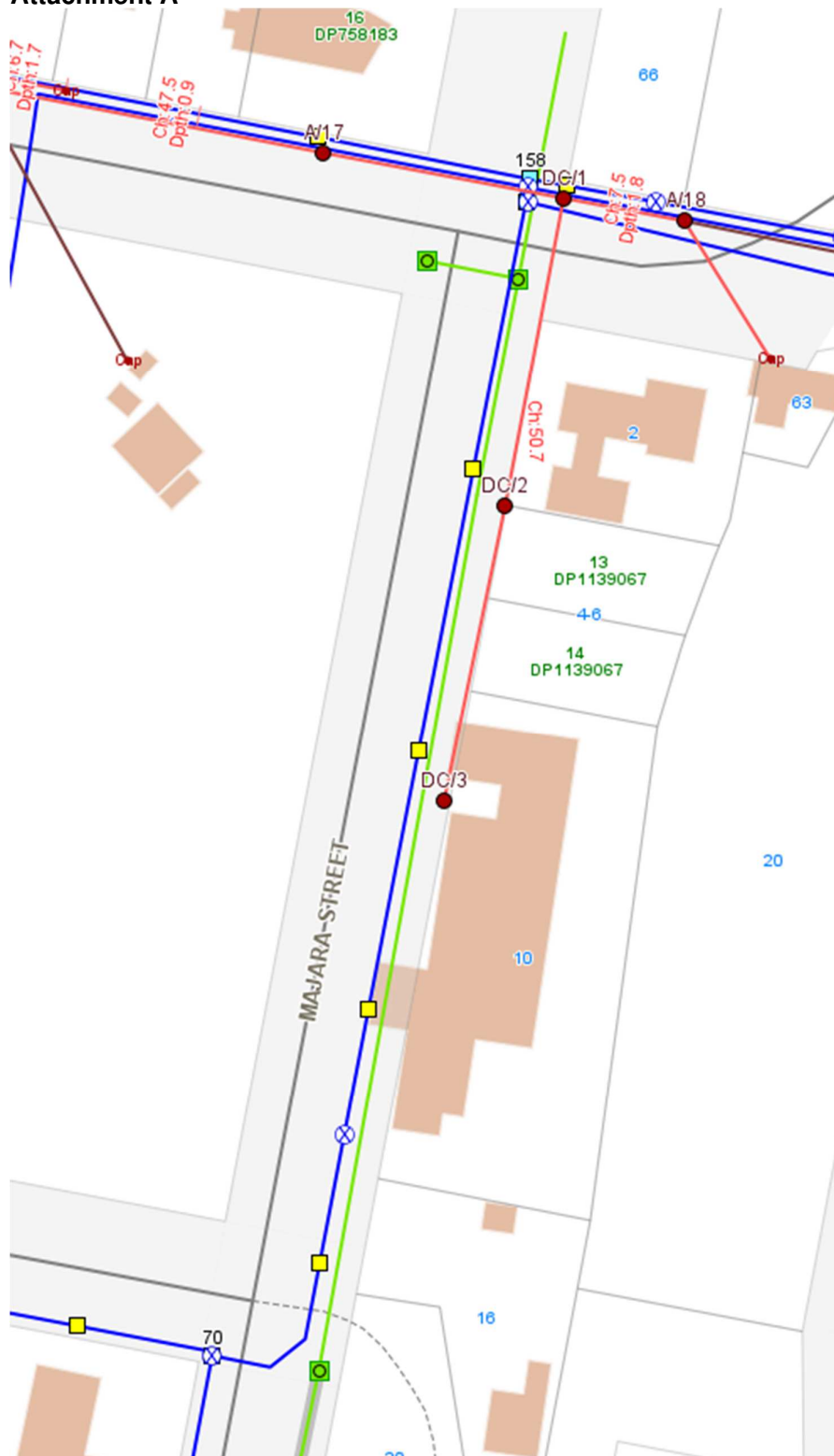
I trust this adequately explains the position of the Utilities Branch. I would be happy to discuss this matter further with you should you require clarification. I can be contacted via the contact details shown on the first page of this letter.

Yours sincerely,



Gordon Cunningham
Service Manager, Utilities
Queanbeyan-Palerang Regional Council

Attachment A





Attachment B

From: Brendan Belcher
Sent: Wednesday, 2 December 2020 9:22 AM
To: steve@cdps.net.au; 'Sherif Elias'; 'Scott Nemeth'; 'David Browning'
Subject: RE: Bungendore HS - Majara St - Inground Services / Easement Discussion

With reference to the image below and along Majara Street unless otherwise stated.

