WATERLOO METRO QUARTER OVERSTATION DEVELOPMENT

Environmental Impact Statement
Appendix T – Services & Utilities Infrastructure Report

SSD-10441 Concept Amending DA

State Significant Development,
Development Application

Prepared for **WL Developer Pty Ltd**

30 September 2020

Reference	Description
Applicable SSD Applications	SSD-10441 Amending Concept DA
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1. Glossary and Abbreviations

Reference	Description
ACHAR	Aboriginal Cultural Heritage Assessment Report
ADG	Apartment Design Guide
AfC	Application for Connection
AHD	Australian height datum
AQIA	Air Quality Impact Assessment
ASP	Accredited Service Provider
BC Act	Biodiversity Conservation Act 2016
BCA	Building Code of Australia
BC Reg	Biodiversity Conservation Regulation 2017
BDAR	Biodiversity Development Assessment Report
CEEC	critically endangered ecological community
CIV	capital investment value
CMP	Construction Management Plan
Concept DA	A concept DA is a staged application often referred to as a 'Stage 1' DA. The subject application constitutes a detailed subsequent stage application to an approved concept DA (SSD 9393) lodged under section 4.22 of the EP&A Act.
Council	City of Sydney Council
CPTED	Crime Prevention Through Environmental Design
CSSI approval	critical State significant infrastructure approval
CTMP	Construction Traffic Management Plan
DA	development application
DPIE	NSW Department of Planning, Industry and Environment
DRP	Design Review Panel
EP&A Act	Environmental Planning and Assessment Act 1979
EPA	NSW Environment Protection Authority
EPA Regulation	Environmental Planning and Assessment Regulation 2000
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
ESD	ecologically sustainable design
GANSW	NSW Government Architect's Office
GFA	gross floor area
HIA	Heritage Impact Assessment
IAP	Interchange Access Plan
LGA	Local Government Area

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Reference	Description
NCC	National Construction Code
OSD	over station development
PDS	Proposed Design Scope
PIR	Preferred Infrastructure Report
POM	Plan of Management
PSI	Preliminary Site Investigation
RMS	Roads and Maritime Services
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SEPP 55	State Environmental Planning Policy No 55—Remediation of Land
SEPP 65	State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2009
SREP Sydney Harbour	State Regional Environmental Plan (Sydney Harbour Catchment) 2005
SSD	State significant development
SSD DA	State significant development application
SLEP	Sydney Local Environmental Plan 2012
Transport for NSW	Transport for New South Wales
TIA	Traffic Impact Assessment
The proposal	The proposed development which is the subject of the detailed SSD DA
The site	The site which is the subject of the detailed SSD DA
VIA	Visual Impact Assessment
WMQ	Waterloo Metro Quarter
WMP	Waste Management Plan
WSUD	water sensitive urban design

Table 1 Glossary and Abbreviations

2. Executive Summary

This report has been prepared by Waterloo Developer and WSP Pty Ltd to accompany a concept State significant development (SSD) development application (DA) for the Waterloo Metro Quarter over station development (OSD). This concept SSD DA is submitted as an 'amending DA', that modifies the previously approved concept SSD DA issued for the site (SSD 9393). The modifications contained within the amending DA relate to the northern precinct and central building only. No change is proposed to the original concept SSD DA as it relates to the southern precinct of the Waterloo Metro Quarter site.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the amending concept SSD DA (SSD 10441).

This report concludes that the proposed amending concept DA for the Waterloo Metro Quarter OSD is suitable and warrants approval subject to the implementation of the following mitigation measures:

- Disconnection and demolition of the existing utilities and services to allow the proposed WMQ precinct buildings development construction
- Proceed with Sydney Water Notice of Requirements application for Northern, Central and Southern Precinct, and associated conditions of consent for connection of Potable Water, Sewer and Stormwater services
- Proceed with Ausgrid contestable works approval process for Northern (Including Central precinct and Basement) and Southern Precinct, and associated submission and approvals for connection of high voltage power and construction of chamber substation
- Proceed with City of Sydney and Sydney Water Tap In application for Northern, Central and Southern Precinct, and associated conditions of consent for connection of Stormwater services
- Proceed with Jemena connection application for Northern, Central and Southern Precinct, and associated conditions of consent for connection of Natural Gas services
- Proceed with Carrier and Communication provider applications for connection process for Northern, Central and Southern Precinct, and associated conditions of consent for connection of carrier communication services
- Proceed with NBN application for connection process for Northern, Central and Southern Precinct, and associated conditions of consent for connection of NBN communication services

Following implementation of the above mitigation measures, the remaining impacts are appropriate.

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3. Introduction

This report has been prepared to accompany a concept SSD DA for the over station development (OSD) at the Waterloo Metro Quarter site. The concept DA seeks consent for an amended building envelope and description of development for the northern precinct and central building of the Waterloo Quarter site approved under SSD 9393. For clarity, this concept DA (formerly referred to as a 'Stage 1' DA) is made under Section 4.22 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Minister for Planning, or their delegate, is the consent authority for the SSD DA and this application is lodged with the NSW Department of Planning, Industry and Environment (DPIE) for assessment.

The concept DA seeks to modify the approved building envelope for the northern precinct (previously comprising 'Building A', 'Building B', 'Building C' and 'Building D' under SSD 9393) through:

- increasing the maximum building height for the southern portion of the building envelope from RL56.2 to RL72.60
- removing the 'tower component' of the northern precinct, reducing the overall height of the tower envelope from RL116.9 to RL90.40, to enable the redistribution of floor space to commercial office floor plates
- amending the description of development to refer to a mid-rise (approximately 17 storey) commercial office building, comprising approximately 34,125sqm of commercial office floor space within the northern portion of the site, rather than a third residential tower.

The concept DA seeks to modify the central building approved building envelope (previously comprising 'Building E' under SSD 9393) through:

- modifying the eastern extent of the podium envelope.

This proposal will not exceed the permissible building height for the site under the Sydney Local Environmental Plan 2012 (SLEP) or the maximum height approved under SSD 9393. Separate detailed SSD DA (s) will be lodged concurrently for the detailed design, construction and operation of the northern precinct and central building. No changes are proposed to the original concept DA as it relates to the southern precinct.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 9 April 2020 and issued for the detailed SSD DA. Specifically, this report has been prepared to respond to the SEARs requirements summarised below.

Item	Description of Requirement	Section Reference (this report)
9. Utilities	Identify the existing capacity to service the existing Concept Proposal and any augmentation requirements for utilities to service the Amending Concept	8. Utility Demand Design Development

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Item	Description of Requirement	Section Reference (this report)
	Proposal in consultation with relevant agencies.	

Table 2 SEARs Requirements

4. The Site

The site is located within the City of Sydney Local Government Area (LGA). The site is situated approximately 3.3 kilometres south of Sydney CBD and approximately 8 kilometres northeast of Sydney International Airport within the suburb of Waterloo.

The Waterloo Metro Quarter site comprises land to the west of Cope Street, east of Botany Road, south of Raglan Street and north of Wellington Street (refer to Figure 1). The heritage listed Waterloo Congregational Church located at 103–105 Botany Road is within this street block but does not form a part of the Waterloo Metro Quarter Site boundaries.

The Waterloo Metro Quarter site (the site) is a rectangular shaped allotment and an overall site area of approximately 1.287 hectares.

The Waterloo Metro Quarter site comprises the following allotments and legal description at the date of this report. Following consolidation by Sydney Metro (the Principal) the land will be set out in deposited plan DP1257150.

- 1368 Raglan Street (Lot 4 DP 215751)
- 59 Botany Road (Lot 5 DP 215751)
- 65 Botany Road (Lot 1 DP 814205)
- 67 Botany Road (Lot 1 DP 228641)
- 124–128 Cope Street (Lot 2 DP 228641)
- 69–83 Botany Road (Lot 1, DP 1084919)
- 130–134 Cope Street (Lot 12 DP 399757)
- 136–144 Cope Street (Lots A-E DP 108312)
- 85 Botany Road (Lot 1 DP 27454)
- 87 Botany Road (Lot 2 DP 27454)
- 89–91 Botany Road (Lot 1 DP 996765)
- 93–101 Botany Road (Lot 1 DP 433969 and Lot 1 DP 738891)
- 119 Botany Road (Lot 1 DP 205942 and Lot 1 DP 436831)
- 156–160 Cope Street (Lot 31 DP 805384)
- 107–117A Botany Road (Lot 32 DP 805384 and Lot A DP 408116)
- 170–174 Cope Street (Lot 2 DP 205942).

The boundaries of the site the subject of the amending concept DA is identified at Figure 5.1. The site is reasonably flat with a slight fall to the south.

The site previously included three to five storey commercial, light industrial and shop top housing buildings. All previous structures except for an office building at the corner of Botany Road and Wellington Street have been demolished to facilitate construction of the new Sydney Metro Waterloo station. As such the existing site is predominately vacant and being used as a construction site.

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Construction of the Sydney metro is currently underway on site in accordance with critical State significant infrastructure approval (CSSI 7400).

Figure 1 Aerial of the site
Source: Urbis

The area surrounding the site consists of commercial premises to the north, light industrial and mixed-use development to the south, residential development to the east and predominantly commercial and light industry uses to the west.

