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Consulting Engineers

NARWEE PARKLANDS CARE COMMUNITY

59 – 67 Karne Street North, Narwee NSW 2209

Infrastructure Assessment

for

Electrical, Communication and Hydraulic Services

Project No : 8245

Revision : B – Final SSDA Issue

REVISION SCHEDULE

[illegible]

INTRODUCTION

PURPOSE STATEMENT

The purpose of this report is to support the Planning Proposal for the subject 165 bed Care Community facility to be developed by Opal HealthCare (The Principal) at 59-67 Kame Street North, Narwee NSW 2209.

The infrastructure services assessed under this report are nominated below:

- Electrical and Communications.
- Hydraulic (Gas, Water and Sewer).

Specifically, this report has been prepared to respond to those SEARs summarised in Table 1.

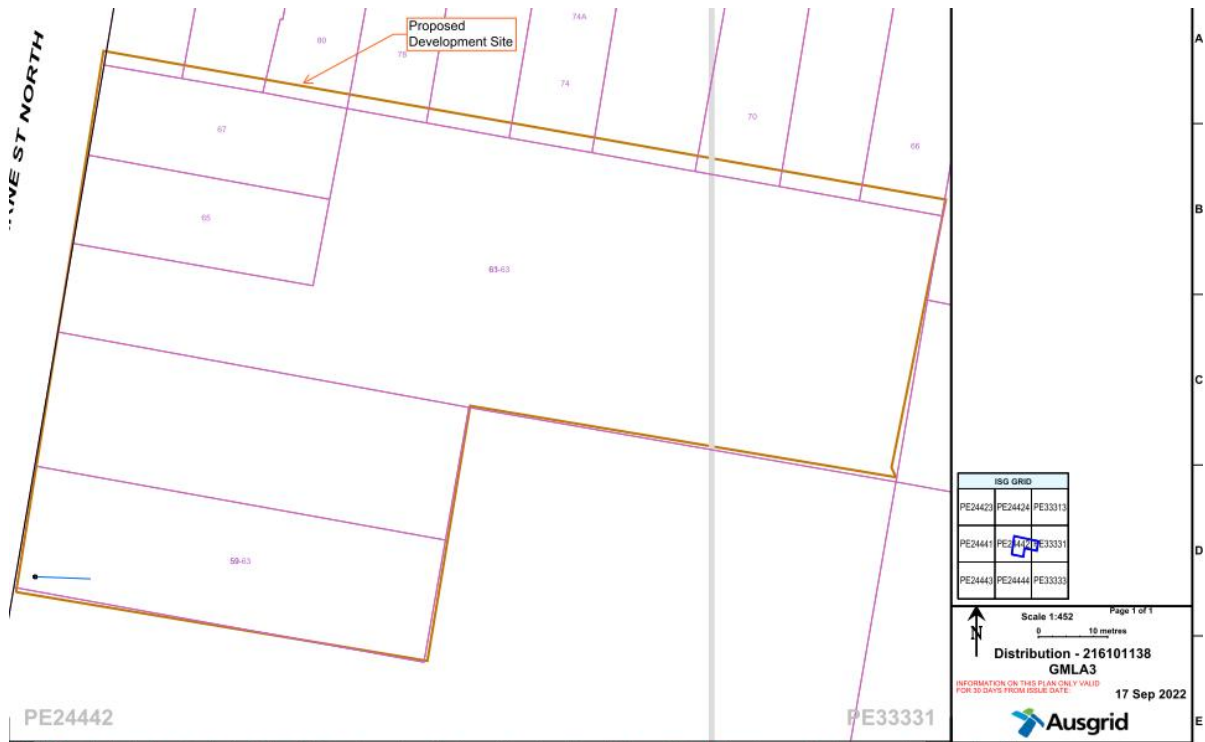
TABLE 1 - SEARs requirements		
Item	Description of Requirement	Section Reference (this report)
22. Infrastructure Requirements and Utilities	Assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.	EXISTING INFRASTRUCTURE
	Identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.	PROPOSED INFRASTRUCTURE
	Provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.	INFRASTRUCTURE DELIVERY AND STAGING

