



Abel Tasman RV, Chester Hill

ELECTRICAL & TELECOMMUNICATIONS INFRASTRUCTURE REPORT & MASTERPLAN





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1. Document revision

Revision		Date	Author	
A	For Client Review	16 th May 2024	John Farag	JF

2. Project reference

<i>Project Name / Reference</i>	Abel Tasman – RV Village Redevelopment	
<i>Address / Location</i>	222 Waldron Road & 138 Campbell Hill Road, Chester Hill	
<i>Document Scope</i>	Electrical services master plan and infrastructure upgrade report including: ○ Project introduction; ○ Existing Site Conditions (Elec. & Comms); ○ Proposed Demand for Elec. & Comms; ○ Phased infrastructure upgrade master plan; ○ Recommendations & Summary.	
<i>Client</i>	Company Name	Centurion Project Management
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	Contact Email	Nick.Winberg@centuriongroup.com.au
	Contact Phone	(02) 9256 2560
	Address	Level 36 1 Farrer Place Sydney NSW 2000
<i>Key Terms</i>	The Site	The overall area of the proposed development
	The Project	The construction and demolition works required to build the proposed building(s)
<i>Authors Details</i>	Company Name	Aadler Pty Ltd
	Consultant Name	John Farag
	Qualification	Bachelor of Engineering Dip. Eng. Prac. Electrical Engineering.
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3. Introduction & project details

Aadler Pty Ltd has been engaged by Centurion Project Management (CPM) to provide an electrical services infrastructure report that provides:

- A summary of the existing electrical & telecommunications infrastructure servicing the existing building.
- A completed maximum demand assessment of the proposed electrical load.
- A proposed masterplan for the delivery of electrical and telecommunications services to facilitate the project via the proposed delivery stages;
- Seek formal feedback from the supply authorities for power & telecommunications connections / upgrades.
- A summary of recommendations and considerations moving forward.

The proposed project is a multi-building retirement village that is replacing an existing village, the proposed project is generally made up of the following building elements:

- i. A total of four (4) individual buildings; A, B, C, & E
 - Building A is made up of 39 Independent Living Units (ILU's);
 - Building B is made up of 64 ILU's, 56 Bed RCF and various community amenities;
 - Building C is a future stage building, made up of 37 ILU's;
 - Building E is made up of 25 ILU's.

The delivery of the above development is proposed over 8 phases:

- Phase 1 – The construction of Building A
- Phase 2 – The demolition of existing buildings to facilitate space for the South Wing of Building B.
- Phase 3 – The construction of the South Wing of Building B.
- Phase 4 - The demolition of existing buildings to facilitate space for the North Wing of Building B and Building E
- Phase 5 – The construction of the North Wing of Building B and Building E.
- Phase 6 – The demolition of existing buildings to facilitate space for future Building C and the external landscape area.
- Phase 7 – Construction of the landscape and external pavilion.
- Phase 8 – Removal of hoardings and connection of basements.



4. Summary of existing conditions and infrastructure

Aadler conducted a non-invasive site inspection of the current facility to identify the existing electrical and telecommunications network and its arrangement. The findings of the site inspection were concluded based on the following:

- A visual inspection of the existing electrical switchboards.
- A visual inspection of the existing substation.
- External inspections of the existing electrical pillars.
- Analysis of the existing “As Built” and electrical documentation available on site.
- Assumptions of the installation topology based on labelling and signage located on site.
- A visual inspection of the existing main communications room.
- A visual inspection of the labelling of the private pits.

The summary of the findings are broken down below for the Electrical and Telecommunication Services.

4.1 Electrical Services

A summary of the existing electrical infrastructure is listed below:

- The existing substation (S7343-SLP166) contains a 400Amp distributor, Ausgrid indicates this 400A capacity (If available) would be the maximum made available to the site (this will require an application for connection lodged to confirm).
 - It is worth noting that the existing substation is a “KE” type substation, meaning upgrading is not permitted on the Ausgrid network.
 - The existing substation also includes two (2) street distributors that cannot be decommissioned.
- A new main switchboard was installed in 2013 on site that is rated up to a maximum 1000 Amps, currently limited with a 280 Amps over 630 Amps breaker (i.e. limited to 280 Amps).
- The new main switchboard supplies an existing older board that has been converted into a main distribution board (MDB). Refer to *Appendix A – Existing Distribution Boards Configuration*.
- The new main switchboard and MDB are both located on the eastern site of the property directly behind the substation.
- The existing MSB (MSB OLD) then supplies the distribution boards at each building.
- Each building has an externally or recessed mount distribution board that supplies the electrical circuits within the respective building.



4.2 Telecommunications Services

A summary of the existing telecommunications infrastructure is listed below:

- The existing main communications room is located in the front section of the existing Building 5.
- It appears that all other buildings are reticulated via home runs back to this communications rack.
- The security, telephone and site digital facilities are all based in this room.
- The main lead-in for the site is connected to the communications rack in this room.
- The MDF is constructed within the communications rack in this room.



5. Electrical maximum demand

For Aadler to make recommendations with regards to the proposed electrical upgrades, a maximum demand assessment had to be completed. This maximum demand detailed the proposed electrical loads calculated for each building based on the current architectural drawings made available at the time of completing this report.

The electrical maximum demands per building have been summarised in the following table, the complete table is attached in *Appendix B – Electrical Maximum Demand (A)*

 222 Waldron Rd & 138 Campbell Hill Rd, Chester Hill Abel Tasman Village Electrical Maximum Demand Assessment Rev: A Date: 08.03.2024		
Maximum Demand Assessment		
Master Sheet		
Building	Total I (A)	Runnintg Total
Building A	315.72	315.72
Building B	614.73	930.44
Building E	201.00	1131.45
Future Building C	323.09	1454.54
TOTAL (A):	1454.5	
DIVERSITY FACTOR:	0.95	
AFTER DIVERSITY MAXIMUM DEMAND:	1381.8	

Figure 1 - Summary of Electrical Maximum Demand (A)



6. Phased infrastructure masterplan

The below table provides an outline of the key infrastructure works (for electrical and telecommunications services) proposed for each phase of the project.

All (electrical and telecommunications) works proposed are designed to operate stand alone to facilitate an extended time delay between the execution of each stage. That is, the proposed works in each stage facilitate the continued operation of the existing facility should any one phase be delayed or put on hold.

The electrical and telecommunications infrastructure works are also detailed in drawings included in *Appendix C – Electrical & Telecommunications Infrastructure Works*.

The proposed works in Appendix C and in the following table are based on the following limitations:

- Assumption – The existing installed infrastructure is as per the documentation found on site.
- Assumption – The existing main switch boards, cables, telecommunications equipment and in-ground pathways are of good working order.
- Assumption – The existing site conditions assessment was based primarily on visual inspections alone.
- Assumptions – The certifying authority facilitating the delivery of the project would be in support of maintaining existing infrastructure as opposed to relocations or demolition works triggering code-compliance based upgrades. That is, the client will not be forced to upgrade existing equipment to comply with current standards in the event a relocation or minor upgrade of existing equipment is required.
- Assumptions – The proposed pathways for the connection of buildings are not contaminated.
- Exclusion – This report and its recommendations does not account for any upgrades of faulty, out-dated or non-compliant equipment.
-



Electrical & Telecommunications Proposed Infrastructure Works

Phase No.	Project Works	Electrical Works	Telecommunications Works
1	Construction of 39 ILU units, basement parking and driveway.	1. New supply from Street (300A) for Building A only. 2. New <i>MSB</i> becomes <i>MDB</i> in future (Phase 4). 3. Install pathway links to Building B to be installed.	1. New pathway to existing communications room from Building A. 2. Fibre link from existing comms room to Building A. 3. New communications room within Building A to facilitate building A.
2	Demolition of existing Buildings Part of 7, 9, 10, 11, 12, 13 & 14.	1. Decommission DB-SA1, SA2, SA3, SA6, SA7 and MDB. 2. Re-supply and re-locate DB-SA7 to maintain power supply for Building 7. 3. Re-supply DB-SA4, DB-SA5, Turret A, DB-DS1, DB-DS2 and DB-DS3 (Fed from demolished MDB) from the EX-MSB. 4. Install pit & pipe to facilitate the above re-routing.	1. New fibre supply from Existing Comms Room to Building 1-8 2. Install new Lead-In for Building B.
3	Construction of 64 Bed RCF in Building B South Wing including basements and driveway.	1. Construction of new 1000KVA substation. 2. New Main Switch Board in Building B. 3. Back feed Building A and remove temporary supply. 4. Back feed existing <i>New MSB</i>	1. Connect Building B via new Lead-In installed in Phase 2. 2. Construct Main Communications Room in Building B and back feed existing Buildings 1-8 and Building A.
4	Demolish existing Buildings 2, 3, 4, 5, 6, 7 & 8.	1. Decommission DB-DS1, DS2, DS3, DB-03, DB-04, DB-SA4, SA7, DB A-F & Turret A.	1. Decommission supplies to Buildings 2-8.
5	Construction of a 56 Bed RCF in Building B North including Basements and walkways. Demolish temporary lightweight wall and connect Building B South & North Wing. Construction of 25 ILU units in Building E including basement and landscaping.	1. Install cable tray and reticulation within the basement to extend the electrical supply from the MSB in Building B to Building E. 2. Install and connect MDB-E.	1. Extend supplies to new buildings via the basement reticulation.



Electrical & Telecommunications Proposed Infrastructure Works

6	Demolition of existing Buildings 15, 16 & 17.	1. Decommission DB-SA5, DB-02, DB-DA1, DB-MSB and EX-MSB. 2. Re-Supply DB-DA1 via Building B.	1. Decommission electrical supplies to existing Buildings 15-17.
7	Construction of Landscape & Walkways adjacent to Building B.	1. Decommission DB-DA1 2. Install new pathway links to future Building C from new MSB (In Building B). 3. Install and connect MDB-C.	1. Install new pathway link to future Building C and existing Building 1.
8	Connect existing carpark to new vehicular and pedestrian access on Waldron Road.	1. No electrical infrastructure works.	1. No telecommunications works required.



7. Recommendations & summary

In order to accommodate the proposed infrastructure works included in Section 6 the following long lead time items are recommended to be initiated as soon as possible:

Items	Electrical	Telecommunications
1	New connection from the street requires application and negotiations with the supply authority (Ausgrid)	New lead-in (Fibre) to be negotiated by client.
2	Design and install new substation.	

