

Mr. Elias, Mr. Maltese and Mr. Petro  
C/- AE Design Partnership

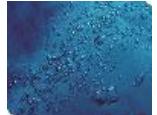


## Service Utility Infrastructure Assessment: Proposed Commercial Subdivision, 1111 – 1141 Elizabeth Drive, Cecil Park, NSW

ENVIRONMENTAL



WATER



WASTEWATER



GEOTECHNICAL



CIVIL



PROJECT  
MANAGEMENT

P1706121JR04V03  
September 2018

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Document and Distribution Status						
Author(s)		Reviewer(s)		Project Manager		Signature
Revision No.	Description	Status	Release Date	Document Location		
				File Copy	Mr Elias, Mr Maltese and Mr Petro	AE Design Partnership
1	Client review	Draft	20/2/2018	1E	1P	1P
2	Revised	Revised	11/04/2018	1E	1P	1P
3	DA Submission	Final	07/09/2018	1E	1P	1P

Distribution Types: F = Fax, H = hard copy, P = PDF document, E = Other electronic format. Digits indicate number of document copies.

**All enquiries regarding this project are to be directed to the Project Manager.**

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# 1 Introduction

## 1.1 Overview

This services assessment is prepared by Martens and Associates for the Client to support a proposed development application (DA) to Fairfield City Council (FCC) for a commercial subdivision located at 1111 – 1141 Elizabeth Drive, Cecil Park, NSW.

## 1.2 Objectives

Objectives of the assessment include:

- To provide details of existing service utilities infrastructure servicing the site and local area; and,
- To determine likely requirements for any upgrades of service utilities to supply the proposed commercial development.

## 1.3 Project Scope

Scope of works includes:

- Review of existing services infrastructure servicing the site.
- Completion of an underground services search.
- Review of water and sewerage requirements for the site.
- Liaison with relevant service providers to determine the availability of services and likely requirements for upgrades.
- Identify the opportunities, constraints, risks and other issues associated with servicing the proposed development.

## 2 Site Description

### 2.1 Summary

A summarised site description is provided in Table 1. A site plan is provided in Attachment A.

**Table 1:** Summarised site description.

Item	Description / Detail
Site address and Lot/DP	1111-1141 Elizabeth Drive, Cecil Park, NSW (Lot 2 Sec 4 DP 2954).
Approximate area <sup>2</sup>	7.38 ha (Project Surveyors, 2017)
Local Government Area (LGA) <sup>1</sup>	Fairfield City Council (FCC).
Current zoning and land use	The site is currently zoned as part of the Western Sydney Parklands area.
Proposed land use	Commercial subdivision.
Site description	Rural residential lot with cleared pastoral land, dwelling and multiple sheds and stockpiles.
Surrounding land uses	Low density residential to the north, cleared pastoral land and tree cover to the east and south, new housing development being constructed to the west.
Topography	Located within slightly undulating terrain. Site elevation ranges from approximately 117 m AHD at street level on the south of the site to approximately 100 m AHD at the northern site boundary (Project Surveyors, 2017).
Expected geology	The Penrith 1:100,000 Geological Series Sheet 9030 (1991) describes site geology as Bringelly Shale consisting of shale, carbonaceous claystone, claystone, laminate, fine to medium-grained lithic sandstone, rare coal and tuff. The NSW Environment and Heritage eSPADE website identifies the site as having soils of the Luddenham variety consisting of shallow dark podzolic soils or massive earthy clays on crests; moderately deep red podzolic soils on upper slopes; moderately deep yellow podzolic soils and prairie soils on lower slopes and drainage lines.
Environmental receptors	Site drainage is via overland flow to a tributary of Ropes Creek along the north western site boundary. Ropes Creek is located approximately 3 km to the east of the site.

## 3 Service Utilities Assessment

### 3.1 Dial Before You Dig Enquiry

A ‘Dial-before-you-Dig (DBYD) enquiry was lodged for the site on 12 January, 2018 and responses for existing underground services were received from the following service providers:

- Sydney Water (water and sewerage);
- Jemena (gas);
- NBN Company (optic fibre / telecommunications);
- Optus (telecommunications);
- Endeavour Energy (electricity);

### 3.2 Potable Water

#### 3.2.1 Sydney Water Existing Assets and Connection Availability

The DBYD results indicate that Sydney Water has existing 150 mm diameter CICL water mains located adjacent to the site in the Elizabeth Drive and Cecil Road reserves.

At the time of writing, a request for a Notice of Requirements from Sydney Water had been lodged and is expected to confirm the availability of connection to water mains adjacent to the site, sufficient to supply potable water to all new lots created as part of the subdivision.

#### 3.2.2 Preliminary Water Demand

A preliminary assessment of likely potable water demands for the site has been completed using the Sydney Water (2012) edition of the Water Services of Australia Water Supply Code of Australia (WSA 03 – 2011-3.1. A summary of preliminary water demands for the development is provided in Table 2. Assumptions used in this assessment included:

- Suburban ‘commercial’ rates are assumed for the subdivision.
- No water recycling / non-potable water supply is assumed to be available to the subdivision.
- As for the wastewater generation assessment (Martens report P1706121JR03V04, September 2018), the total site developable area (net area) is taken to be 35% of the total proposed lot areas.

**Table 2:** Summary of preliminary water demands from the development.

Intended Use	Classification	Lot	Max demand rate (kL/net ha/ day) <sup>1</sup>	Lot Size (m <sup>2</sup> ) <sup>2</sup>	Developed Footprint (DF) <sup>3</sup>	Max day demand <sup>4</sup> (kL)	Average day demand <sup>5</sup> (kL)	Max hour demand <sup>6</sup> (L/s)
Commercial	Suburban commercial	1	41	3,021	1,057.4	4.34	2.17	0.10
		2	41	3,540	1,239.0	5.08	2.54	0.12
		3	41	2,372	830.2	3.40	1.70	0.08
		4	41	4,047	1,416.5	5.81	2.90	0.13
		5	41	3,762	1,316.7	5.40	2.70	0.12
		6	41	4,267	1,493.5	6.12	3.06	0.14
		7	41	5,056	1,769.6	7.26	3.63	0.17
		8	41	4,448	1,556.8	6.38	3.19	0.15
		9	41	2,701	945.4	3.88	1.94	0.09
		10	41	2,460	861.0	3.53	1.77	0.08
		11	41	2,482	868.7	3.56	1.78	0.08
		12	41	2,430	850.5	3.49	1.74	0.08
		13	41	2,576	901.6	3.70	1.85	0.09
		14	41	2,526	884.1	3.62	1.81	0.08
		Site Total	41	45,668	15,990.8	65.56	32.78	1.52

Notes:

<sup>1</sup> Based on Sydney Water edition of Water Services Association of Australia Water Code (2012) guidelines.