5. Background

5.1 About Sydney Metro

Sydney metro is Australia's biggest public transport project. Services started in May 2019 in the city's North-west with a train every four minutes in the peak. A new standalone railway, this 21st century network will revolutionise the way Sydney travels. There are four core components:

5.1.1 Sydney Metro North West

This project is now complete and passenger services commenced in May 2019 between Rouse Hill and Chatswood, with a metro train every four minutes in the peak. The project was delivered on time and $1 billion under budget.

5.1.2 Sydney Metro City & Southwest

Sydney Metro City & Southwest project includes a new 30km metro line extending metro rail from the end of Metro Northwest at Chatswood, under Sydney Harbour, through new CBD stations and southwest to Bankstown. It is due to open in 2024 with the ultimate capacity to run a metro train every two minutes each way through the centre of Sydney.

Sydney Metro City & Southwest will deliver new metro stations at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Pitt Street, Waterloo and new underground metro platforms at Central Station. In addition, it will upgrade and convert all 11 stations between Sydenham and Bankstown to metro standards.

5.1.3 Sydney Metro West

Sydney Metro West is a new underground railway connecting Greater Parramatta and the Sydney CBD. This once-in-a-century infrastructure investment will transform Sydney for generations to come, doubling rail capacity between these two areas, linking new communities to rail services and supporting employment growth and housing supply between the two CBDs.

The locations of seven proposed metro stations have been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock and The Bays.

The NSW Government is assessing an optional station at Pyrmont and further planning is underway to determine the location of a new metro station in the Sydney CBD.

5.1.4 Sydney Metro Greater West

Metro rail will also service Greater Western Sydney and the new Western Sydney International (Nancy Bird Walton) Airport. The new railway line will become the transport spine for the Western Parkland City's growth for generations to come, connecting communities and travellers with the rest of Sydney's public transport system with a fast, safe and easy metro service. The Australian and NSW governments are equal partners in the delivery of this new railway.

The Sydney Metro project is illustrated in Figure 2.

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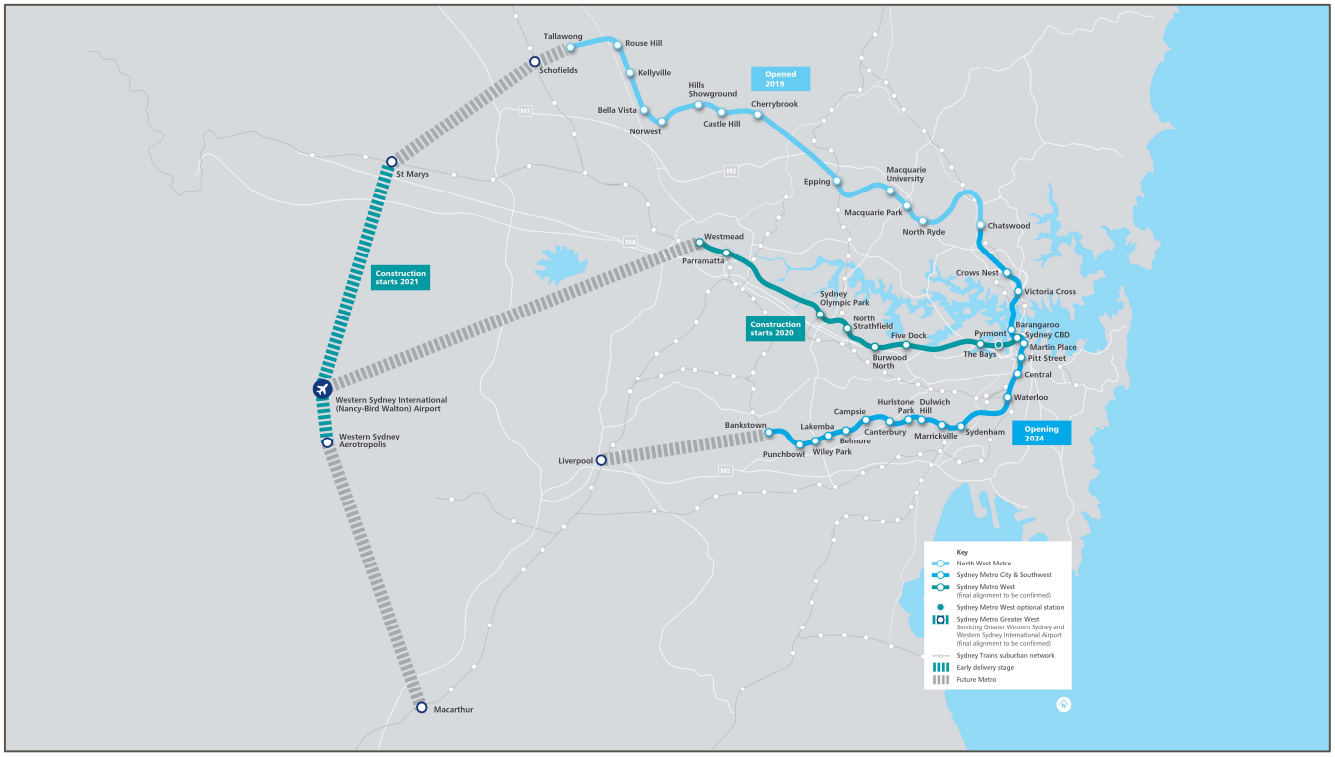

Figure 2 Sydney Metro alignment map
Source: Sydney Metro

5.2 Sydney Metro CSSI Approval (SSI 7400)

On 9 January 2017, the Minister for Planning approved the Sydney Metro City & Southwest - Chatswood to Sydenham project as a critical State significant infrastructure (CSSI) project (reference SSI 7400) (CSSI approval). The terms of the CSSI approval includes all works required to construct the Sydney Metro Waterloo Station. The CSSI approval also includes the construction of below and above ground works within the metro station structure for appropriate integration with the OSD.

With regards to CSSI related works, any changes to the 'metro station box' envelope and public domain will be pursued in satisfaction of the CSSI conditions of approval and do not form part of the scope of the concept SSD DA or detailed SSD DA for the OSD.

Except to the extent described in the EIS or Preferred Infrastructure Report (PIR) submitted with the CSSI application, any OSD buildings and uses do not form part of the CSSI approval and will be subject to the relevant assessment pathway prescribed by the EP&A Act.

The delineation between the approved Sydney metro works, generally described as within the two 'metro station boxes' and surrounding public domain works, and the OSD elements are illustrated in Figure 3.

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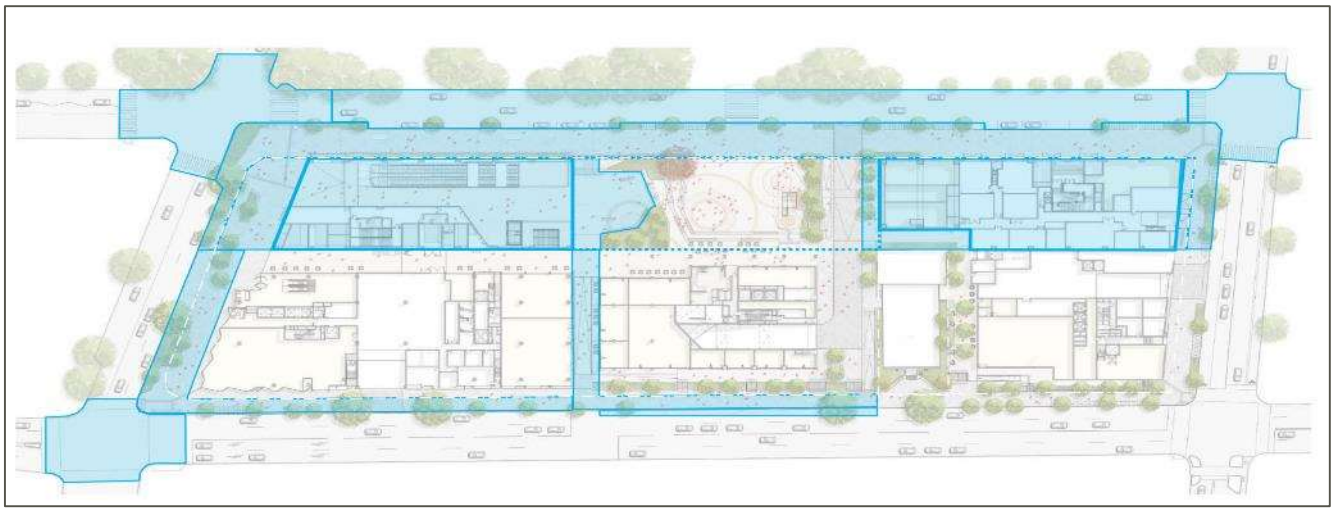

Figure 3 CSSI Approval scope of works
Source: WL Developer Pty Ltd

5.3 Concept Approval (SSD 9393)

As per the requirements of clause 7.20 of the Sydney Local Environmental Plan 2012 (SLEP), as the OSD exceeds a height of 25 metres above ground level (among other triggers), development consent is first required to be issued in a concept DA (formerly known as Stage 1 DA).