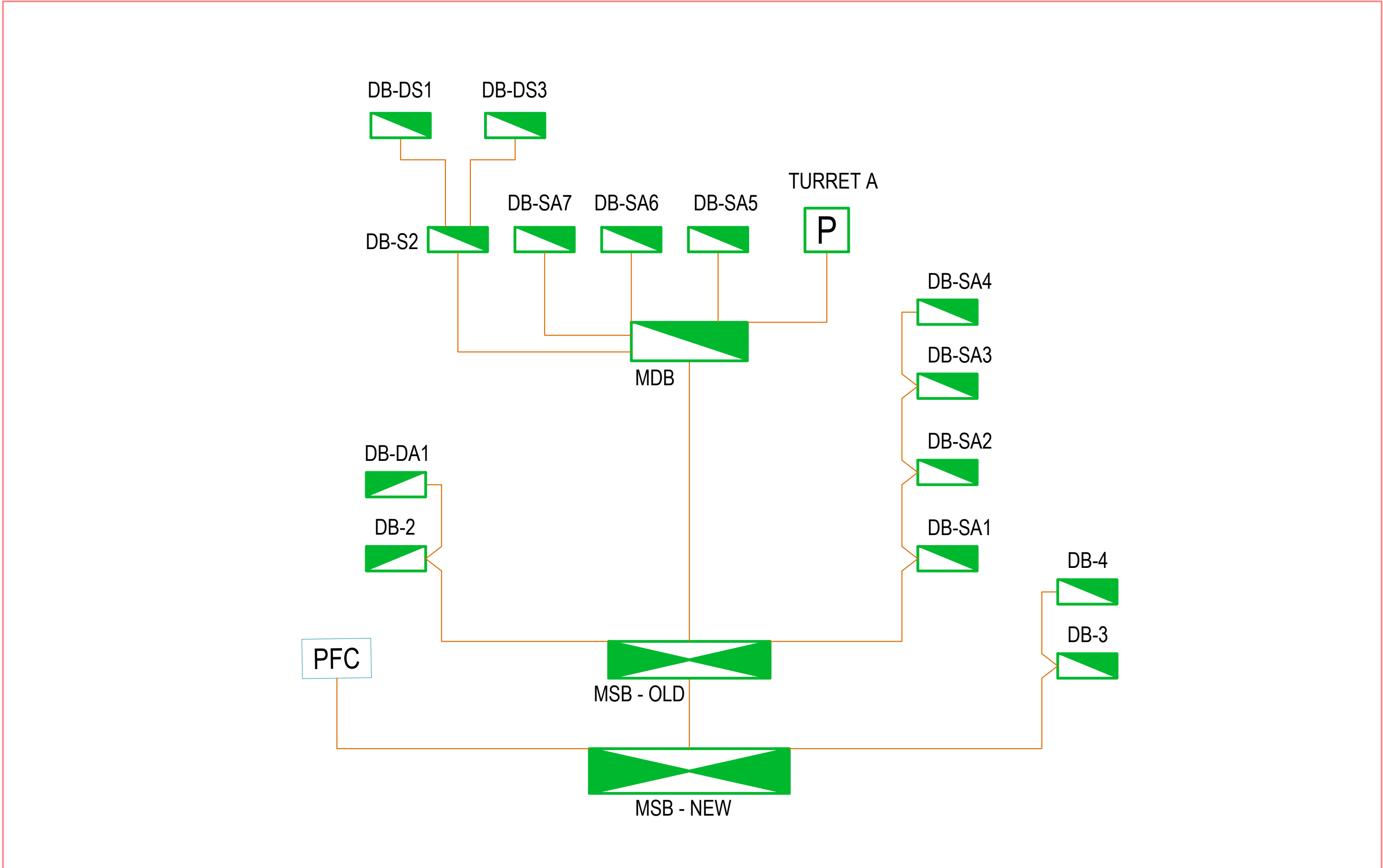
To execute the proposed works included in the masterplan Aadler makes the following recommendations for the project delivery:

1. An allowance is requested for the electrical contractors invited to tender for the project to include:
 - a. Provision to investigate the electrical infrastructure in order to:
 - i. Confirm the electrical topology depicted in Appendix A of this report is reflective of the installation on site (this will require pit and pipe investigations and cable testing).
 - ii. Confirm that the proposed pathways within the Phases of the masterplan can be installed (Aadler can complete this services on request)
2. The supply authority be consulted and the proposed masterplan for the site be tabled to Ausgrid in order for them to endorse the project as holistically. This will assist in allocation of load, facilitation of Temporary Builders Supplies for construction and acceptance of any temporary supplies for permanent building as part of the overall plan.
3. Initial consultation take place with the client IT Team and planning for the final fibre network to be considered in Phase 1.
4. Solar and alternate energy supplies be identified early to ensure the correct infrastructure is installed in order to maximise the benefits of the proposed systems.
5. That this report to be read and understood and all engineering teams engaged to deliver services design for the various phases of the project.

In summary, the contents of this document includes a high level identification of the existing electrical and telecommunications infrastructure as well a detailed phase-by-phase masterplan that accommodates the required upgrades. We believe that the recommended works will enable the client to deliver each phase (in the order they are presented) with the ability to hold or resume any phases as necessary.



8. Appendix A -Existing distribution configuration



				Client				PROJECT MANAGER				Aadler Pty. Ltd.				Aadler				Drawn				Client			
				222 Waldron Rd, Chester Hill, NSW 2162				Level 25, 88 Phillip St Sydney NSW 2000				This document is produced by Aadler Pty. Ltd. solely for the benefit of and use by the nominated client in accordance with the terms of the agreed fee proposal. Aadler Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by the third party on the content of this document.				Level 2, 31 Grose Street Parramatta, NSW 2150				M.S.				ABEL TASMAN VILLAGE			
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				TEL: 02 9645 3388				TEL: 02 9256 2560				Tel: 02 8007 6895				15.05.2024				M.S.				222 WALDRON ROAD AND 138 CAMPBELL HILL ROAD			
																15.05.2024				A.H.				CHESTER HILL, NSW 2162			
																15.05.2024				Verified				Title			
																15.05.2024				A.H.				ELECTRICAL SERVICES			
																15.05.2024				Approved				STAGE 1 - PHASE 1			
																15.05.2024				J.F.				EXISTING DISTRIBUTION BOARDS CONFIGURATION			
																								Status			
																								PRELIMINARY			
																								NOT TO BE USED FOR CONSTRUCTION PURPOSES			
																								B.U			
																								NSW			
																								Project No.			
																								ADL220013			
																								Scale			
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																								Size			
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9. Appendix B – Electrical maximum demand (A)

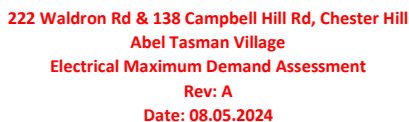


222 Waldron Rd & 138 Campbell Hill Rd, Chester Hill
Abel Tasman Village
Electrical Maximum Demand Assessment
Rev: A
Date: 08.05.2024

Maximum Demand Assessment

Master Sheet

Building	Total I (A)	Runnintg Total
Building A	315.72	315.72
Building B	614.73	930.44
Building E	201.00	1131.45
Future Building C	323.09	1454.54
	TOTAL (A):	1454.5
	DIVERSITY FACTOR:	0.95
	AFTER DIVERSITY MAXIMUM DEMAND:	1381.8



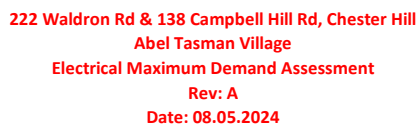
Building A

Lower Basement Floor		Area (m2)	VA/m2	VA		I (A)	Subdivided I (A)
Services Room & Corridor		180	30	5400		7.5	
							7.5
Basement Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Circulation Space	1620	15	-	-	24300	33.8	
Toilets	22	40	-	-	880	1.2	
Waste Room	44	40	-	-	1760	2.4	
Retail 1	39.83	500	-	-	19915	27.7	
Retail 2	34.27	500	-	-	17135	23.8	
Retail 3	22.57	500	-	-	11285	15.7	
Retail 4	34	500	-	-	17000	23.6	
							128.2
Ground Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	73	30			2190	3.0	
1 Bedroom Apt	-	-	4	2750	11000	15.3	
2 Bedroom Apt	-	-	3	3000	9000	12.5	
3 Bedroom Apt	-	-	0	3250	0	0.0	
							30.8
First Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	64	30			1920	2.7	
1 Bedroom Apt	-	-	0	2750	0	0.0	
2 Bedroom Apt	-	-	6	3000	18000	25.0	
3 Bedroom Apt	-	-	0	3250	0	0.0	
							27.7
Second Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	64	30			1920	2.7	
1 Bedroom Apt	-	-	0	2750	0	0.0	
2 Bedroom Apt	-	-	6	3000	18000	25.0	
3 Bedroom Apt	-	-	0	3250	0	0.0	
							27.7
Third Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	64	30			1920	2.7	
1 Bedroom Apt	-	-	0	2750	0	0.0	
2 Bedroom Apt	-	-	6	3000	18000	25.0	
3 Bedroom Apt	-	-	0	3250	0	0.0	
							27.7
Fourth Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	64	30			1920	2.7	
1 Bedroom Apt	-	-	0	2750	0	0.0	
2 Bedroom Apt	-	-	6	3000	18000	25.0	
3 Bedroom Apt	-	-	0	3250	0	0.0	
							27.7
Fifth Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	61	30			1830	2.5	
1 Bedroom Apt	-	-	2	2750	5500	7.6	
2 Bedroom Apt	-	-	2	3000	6000	8.3	
3 Bedroom Apt	-	-	2	3250	6500	9.0	
							27.5
Sixth Floor	Qty	VA/Qty			VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	48	30			1440	2.0	
1 Bedroom Apt	-	-	0	2750	0	0.0	
2 Bedroom Apt	-	-	0	3000	0	0.0	
3 Bedroom Apt	-	-	2	3250	6500	9.0	
							11.0
TOTAL (A):							315.7
DIVERSITY FACTOR:							100%
AFTER DIVERSITY MAXIMUM DEMAND:							315.7



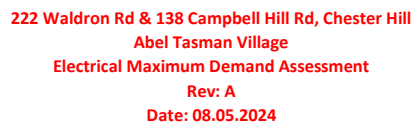
Building B

Basement Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Circulation Space	1075	15	-	-	16125	22.4	
Gym	84.58	100	-	-	8458	11.7	
Corridor/ Lobby	228	30	-	-	6840	9.5	
Toilets	14.25	40	-	-	570	0.8	
Services Rooms	152.97	40	-	-	6118.8	8.5	
Cinema/ Multi-Purpose Room	101.24	100	-	-	10124	14.1	
Office / Consultant Room	29.81	100	-	-	2981	4.1	
Laundry	88.44	200	-	-	17688	24.6	
Staff Room/Amenities	54.9	100	-	-	5490	7.6	
Kitchen	109.5	400	-	-	43800	60.8	
							164.2
Ground Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Corrdior/Lounge/Sitting/Lobby	714	20	-	-	14280	19.8	
Hair Salon	25	200	-	-	5000	6.9	
Café	20	500	-	-	10000	13.9	
D.O.N Interview	21	100	-	-	2100	2.9	
Shared Office	22	100	-	-	2200	3.1	
Office/Staff Station	31.92	100	-	-	3192	4.4	
Servery	50	50	-	-	2500	3.5	
Wash Up	19	50	-	-	950	1.3	
WC / Utility / Cleaner	83.35	40	-	-	3334	4.6	
1 Bedroom Apt	-	-	26	1500	39000	54.2	
							114.7
First Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Corrdior/Lounge/Sitting/Lobby	645	20	-	-	12900	17.9	
Office/ Staff Room	52.97	100	-	-	5297	7.4	
Servery	50	50	-	-	2500	3.5	
WC / Utility / Cleaner	96.2	40	-	-	3848	5.3	
1 Bedroom Apt	-	-	25	1500	37500	52.1	
2 Bedroom Apt	-	-	3	1750	5250	7.3	
							93.5
Second Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Corrdior/Lounge/Sitting/Lobby	645	30	-	-	19350	26.9	
Office/ Staff Room	52.97	100	-	-	5297	7.4	
Servery	50	50	-	-	2500	3.5	
WC / Utility / Cleaner	96.2	40	-	-	3848	5.3	
1 Bedroom Apt	-	-	25	1500	37500	52.1	
2 Bedroom Apt	-	-	3	1750	5250	7.3	
							102.4
Third Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Corrdior/Lounge/Sitting/Lobby	645	30	-	-	19350	26.9	
Office/ Staff Room	52.97	100	-	-	5297	7.4	
Servery	50	50	-	-	2500	3.5	
WC / Utility / Cleaner	96.2	40	-	-	3848	5.3	
1 Bedroom Apt	-	-	25	1500	37500	52.1	
2 Bedroom Apt	-	-	3	1750	5250	7.3	
							102.4
Fourth Floor/Roof	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Lift Lobby	40	30	-	-	1200	1.7	
Community Space / Board Room	246.69	100	-	-	24669	34.3	
Toilets	30	40	-	-	1200	1.7	
							37.6
TOTAL (A):							614.7
DIVERSITY FACTOR:							100%
AFTER DIVERSITY MAXIMUM DEMAND:							614.7



Building E

[illegible]