<sup>2</sup> As per proposed subdivision layout – drawing number DA04, 30/07/18 (AE Design Partnership).

<sup>3</sup> 35 % of total site area.

<sup>4</sup> (DF/10,000) x 41

<sup>5</sup> Based on MDD x 0.5 for ratio max day / average day.

<sup>6</sup> Based on MDD x 2.0 for ratio max hour / max day and converted to L/s.

By comparison to the above, the calculated average wastewater generation rate per day (MA report P1706121JR03V04, September 2018) is approximately 21.46 kL/day, or approximately 65% of average daily potable water demand at the site.

### **3.3 Sewerage**

#### **3.3.1 Existing Sewerage Network**

At present, the site has no access to a Sydney Water reticulated sewer service. Review of the plans provided as part of the DBYD review showed that the nearest reticulated sewerage network is located at the eastern end of Lot 5045 DP 857382, being 33 Isabel Street, Cecil Hills, NSW, approximately 800 m to the south and east of the site. It is not known if this sewer has sufficient capacity to convey expected flows from the site, nor if the system is appropriately designed to convey flows from a commercial subdivision (being within an existing residential subdivision and likely designed to convey typical domestic sewage).

The nearest trunk sewer drain is expected to be in the vicinity of Sandringham Drive, Cecil Hills approximately 1.7 km to the east and south of the site. Any connection to the existing sewerage network servicing Cecil Hills would require a rising main to traverse both Elizabeth Drive and the M7 Motorway road corridors.

It is likely that construction of such a main would not be feasible at this time and that connection to Sydney Water's sewerage network will likely require the construction of major infrastructure works on the western side of the M7 Motorway prior to reticulated sewer becoming available to the site.

Recommendations for onsite management of site wastewater are provided in Martens onsite wastewater management assessment report P1706121JR03V04 (September 2018). These consist of individual pump-out systems on each lot, to be decommissioned once Sydney Water sewer becomes available to the site, which is likely to be of the order of 2 – 4 years' time (2020 – 2022 current estimate).

### **3.4 Gas**

Review of the DBYD plans provided by Jemena show that there is currently a 150 mm secondary gas main located on the northern side of the Elizabeth Road reserve and a 110 mm supply gas main located on the western side of the Cecil Road reserve.

Correspondence with Jemena's new connections team has indicated that the site is likely to be able to be supplied with reticulated gas, subject to a detailed design and review being conducted at the detailed design stage of the development. A Clearance Certificate is being sought from Jemena to that effect.

Jemena have also indicated that there is a major gas supply main within the site, adjacent to the south-eastern boundary. Jemena maintains an

easement over this main which is approximately 25 m wide and would need to be confirmed by title search.

Jemena have indicated that construction in the vicinity of the major gas supply main will be subject to their 'Guideline to Designing, Constructing and Operating around existing AS2885 Natural Gas Pipeline' manual. Jemena have advised that their preference for the use of their easement should remain as grassed / low vegetation landscaping. Jemena have also advised that any excavation on the site and / or proposed below ground structures (most notably petrol / gas storages) will be subject to detailed review by their assets management team to ensure that the gas supply main is suitably protected from excavation, sudden decompression and / or explosion.

### **3.5 National Broadband Network**

Review of the DBYD plans shows that there is an in-service cable within the Cecil Road reserve adjacent to the site. Correspondence with NBN has indicated that the NBN will be connectable to the subdivision, subject to detailed design and their assessment of serviceability and infrastructure upgrade requirements at the subdivision at Construction Certificate stage of the development.

### **3.6 Telecommunications**

Under Telstra's Universal Services Obligation incorporated into the Telecommunications (Consumer Protection and Service Standards) Act (1999), Telstra is legally obligated to provide standard telephone services, payphones and prescribed carriage services to all businesses within Australia (Telstra, 2005).

A detailed design of the proposed subdivision will need to be submitted to Telstra's 'Smart Community' development assessment team to determine the minimum upgrades and / or new assets required to adequately service the site.

Review of the DBYD plans also showed the existence of an Optus cable within the Cecil Road reserve adjacent to the site. It is not known if this cable would be sufficient to supply telecommunications to the site in place of Telstra's supply.

### **3.7 Electricity Supply**

Review of the DBYD plans showed that Endeavour Energy has both high voltage (HV) and low voltage (LV) supply cables in Cecil Road and Elizabeth Drive road reserves. Correspondence received from Endeavour Energy includes a supply offer (see Attachment B), to the effect that electricity will be available to the subdivision, subject to a

detailed design of the electricity supply network within the subdivision, completed by a suitably qualified Level 3 Accredited Service Provider (ASP).

Correspondence indicates that the subdivision shall require both HV and LV underground service mains, padmount electrical substation (including transformers) and connection assets to each lot.

### **3.8 Additional Service Utilities**

Additional service utilities and infrastructure that are likely to be available to the subdivision, subject to detailed design, include:

- Pedestrian and vehicle access (footpaths, kerb crossings, etc.) which will be constructed by the developer and dedicated to Council; and
- Stormwater drainage assets (pit and pipe network) for the purposes of draining stormwater generated by the subdivision via appropriately designed stormwater control devices to appropriately designed outlet / discharge points.

## 4 Recommendations

### 4.1 Availability of Services

A detailed review of the availability of utility services has been completed for the site. It shows that, subject to detailed design of the subdivision, utility services shall be generally available to individual lots within the subdivision, with the notable exception of reticulated sewerage services by Sydney Water. It is unclear at the time of writing when such a sewerage service shall be available to the area.

### 4.2 Recommended Actions at Detailed Design Stage of Subdivision

We recommend that the following be undertaken at detailed design stage of the development:

- Engagement of a Water Servicing Coordinator to design the internal water supply network for the subdivision and to apply for Section 73 Compliance Certificate from Sydney Water.
- Engagement of a Level 3 ASP electrical designer to design the internal electricity supply system for the subdivision and to liaise with and obtain relevant approvals from Endeavour Energy.
- Engagement of a suitably qualified gas network designer to design the new gas supply network within the subdivision and to liaise with Jemena with respect to minimum supply requirements and required approvals.
- Submission of proposed plans to Jemena for analyses by their assets management team with respect to the proposed layout and land use at the site, as it pertains to potential impacts on the major gas supply main on the site.
- Engagement of a suitably qualified person or person(s) to design the telecommunications network (including NBN connection) to suit the requirements of Telstra and NBN Co.
- Further correspondence with Sydney Water about the likely timeframe in which reticulated sewerage services will be available to the site. This may require the services of a Water Servicing Coordinator to obtain this information from Sydney Water's Urban Growth Strategy and Planning department.