Sewer (red)

- can be abandoned as part of the works depending on what they are doing internally.
- As an alternative, ownership of the main can be transferred to DoE with a new pit to be provided at the northern boundary. All sewer from the school to fall to that new point.
- From the operational point of view, we really, really, really don't like having to go into Schools to deal with sewer issues. It's a whole different level of hurt for us around working with children, safe work, public health etc etc – best if we don't have to be in there.

Stormwater (green)

- will need to be in an easement and new stormwater will need to come into the pit shown on the south-western corner of the Majara/Turallo intersection.
- The easement will also need to include restrictions to prevent the blocking of stormwater flows

Water (blue)

- can be in an easement, no structures to be built over it or within the zone of influence.
- We want a valve at the northern/southern boundary for us to isolate that stretch as well.
- Water connection will need to come from a single offtake with the meter located on an accessible boundary (note, this will mean replumbing the connection to the current Council building). We will only have one master meter for the site and all submeters to come off this.
- Easement (or other appropriate instrument) to include words preventing any other connections to that main (to protect public health).



That's it for Majara Street itself. You will also see in the image above two connections coming into Mick Sherd Oval from the north (one purple, one blue). As I am not completely aware of what the arrangements will be, if the reserve is not in Council ownership/management, we will need an easement registered over the underground tank (owned by the sewer fund) and the supply pipe (purple line and point 516) to provide access for maintenance. The blue line leading to point 492, if retained, would also need an easement. I am looking for any design/WAE plans we have for this tank.

Another matter that I would like to bring to your attention is the recycled water used on the field. We will need to consider who the recycled water end-user agreement will be with. We will either be entering into an end-user agreement with Urban Landscapes (i.e. Council) or DoE and it will also bind the other party. The agreement is required with end-users to satisfy our regulatory requirements. Basically, it's a mechanism that will allow Council to turn off recycled water if the agreement isn't being met.

Brendan Belcher

Program Coordinator – Utilities Technical

Queanbeyan-Palerang Regional Council

Tel: 1300 735 025

Web: www.qprc.nsw.gov.au

Mail: PO Box 90 Queanbeyan NSW 2620



From: steve@cdps.net.au <steve@cdps.net.au>

Sent: Monday, 30 November 2020 5:39 PM

To: 'Sherif Elias' <Sherif.Elias@det.nsw.edu.au>; Brendan Belcher <brendan.belcher@qprc.nsw.gov.au>; 'Scott Nemeth' <scott.nemeth5@det.nsw.edu.au>; 'David Browning' <David.Browning@tsamgt.com>

Subject: RE: Bungendore HS - Majara St - Inground Services / Easement Discussion

[EXTERNAL] This message originated from outside of the organisation. Please exercise caution when clicking links or attachments from external sources.

Hi All

Please find herewith a plan of our Detail & Contour survey.

I've marked up on this plan, the existing services along Majara St, for our discussion.

The mark-up is on sheet 1 (overall plan) and sheets 4 & 6

1. There's the obvious line of hydrants and SVs
2. The line of underground HV as marked on the ground by service locators.
Not sure if the line from the light poles to the HV line need an easement or not??
Not sure what size easement is required around the substation
I also assume that Essential Energy will need to be involved with the electricity easement.
3. There are also 2 surveyed sewer manholes & SWMH within Majara St
As yet, we have not been required to survey the inverts so we don't know which directions these go in.

A council services plan would be handy for our discussions as well.

Regards
Steven Beljanski
Registered Surveyor (ACT & NSW)



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PO Box 88 Queanbeyan NSW 2620 **Ph: 02-6299 1836** steve@cdps.net.au
www.cdsurveyors.com.au



Please consider the environment before printing this e-mail.

-----Original Appointment-----

From: Sherif Elias <Sherif.Elias@det.nsw.edu.au>

Sent: Friday, 27 November 2020 1:40 PM

To: brendan.belcher@qprc.nsw.gov.au; Scott Nemeth; steve@cdps.net.au; David Browning

Subject: Bungendore HS - Majara St - Inground Services / Easement Discussion

When: Thursday, 3 December 2020 9:30 AM-10:00 AM (UTC+10:00) Canberra, Melbourne, Sydney.

Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join on your computer or mobile app

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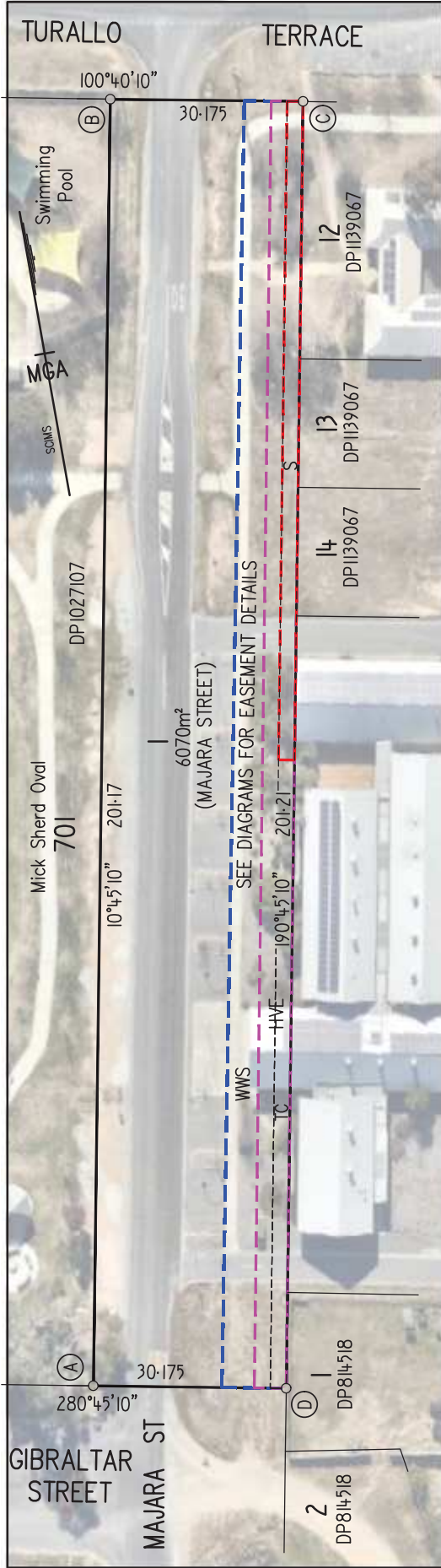
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Attachment C



DESCRIPTION OF SERVICES WITHIN THE ROAD CLOSURE LOT (I), AND PRELIMINARY EASEMENTS SHOWN FOR DISCUSSION, REVIEW AND APPROVAL

PROPOSED ROAD CLOSURE IS DENOTED BY POINTS A-B-C-D

5m WIDE STORMWATER EASEMENT & 2.5 WIDE WATER SUPPLY EASEMENT, CREATED CENTRALLY OVER EXISTING PIPES, OVERLAP EACH OTHER & HAVE BEEN COMBINED INTO ONE SINGLE EASEMENT (WWS) OF VARIABLE WIDTH AS PER QPRC INSTRUCTIONS. (SUBJECT TO APPROVAL BY RELEVANT AUTHORITIES)

A HIGH VOLTAGE UNDERGROUND ELECTRICITY CABLE (AS DETECTED BY SERVICE LOCATORS) MEANDERS ALONG THE EASTERN BOUNDARY OF THE ROAD CLOSURE LOT (I) & IS FULLY CONTAINED WITHIN A 5m WIDE ELECTRICITY EASEMENT, WITH CLEARANCES OF APPROX 2m FROM DETECTED CABLE TO EDGE OF EASEMENT (SUBJECT TO APPROVAL BY RELEVANT AUTHORITIES)

EASEMENT TO DRAIN SEWAGE 2.5 WIDE CREATED CENTRALLY OVER AN EXISTING SEWER PIPE. (SUBJECT TO APPROVAL BY RELEVANT AUTHORITIES)

TELECOMMUNICATIONS PITS EXIST ALONG THE EASTERN BOUNDARY OF THE ROAD CLOSURE LOT (I). THE LINE OF UNDERGROUND CABLES HAS NOT BEEN DETECTED BY SERVICE LOCATORS NOR SURVEYED AND MAY EXTEND BEYOND PITS. (SUBJECT TO APPROVAL BY RELEVANT AUTHORITIES)

DRAFT FOR NOTIFICATION PURPOSES

NOTE: DIMENSIONS, AREAS & EASEMENT ARE SUBJECT TO FINAL SURVEY & AUTHORITY APPROVALS

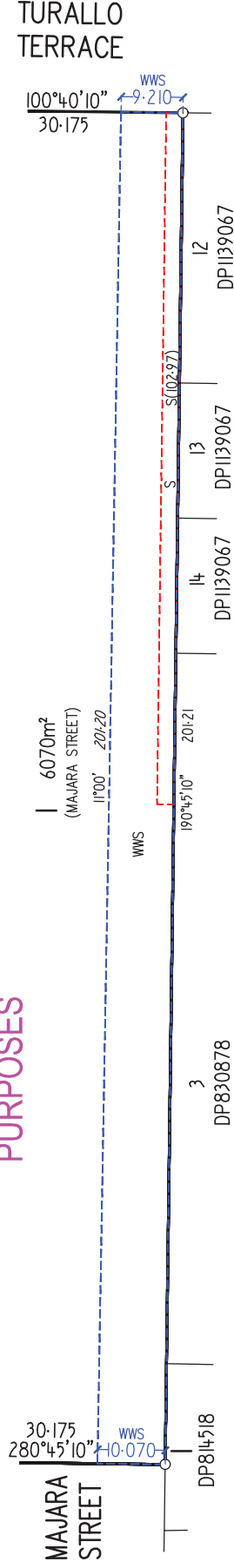
IMAGE IS INDICATIVE ONLY (SOURCE SINW 16/12/2020)