Building C

Basement Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Circulation Space	1620	15	-	-	24300	33.8	
Toilets	22	40	-	-	880	1.2	
Waste Room	44	40	-	-	1760	2.4	
Retail 1	39.83	500	-	-	19915	27.7	
Retail 2	34.27	500	-	-	17135	23.8	
Retail 3	22.57	500	-	-	11285	15.7	
Retail 4	34	500	-	-	17000	23.6	
Retail 5	37.3	500	-	-	18650	25.9	
							154.1
Ground Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	73	30			2190	3.0	
1 Bedroom Apt	-	-	4	2750	11000	15.3	
2 Bedroom Apt	-	-	3	3000	9000	12.5	
3 Bedroom Apt	-	-	0	3250	0	0.0	
							30.8
First Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	64	30			1920	2.7	
1 Bedroom Apt	-	-	0	2750	0	0.0	
2 Bedroom Apt	-	-	6	3000	18000	25.0	
3 Bedroom Apt	-	-	0	3250	0	0.0	
							27.7
Second Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	64	30			1920	2.7	
1 Bedroom Apt	-	-	0	2750	0	0.0	
2 Bedroom Apt	-	-	6	3000	18000	25.0	
3 Bedroom Apt	-	-	0	3250	0	0.0	
							27.7
Third Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	64	30			1920	2.7	
1 Bedroom Apt	-	-	0	2750	0	0.0	
2 Bedroom Apt	-	-	6	3000	18000	25.0	
3 Bedroom Apt	-	-	0	3250	0	0.0	
							27.7
Fourth Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	64	30			1920	2.7	
1 Bedroom Apt	-	-	0	2750	0	0.0	
2 Bedroom Apt	-	-	6	3000	18000	25.0	
3 Bedroom Apt	-	-	0	3250	0	0.0	
							27.7
Fifth Floor	Area (m2)	VA/m2	Quantity	VA/ Qty	Total VA	I (A)	Subdivided I (A)
Cooridor / Lift lobby	61	30			1830	2.5	
1 Bedroom Apt	-	-	2	2750	5500	7.6	
2 Bedroom Apt	-	-	2	3000	6000	8.3	
3 Bedroom Apt	-	-	2	3250	6500	9.0	
							27.5
TOTAL (A):							323.1
DIVERSITY FACTOR:							100%
AFTER DIVERSITY MAXIMUM DEMAND:							323.1



10. Appendix C – Electrical & telecommunications infrastructure works

ELECTRICAL SYMBOLS LEGEND

ABEL TASMAN VILLAGE REDEVELOPMENT

ELECTRICAL AND TELECOMMUNICATION MASTERPLAN FOR INFRASTRUCTURE WORKS

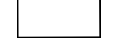
222 WALDRON ROAD AND 138 CAMPBELL HILL ROAD

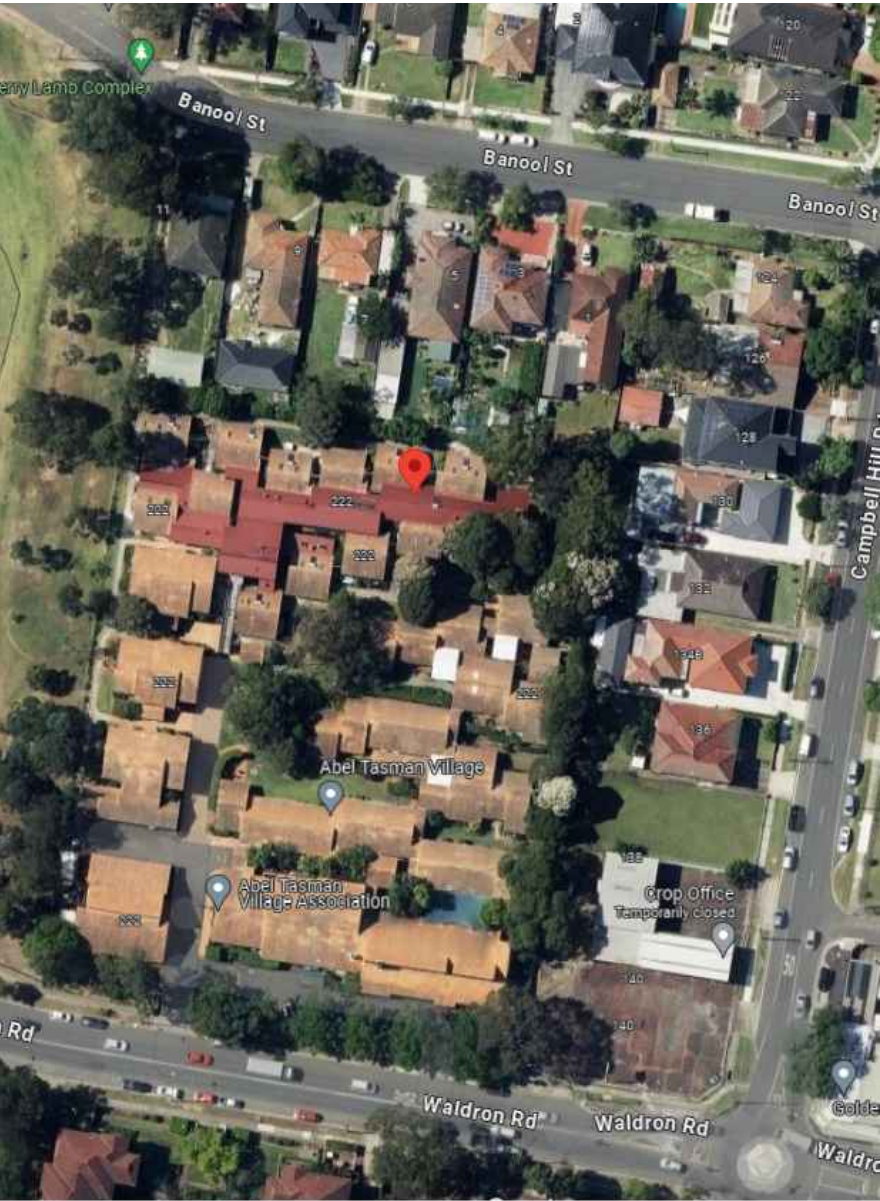
CHESTER HILL, NSW 2162

ELECTRICAL

-  NEW MAIN SWITCH BOARD / MAIN DISTRIBUTION BOARD (MSB / MDB)
-  EXISTING MAIN SWITCH BOARD / MAIN DISTRIBUTION BOARD (MSB / MDB)
-  DECOMMISSIONED MAIN SWITCH BOARD / MAIN DISTRIBUTION BOARD (MSB / MDB)
-  NEW DISTRIBUTION BOARD (DB)
-  EXISTING DISTRIBUTION BOARD (DB)
-  DECOMMISSIONED DISTRIBUTION BOARD (DB)
-  NEW SUBSTATION
-  EXISTING SUBSTATION
-  DEMOLISHED SUBSTATION
-  EXISTING PRIVATE ELECTRICAL PILLAR
-  DECOMMISSIONED PRIVATE ELECTRICAL PILLAR

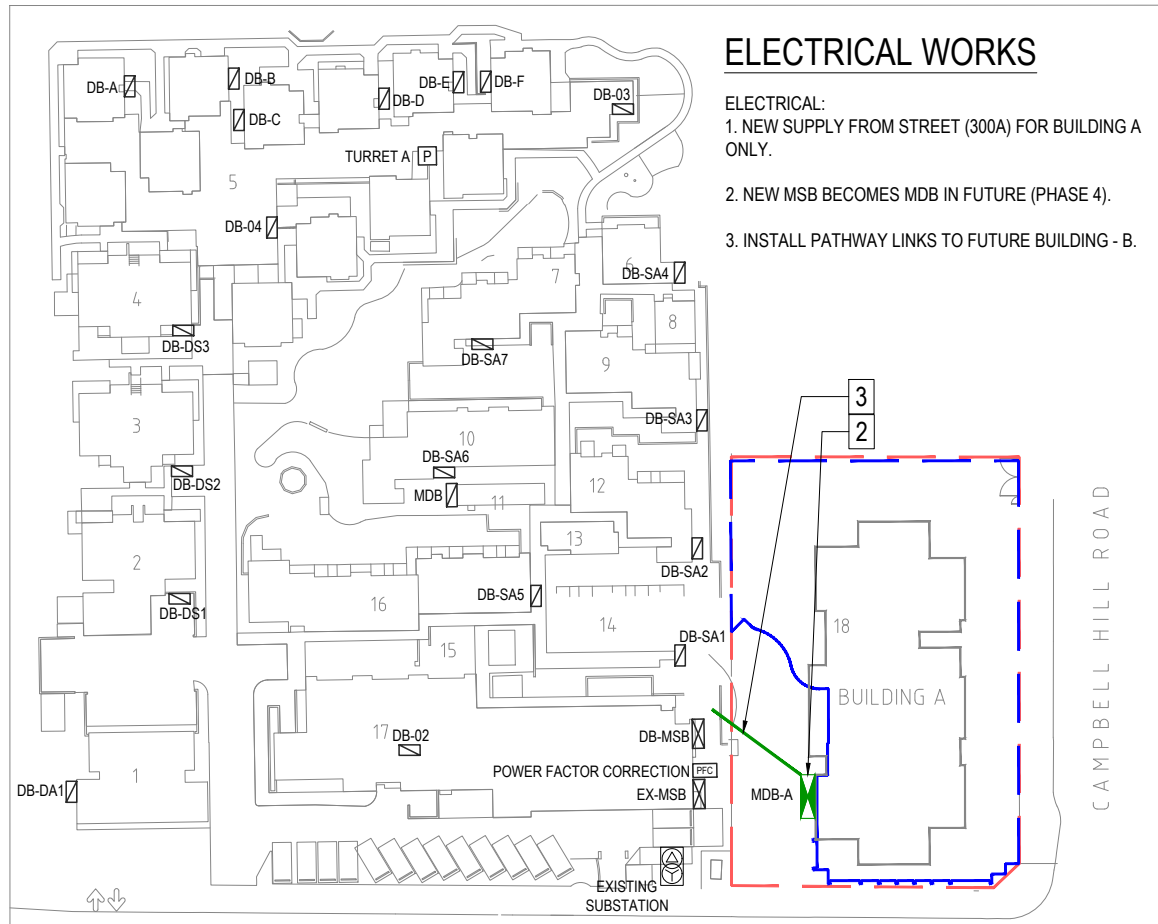
COMMUNICATIONS

-  COMMS PATHWAY
-  NEW LEAD-IN
-  DEMOLISHED EXISTING BUILDING
-  BASEMENT FOOT PRINT
-  NEW COMMS ROOM
-  EXISTING COMMS ROOM
-  DECOMMISSIONED COMMS ROOM



MASTER PLAN

				Client				PROJECT MANAGER				Aadler Pty. Ltd.				Aadler				Drawn M.S. 15.05.2024				Client ABEL TASMAN VILLAGE				Status FOR INFORMATION ONLY			
				222 Waldron Rd, Chester Hill, NSW 2162				Level 25, 88 Phillip St Sydney NSW 2000				This document is produced by Aadler Pty. Ltd. solely for the benefit of and use by the nominated client in accordance with the terms of the agreed fee proposal. Aadler Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by the third party on the content of this document.				Level 2, 31 Grose Street Parramatta, NSW 2150				Checked A.H. 15.05.2024				Project ABEL TASMAN VILLAGE REDEVELOPMENT				B.U. NSW			
				info@abeltasman.org.au				info@centuriongroup.com.au				222 WALDRON ROAD AND 138 CAMPBELL HILL ROAD				Designed M.S. 15.05.2024				Date 15.05.2024				Scale NTS				Project No. ADL220013			
				TEL: 02 9645 3388				TEL: 02 9256 2560				CHESTER HILL, NSW 2162				Verified A.H. 15.05.2024				Date 15.05.2024				Size A3				Drawing Number			
				M.S. A.H. J.F.				Des. Verit. Appd.				ELECTRICAL AND TELECOMMUNICATION				Approved J.F. 15.05.2024				Title				ELECTRICAL & TELECOMMUNICATION SYMBOLS LEGEND				Revision			
Rev.				Date				Description				FOR INFORMATION ONLY												E000				A			