## 5 References

<https://www.1100.com.au>

<http://www.environment.nsw.gov.au/eSpade2WebApp>

Bannerman, S.M. and Hazelton, P.A. (1989) *Soil Landscapes of the Penrith 1:100,000 Sheet*

Sydney Water (2012) *Water Services of Australia - Water Supply Code of Australia WSA 03 – 2011-3.1 Part 1: Planning and Design.*

Telstra (2005) *Telstra's Universal Service Obligation – Policy Statement.*





project  
1111-1141  
Elizabeth Drive  
Cecil Park

client  
Elizabeth Drive  
Pty Ltd

prepared by  
**ae** design partnership  
architecture urban design planning  
Nominated Architect  
Director N R Dickson # 7061  
ABN 85 162 968 103

legend

- Site Boundary
- Lot
- Cadastre
- Vegetation Reserve
- Countours (0.5m intervals)
- Gas Pipeline Easement

Indicative Footpath/Cycleway (2.5m wide)

1:1,500 @ A3  
I  
DA04

Issue	Description	Date	drg title
DA	DA Package	30/07/18	SUBDIVISION LAYOUT
SB	RD		drawn checked

DA04

issue A  
date 25/07/2018





24 January 2018

**Endeavour Energy Ref: UCS0510 – 2018/00089/001**  
**Customer Ref: P1706121**

Martens & Associates  
Suite 201, 20 George Street  
HORNSBY NSW 2077

**Attention: Michael Dumas**

**CONNECTION OFFER – STANDARD CONNECTION SERVICE**

**UCS0510 – LOT 2, DP 2954, Land Subdivision Application: 1141 Elizabeth Drive, CECIL PARK**

Thank you for your application providing information of the proposed development at the above location. Your application has been registered under the above reference number. Please quote this reference number on all future correspondence.

This connection offer is made in accordance with the Terms and Conditions of the Model Standing Offer for a Standard Connection Service available on our website. To accept this offer, please complete the enclosed Notice of Advice form and obtain your Level 3 Accredited Service Provider (ASP) signature on the form prior to returning it to Endeavour Energy.

Endeavour Energy has completed a preliminary desk top assessment of the information provided in your application and issued an enclosed Supply Offer. Your next step is to obtain the services of a Level 3 ASP to prepare and provide an electrical design to Endeavour Energy in the form of a Proposed Method of Supply. This activity is customer funded contestable work and you will need to pay for it. An estimate of fees related to review of your design is attached.

A list of the Accredited Service Providers is available at the NSW Trade and Investment website: <http://www.energy.nsw.gov.au/electricity/network-connections/contestable> or can be obtained via phone 13 77 88.

Please note under the National Electricity Rules (NER) customer may choose to enter into a negotiated agreement. A negotiation framework describing this process is available on our website.

Should you have any enquiries regarding your application please contact the undersigned.

Yours faithfully,

Daniel Gonzaga  
Contestable Works Engineer  
Ph: 9853 7846  
Email: [cwtech@endeavourenergy.com.au](mailto:cwtech@endeavourenergy.com.au)

24 January 2018

**Endeavour Energy Ref: UCS0510 – 2018/00089/001**

Endeavour Energy  
PO Box 811  
Seven Hills NSW 1730  
[cwadmin@endeavourenergy.com.au](mailto:cwadmin@endeavourenergy.com.au)

**Attention:** Contestable Works Administrator

**NOTICE OF ADVICE**

**APPOINTMENT OF ACCREDITED DESIGNER FOR THE PROPOSED DEVELOPMENT AT:  
LOT 2, DP 2954, 1141 ELIZABETH DRIVE, CECIL PARK**

**\* Please complete and return when a Level 3 Service Provider has been nominated\***

Please accept this letter as notification that I intend to proceed with the development described above. I own or am developing the land and works on the land, (and/or where relevant on public land). I intend to supply this development to Endeavour Energy requirements.

By signing this Notice of Advice I am accepting the Terms and Conditions of Endeavour Energy's Model Standing Offer for a Standard Connection Service.

- Electricity Supply to Developments.

**The Level 3 Service Provider appointed is:.....**

**The Fees will be Paid to Endeavour Energy by: .....**

.....  
Signature of Level 3 ASP

.....  
Name of Level 3 ASP

.....  
Signature of Applicant/ Applicant's Representative

.....  
Name of Applicant/ Applicant's Representative

.....  
Date

.....  
Company Name

The signatory warrants that they are authorised to execute this Application.

**APPLICATION NO: UCS0510**

**DATE: 24 January 2018**

**SUBJECT: SUPPLY OFFER FOR**  
1141 Elizabeth Drive, CECIL PARK

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Endeavour Energy has carried out a desk top assessment and has prepared the attached Supply Offer for this development.

The supply offer will assist your Level 3 ASP to develop the most efficient solution to meet your needs whilst complying with Endeavour Energy's standards and with the Terms and Conditions of the Model Standing Offer for a Standard Connection Service. Please find below a list of some requirements that will need to be addressed by your nominated Level 3 ASP.

- Field visit to verify physical details
- Trench length
- Cable length
- Length of cable using existing ducts
- Length of new ducts required to be installed
- Substation location shown on a preliminary sketch and HV switchgear numbers
- Types and number of poles to be replaced or installed
- Complexity of trenching (ie rock, under-bore, commercial area etc)
- Earthing requirements and complexity
- Overhead construction and isolation point requirements
- Asset Valuation form must be completed including any extraordinary costing requirements
- Environmental issues addressed in a fully documented Environmental Assessment
- Generation requirements
- Rail Crossing requirements

A sketch of the proposed design utilising the GIS as a base must be returned with the above information.

This Supply Offer is part of the Connection Offer for a Standard Connection Service and is valid for three (3) months from the date of issue.

Where this Connection Offer has lapsed, you or your Level 3 ASP must contact Endeavour Energy with the request to extend the Connection Offer. Endeavour Energy will assess your request and will inform you of the outcome. It must be recognised that the network is being constantly extended/augmented as new customers get connected. This means that for your Connection Offer to be extended, your Supply Offer may require alteration. If this is the case, additional fees to cover administrative costs may apply.