Development consent was granted on 10 December 2019 for the concept SSD DA (SSD 9393) for the Waterloo Metro Quarter OSD including:

- a maximum building envelope for podium, mid-rise and tower buildings
- a maximum gross floor area of 68,750sqm, excluding station floor space
- conceptual land use for non-residential and residential floor space
- minimum 12,000sqm of non-residential gross floor area including a minimum of 2,000sqm of community facilities
- minimum 5% residential gross floor area as affordable housing dwellings
- 70 social housing dwellings
- basement car parking, motorcycle parking, bicycle parking, and service vehicle spaces.

This concept DA has been prepared and submitted to the DPIE and proposes to make modifications to the approved building envelopes at the northern precinct and central building. This amending concept SSD DA does not impact the proposed development within the southern precinct.

A concurrent detailed SSD DA will seek development consent for the OSD located within the southern precinct of the site, consistent with the parameters of the original concept approval. Separate SSD DAs have been prepared and will be submitted for the northern precinct, central building, and basement proposed across the Waterloo Metro Quarter site consistent with the amending concept DA.

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6. Proposed Development

The amending concept DA seeks consent for an amended building envelope and description of development for the northern precinct of the Waterloo Metro Quarter site approved under SSD 9393. Specifically, the proposal seeks to modify the approved building envelope for the northern precinct (previously comprising 'Building A', 'Building B', 'Building C' and 'Building D' under SSD 9393) through:

- increasing the maximum building height for the southern portion of the Northern Precinct from RL56.2 to RL72.60
- removing the 'tower component' of the Northern Precinct, reducing the overall height of the tower envelope from RL116.9 to RL90.40, to enable the redistribution of floor space to commercial office floor plates
- amending the description of development to refer to a mid-rise (approximately 17 storey) commercial office building, comprising approximately 34,125sqm of commercial office floor space within the northern portion of the site, rather than a third residential tower.

The concept DA seeks to modify the central building approved building envelope (previously comprising 'Building E' under SSD 9393) through:

- modifying the eastern extent of the podium envelope.

The modification of the approved concept SSD DA will enable the detailed design of a new commercial building (comprising office and retail premises) to be pursued on the site, significantly increasing the proportion of employment generating floor space on the Waterloo Metro Quarter site. This new commercial building is proposed in replacement of four building envelopes approved under SSD 9393, which comprised one residential tower, and three mid-rise residential buildings.

This proposal will not exceed the permissible building height for the site under the SLEP or the maximum height approved under SSD 9393. As noted above, separate detailed SSD DA(s) will be lodged concurrently for the detailed design, construction and operation of the northern precinct, and central building.

This amending concept DA does not propose to the amend the original concept approval as it relates to the southern precinct.

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7. Utility Demand Design Development

This section highlights the changes in the demand assessment from the previously approved initial concept SSD DA to this (amending) concept SSD DA as the design develops.

7.1 Sydney Water

Tables below highlight the difference in the demand assessment for Sydney Water connection
between the Initial Concept DA and the Amending Concept DA design.

7.1.1 Potable Cold Water

Potable water demand in the current amending Concept DA submission is calculated based on the methods described within DIN1988-300 and AS3500.1.

	Northern Precinct – BLD 1	Central Precinct – BLD 2	Southern Precinct – BLD3&4
Initial Concept DA	Potable Water: 590 ±15% kL/day (Maximum Daily Demand);1		
Amending Concept DA	~80 kL/day	~90 kL/day	~72 kL/day

Table 3 Potable Water Supply Demand Assessment

As detailed within the above table the estimated total daily potable water demand for the amended concept SSD DA, is equivalent to ~242kL / day, which is significantly less than the approved SSD 9393, which estimated 590kL /day. Based on this assessment the amendment to the concept SSD DA (SSD 9393) is supported as it improves the Waterloo Metro Quarter site in relation to potable water consumption.

7.1.2 Fire Services

The expected water use demand for the sprinkler system has been sized to cater for the highest hazard plus allowance for several operational drenchers.

	Northern Precinct – BLD 1	Central Precinct – BLD 2	Southern Precinct – BLD3&4
Initial Concept DA	As contained in Potable Water demand.		
Amending Concept DA	52L/s and, 110kL Fire Tank[2]		38L/s and, 96kL Fire Tank

Table 4 Fire Services Supply Demand Assessment

As detailed within the above table the estimated total fire water demand for the amended concept SSD DA, is equivalent to 90kL/s, which drawn from the authority potable water supply and the onsite fire tank within the respective buildings. Based

[1] Appendix P – Utilities, Section 2.0 Scope of assessment, "Indicative building service loads"
[2] Flow and fire tank capacity for BLD1 and BLD2 has been designed considering the worst case for combined flow.

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on this assessment the amendment to the concept SSD DA (SSD 9393) is supported as it improves the Waterloo Metro Quarter site in relation to potable water consumption.

7.1.3 Wastewater

	Northern Precinct – BLD 1	Central Precinct – BLD 2	Southern Precinct – BLD3&4
Initial Concept DA	**Wastewater:** 3.6 ±15% L/s (Average Dry Weather Flow);[3] **311kL**±15% L/day		
Amending Concept DA	49kL/day	52kL/day	57.6kL/day

Table 5 Fire Services Supply Demand Assessment

As detailed within the above table the estimated total daily wastewater demand for the amended concept SSD DA, is equivalent to 158.6kL / day, which is significantly less than the approved SSD 9393, which estimated 311kL /day. Based on this assessment the amendment to the concept SSD DA (SSD 9393) is supported as it improves the Waterloo Metro Quarter site in relation to wastewater discharge.

7.2 Natural Gas Services

Table below highlights the difference in the demand assessment for Jemena gas supply connection between the Initial Concept DA and the Amending Concept DA design.

	Northern Precinct – BLD 1	Central Precinct – BLD 2	Southern Precinct – BLD3&4
Initial Concept DA	**Gas:** 1,700 ±15% m3 / day (Daily Demand, residential usage only included);[4] conversion ~62900 mj/day, ~2620mj/hr.		
Amending Concept DA	6 off (inclusive of the Community Tenancies for future, and the 1 tenancy from the Metro Box) = 3000mj/hr	12 off (inclusive of the Community Tenancies for future) = 6000mj/hr	Gym, Makerspace, Domestic Hotwater and Southern Station Retail spaces = 5900mj/hr

Table 6 Gas Supply Demand Assessment

As detailed within the above table the estimated total peak natural gas demand for the amended concept SSD DA, is equivalent to 14900 mj /hr, which is significantly more than the approved SSD 9393, which estimated 2620mj /hr. We attribute this to an error with the original concept SSD DA, as the natural gas proposed for the development is less than similar benchmark commercial and residential buildings. This is explained as the commercial building 1 and residential building 2 contain no gas for heating systems which would be evident in similar benchmark buildings. And all residential buildings (2,3,4) have electric based cooktops.

[3] Appendix P – Utilities, Section 2.0 Scope of assessment, "Indicative building service loads"
[4] Appendix P – Utilities, Section 2.0 Scope of assessment, "Indicative building service loads"

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Further the natural gas authority has been contacted, and it has been confirmed that there is sufficient natural gas capacity within the local natural gas network, to service the development without the need for amplification. Refer to appendix 3 for advice from Jemena.

Based on this assessment the amendment to the concept SSD DA (SSD 9393) is supported for the Waterloo Metro Quarter site in relation to natural gas consumption.

7.3 Stormwater Services

Table below highlights the difference in the Permissible site discharge and Onsite detention volume between the Initial Concept DA and the Amending Concept DA design. Current Design demonstrate the civil works and stormwater strategy necessary to comply with the requirements of the City of Sydney and Sydney Water.

	Northern Precinct – BLD 1	Central Precinct – BLD 2	Southern Precinct – BLD3&4	Metro Station
Initial Concept DA	PSD = 503L/s Onsite Detention Volume = 208m^3[5]			
Amending Concept DA	PSD = 186L/s[6] Bypass Flow Discharge =26L/s Captured Flow Discharge = 152L/s Onsite Detention Volume = 74m^3	PSD = 94L/s[7] Bypass Flow Discharge =41L/s Captured Flow Discharge = 30L/s Onsite Detention Volume = 78m^3	PSD = 188L/s[8] Bypass Flow Discharge =164L/s[9] Captured Flow Discharge = 29L/s Onsite Detention Volume[10]	PSD = 32L/s[11] Bypass Flow Discharge =56L/s[12] Captured Flow Discharge = 0L/s Onsite Detention Volume[13]

Table 7 Stormwater PDS and OSD Assessment

As detailed within the above table the estimated total permissible discharge for the amended concept SSD DA, is equivalent to 498L/s which is less than the approved SSD 9393, which estimated 503L/s. Based on this assessment the amendment to the concept

[5] Appendix T - Section 4.4.1 Permissible Site Discharge (PSD) and On-Site Detention Requirements
[6] PSD target values
[7] PSD target values
[8] PSD target values
[9] PSD and Bypass Flow Discharge for the southern precinct does not include the Station allowances which are 32L/s and 56L/s respectively, and remain below the Stage 1 DA PSD.
[10] OSD volume for the Public Plaza and Metro Station are proposed to go to the BLD2 OSD Tank.
[11] PSD target values
[12] PSD and Bypass Flow Discharge for the southern precinct does not include the Station allowances which are 32L/s and 56L/s respectively, and remain below the Stage 1 DA PSD.
[13] OSD volume for the Public Plaza and Metro Station are proposed to go to the BLD2 OSD Tank.