ELECTRICAL WORKS

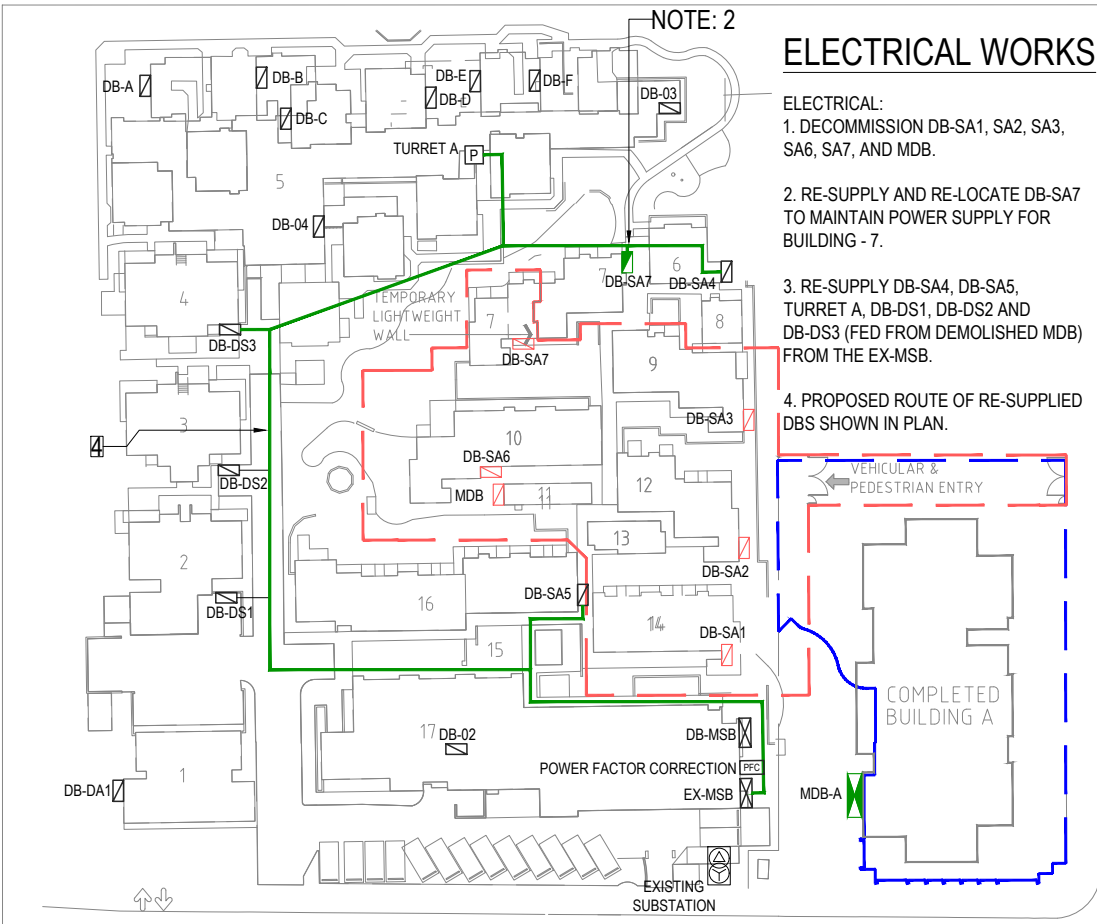
- ELECTRICAL:
1. NEW SUPPLY FROM STREET (300A) FOR BUILDING A ONLY.
 2. NEW MSB BECOMES MDB IN FUTURE (PHASE 4).
 3. INSTALL PATHWAY LINKS TO FUTURE BUILDING - B.

STAGE 1 - PHASE 1 (CONSTRUCTION)

- NOTES :
- i. CONSTRUCTION OF 39 ILU UNITS INCLUDING BASEMENT PARKING, SERVICES, LANDSCAPING AND DRIVEWAY (BUILDING A)

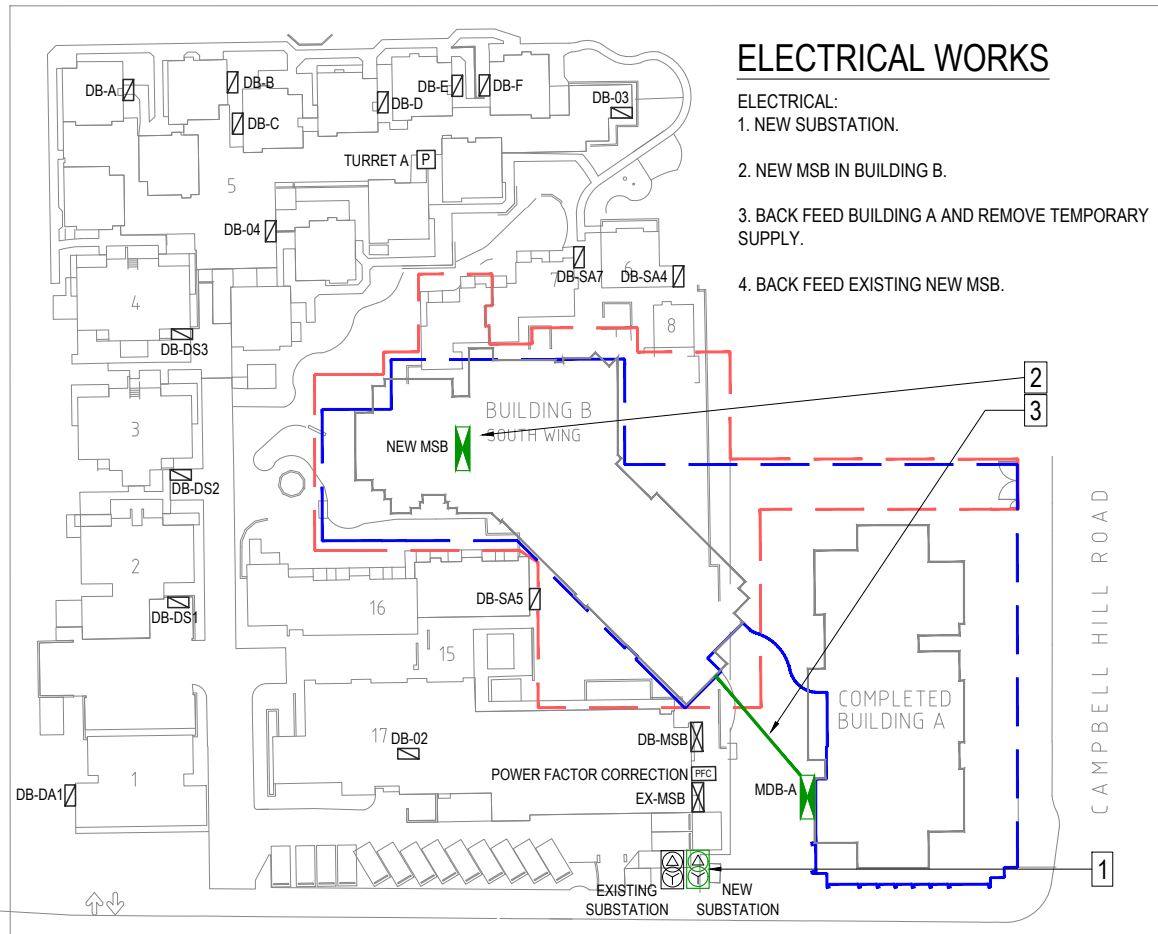
STAGE 1 - PHASE 2 (CONSTRUCTION)

- NOTES :
- i. DEMOLISH EXISTING BUILDING 7 (PART), 9, 10, 11, 12, 13 & 14.
 - ii. CONSTRUCTION OF TEMPORARY WATERPROOF LIGHTWEIGHT WALL TO CLOSE-OFF EXISTING UNIT 7.



ELECTRICAL WORKS

- ELECTRICAL:
1. DECOMMISSION DB-SA1, SA2, SA3, SA6, SA7, AND MDB.
 2. RE-SUPPLY AND RE-LOCATE DB-SA7 TO MAINTAIN POWER SUPPLY FOR BUILDING - 7.
 3. RE-SUPPLY DB-SA4, DB-SA5, TURRET A, DB-DS1, DB-DS2 AND DB-DS3 (FED FROM DEMOLISHED MDB) FROM THE EX-MSB.
 4. PROPOSED ROUTE OF RE-SUPPLIED DBS SHOWN IN PLAN.



ELECTRICAL WORKS

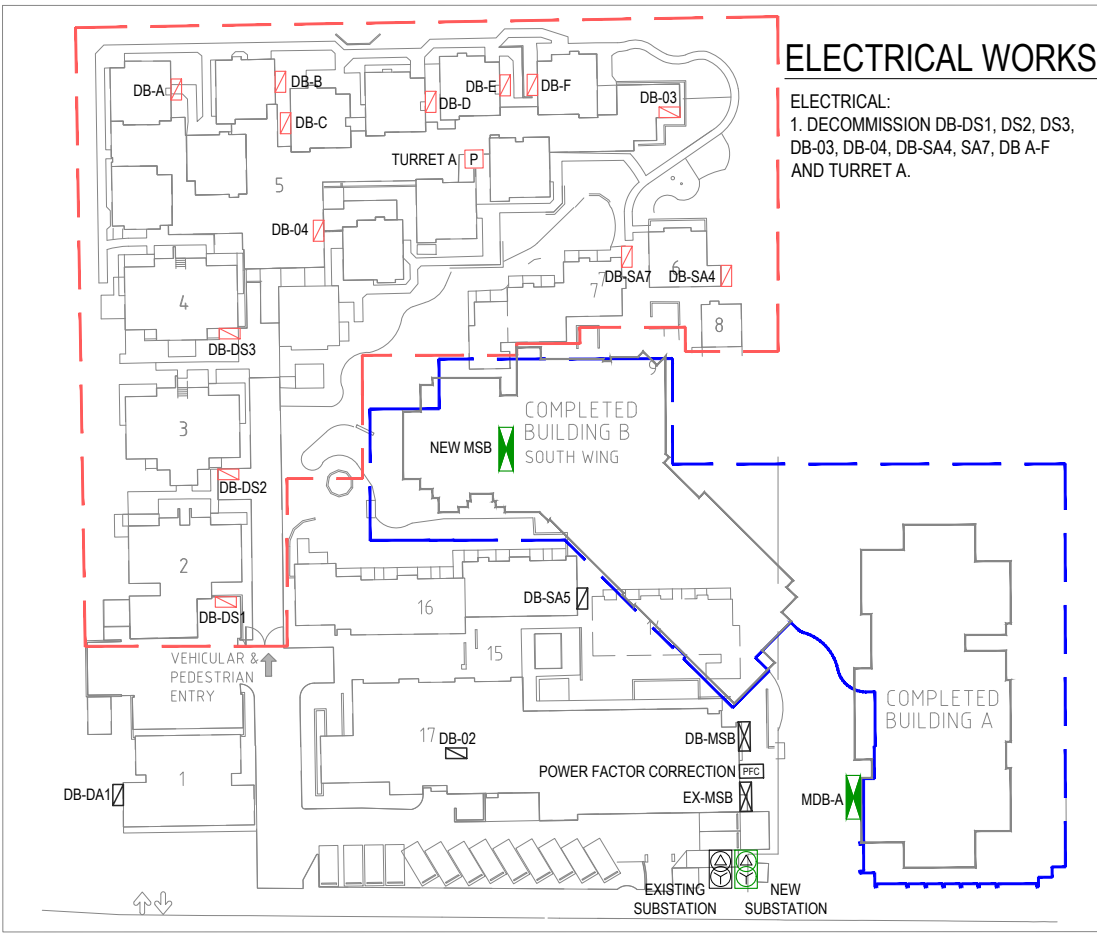
- ELECTRICAL:
1. NEW SUBSTATION.
 2. NEW MSB IN BUILDING B.
 3. BACK FEED BUILDING A AND REMOVE TEMPORARY SUPPLY.
 4. BACK FEED EXISTING NEW MSB.