The fees applicable to this phase of the project will need to be paid prior to design certification and are outlined in the Network Price List available on the Endeavour Energy website.

24 January 2018

Endeavour Energy Ref: UCS0510 – 2018/00089/001

## **SUPPLY OFFER**

(Based on a desktop assessment)

### **Development Details & Applicant's Assessed Load:**

Application made for 14 commercial lots subdivision on **LOT 2, DP 2954, located at 1141 Elizabeth Drive, CECIL PARK**

Proposed 9 lots are less than 3500sqm and Proposed 5 lots are more than 3500sqm.

### **Endeavour Energy Assessed Load:**

As per MDI0028, for lot sizes less than 3500sqm, the design must include underground HV reticulation, substation (including transformers) and LV mains through the subdivision and connection assets for individual lots to make supply equivalent to 40VA per sqm of lot size available to each lot.

For lots greater than 3500sqm, the design must include the HV reticulation through the subdivision, footpath, easement etc. to enable the installation of substation as required.

### **Development & Site Plans received/not received:**

Proposed subdivision layout received with application form

### **HV/LV Connection Point & Connection Asset Requirements:**

Developer will be required to engage the services of ASP Level 3 to investigate and propose a method of supply that will comply with EE standards and policies

There is existing HV and LV network along Cecil Road and Elizabeth Drive. Designer to investigate the establishment of new padmount substation and reticulate the HV and LV network to provide supply for each lot.

ASP Level 3 to submit a method of supply for assessment and approval

24 January 2018

Endeavour Energy Ref: UCS0510 – 2018/00089/001

## **Initial Funding Arrangements**

**Endeavour Energy Supplied Materials:**

Nil

**Endeavour Energy Funded and Constructed:**

Nil

**Endeavour Energy Funded and Level1 ASP Constructed – Reimbursement  
Paid by Endeavour Energy**

TBA

**Reimbursement to be paid to Endeavour Energy by Customer:**

Nil

**Customer Funded Monopoly Services:**

Network switching, commissioning, contractor inspection, ancillary fees, etc.

**Customer Funded Contestable Works:**

All other works required

## **ANCILLARY FEE ESTIMATE**

*(for assessment of the Proposed Method of Supply and approval of the Design)*



**CAP No. : UCS0510 File No: 2018/00089/001**

**Proposed Location:** Lot 2, DP 2954, 1141 Elizabeth Drive  
CECIL PARK

Detailed below is the **estimate** of the proportion of applicable Ancillary Network Services Fees (GST Inclusive) related to design assessment for your information only. The final fees for this phase of the project will be sent to you with a Design Brief. Ancillary Network Services Fees will also apply for the construction and connection phase of the project (e.g., site establishment fee). These fees will be conveyed to you after the receipt of a signed Letter of Intent indicating that you will proceed with the construction phase of the project.

Administration Fee	24-01-2018	\$319.67
Design Certification Fee	24-01-2018	\$683.51
Design Information Fee	24-01-2018	\$1367.08
Standard Connection Offer Fee	24-01-2018	\$274.06
Estimate Total (inc GST)		\$2644.32

Where Endeavour Energy assets may need to be placed on private property, property easements will be required. Urgent action should be taken to create easements so that timely acquisition and registration with the Land and Property Information (NSW) can be completed.

Endeavour Energy will accept a property tenure bond while the property owner is in the process of creating the easement. The property tenure bond will be returned after the easement has been registered.

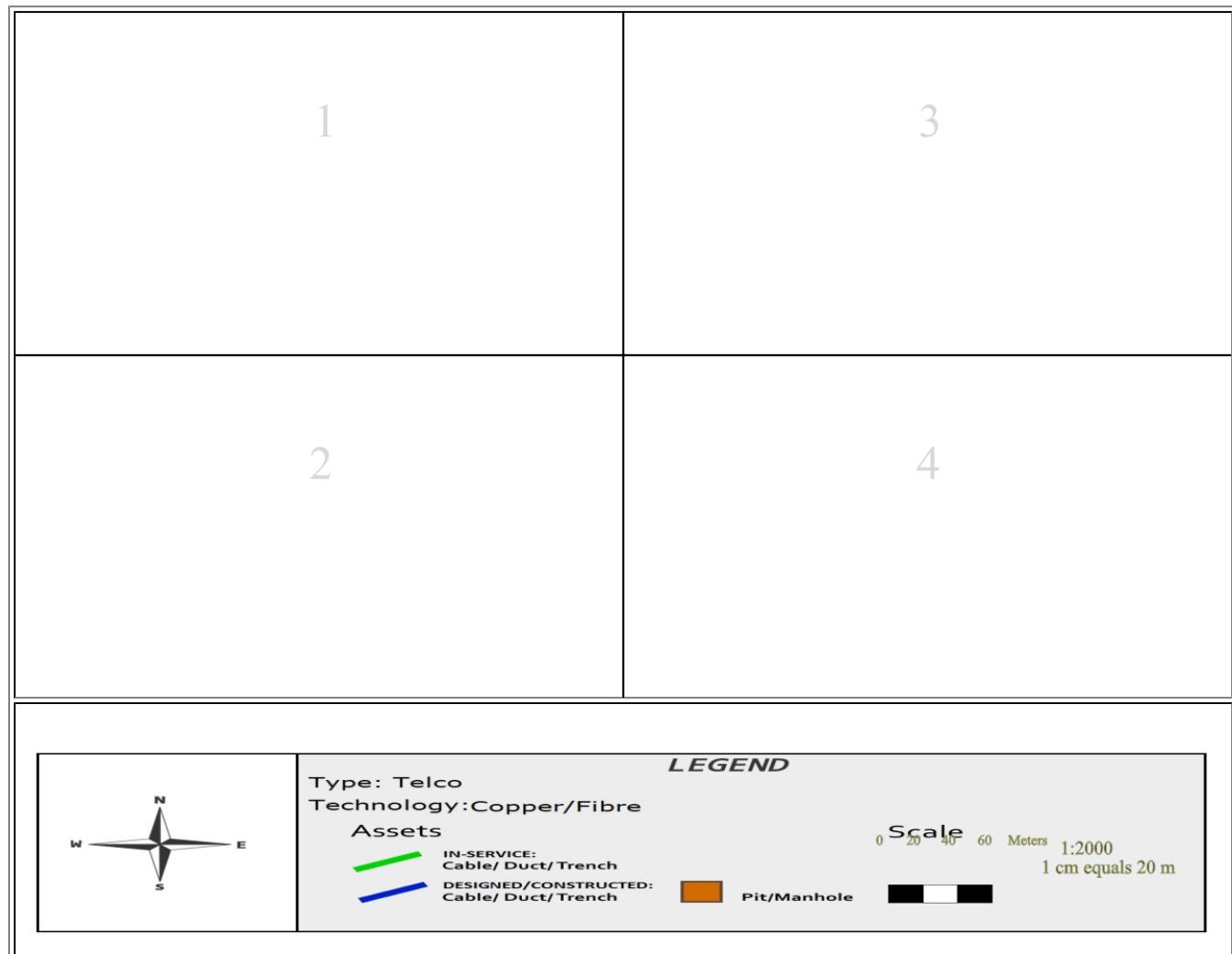
**Please do not make any fee payment at this time.**