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SSD DA (SSD 9393) is supported as it improves the Waterloo Metro Quarter site in relation to stormwater discharge.

7.4 High Voltage Electrical

Table below highlights the difference in the expected electrical use demands between the Initial Concept DA and the Amending Concept DA design.

	Northern Precinct – BLD 1	Central Precinct – BLD 2	Southern Precinct – BLD3&4
Initial Concept DA	**Electrical:** 8.6 +15% MVA (Peak Demand); [14]		
Amending Concept DA	3.075 MVA (4438Amps/phase)	1.012 MVA (1460Amps/phase)	1.435 MVA (2113Amps/phase)

Table 8 Electrical Supply Demand Assessment

As detailed within the above table the estimated total peak electrical demand for the amended concept SSD DA, is equivalent to 5.518MVA, which is significantly less than the approved SSD 9393, which estimated 8.6MVA. Based on this assessment the amendment to the concept SSD DA (SSD 9393) is supported as it improves the Waterloo Metro Quarter site in relation to electrical consumption.

7.5 Communication and Data

The WMQ northern precinct BLD1 and Central Precinct BLD2 expected communications requirements will be further designed during the next design stage.

	Northern Precinct – BLD 1	Central Precinct – BLD 2	Southern Precinct – BLD3&4
Initial Concept DA	**Telecommunications:** Unable to be calculated as per other services; [15]		
Amending Concept DA	To be detailed in the detail design phase post DA submission	To be detailed in the detail design phase post DA submission	To be detailed in the detail design phase post DA submission

Table 9 Communication and Data Supply Demand Assessment

Based on this assessment that the telecommunications will be further detailed during the detail design phase the amendment to the concept SSD DA (SSD 9393) is supported as it maintains the original assessment for the Waterloo Metro Quarter site in relation to Telecommunications.

[14] Appendix P – Utilities, Section 2.0 Scope of assessment, "Indicative building service loads"

[15] Appendix P – Utilities, Section 2.0 Scope of assessment, "Indicative building service loads"

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8. Assessment and Findings

The technical assessment of the utility requirements for WMQ precinct buildings, has determined that all connections to services as anticipated in the Stage 1 DA, will be consistent and of a similar size to the connections to services required for the amendment to the Stage 1 DA

8.1 Cumulative impacts

The cumulative impacts of the proposed utility connections on the adjacent precincts has been summarised below;

8.1.1 Northern Precinct

The amendment to the Stage 1 DA has converted the majority of the WMQ Northern precinct into a commercial building. This amendment will increase the electrical maximum demand, natural gas, and reduce the potable water, wastewater for the northern precinct when compared with the Stage 1 DA scheme.

The increase in electrical demand is attributed to the commercial building having a higher maximum demand when compared to a residential building. However, the electrical maximum demand submitted with the Stage 1 DA allowed for adjusted increases to the site and as such the overall electrical demand as required by this amendment will not increase the allowances approved with the Stage 1 DA.

The natural gas allowances within the amending are smaller than benchmark commercial buildings of similar size as the heating hot water and domestic hot water systems are electric, and the only gas within the precinct is for the Retail spaces. The increase in natural gas from the Stage 1 DA to the northern precinct has been coordinated with the gas authority and there is sufficient capacity in existing mains without amplification, refer to appendix 3 of this report.

8.1.2 Central Precinct

The amendment to the Stage 1 DA has made minor adjustments to the WMQ Central precinct residential building. This amendment will increase the natural gas, and reduce the electrical maximum demand, potable water, wastewater for the central precinct when compared with the Stage 1 DA scheme.

The natural gas allowances within the amending are smaller than benchmark residential buildings of similar size as the apartment cooktops and the heating hot water, domestic hot water systems are all electric, and the only gas within the precinct is for the Retail spaces. The increase in natural gas from the Stage 1 DA to the central precinct has been coordinated with the gas authority and there is sufficient capacity in existing mains without amplification, refer to appendix 3 of this report.

8.1.3 Southern Precinct

The amendment to the Stage 1 DA has made no adjustments to the WMQ Southern precinct student accommodation and social housing buildings This amendment will increase the natural gas, and reduce the electrical maximum demand, potable water, wastewater for the southern precinct when compared with the Stage 1 DA scheme.

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The natural gas allowances within the amending are smaller than benchmark residential buildings of similar size as the cooktops are. The increase in natural gas from the Stage 1 DA to the southern precinct has been coordinated with the gas authority and there is sufficient capacity in existing mains without amplification, refer to appendix 3 of this report.

8.1.4 Station Precinct

The amendment to the Stage 1 DA has made minor adjustments to the WMQ Northern precinct commercial building. This amendment will not change the Stage 1 DA proposed interface with the Station in relation to building services and utilities infrastructure.

The WMQ Station precinct has dedicated utility services connections along Cope St and through the Line Wide Tunnel network, for all station operations, with the exception of the station retail spaces.

As a result of these dedicated connections for the Station operations there is not intended to be any impact from the proposed northern precinct utility services connections. The northern precinct will supply the power and trade waste building services to the Station retail building services, this is further outlined in the OSD Integration Report.

Through consultation and communication within the WMQ Developer team applications for the Northern, Central and Southern precinct authority utility connections will be coordinated to ensure all requirements are understood.

All authorities that are currently aware of the differing WMQ precincts and their connection requirements, have been outlined in the Appendices of this report

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9. Mitigation Measures

To ascertain the required utility modifications for the WMQ Precinct buildings, due to the amendment to the Stage 1 DA, the following mitigation measures will need to be followed;

- Disconnection and demolition of the existing utilities and services to allow the proposed WMQ precinct buildings development construction
- Proceed with Sydney Water Notice of Requirements application for Northern, Central and Southern Precinct, and associated conditions of consent for connection of Potable Water, Sewer and Stormwater services
- Proceed with Ausgrid contestable works approval process for Northern (Including Central and Basement) and Southern Precinct, and associated submission and approvals for connection of high voltage power and construction of chamber substation
- Proceed with City of Sydney and Sydney Water Tap In application for Northern, Central and Southern Precinct, and associated conditions of consent for connection of Stormwater services
- Proceed with Jemena connection application for Northern, Central and Southern Precinct, and associated conditions of consent for connection of Natural Gas services
- Proceed with Carriers and communication providers applications for connection process for Northern, Central and Southern Precinct, and associated conditions of consent for connection of carrier communication services
- Proceed with NBN application for connection process for Northern, Central and Southern Precinct, and associated conditions of consent for connection of NBN communication services
- The mitigation measures and application processes as outlined above have been provisionally commenced and are recognised as a condition of consent for the WMQ Precincts development applications and associated works.

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10. Conclusion

10.1 Utility Provisions

All Utility Authorities that have assets within the area of works will be notified of the proposed adjustments to their assets. The Utility Authorities through their specific application processes will review the impacts to assets and proposed augmentations and provide their individual required conditions of consent for connection of the required utilities.

Based on the confirmation of conditions of consent for asset connection as understood through authority codes, requirements and practices, the proposed amendment to the WMQ precinct will be able to achieve the required utilities and building services statutory requirements.

10.2 Assumptions and Constraints

The following assumption and constraints have been considered during the utility coordination and design:

- For communication design, current assumption is to provide 4x100 conduit shared trench for northern and central precincts tap into existing Telstra/NBN backbone network. Telstra/NBN is current reviewing the comms design. Design and connection detail to be confirmed in the next design stage. All other communications connections will be made on a building specific basis.
- It is assumed that Jemena will provide a single 7kPa connection and can be protected if required. Design to be detailed in the next design stage
- ASP 3 design is current under Ausgrid review and subject to change in the next stage. Currently assume design is correct for the HV connection, and assumes the chamber substations for the precinct will supply all power to the Metro Quarter buildings and areas. The Waterloo Metro Station will obtain its own dedicated power supply.
- It is assumed that Sydney Water will confirm that connections to Botany Road potable water and sewer will require amplification from Raglan to Wellington to facilitate the new development. The details of this amplification will not be confirmed until the individual notice of requirements are submitted for each building.

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11. Appendices

Appendix 1 – Waterloo Station Utility Design

WATERLOO INTEGRATED STATION DEVELOPMENT

WATERLOO METRO QUARTER OSD
PROPOSED UTILITY SERVICES

LOCALITY PLAN
NOT TO SCALE

DRAWING INDEX

UTILITIES

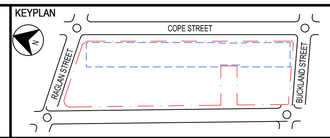
WMQ-SITE-WSP-UT-DWG-U8900	COVER SHEET AND DRAWING INDEX
WMQ-SITE-WSP-UT-DWG-U8901	GENERAL NOTES AND LEGEND
WMQ-SITE-WSP-UT-DWG-U8971	UTILITIES GENERAL ARRANGEMENT PLAN SHEET 1
WMQ-SITE-WSP-UT-DWG-U8972	UTILITIES GENERAL ARRANGEMENT PLAN SHEET 2

FOR REVIEW

REV.	BY	DATE	DESCRIPTION	APPD.
A	C.Z.	03.07.20	ISSUED FOR DEVELOPMENT APPLICATION	J.P.

