

SITE INFRASTRUCTURE MEMO – JHA CONSULTING ENGINEERS (NSW) PTY LTD

PROJECT NAME: Opal Bayview RACF
PROJECT NUMBER: 240516
ATTENTION: Bloompark C/O: Harry Bate
FROM: Robert Wright
DATE: 22 October 2025

INTRODUCTION

This Authority Application Summary is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of Principal Healthcare Finance Pty Limited (Opal Healthcare) in support of a State Significant Development Application (SSDA) (SSD-77240466) for a 177 bed residential aged care facility (RACF) at 36-42 Cabbage Tree Road, Bayview (the site).

The proposed development will comprise the following:

- Demolition of the existing aged care building and driveway on the site;
- Construction of a three-storey residential aged care facility, accommodating:
 - 177 beds,
 - Basement parking,
 - Ground floor ancillary facilities;
- Construction of a community room, to be located on the Aveo Bayview Gardens Retirement Living (Aveo BGRL) site;
- Construction of a new driveway, to be located on the Aveo BGRL site;
- Torrens Title subdivision of the Opal Healthcare Bayview site from Aveo BGRL;
- Associated amenities and landscaping works;
- Augmentation of, and connection to, existing utilities as required.

For a detailed project description, refer to the Environmental Impact Statement prepared by Beam Planning.

1. INCOMING ELECTRICAL SERVICES SUMMARY

The existing aged care building is currently fed from Substation #47103 out on Annam Road. This is a direct supply from the substation to where this building has its own existing electrical authority meter.

As part of these works, the existing supply to the aged care building will be disconnected from the substation as proposed works will require a larger supply and require a new substation. Associated authority meters will also be disconnected and removed as part of these works.

An electricity application had been submitted to Ausgrid on 04/03/2025 to provide one (1) 1000 kVA kiosk type transformer with 2 feeder HV switches. Following the application submission, Ausgrid have provided an offer to enter a Contract for Design Related Services. JHA have engaged with an Accredited Service Provider (ASP) to undertake the design and construction of the incoming electrical supply.

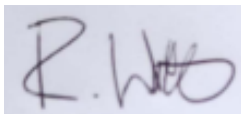
2. NBN REQUIREMENTS

The existing building currently has two incoming telecommunications feeds. The first is old copper (twisted pairs) phone lines running in a Telstra conduit. The second is an incoming fibre that would be a NBN services. On the external wall of the ILU building nearest to the aged care building, an external NBN enclosure is installed.

As part of the construction works, the existing NBN services and copper phone lines are to be disconnected and removed prior to demolition of the existing aged-care building. These works are to be completed by NBN.

NBN are to be consulted to determine if there are any possible services that may be fed to an adjacent AVEO building from the NBN PDH. If this is not possible, a new NBN box will be provided for the building during construction.

Regards,

A handwritten signature in blue ink, appearing to read 'R. Wright', is placed on a light blue rectangular background.

Robert Wright

Senior Electrical Engineer