WWS DENOTES EASEMENT TO DRAIN WATER & EASEMENT FOR WATER SUPPLY VARIABLE WIDTH
HVE DENOTES EASEMENT FOR UNDERGROUND HIGH VOLTAGE ELECTRICITY 5 WIDE
S DENOTES EASEMENT TO DRAIN SEWAGE 2.5 WIDE
TC DENOTES POSSIBLE EASEMENT FOR UNDERGROUND TELECOMMUNICATIONS 2.5 WIDE

REGISTERED SURVEYOR STEVEN BELJANSKI <i>Steven Beljanski</i> DATE: 15/12/2020 REF: 13080 EA01 p1/2	 6299 1836 www.clarkeandipauli.com.au CLARKE & DI PAULI SURVEYORS PTY. LTD. A.B.N. 011 087 986 358 LEV 1, 79 MONARO STREET, PO BOX 88 QUEANBEYAN N.S.W. 2620 ISO 9001	 www.intlcert.com C34433	LGA: QPRC LOCALITY: BUNGENDORE PARISH: WAMBOIN COUNTY: MURRAY	PLAN OF PROPOSED ROAD CLOSURE OF PART OF MAJARA ST & OF EASEMENTS, FOR NOTIFICATION & APPROVALS Rev: A Date: 17/12/2020
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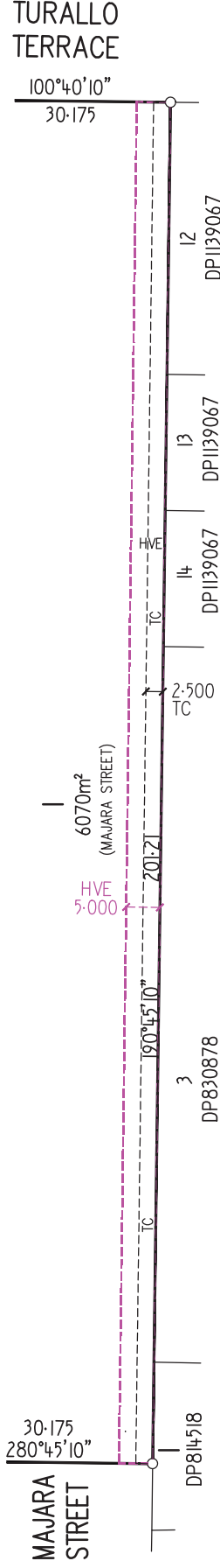
DRAFT FOR NOTIFICATION PURPOSES

DIAGRAM A



WWS DENOTES EASEMENT TO DRAIN WATER & EASEMENT FOR WATER SUPPLY VARIABLE WIDTH
S DENOTES EASEMENT TO DRAIN SEWAGE 2.5 WIDE

DIAGRAM B



NOTE: DIMENSIONS, AREAS & EASEMENT ARE SUBJECT TO FINAL SURVEY & AUTHORITY APPROVALS

HVE DENOTES EASEMENT FOR UNDERGROUND HIGH VOLTAGE ELECTRICITY 5 WIDE
TC DENOTES POSSIBLE EASEMENT FOR UNDERGROUND TELECOMMUNICATIONS 2.5 WIDE

REGISTERED SURVEYOR
STEVEN BELJANSKI

DATE: 12/2020
REF: 13080 EA01 p2/2



6299 1836
CLARKE & DI PAULI SURVEYORS PTY LTD. A.B.N. 017 568 358
LEVEL 1, 19 MONARO STREET, PO BOX 88 OCEANVIEW NSW 2620 ISO 9001 C34453

LGA: QPRC
LOCALITY: BUNGENDORE
PARISH: WAMBOIN
COUNTY: MURRAY

PLAN OF PROPOSED ROAD CLOSURE OF
PART OF MAJARA ST & OF EASEMENTS,
FOR NOTIFICATION & APPROVALS

Rev: A

Date: 17/12/2020



NORMAN DISNEY & YOUNG CONSULTING ENGINEERS

NDY Management Pty Limited trading as Norman Disney & Young
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NDY QA SYSTEM

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