STAGE 1 - PHASE 3 (CONSTRUCTION)

- NOTES :
- i. CONSTRUCTION OF 64 BEDS RCF SOUTH WING INCLUDING (BUILDING B) BASEMENT, SERVICES, LANDSCAPE AND DRIVEWAYS.

STAGE 1 - PHASE 4 (CONSTRUCTION)

- NOTES :
- i. DEMOLISH EXISTING BUILDINGS 2, 3, 4, 5, 6, 7 & 8.



ELECTRICAL WORKS

- ELECTRICAL:
1. DECOMMISSION DB-DS1, DS2, DS3, DB-03, DB-04, DB-SA4, SA7, DB A-F AND TURRET A.

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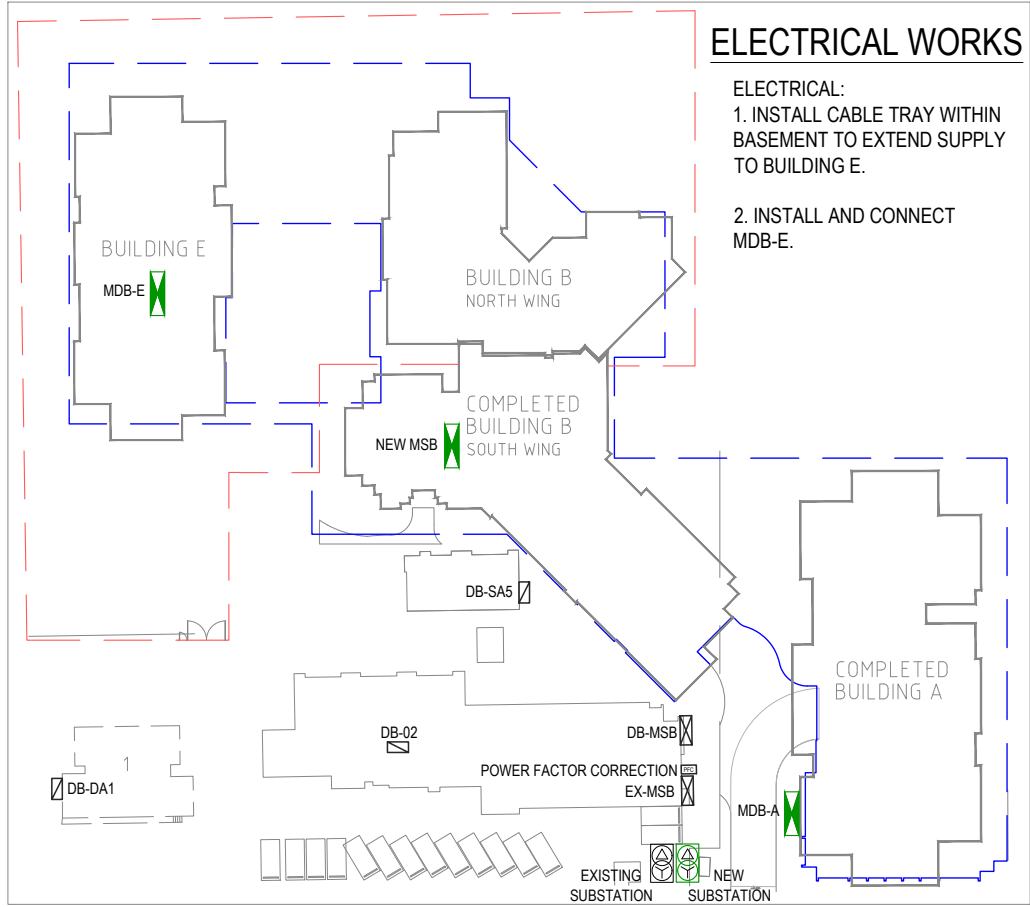


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Checked	A.H.	Date	15.05.2024
Designed	M.S.	Date	15.05.2024
Verified	A.H.	Date	15.05.2024
Approved	J.F.	Date	15.05.2024

Client **ABEL TASMAN VILLAGE**
Project **ABEL TASMAN VILLAGE REDEVELOPMENT**
222 WALDRON ROAD AND 138 CAMPBELL HILL ROAD
CHESTER HILL, NSW 2162
Title **ELECTRICAL SERVICES**
STAGE 1 - PHASE 1-4
ELECTRICAL INFRASTRUCTURE STAGING (1 OF 2)

Status	FOR INFORMATION ONLY						
NOT TO BE USED FOR CONSTRUCTION PURPOSES							
B.U.	NSW	Project No.	ADL220013	Scale	NTS	Size	A3
Drawing Number							Revision
E001							A



ELECTRICAL WORKS

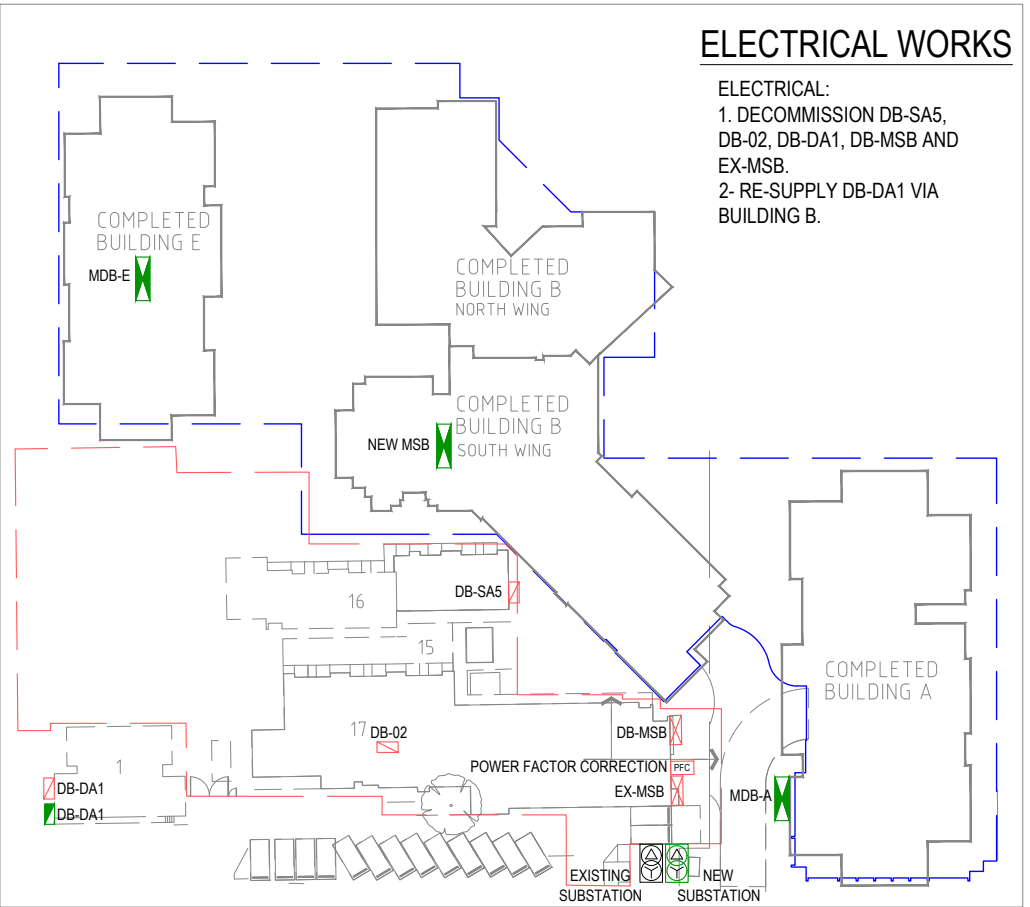
- ELECTRICAL:
1. INSTALL CABLE TRAY WITHIN BASEMENT TO EXTEND SUPPLY TO BUILDING E.
 2. INSTALL AND CONNECT MDB-E.

STAGE 1 - PHASE 5
(CONSTRUCTION)

- NOTES :
- i. CONSTRUCTION OF 56 BEDS RCF (BUILDING B NORTH WING) INCLUDING BASEMENT, SERVICES, LANDSCAPE & WALKWAY.
 - ii. DEMOLISH TEMPORARY LIGHTWEIGHT WALL AND CONNECT BUILDING B SOUTH & NORTH WING.
 - iii. CONSTRUCTION OF 25 ILU UNITS (BUILDING E) INCLUDING BASEMENT, PARKING, SERVICES & LANDSCAPING.

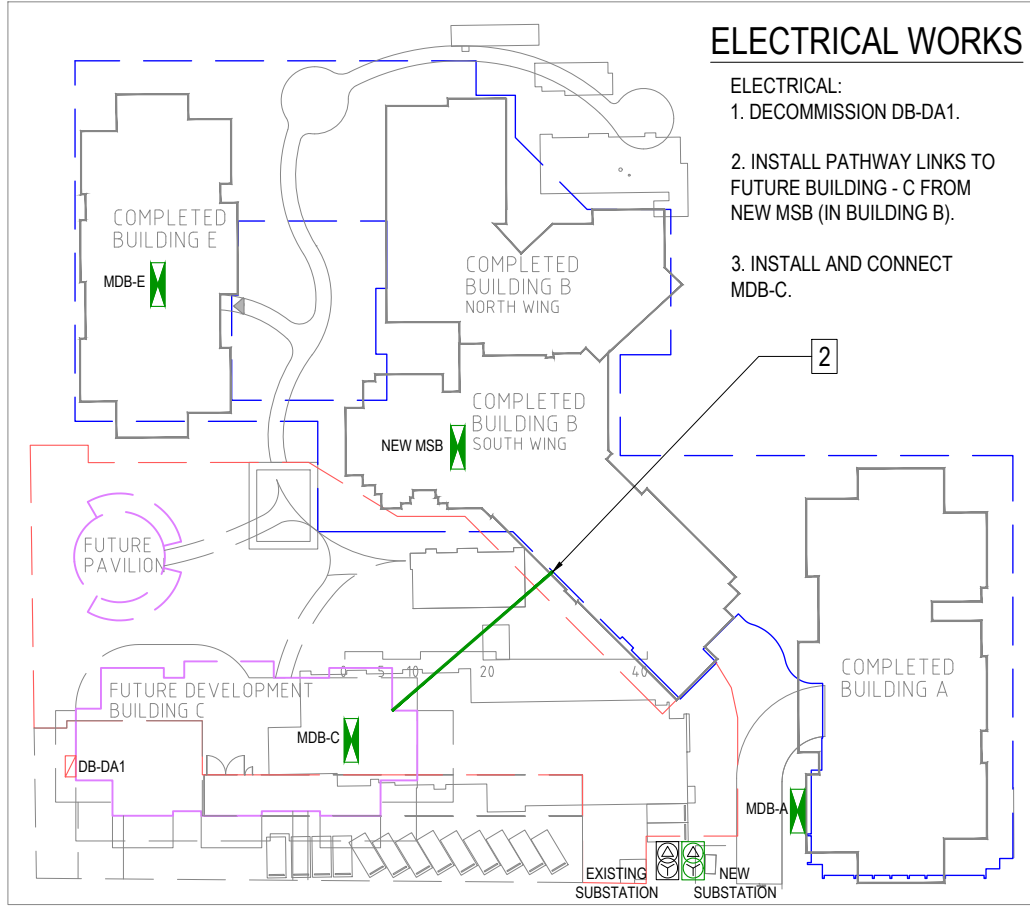
STAGE 1 - PHASE 6
(CONSTRUCTION)

- NOTES :
- i. DEMOLISH EXISTING BUILDING 15, 16 & 17.