SCALES

KEYPLAN



PRINCIPAL AEO

JOHN HOLLAND

CLIENT

mirvac

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DESIGNED	J. CEREZO	03.07.20
DRG CHECK	C. BIDART	03.07.20
DESIGN CHECK	R. JIANG	03.07.20
APPROVED	J. PICKERING	03.07.20

WATERLOO ISD
WATERLOO METRO QUARTER OSD
PROPOSED UTILITY SERVICES
COVER SHEET AND DRAWING INDEX

STATUS: FOR REVIEW | SHEET 1 OF 1 | ©

DRG No. WMQ-SITE-WSP-UT-DWG-U8900 | REV. A

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LEGEND

GENERAL

- EXISTING CADASTRAL BOUNDARY
- ROAD DESIGN

PROPOSED UTILITIES

- GAS
- SEWER
- WATER
- COMMUNICATION
- HV ELECTRICAL UNDERGROUND
- SERVICES TRENCH FOOTPRINT
- TO BE REMOVED

PROPOSED UTILITIES - WATERLOO STATION PACKAGE (DP22)

- GAS
- SEWER
- WATER
- COMMUNICATION
- ELECTRICAL UNDERGROUND
- SERVICES TRENCH FOOTPRINT
- TO BE REMOVED

EXISTING UTILITIES

- GAS MAIN - DIGITISED
- SEWER MAIN - DIGITISED
- WATER MAIN - DIGITISED
- ELECTRICAL - DIGITISED
- COMMS - DIGITISED
- DRAINAGE - DIGITISED
- EXISTING OVERHEAD STREET LIGHT
- EXISTING LOW VOLTAGE OVERHEAD
- TRANSMISSION LINE
- POLE
- STREET LIGHT
- EXISTING ELECTRICAL JUNCTION BOX
- OFP — OPTICAL FIBER PIT
- OJB — OPTICAL JUNCTION BOX
- JUNCTION MANHOLE
- MANHOLE COVER
- SLH — SEWER LAMPHOLE COVER

GENERAL NOTES

NOTES:

1. THE UTILITIES/SERVICES SHOWN IN THESE PLANS HAVE BEEN COMPILED FROM MULTIPLE SOURCES OF INFORMATION. IT IS RESPONSIBILITY OF THE CONTRACTOR TO UNDERTAKE THEIR OWN SITE INVESTIGATIONS (INCLUDING DBYD) PRIOR TO ANY CONSTRUCTION ACTIVITIES. THESE DRAWINGS ARE NEVER TO BE USED FOR THE PURPOSE OF LOCATING SERVICES. WSP SHALL NOT BE LIABLE FOR ANY LOSS OR DAMAGE CAUSED USING THE UTILITIES/SERVICES INFORMATION SHOWN ON THIS DRAWINGS.
2. LOCATION AND LEVEL OF ALL EXISTING SERVICES CROSSING PROPOSED DRAINAGE MUST BE CONFIRMED PRIOR TO CONSTRUCTION.
3. UTILITY DRAWINGS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH THE UTILITY SERVICES STRATEGY REPORT.
4. ABANDONED UTILITIES DUE TO SERVICE RELOCATION ARE ASSUMED TO BE GROUT FILLED AND NOT COMPLETELY REMOVED BY THE UTILITY INSTALLATION CONTRACTOR.
5. EACH DRAWING IN THE UTILITY SET SHOULD NOT BE READ IN ISOLATION FROM THE OTHER SERVICE DRAWINGS IN THE SET.
6. UTILITIES ARE TO BE IN ACCORDANCE WITH ALLOCATIONS SPECIFIED BY THE NSW STREETS OPENING CONFERENCE. 'GUIDE TO CODES AND PRACTICES FOR STREET OPENING', UNLESS DETAILED OTHERWISE.

PITS

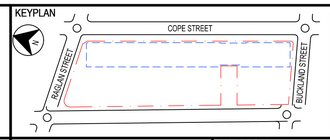
1. PITS WITHIN PAVED AREA TO BE INSTALLED WITH INFILLED LIDS AS PER LANDSCAPE ARCHITECT DETAILS.

FOR REVIEW

REV.	BY	DATE	DESCRIPTION	APPD.
A	C.Z.	03.07.20	ISSUED FOR DEVELOPMENT APPLICATION	J.P.

SCALES

KEYPLAN



PRINCIPAL AEO

JOHN HOLLAND

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DESIGN CHECK	R. JIANG	03.07.20
APPROVED	J. PICKERING	03.07.20

WATERLOO ISD

WATERLOO METRO QUARTER OSD
PROPOSED UTILITY SERVICES
GENERAL NOTES AND LEGEND

STATUS: FOR REVIEW | SHEET 1 OF 1 | ©

DRG No. WMQ-SITE-WSP-UT-DWG-U8901 | REV. A

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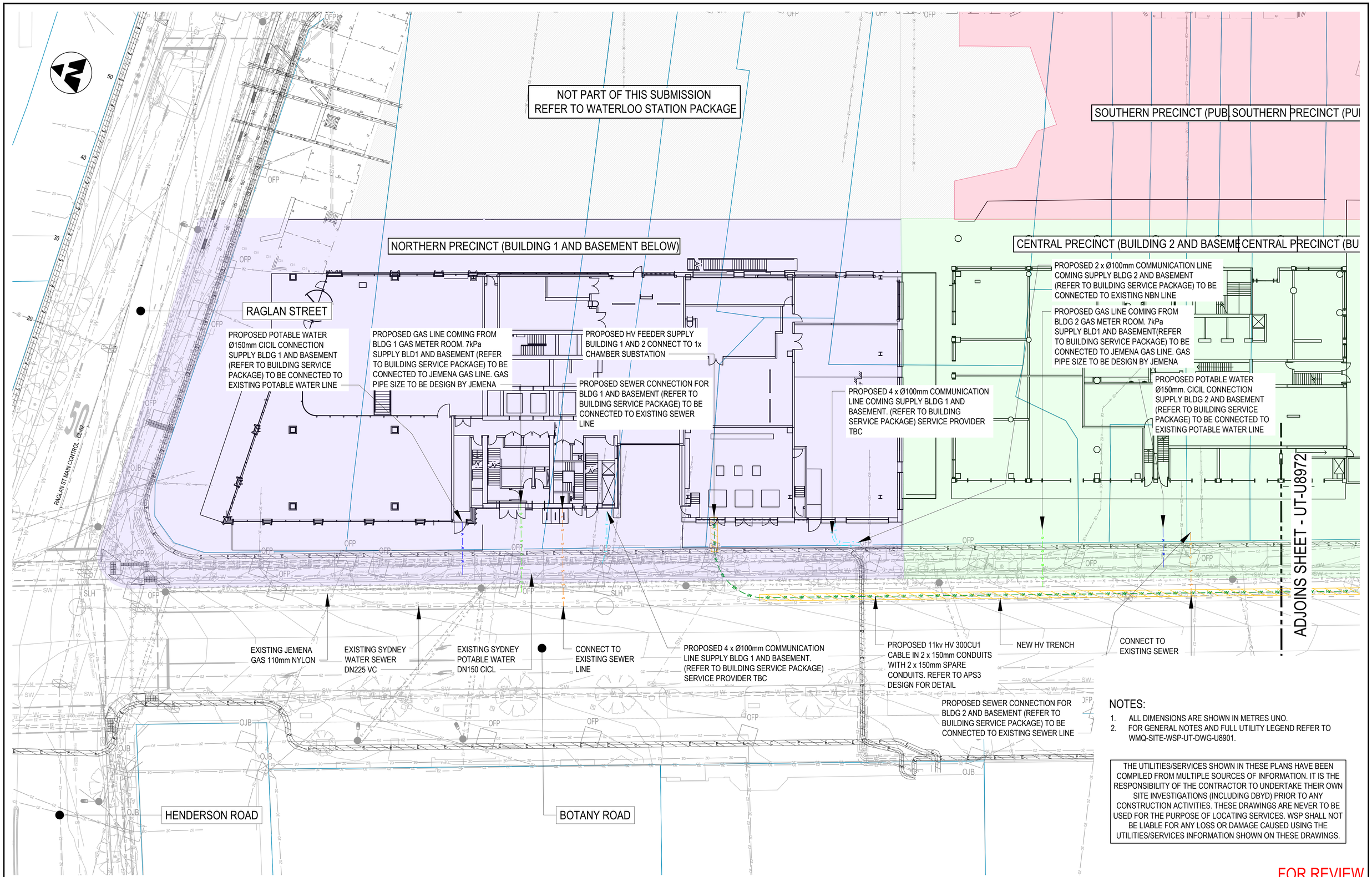

NOTES:

1. ALL DIMENSIONS ARE SHOWN IN METRES UNO.
2. FOR GENERAL NOTES AND FULL UTILITY LEGEND REFER TO WMQ-SITE-WSP-UT-DWG-U8901.

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FOR REVIEW

REV.	BY	DATE	DESCRIPTION	APPD.
B	C.Z	27.07.20	ISSUED FOR DEVELOPMENT APPLICATION	J.P.
A	C.Z.	03.07.20	ISSUED FOR DEVELOPMENT APPLICATION	J.P.

