

LOT 5 DP 262213, ROPES CREEK SERVICES

Gas: The closest connection to a gas supply is located at the intersection of Old Wallgrove Road and Burley Road. The two warehouse sites can be reticulated from this supply with a line constructed along Old Wallgrove Road to the north east, then entering the site along the temporary road.

Electricity: The existing zone substation “ Eastern Creek” will be the source of supply. The substation is conveniently located off Old Wallgrove Road and a feeder to the site will be underground along the temporary road.

Communications: Connection is available in Old Wallgrove Road and service to the site will be underground along the temporary road access.

Director - General's Requirements:

- All infrastructure will be designed, approved by the relevant authority and constructed prior to commissioning of the relevant building
- Maintenance of these services will be the responsibility of the relevant authority although all costs of construction will be borne by the developer
- Access for others to the existing public utilities will not be adversely affected.

Water and Sewerage Provision to Ropes Creek Industrial Site

I. Existing Situation

The site drains to Ropes Creek, which forms its western boundary. It is bounded on the south by the Sydney Water Supply Pipeline, on the east by Sydney West Sub Station and the north by the proposed Erskine Park Link Road.

There is an existing DN200 watermain located in Old Wallgrove Road which terminates approximately 250 metres south of the north eastern corner of Sydney West Sub Station. Existing Carrier sewers are located approximately 2.5 km north along Ropes Creek and approximately 1.7 km east of Old Wallgrove Road in the Eastern Creek catchment.

2. Ultimate Servicing Strategy

a) Water Supply

The site could be supplied by extension of a DN 150 watermain from the existing main in Old Wallgrove Rd via the proposed Erskine Park Link Road and future roads in the ultimate subdivision of the site.

b) Sewerage

It is proposed to extend approximately 1700 metres of gravity sewer from the existing sewer draining to the Eastern Creek Submain to the high point on the eastern side of Old Wallgrove Road, north of the Water Supply Pipeline, and pump to this point from a Sewerage Pumping Station located near Ropes Creek to which all of the ultimate subdivision would drain. The rising main from this S.P.S. would be located in future roads and Old Wallgrove Road. These works would be required when capacity is no longer available in the existing sewer in Eastern Creek Drive or at the direction of Sydney Water.

3. Stage I Temporary Strategy

a) Water Supply

The temporary road to be provided for access to Stage I partly follows the proposed link road location and the DN 150 watermain can be laid within it to service the two buildings in Stage I with only part of it needing to be relocated for future Stages.

b) Sewerage

As the two warehouses proposed for Stage I will have relatively low rates of sewage discharge from amenities, these can be serviced by a small domestic holding tank and pump on each site with DN 63 PE rising mains laid to discharge to the existing sewer located in Eastern Creek Drive. This type of installation is usually limited to a pumping rate of 2 litres/sec. and would be catered for by the capacity of the sewer at Eastern Creek Drive. On construction of the ultimate SPS, these pumps and rising mains would be disconnected and the sites would drain by gravity to the ultimate S.P.S.

4. Director – General's Requirements

- All infrastructure will be designed, approved by Sydney Water and constructed prior to commissioning of the relevant building
- Maintenance of the sewer will be the responsibility of the developer for Stage I while Sydney Water will take ownership of the water reticulation. All construction costs will be borne by the developer
- Access for others to existing public facilities will not be adversely affected