ELECTRICAL WORKS

- ELECTRICAL:
1. DECOMMISSION DB-SA5, DB-02, DB-DA1, DB-MSB AND EX-MSB.
 2. RE-SUPPLY DB-DA1 VIA BUILDING B.



ELECTRICAL WORKS

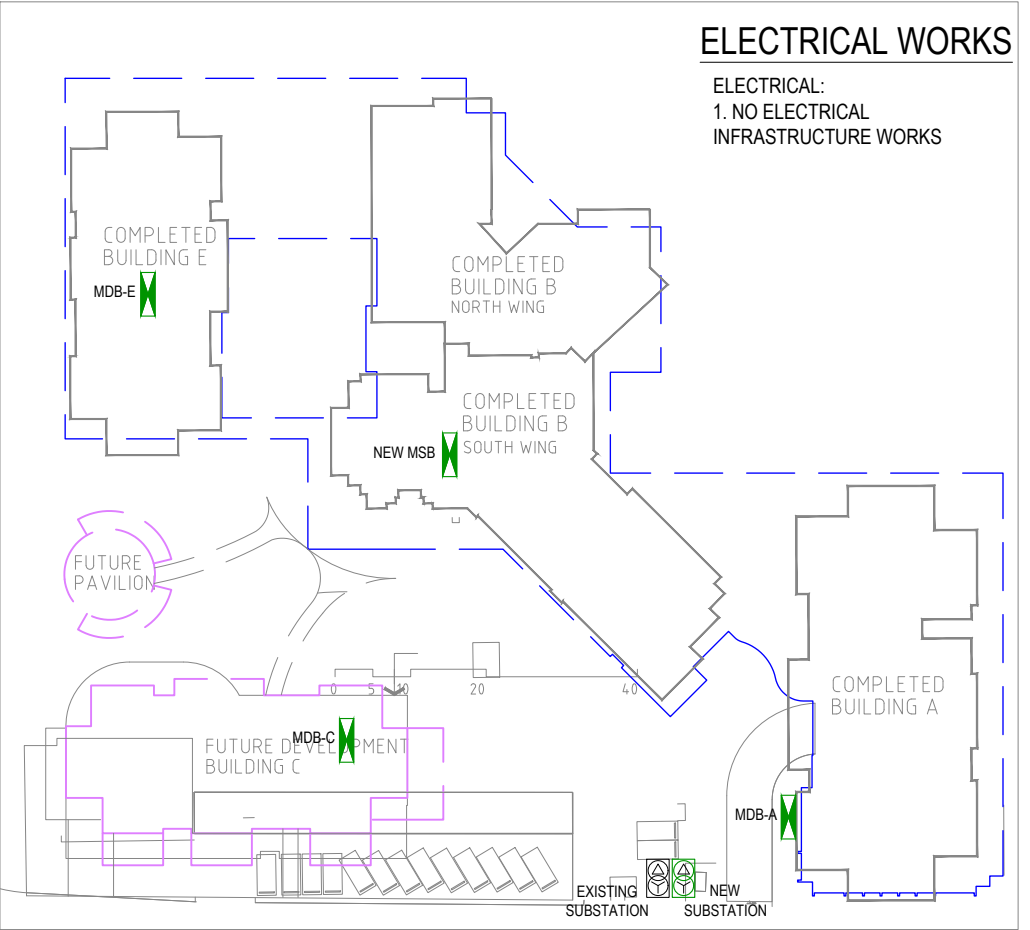
- ELECTRICAL:
1. DECOMMISSION DB-DA1.
 2. INSTALL PATHWAY LINKS TO FUTURE BUILDING - C FROM NEW MSB (IN BUILDING B).
 3. INSTALL AND CONNECT MDB-C.

STAGE 1 - PHASE 7
(CONSTRUCTION)

- NOTES :
- i. CONSTRUCTION OF LANDSCAPE, AND WALKWAYS ADJACENT TO BUILDING B.
 - ii. LANDSCAPE FUTURE STAGE 2 AREA.

STAGE 1 - PHASE 8
(CONSTRUCTION)

- NOTES :
- i. CONNECT EXISTING CARPARK TO NEW VEHICULAR AND PEDESTRIAN ACCESS AT WALDRON ROAD.



ELECTRICAL WORKS

- ELECTRICAL:
1. NO ELECTRICAL INFRASTRUCTURE WORKS

Rev.	Date	Description	M.S.	A.H.	J.F.
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Client

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PROJECT MANAGER

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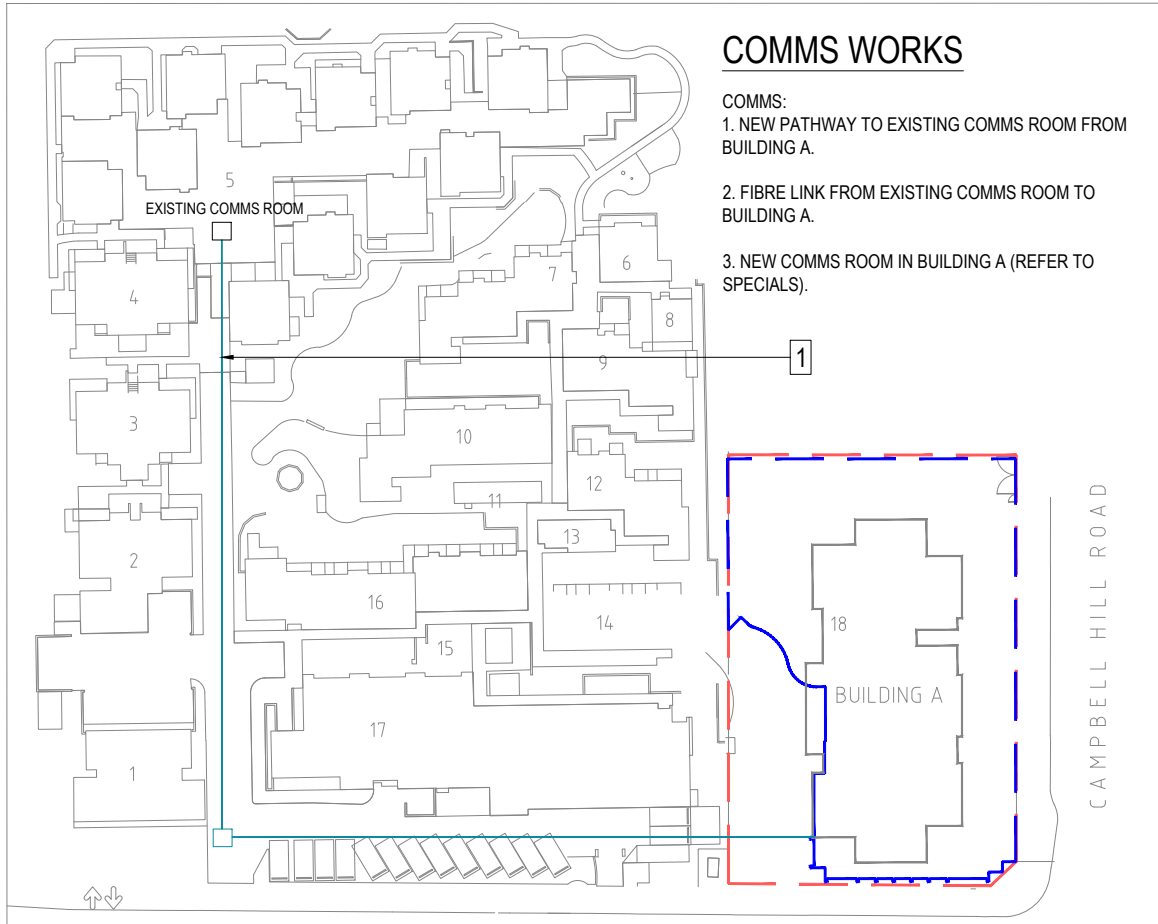
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Designed	M.S.	Date	15.05.2024
Verified	A.H.	Date	15.05.2024
Approved	J.F.	Date	15.05.2024

Client **ABEL TASMAN VILLAGE**

Project **ABEL TASMAN VILLAGE REDEVELOPMENT**
222 WALDRON ROAD AND 138 CAMPBELL HILL ROAD
CHESTER HILL, NSW 2162

Title **ELECTRICAL SERVICES**
STAGE 1 - PHASE 5-8
ELECTRICAL INFRASTRUCTURE STAGING (2 OF 2)

Status	FOR INFORMATION ONLY			
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
B.U	Project No.	Scale	Size	
NSW	ADL220013	NTS	A3	
Drawing Number				Revision
E002				A



COMMS WORKS

- COMMS:
- 1. NEW PATHWAY TO EXISTING COMMS ROOM FROM BUILDING A.
 - 2. FIBRE LINK FROM EXISTING COMMS ROOM TO BUILDING A.
 - 3. NEW COMMS ROOM IN BUILDING A (REFER TO SPECIALS).

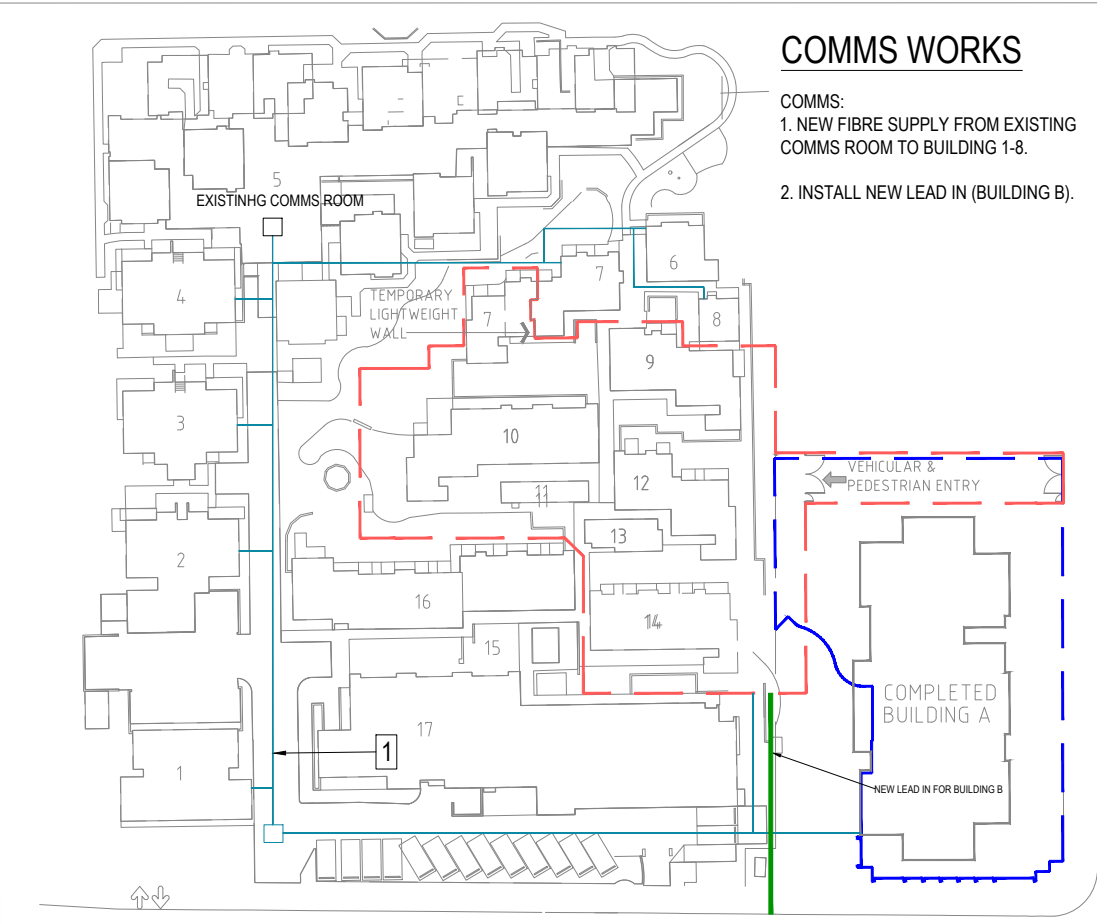
STAGE 1 - PHASE 1
(CONSTRUCTION)