WORK IN PROGRESS

SCALES: 0 2 4 8 12 — Full Size 1:200 ; Half Reduction 1:400 SCALE (m)

KEYPLAN: COPE STREET, RAGLAN STREET, BUCKLAND STREET

PRINCIPAL AEO: JOHN HOLLAND

CLIENT: mirvac

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DESIGN CHECK	R. JIANG	27.07.20
APPROVED	J. PICKERING	27.07.20

WATERLOO ISD

WATERLOO METRO QUARTER OSD
PROPOSED UTILITY SERVICES
GENERAL ARRANGEMENT PLAN

STATUS: FOR REVIEW | SHEET 1 OF 2 | ©

DRG No. WMQ-SITE-WSP-UT-DWG-U8971 | REV. B

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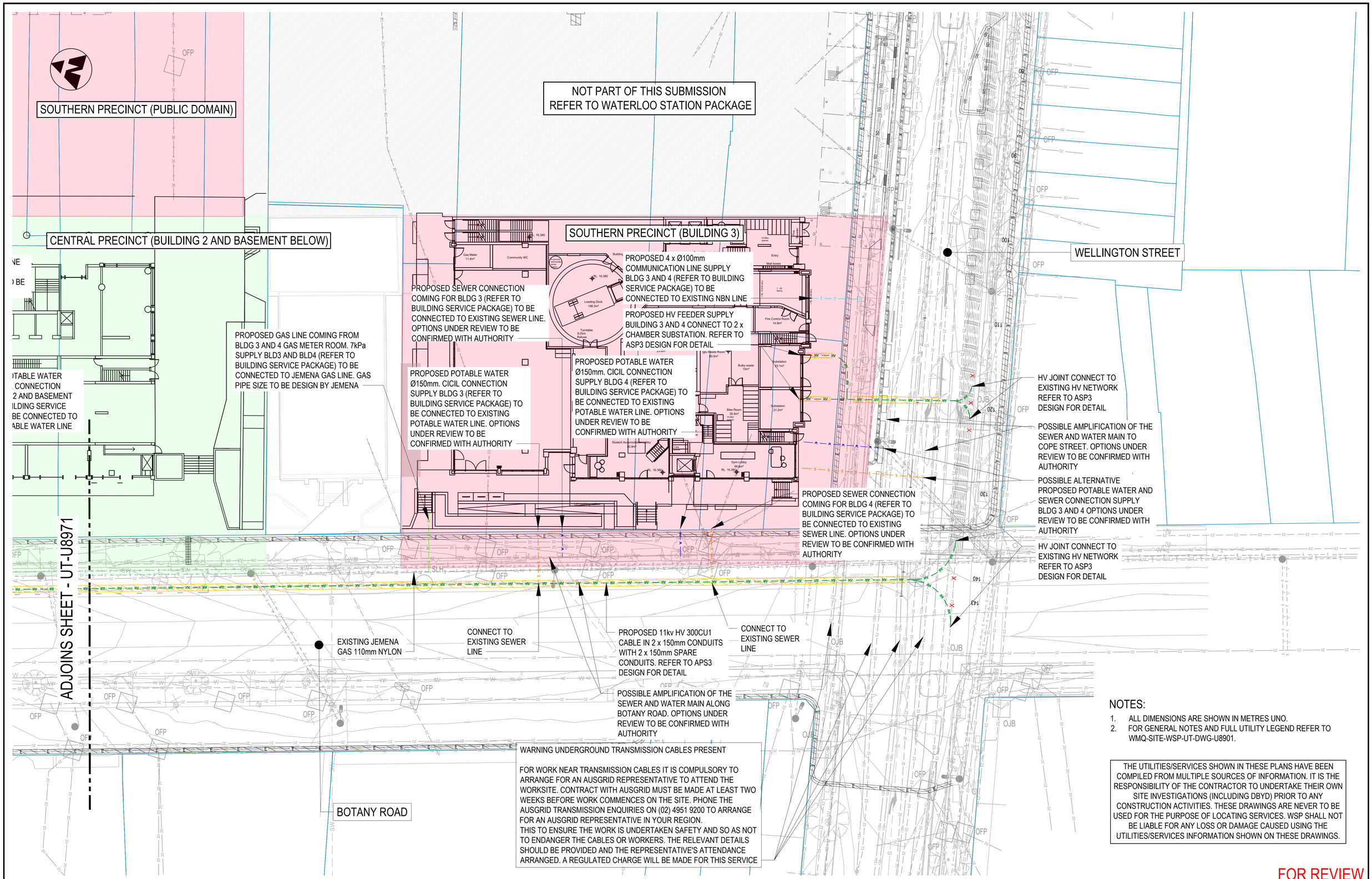

NOTES:

1. ALL DIMENSIONS ARE SHOWN IN METRES UNO.
2. FOR GENERAL NOTES AND FULL UTILITY LEGEND REFER TO WMQ-SITE-WSP-UT-DWG-U8901.

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A	C.Z.	03.07.20	ISSUED FOR DEVELOPMENT APPLICATION	J.P.

WORK IN PROGRESS

SCALES: 0 2 4 8 12 — Full Size 1:200 ; Half Reduction 1:400 SCALE (m)

KEYPLAN: COPE STREET; RAGLAN STREET; BUCKLAND STREET

PRINCIPAL AEO: JOHN HOLLAND

CLIENT: mirvac

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APPROVED	J. PICKERING	27.07.20

WATERLOO ISD

WATERLOO METRO QUARTER OSD
PROPOSED UTILITY SERVICES
GENERAL ARRANGEMENT PLAN

STATUS: FOR REVIEW | SHEET 2 OF 2 | ©

DRG No. WMQ-SITE-WSP-UT-DWG-U8972 | REV. B

A1 Original | Co-ordinate System: MGA Zone 56 | Height Datum: A.H.D. | This sheet may be prepared using colour and may be incomplete if copied | NOTE: Do not scale from this drawing. | ALT. DRG No. [Alt. Drg. No.]

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Appendix 2 – Sydney Water Feasibility Notice of Requirements

Case Number: 185224

30 July 2020

PATRICK GARLAND
WL DEVELOPER PTY LTD
c/- WSP AUSTRALIA PTY LTD

FEASIBILITY LETTER

Developer:	**WL DEVELOPER PTY LTD**
Your reference:	**PS119449**
Development:	**Lot 2 DP228641** **126 COPE ST, Waterloo**
Development Description:	**This development comprises of four multilevel buildings comprising of a total of 788 units.**
Your application date:	**3 June 2020**

Note: **Level 1 water restrictions are now in place**, which limits how and when water can be used outdoors. This can impact you and your contractors in the activities they need to undertake for this proposal.

Using water to suppress dust is not restricted, but this does mean that you/your contractors will need to apply for an exemption permit to use water for most outdoor uses including:

- Cleaning equipment and the exterior of new buildings
- Drilling and boring, and
- Batching concrete on-site

Fines for deliberate breaches of restriction rules apply from 1 September 2019.
For more information on the restrictions and for applying for an exemption, visit our web site at http://www.sydneywater.com.au/SW/water-the-environment/what-we-re-doing/water-restrictions/index.htm
The more water everyone saves, the longer we can stave off the progression to stricter restrictions or emergency measures.
Please provide this information to your contractors and delivery partners to inform them of their obligations.

Dear Patrick,

This Feasibility Letter (Letter) is a guide only. It provides general information about what Sydney Water's requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

If you obtain development consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (Coordinator).

Sydney Water will then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed); or
- Certificate.

These documents will be the definitive statement of Sydney Water's requirements.

There may be changes in Sydney Water's requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

- if you change your proposed development, e.g. the development description or the plan/ site layout, after today, the requirements in this Letter could change when you submit your new application; and

- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

What You Must Do To Get A Section 73 Certificate

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting www.sydneywater.com.au > Plumbing, building & developing > Developing > Land development.

1. **Obtain Development Consent from the consent authority for your development proposal.**

2. **Engage a Water Servicing Coordinator (Coordinator).**

   You must engage your current or another authorised Coordinator to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another Coordinator (at any point in this process) you must write and tell Sydney Water.