EXISTING INFRASTRUCTURE

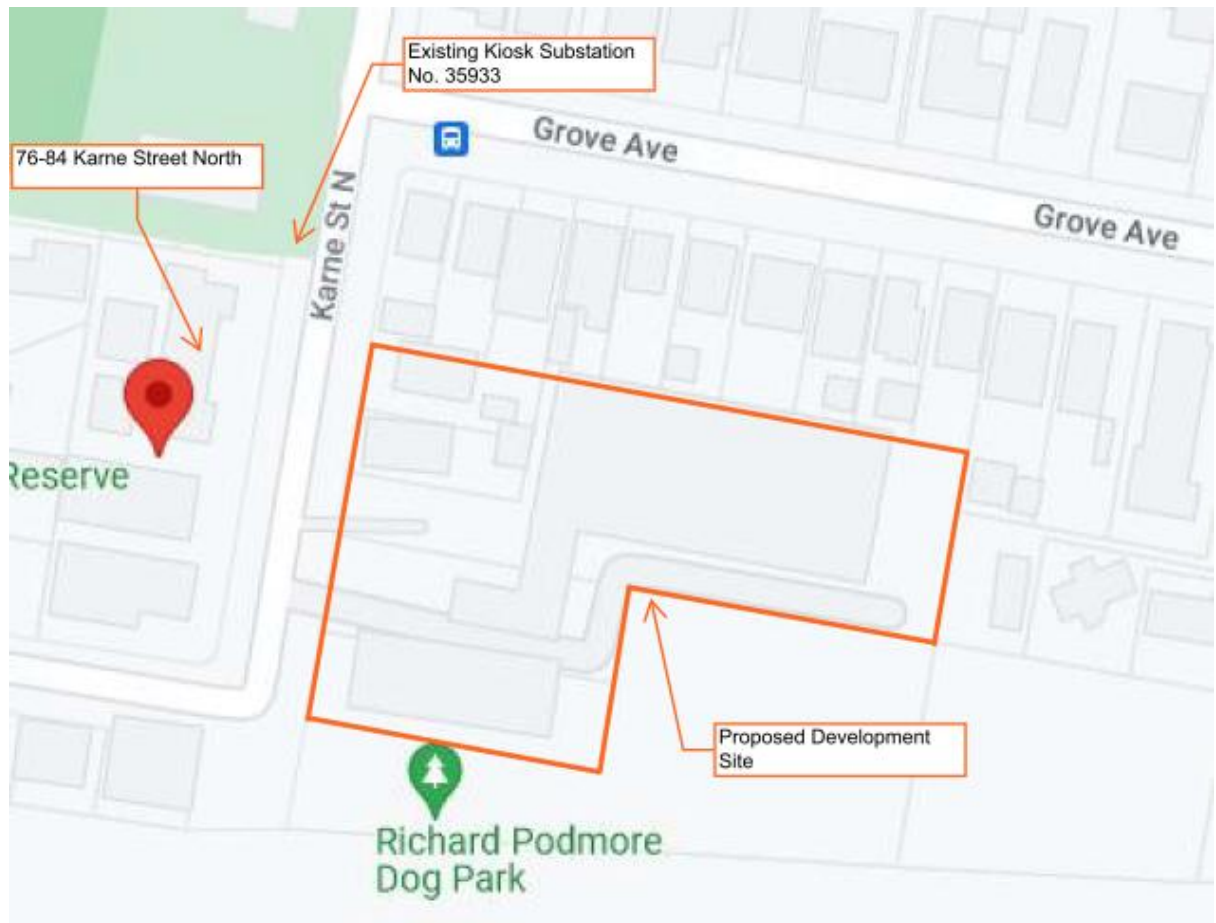
Existing infrastructure is summarised as follows:

- Ausgrid - Unencumbered other than minor service disconnections.
Area serviced with HV overhead network to kiosk substation No. 35933 adjacent 76-84 Karne Street North.