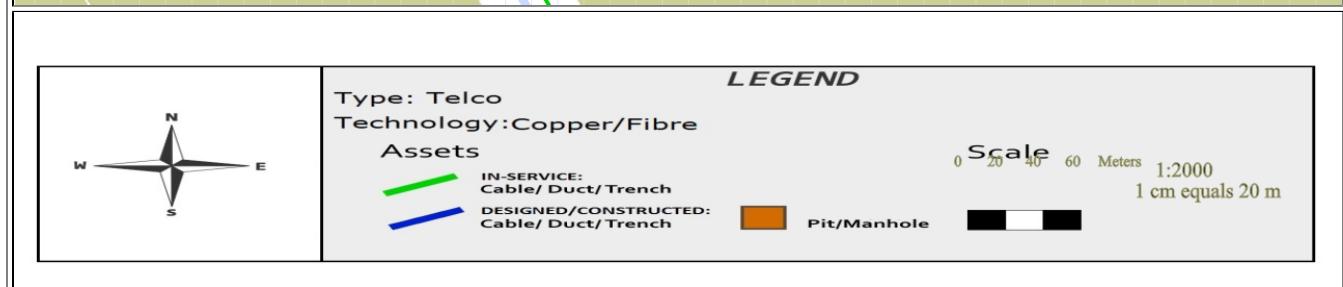
Once the design fee amount has been finalised Endeavour Energy will send a request for the fees and property tenure bond payment (if required) to your nominated Level 3 Accredited Service Provider.