NOTES :

- i. CONSTRUCTION OF 39 ILU UNITS INCLUDING BASEMENT PARKING, SERVICES, LANDSCAPING AND DRIVEWAY (BUILDING A)

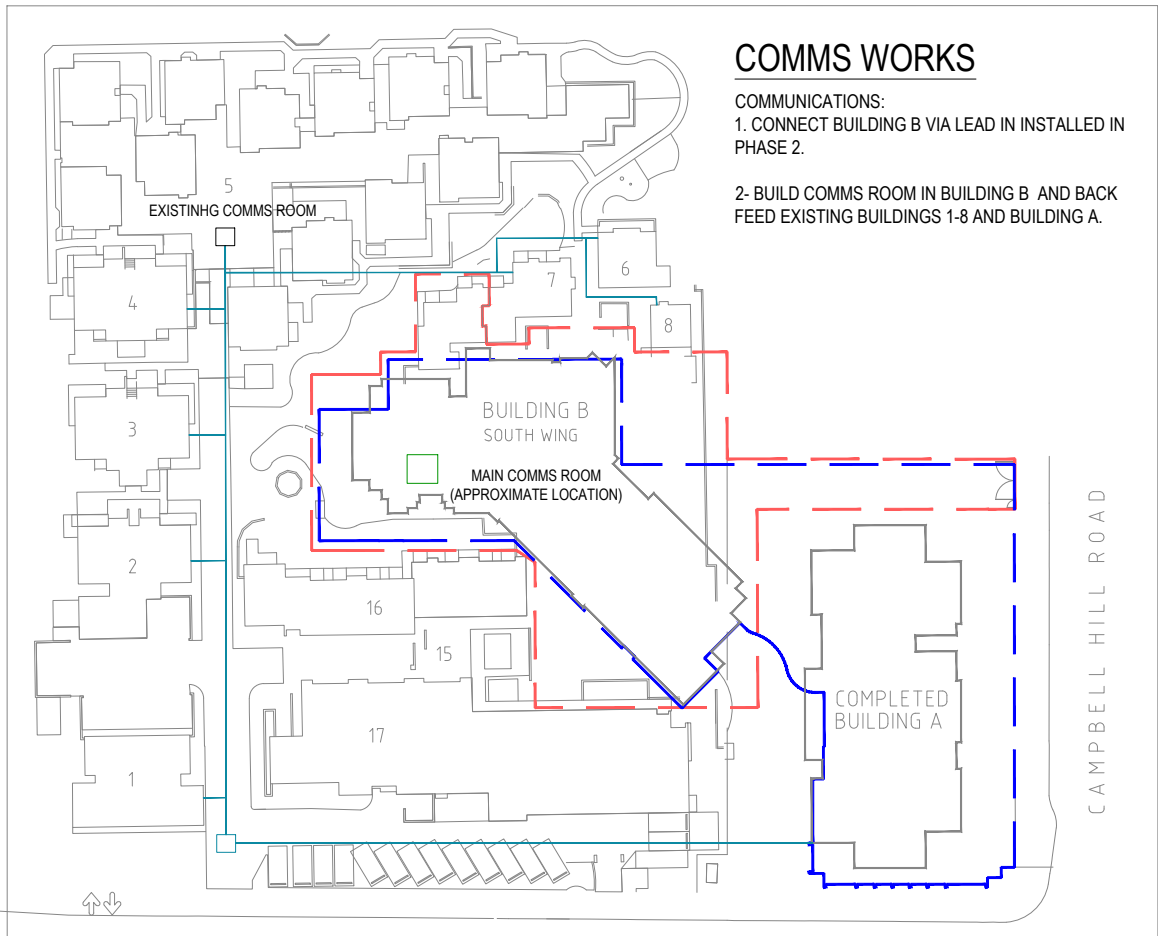
STAGE 1 - PHASE 2
(CONSTRUCTION)

- NOTES :
- i. DEMOLISH EXISTING BUILDING 7 (PART), 9, 10, 11, 12, 13 & 14.
 - ii. CONSTRUCTION OF TEMPORARY WATERPROOF LIGHTWEIGHT WALL TO CLOSE-OFF EXISTING UNIT 7.



COMMS WORKS

- COMMS:
- 1. NEW FIBRE SUPPLY FROM EXISTING COMMS ROOM TO BUILDING 1-8.
 - 2. INSTALL NEW LEAD IN (BUILDING B).



COMMS WORKS

- COMMUNICATIONS:
- 1. CONNECT BUILDING B VIA LEAD IN INSTALLED IN PHASE 2.
 - 2. BUILD COMMS ROOM IN BUILDING B AND BACK FEED EXISTING BUILDINGS 1-8 AND BUILDING A.

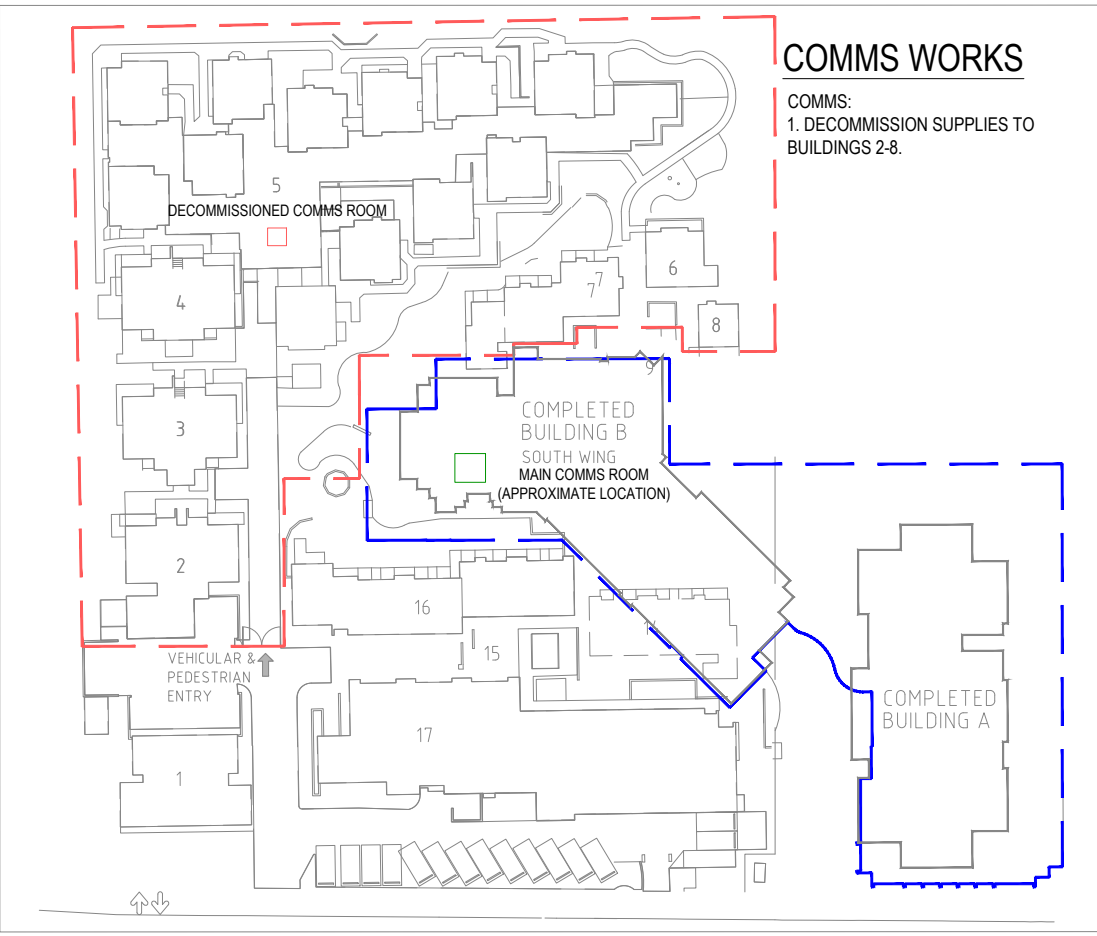
STAGE 1 - PHASE 3
(CONSTRUCTION)

NOTES :

- i. CONSTRUCTION OF 64 BEDS RCF SOUTH WING INCLUDING (BUILDING B) BASEMENT, SERVICES, LANDSCAPE AND DRIVEWAYS.

STAGE 1 - PHASE 4
(CONSTRUCTION)

- NOTES :
- i. DEMOLISH EXISTING BUILDINGS 2, 3, 4, 5, 6, 7 & 8.



COMMS WORKS

- COMMS:
- 1. DECOMMISSION SUPPLIES TO BUILDINGS 2-8.

Rev.	Date	Description	M.S.	A.H.	J.F.
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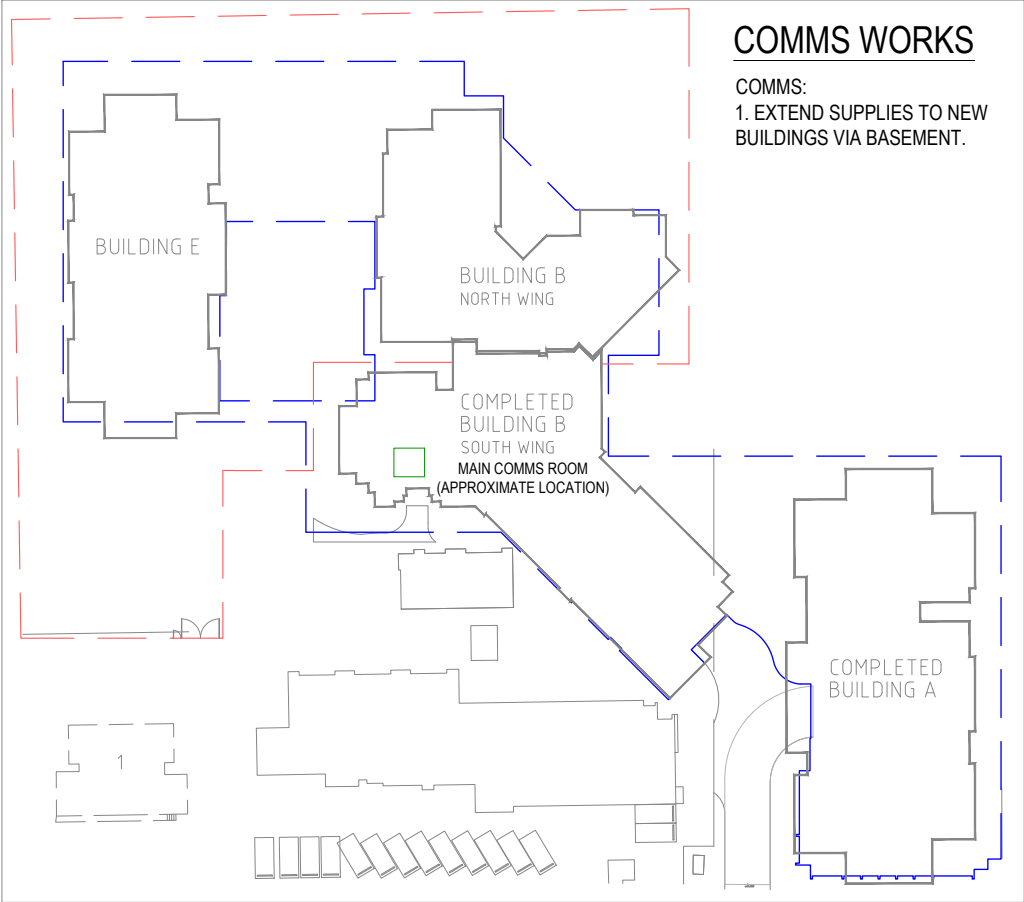
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Client ABEL TASMAN VILLAGE