Existing Ausgrid Network Plan (NTS)

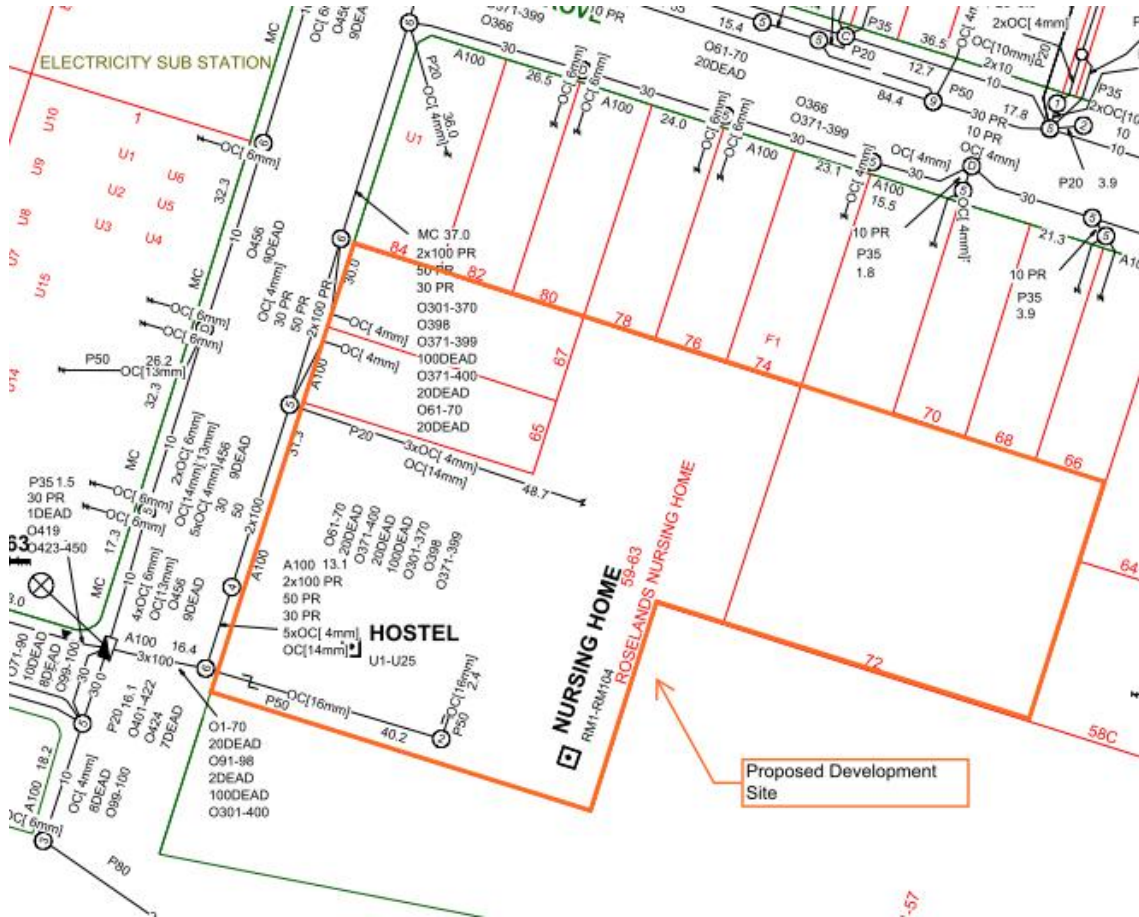


Existing Ausgrid Substation Location Plan (NTS)



- Telstra – Unencumbered other than minor service impacts/disconnections. **Note:** The Telstra and NBN Co. Network plans concur. NBN Co. uses the Telstra pit and pipe infrastructure in the area to deliver their services.

Existing Telstra Network Plan (NTS)



- NBN Co. - Unencumbered other than minor service impacts/disconnections. **Note:** The Telstra and NBN Co. network plans concur. NBN Co. uses the Telstra pit and pipe infrastructure in the area to deliver their services.

Existing NBN Network Plan (NTS)



- Jemena Assets – Unencumbered other than disconnections. Area serviced by natural gas mains with 110mm diameter 7kpa low pressure line, located in Karne Street about 17m from the western boundary.

Existing Jemena Network Plan (NTS)



- Sydney Water:
 - Water Mains – Unencumbered other than disconnections. A 100mm diameter main reticulates in Karne Street.
 - Sewer – The existing 225mm diameter sewer main is located in Karne Street. A 150mm diameter sewer sideline reticulates through the northeastern corner of the site and will remain to service the properties upstream.