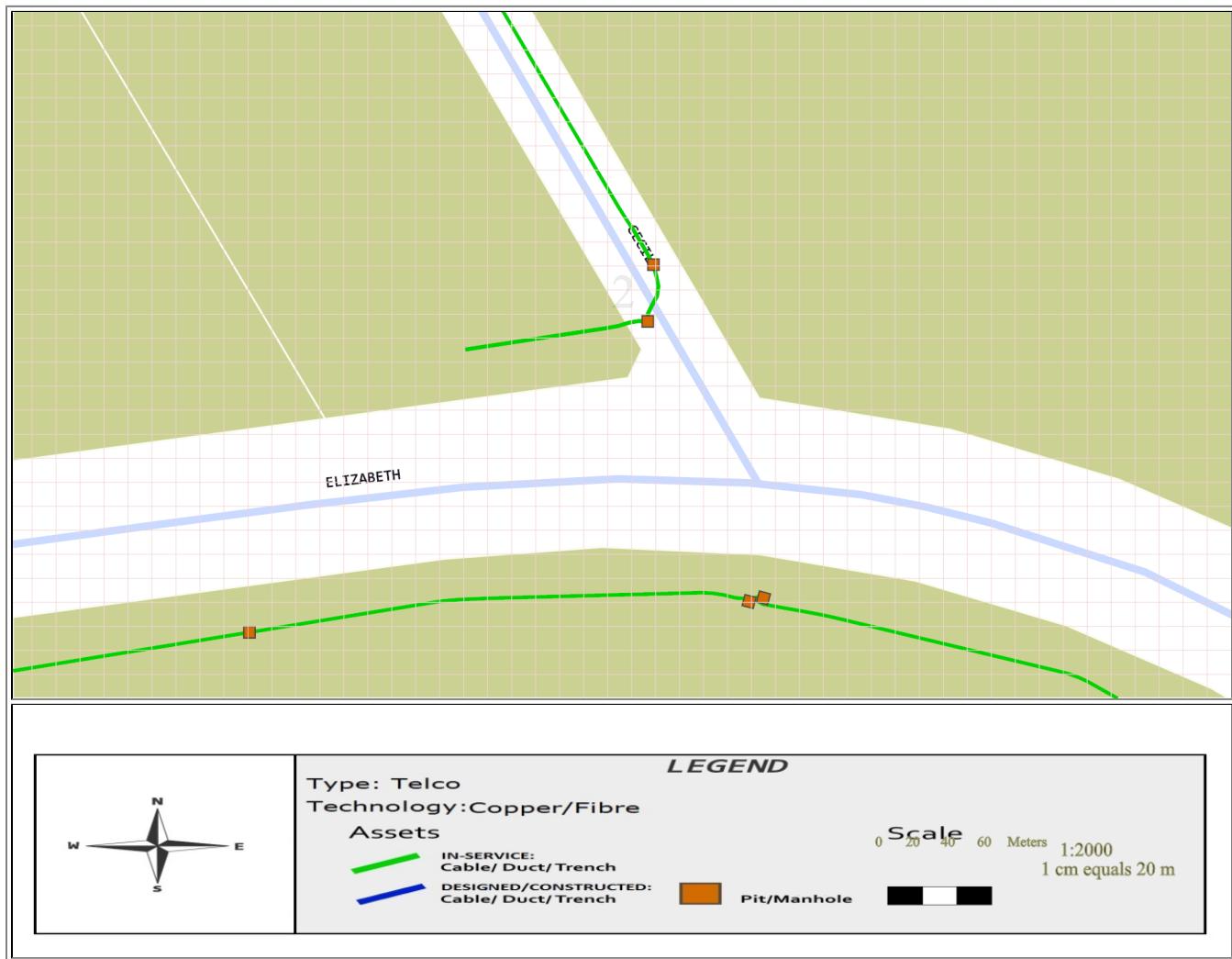


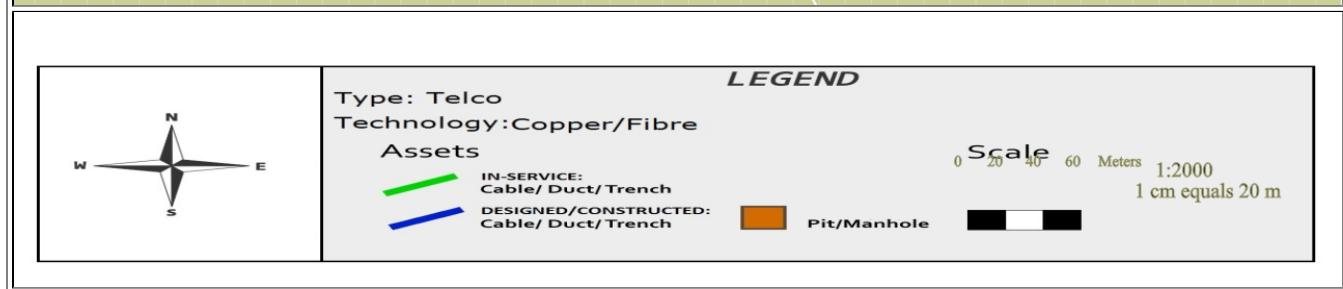
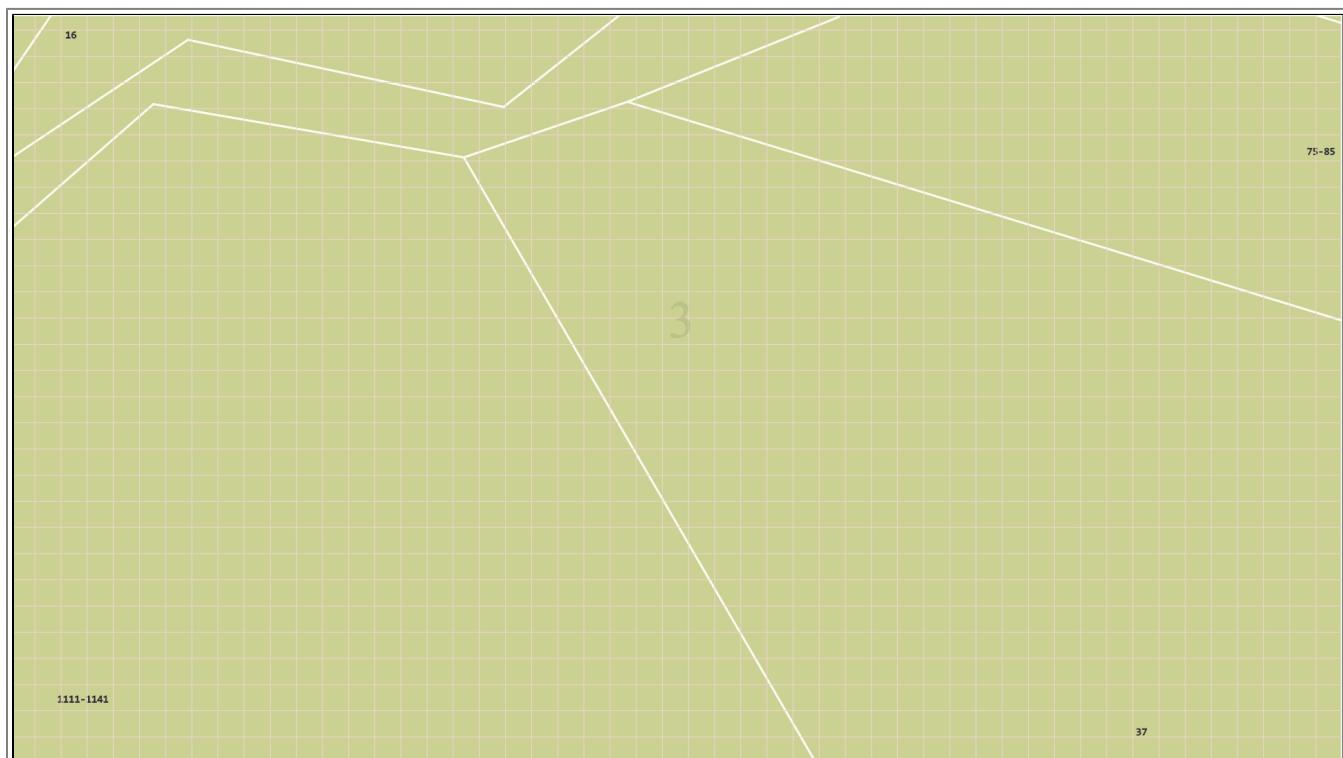
## Indicative Plans

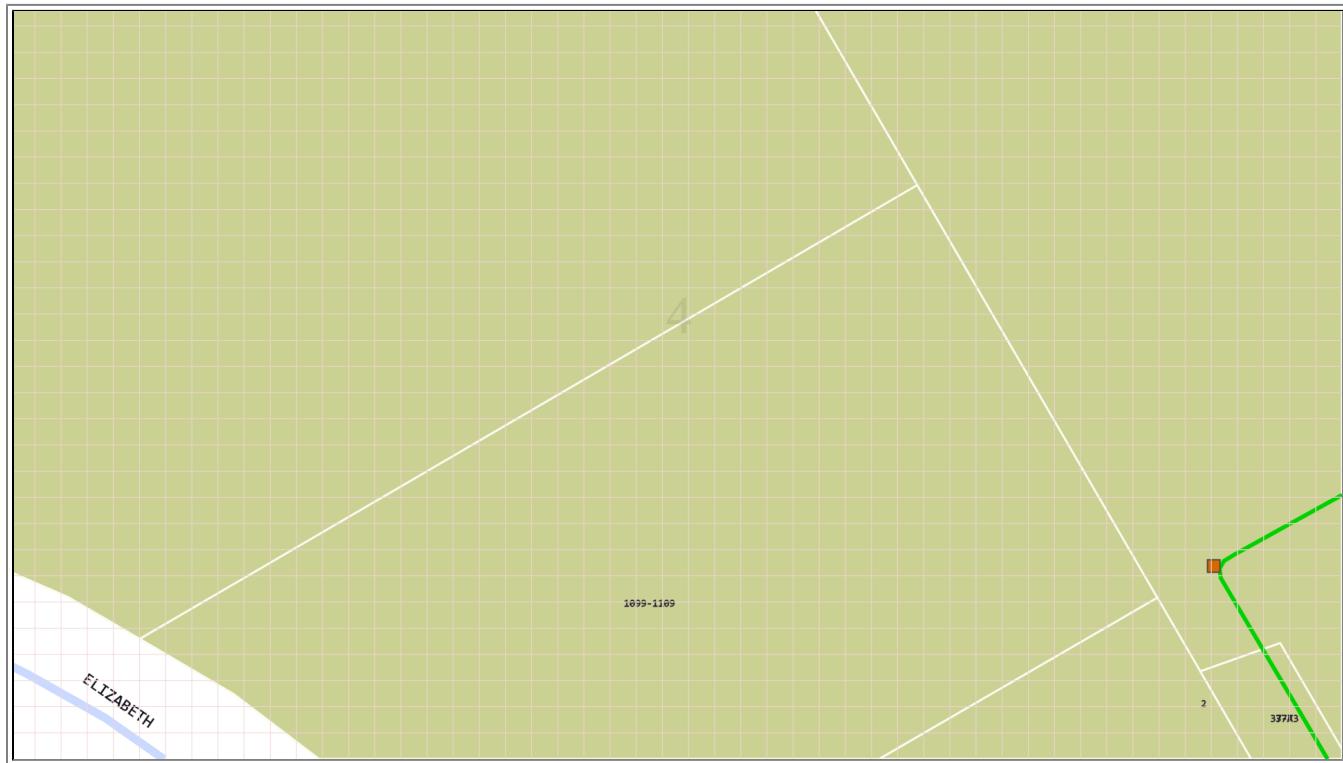
<b>Issue Date:</b>	12/01/2018	 <b>DIAL BEFORE YOU DIG</b> www.1100.com.au
<b>Location:</b>	1141 Elizabeth Drive, Cecil Park, NSW-2178	