Project ABEL TASMAN VILLAGE REDEVELOPMENT
222 WALDRON ROAD AND 138 CAMPBELL HILL ROAD
CHESTER HILL, NSW 2162

Title ELECTRICAL SERVICES
STAGE 1 - PHASE 1-4
COMMS INFRASTRUCTURE STAGING (1 OF 2)

Status	FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES				
B.U	NSW	Project No. ADL220013	Scale NTS	Size A3	
Drawing Number E003				Revision A	



COMMS WORKS

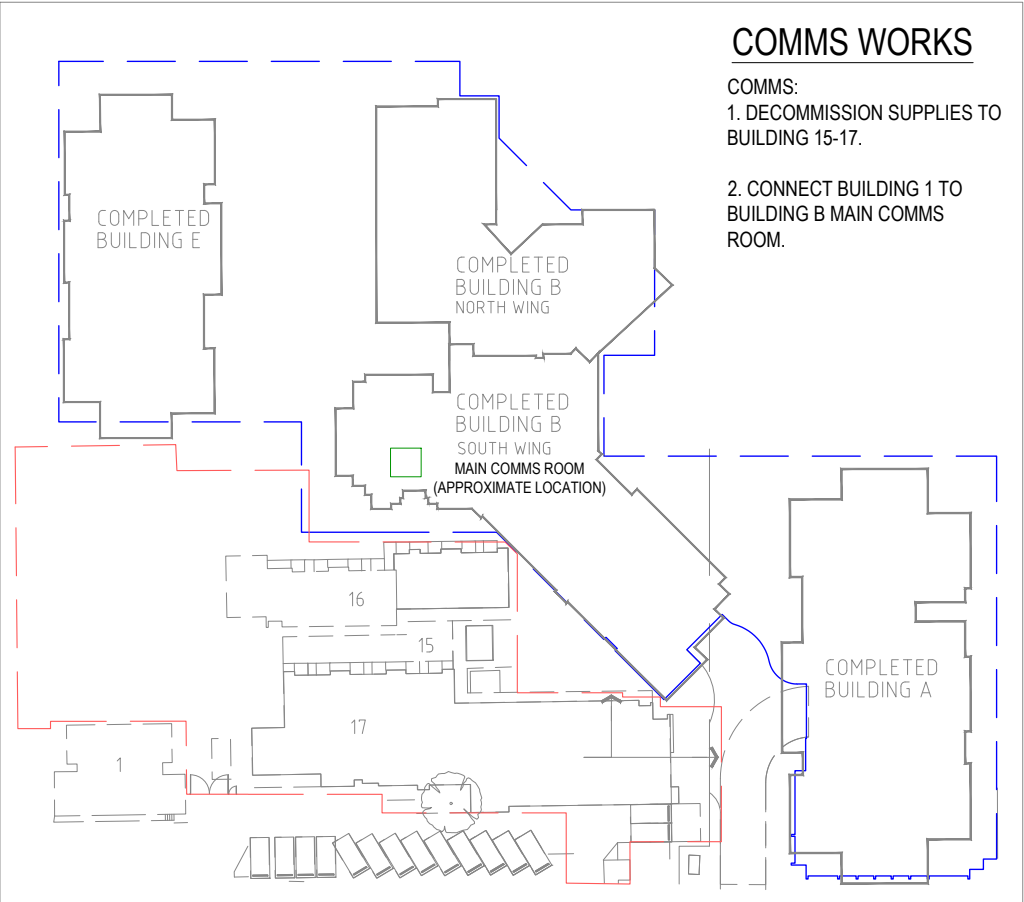
COMMS:
1. EXTEND SUPPLIES TO NEW BUILDINGS VIA BASEMENT.

STAGE 1 - PHASE 5 (CONSTRUCTION)

- NOTES :
- i. CONSTRUCTION OF 56 BEDS RCF (BUILDING B NORTH WING) INCLUDING BASEMENT, SERVICES, LANDSCAPE & WALKWAY.
 - ii. DEMOLISH TEMPORARY LIGHTWEIGHT WALL AND CONNECT BUILDING B SOUTH & NORTH WING.
 - iii. CONSTRUCTION OF 25 ILU UNITS (BUILDING E) INCLUDING BASEMENT, PARKING, SERVICES & LANDSCAPING.

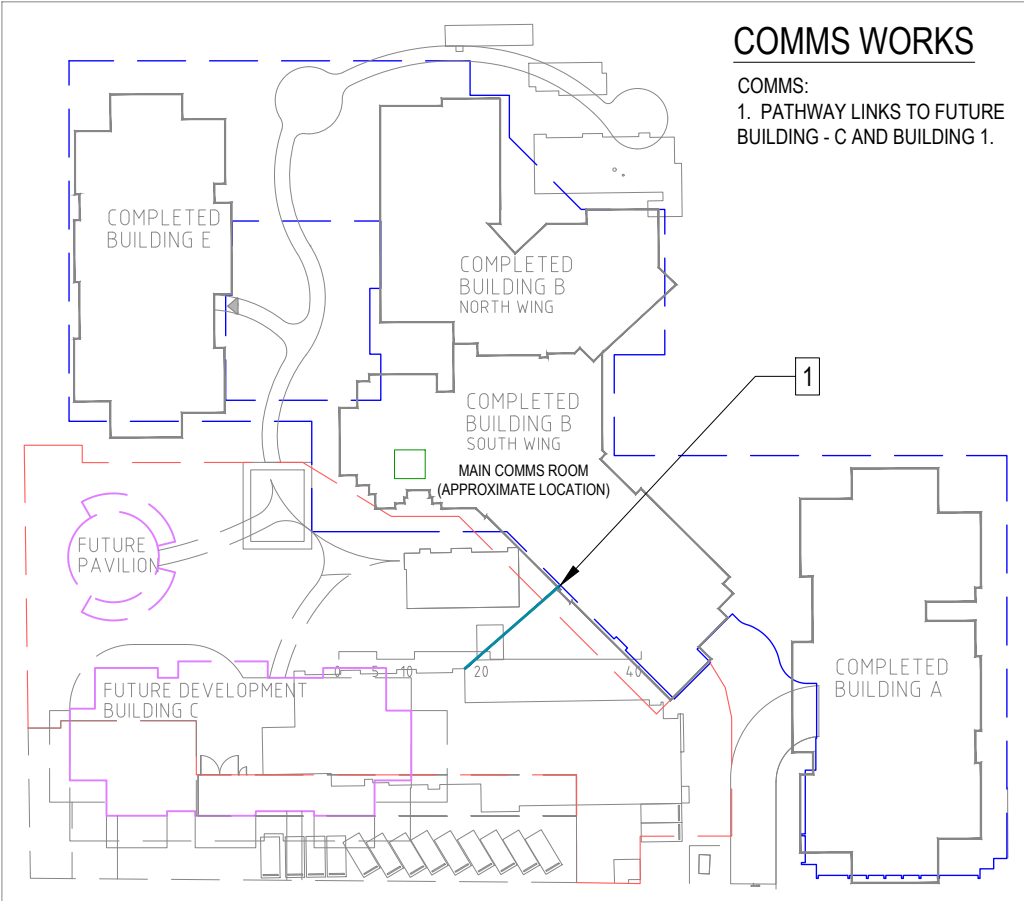
STAGE 1 - PHASE 6 (CONSTRUCTION)

- NOTES :
- i. DEMOLISH EXISTING BUILDING 15, 16 & 17.



COMMS WORKS

- COMMS:
- 1. DECOMMISSION SUPPLIES TO BUILDING 15-17.
 - 2. CONNECT BUILDING 1 TO BUILDING B MAIN COMMS ROOM.



COMMS WORKS

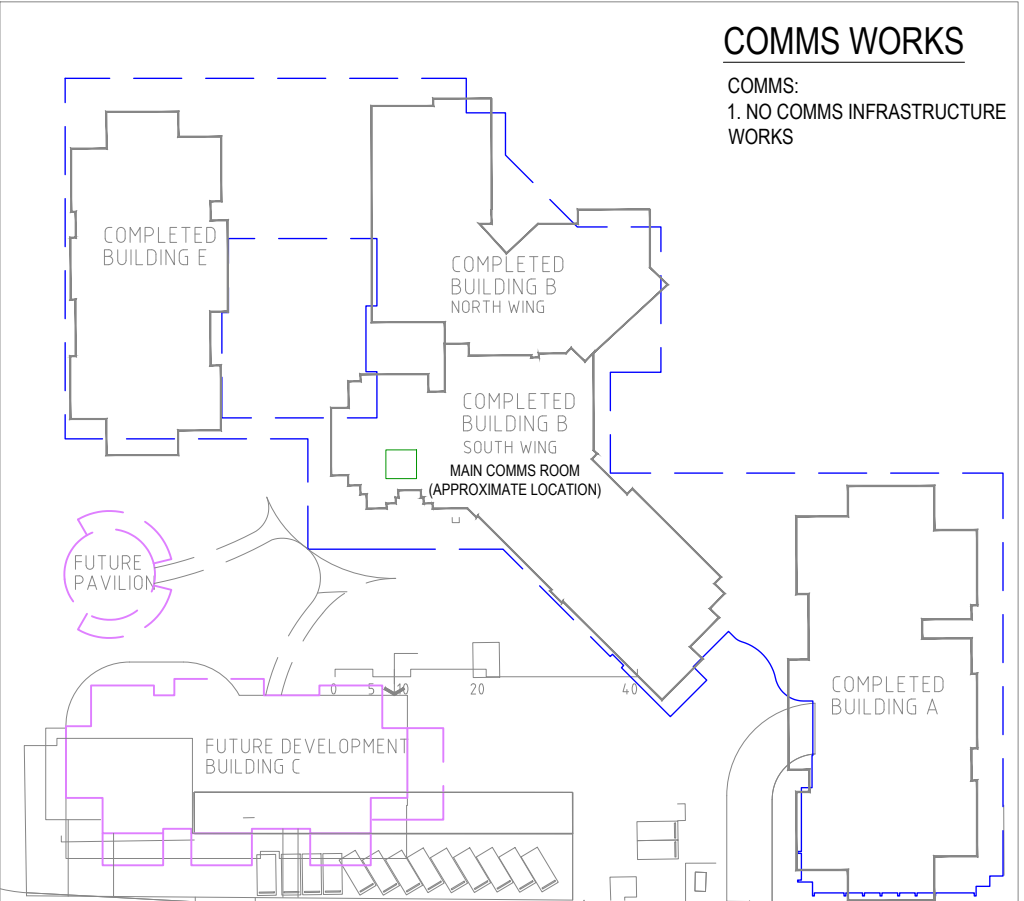
- COMMS:
- 1. PATHWAY LINKS TO FUTURE BUILDING - C AND BUILDING 1.

STAGE 1 - PHASE 7 (CONSTRUCTION)

- NOTES :
- i. CONSTRUCTION OF LANDSCAPE, AND WALKWAYS ADJACENT TO BUILDING B.
 - ii. LANDSCAPE FUTURE STAGE 2 AREA.

STAGE 1 - PHASE 8 (CONSTRUCTION)

- NOTES :
- i. CONNECT EXISTING CARPARK TO NEW VEHICULAR AND PEDESTRIAN ACCESS AT WALDRON ROAD.



COMMS WORKS

- COMMS:
- 1. NO COMMS INFRASTRUCTURE WORKS

Rev.	Date	Description	M.S.	A.H.	J.F.
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222 WALDRON ROAD AND 138 CAMPBELL HILL ROAD
CHESTER HILL, NSW 2162
Title **ELECTRICAL SERVICES**
STAGE 1 - PHASE 5-8
COMMS INFRASTRUCTURE STAGING (2 OF 2)

Status	FOR INFORMATION ONLY				
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B.U	Project No.	Scale	Size		
NSW	ADL220013	NTS	A3		
Drawing Number				Revision	
E004				A	