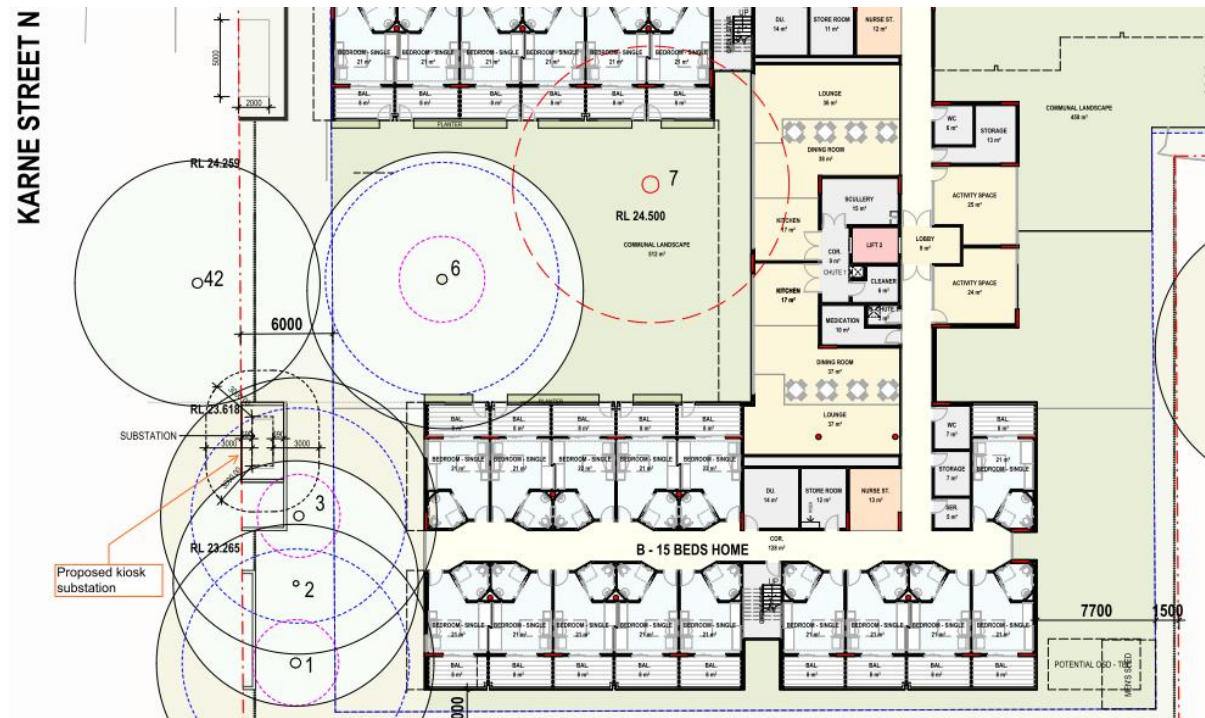
Existing Sydney Water Network Plan (NTS)