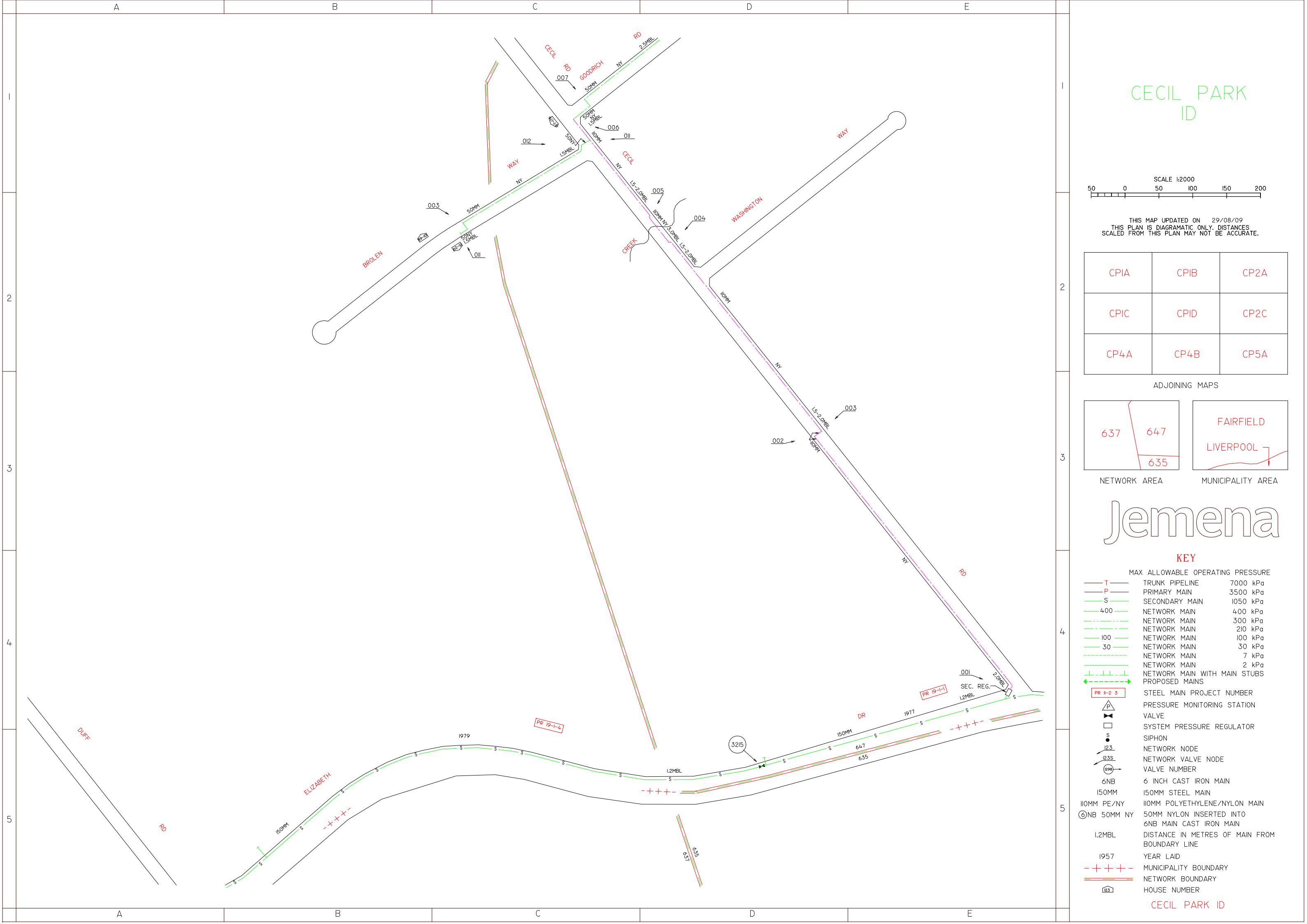





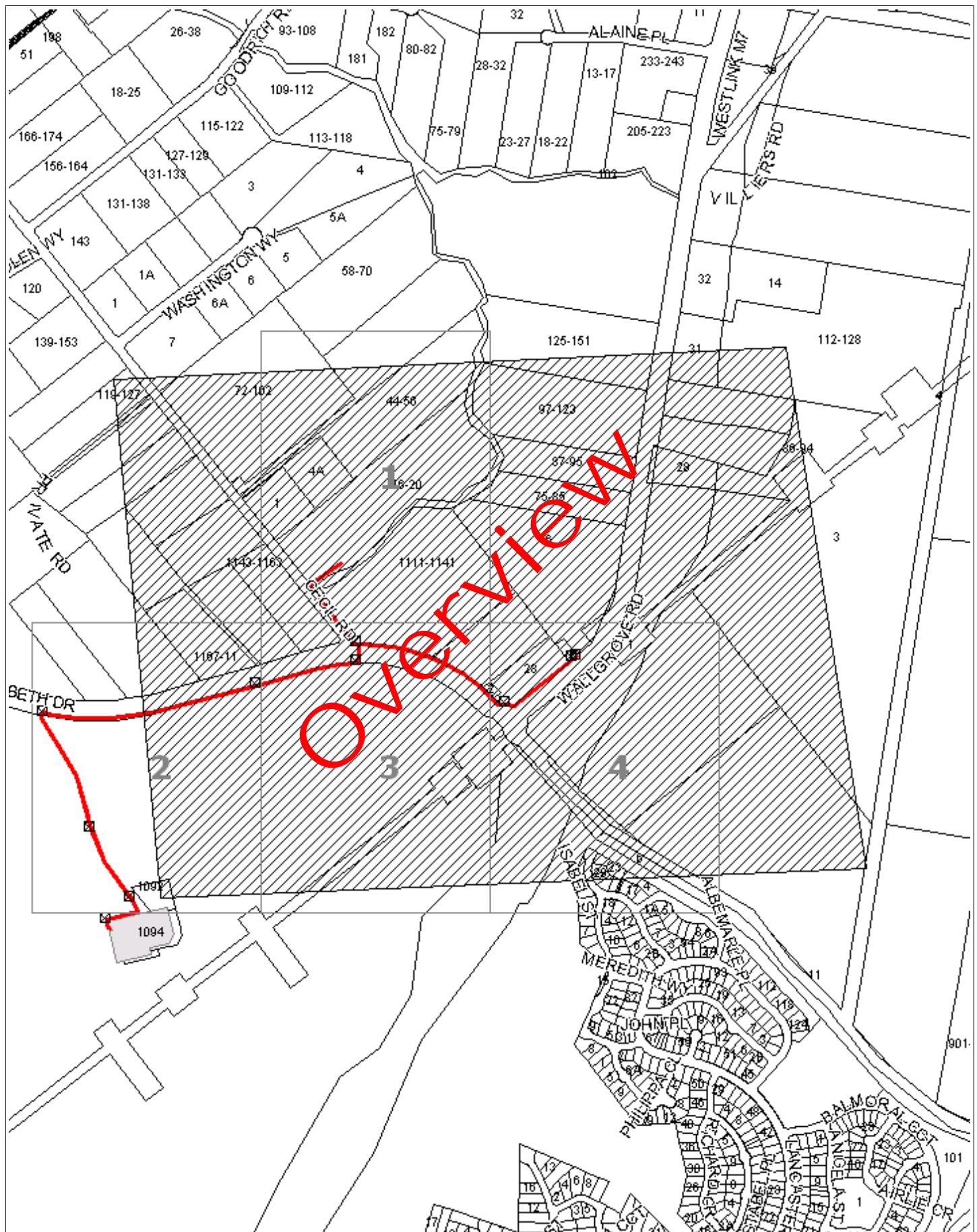


## Emergency Contacts

You must immediately report any damage to **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.







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For all Optus DBYD plan enquiries –  
Email: [Fibre.Locations@optus.net.au](mailto:Fibre.Locations@optus.net.au)  
For urgent onsite assistance contact 1800 505 777  
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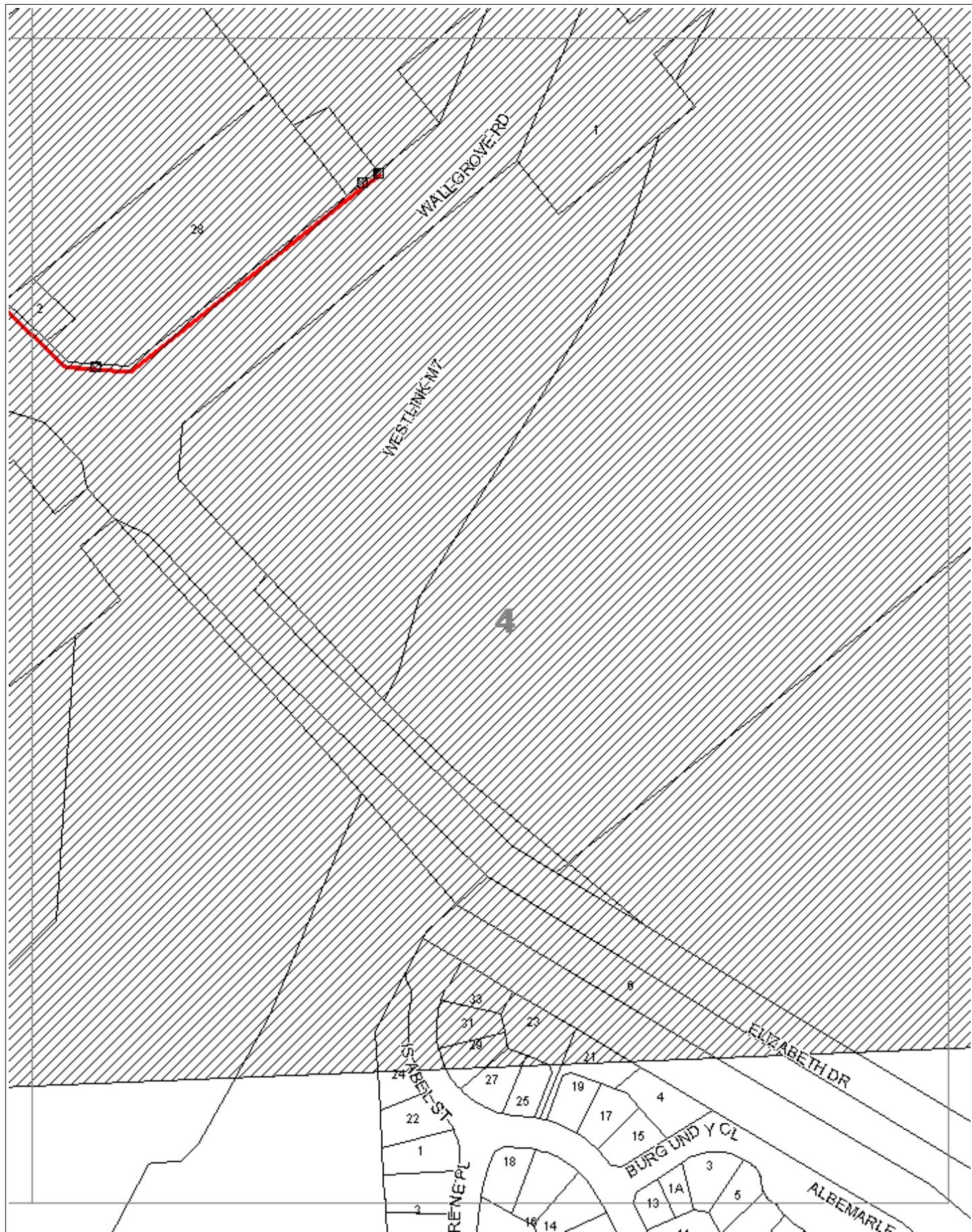
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