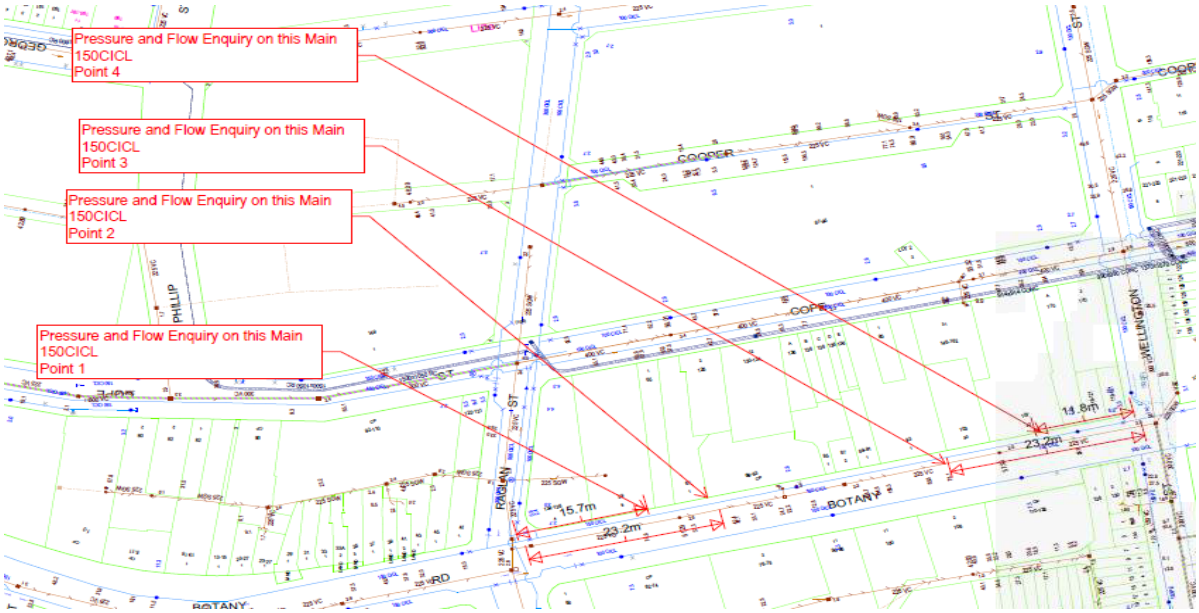
   For a list of authorised Coordinators, either visit www.sydneywater.com.au > Plumbing, building & developing > Developing > Providers > Lists or call **13 20 92.**

   The Coordinator will be your point of contact with Sydney Water. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including Sydney Water costs).

3. **Developer Works Deed**

   Your feasibility application is served from existing mains and does not require any works to be constructed at this time. Sydney Water will confirm this with you after you have received Development Approval from Council and your Coordinator has submitted a new Development application and Sydney Water has issued you with a formal Notice of Requirements.

4. Water, Recycled Water and Sewer Works



4.1 Water

Your development must have a frontage to a water main that is the right size and can be used for connection.

Sydney Water has assessed your application and found the existing DN150 main in Botany Street has sufficient capacity. However, if this main is impacted (e.g. resurfacing driveways) as part of the development then this main will need to be upsized to a DN200 as per the WSA Code guidelines for buildings more than 8 storeys given the scale of this development.

4.2 Recycled Water

While there is no existing Sydney Water recycled water supply to this area, Sydney Water is open to working in partnership with developers to consider potential decentralised recycled water servicing solutions that may offset potable water demands for irrigation, toilet flushing and domestic washing machines, as well as air cooling towers. Consideration can also be given for rainwater capture and stormwater runoff reduction.

Please contact your Sydney Water Account Manager to investigate the potential for a commercial arrangement to supply recycled water to your development.

4.3 Sewer

Your development must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within your development's boundaries.

Sydney Water has assessed your application and found that:

- Although there is capacity in the existing DN225 sewer main in Botany Rd, from an operational standpoint due to the discharge flows it is recommended that your development connects to the DN400 in Cope St. We advise that this will minimise the risk of an overflow. Figure 2 below (DN400 highlighted in red).
- The connection to the DN400 is an external connection into a maintenance structure; either an existing maintenance hole (MH) or new MH with a sideline to the property boundary.
- If the development is below 16m RL it may be exposed to a risk of internal surcharge under extreme weather conditions. To mitigate this, you will need to consider design alternatives, e.g. Reflux valve on Customer Sanitary Drain

Figure 2

5. Ancillary Matters

5.1 Asset adjustments

After Sydney Water issues, this letter (and more detailed designs are available), Sydney Water may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, the work must meet the conditions of this letter and you will need to complete it **before we can issue the Certificate**. Sydney Water will need to see the completed designs for the work and we will require you to lodge a security. The security will be refunded once the work is completed.

5.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use Sydney Water's **Permission to Enter** form(s) for this. You can get copies of these forms from your Coordinator or the Sydney Water website. Your Coordinator can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

6. Approval of your Building Plans

You must have your building plans approved **before the Certificate can be issued. Building construction work MUST NOT commence until Sydney Water has granted approval.** Approval is needed because construction/building works may affect Sydney Water's assets (e.g. water and sewer mains).

Your Coordinator can tell you about the approval process including:

- Your provision, if required, of a "Services Protection Report" (also known as a "pegout"). This is needed to check whether the building and engineering plans show accurately where Sydney Water's assets are located in relation to your proposed building work. Your Coordinator will then either approve the plans or make requirements to protect those assets before approving the plans;
- Possible requirements;
- Costs; and
- Timeframes.

You can also find information about this process (including technical specifications) if you either:

- visit www.sydneywater.com.au > Plumbing, building & developing > Building > Building over or next to assets. Here you can find Sydney Water's *Technical guidelines - Building over and adjacent to pipe assets*; or
- call 13 20 92.

Notes:

- **The Certificate will not be issued until the plans have been approved and, if required, Sydney Water's assets are altered or deviated;**
- **You can only remove, deviate or replace any of Sydney Water's pipes using temporary pipework if you have written approval from Sydney Water's Urban Growth Business. You must engage your Coordinator to arrange this approval; and**
- **You must obtain our written approval before you do any work on Sydney Water's systems. Sydney Water will take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994*.**

7. **Special Requirements**

OTHER THINGS YOU MAY NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement of Sydney Water in the future because of the impact of your development on our assets. You must read them before you go any further.

Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to a Sydney Water sewer main. This work must meet Sydney Water's standards in the Plumbing Code of Australia (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

Please be aware that floor levels must be able to meet Sydney Water's soffit requirements for property connection and drainage.

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at

businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A **Boundary Trap** is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable **Backflow Prevention Containment Device** appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on **1300 889 099**.

For installation, you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:
http://www.sydneywater.com.au/Plumbing/BackflowPrevention/

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, http://www.waterrating.gov.au/
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost

effective. Refer to http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm

- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's customer contract Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a **contingency plan** for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/ or contact Business Customer Services on **1300 985 227** or businesscustomers@sydneywater.com.au

Fire Fighting

Definition of firefighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the firefighting flow of the development and the ability of Sydney Water's system to provide that flow in an emergency. Sydney Water's Operating Licence directs that Sydney Water's mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through Sydney Water Tap in™ and may be of some assistance when defining the firefighting system. The Statement of Available pressure, may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for firefighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connection

A water main is available to provide your development with a domestic supply. The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with Sydney Water Tap in™. You, or your hydraulic consultant, may need to supply the following:

- A plan of the hydraulic layout;
- A list of all the fixtures/fittings within the property;
- A copy of the fireflow pressure inquiry issued by Sydney Water;
- A pump application form (if a pump is required);
- All pump details (if a pump is required).

You will have to pay an application fee.

Sydney Water does not consider whether a water main is adequate for firefighting purposes for your development. We cannot guarantee that this water supply will meet your Council's firefighting requirements. The Council and your hydraulic consultant can help.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to a Sydney Water water main. This work must meet Sydney Water's standards in the Plumbing Code of Australia (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Other fees and requirements

The requirements in this Notice relate to your Certificate application only. Sydney Water may be involved with other aspects of your development and there may be other fees or requirements. These include:

- plumbing and drainage inspection costs;
- the installation of backflow prevention devices;
- trade waste requirements;
- large water connections and
- council firefighting requirements. (It will help you to know what the firefighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here.)

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from Sydney Water and to the extent that it is able, Sydney Water limits its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

END

Appendix 3 – Jemena Correspondence and Proposed connections

Patrick Garland

From: Zachary Kennett <Zachary.Kennett@jemena.com.au>
Sent: Wednesday, 1 July 2020 11:56 AM
To: Jiang, Ray
Cc: Pickering, John; Ramajoo, Jonathan; Patrick Garland; Fennelly, Geraldine
Subject: RE: Waterloo Over Station Development - Jemena Gas Connection

Hi Ray,

I have completed a preliminary investigation and confirmed with our capacity planners that we currently have sufficient network capacity to connect the below sites based on these loads. The next steps will be to submit formal application requests to Jemena either via the Jemena portal or through the end use customers preferred retailer.

The applications will need to be split up depending on the configuration of each building and metering required within those buildings, when submitting the applications you are unclear on what type of application you require please email me the buildings site plan, building use and meter room designs.

Please note Jemena does not reserve capacity on the network until a formal application is submitted and assessed.

Regards,
Zachary Kennett
Network Development Specialist – I&C
Jemena
99 Walker Street, North Sydney NSW 2060
PO Box 1220, North Sydney NSW 2059
Tel: 02 9867 7182 | 0409 608 399
www.jemena.com.au
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From: Jiang, Ray <Ray.Jiang@wsp.com>
Sent: Tuesday, 30 June 2020 3:22 PM
To: Zachary Kennett <Zachary.Kennett@jemena.com.au>
Cc: Pickering, John <john.pickering@wsp.com>; Ramajoo, Jonathan <Jonathan.Ramajoo@wsp.com>; patrick.garland@mirvac.com; Fennelly, Geraldine <Geraldine.Fennelly@wsp.com>
Subject: RE: Waterloo Over Station Development - Jemena Gas Connection

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and are expecting the content or attachment from the sender.
Hi Zachary,

As requested, based on current design the estimated loads at each connection point are as of follows:

Connection 1
- Building 1: 6 off (inclusive of the Community Tenancies for future, and the 1 tenancy from the Metro Box) = 3000mj/hr

Connection 2
- Building 2: 12 off (inclusive of the Community Tenancies for future) = 6000mj/hr

Connection 3
- Building 3 HW plant 3000 Mj/hr
- Building 4 HW plant 900 MJ/h
- Retail allowances 2 x 750Mj/hr for building retail and 3rd 500Mj/hr for station retail, that's 750 x 2 + 500 = 2000Mj/hr

Please let me know if you need more information from us.