PROPOSED INFRASTRUCTURE

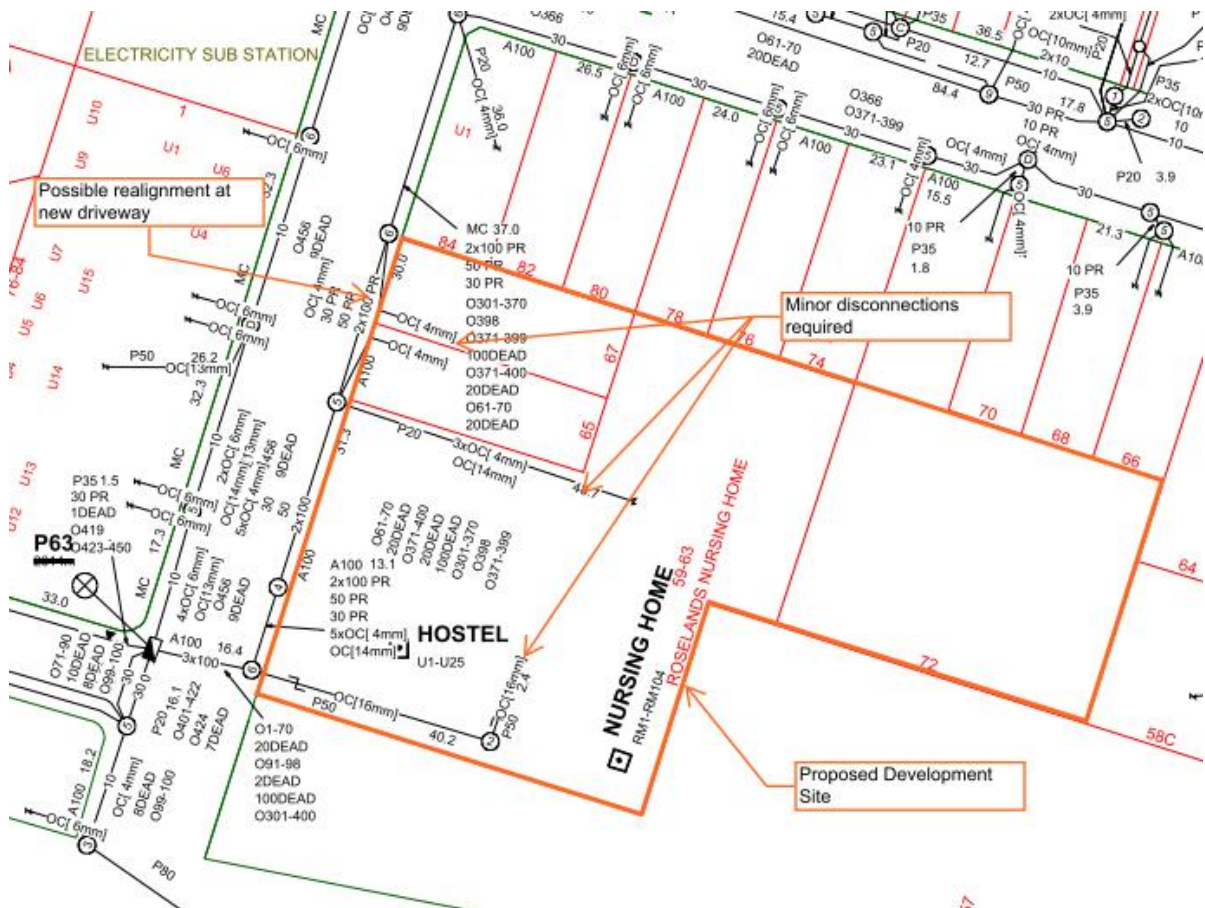
- Ausgrid – A maximum demand has been calculated for the site and an Application for Connection will be submitted by The Principals appointed ASP3 to Ausgrid. Given the calculated demand a substation will be required. Hence, spatial planning has accommodated a kiosk within the development on the Karne Street North boundary.

Part Architectural Site Plan (NTS) – Showing the Integrated Kiosk Substation



- Telstra: **Note:** NBN Co. uses the Telstra pit and pipe infrastructure in the area to deliver their services. Therefore, application will be made through NBN Co. during the detailed design phase of the project requesting an appropriate service to meet The Principals' operational needs along with notification of the required disconnections and possible re-alignment of pit and pipe infrastructure to suit new driveway access.

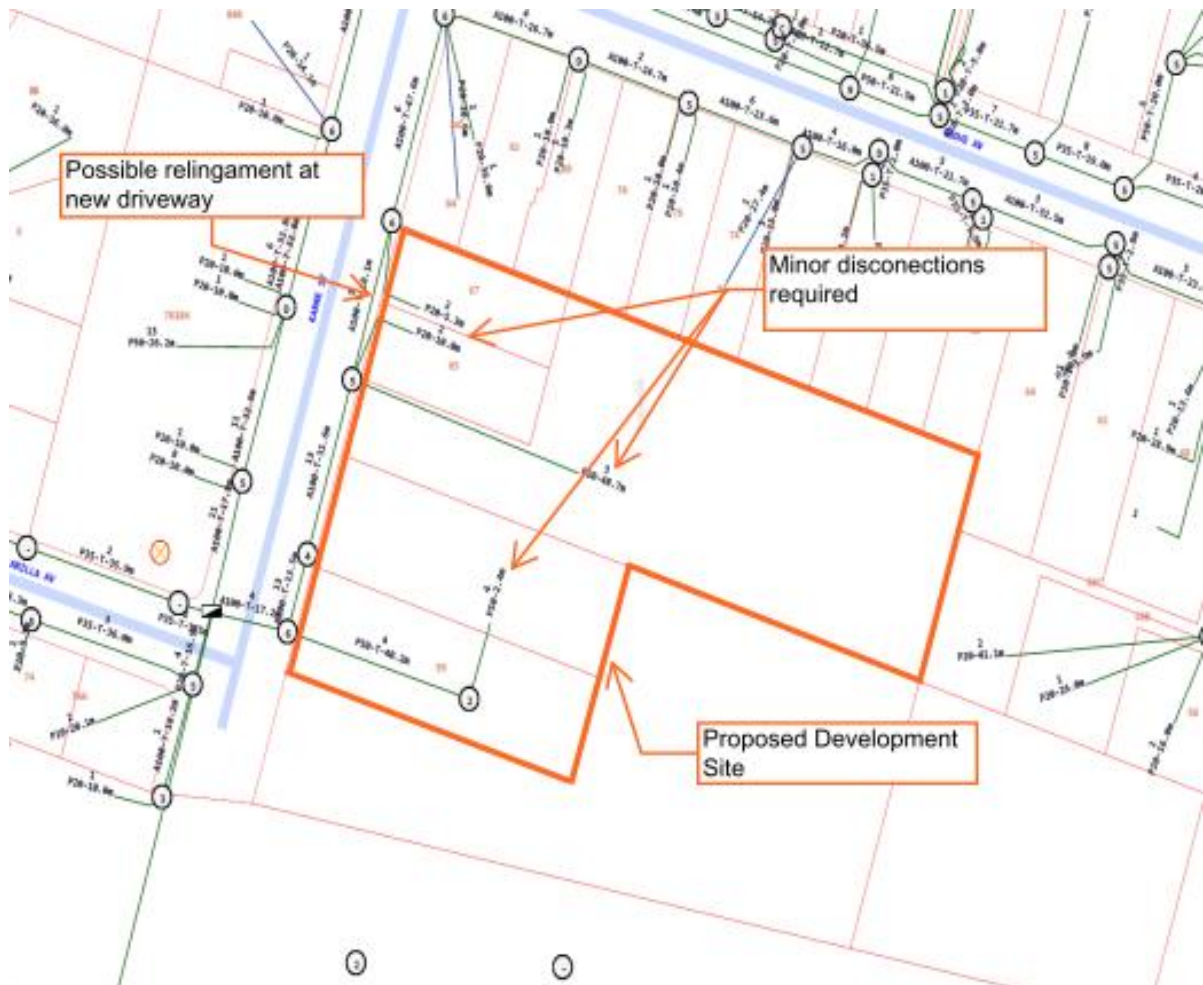
Existing Telstra Network Plan (NTS) – Showing Required Disconnections



- NBN Co. – A connection application will be made to NBN Co. during the detailed design phase of the project requesting an appropriate service to meet The Principals' operational needs along with notification of the required disconnections only and possible re-alignment of pit and pipe infrastructure to suit new driveway access.

The area is serviced with fibre to the curb (FTTC) with the possibility of upgrade to fibre to the premises (FTTP).

Existing NBN Network Plan (NTS) – Showing Required Disconnections and Realignment



- Jemena – A new gas supply is currently proposed and will connect to the existing network infrastructure located in Karne St. An application for connection will be made to Jemena once the gas loads are confirmed.
- Sydney Water:
 - Water mains – Water mains are in Karne St. A Section 73 application to Sydney Water by The Principals appointed WSC will be required in the detailed design phase to confirm the availability of water supply to the development. Any amplification will be managed by the WSC as part of the Section 73 process. However, in the interim and due to pressure / flows in existing mains spatial planning for the development will incorporate fire hydrant and sprinkler tanks and a fire pump room.
 - Sewer – The development has a number of existing sewer junctions available in Karne Rd and suitable for connection. A Section 73 application to Sydney Water by The Principals appointed WSC will be required in the detailed design phase to confirm the availability of sewage capacity to service the development.

INFRASTRUCTURE DELIVERY AND STAGING

The project is proposed as single stage construction. The delivery of utilities and connections will reflect this arrangement.

Funding is anticipated via The Principal with responsibilities to deliver the works via the engaged head contractor for the development.

CONCLUSION

At this early planning stage, it is anticipated the site can be appropriately serviced for the proposed development. The Principals appointed ASP3 and WSC will commence the application process and detailed Authority consultation immediately on receipt of a SSDA.