Regards,

Ray Jiang
Senior Engineer

M: 0437 397 314
Ray.Jiang@wsp.com

WSP Australia Pty Limited
Level 27, 680 George Street
Sydney, NSW
2000 Australia

wsp.com

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From: Zachary Kennett [mailto:Zachary.Kennett@jemena.com.au]
Sent: Thursday, 18 June 2020 11:42 AM
To: Jiang, Ray <Ray.Jiang@wsp.com>
Cc: Pickering, John <john.pickering@wsp.com>; Ramajoo, Jonathan <Jonathan.Ramajoo@wsp.com>; patrick.garland@mirvac.com
Subject: RE: Waterloo Over Station Development - Jemena Gas Connection

Hi Ray,

Ill be looking after the Waterloo over station development applications and process on behalf of Jemena as I'm currently looking after a number of other metro stations within the city.

The preliminary serving review completed in 2018 indicated that their was enough gas supply for these buildings with supply coming from the 210 kPa network and a load of 30,000 mj/h across the whole site with multiple connection points.

Can you please provide the estimated loads required at each of the point?

I also note that you are indicating 7kPa connection points off a 210kPa network which is not possible, the incoming connections will be at 210kPa and reduce down at either boundary regulators or meter sets within the lots.

Regards,
Zachary Kennett
Network Development Specialist – I&C
Jemena
99 Walker Street, North Sydney NSW 2060
PO Box 1220, North Sydney NSW 2059
Tel: 02 9867 7182 | 0409 608 399
www.jemena.com.au

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From: Jiang, Ray <Ray.Jiang@wsp.com>
Sent: Wednesday, 17 June 2020 2:23 PM
To: Neale Hilton <Neale.Hilton@jemena.com.au>
Cc: Pickering, John <john.pickering@wsp.com>; Ramajoo, Jonathan <Jonathan.Ramajoo@wsp.com>;

patrick.garland@mirvac.com; Stephen Angel <Stephen.Angel@jemena.com.au>; Zachary Kennett <Zachary.Kennett@jemena.com.au>; Andrew Haigh <Andrew.Haigh@jemena.com.au>
Subject: RE: Waterloo Over Station Development - Jemena Gas Connection

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Hi Neale,

Refer to the email below from Andrew. Could you please provide information on the existing Jemena gas network in relation to the attached proposed gas connection requirement for this project?

Please let me know if you need more information from us.

Regards,

Ray Jiang
Senior Engineer

M: 0437 397 314
Ray.Jiang@wsp.com

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Sydney, NSW
2000 Australia

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From: Andrew Haigh [mailto:Andrew.Haigh@jemena.com.au]
Sent: Wednesday, 17 June 2020 2:05 PM
To: Jiang, Ray <Ray.Jiang@wsp.com>
Cc: Pickering, John <john.pickering@wsp.com>; Ramajoo, Jonathan <Jonathan.Ramajoo@wsp.com>; patrick.garland@mirvac.com; Neale Hilton <Neale.Hilton@jemena.com.au>; Stephen Angel <Stephen.Angel@jemena.com.au>; Zachary Kennett <Zachary.Kennett@jemena.com.au>
Subject: RE: Waterloo Over Station Development - Jemena Gas Connection

Hi Ray,

As discussed, please contact Neale Hilton (cc'd). Cheers.

Regards,

Andrew Haigh
Commercial Manager – External Works
Mobile: 0427413252
Telephone : 02 9867 8573
Jemena
Level 12, 99 Walker Street, North Sydney, NSW 2060
andrew.haigh@jemena.com.au | www.jemena.com.au
www.gonaturalgas.com.au

From: Jiang, Ray <Ray.Jiang@wsp.com>
Sent: Wednesday, 17 June 2020 1:55 PM
To: Andrew Haigh <Andrew.Haigh@jemena.com.au>
Cc: Pickering, John <john.pickering@wsp.com>; Ramajoo, Jonathan <Jonathan.Ramajoo@wsp.com>; patrick.garland@mirvac.com
Subject: Waterloo Over Station Development - Jemena Gas Connection

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Hi Andrew,

As discussed, please find attached gas connection design requirement for this project. We are currently working on towards detailed SSD DA application submission.

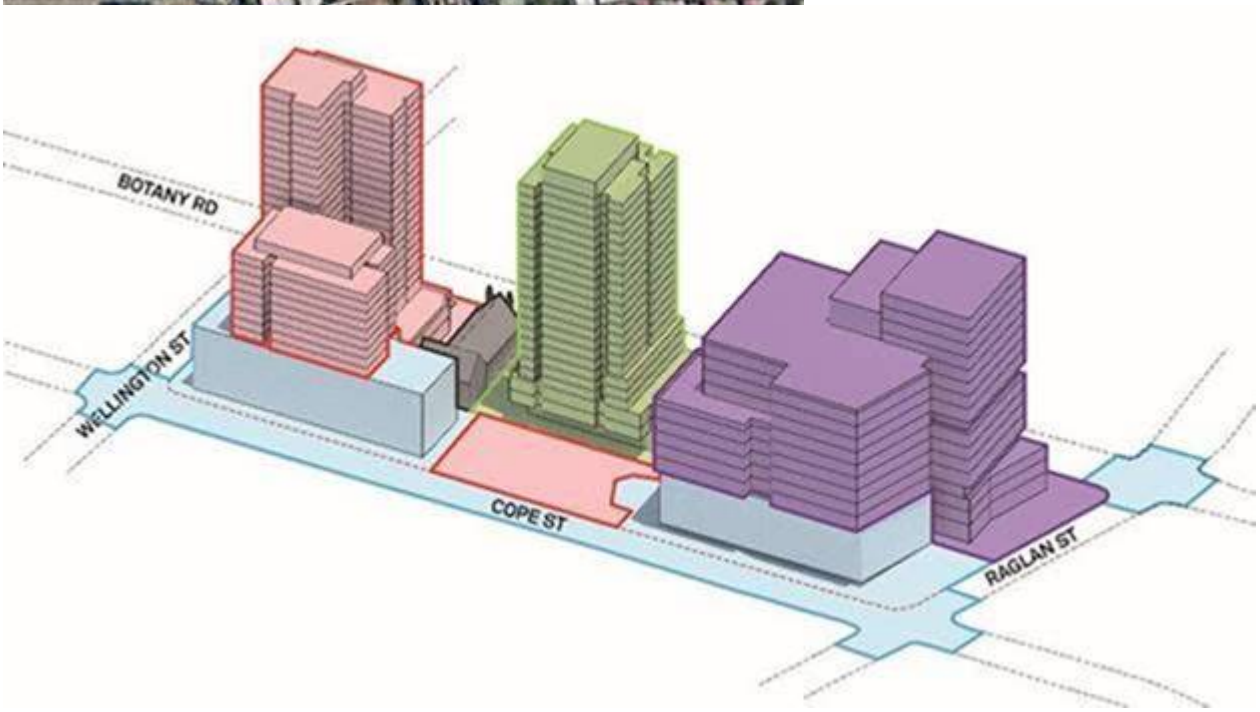
In particular, as part of the design process, we need to understand:

- What is the existing capacity of your current network in the precinct area.
- Does Jemena have any plans to upgrade its existing network in the precinct area.

Can you please refer me to an appropriate person if required.

Also, here is a bit of general overview of the Waterloo Metro Quarter project:

- podium, mid-rise and tower buildings
- excluding station floor space
- land use for non-residential and residential floor space
- social housing dwellings
- basement car parking, motorcycle parking, bicycle parking, and service vehicle spaces.



Please let me know if you need more information.

Regards,

Ray Jiang
Senior Engineer

M: 0437 397 314
Ray.Jiang@wsp.com

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Sydney, NSW
2000 Australia

wsp.com

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****

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****

Appendix 4 – Ausgrid Application for Connection AN21263

New Connection Above 100 AMP

Reference Code : 0099922

New Connection

LOCATION

Land Title Type
Strata
Lot Number
5
Nearest Cross Street
Wellington Street
Location Address
Botany Road, Waterloo, 2017
Land Zoning
Urban
Location Diagram

File name	Ausgrid filename reference	Size
SixMaps.pdf	LocationAttachmentFilePath_1	2.627 MB

APPLICANT

Applicant Type
Other On Behalf Of A Retail Customer Or Real Estate Developer
Full Name
Mr Patrick Garland
Email Address
patrick.garland@mirvac.com
ABN/ACN
44637792888
Company Name
Wl Developer Pty Ltd
Street Number/RMB
54
Applicant Address
Park Street Sydney 2000
Phone Number
0409510034

CUSTOMER

Customer Type
Real Estate Developer
Full Name
Mr Tim Manning
Email Address
tim.manning@mirvac.com
Phone Number
0408273358

ABN/ACN
44637792888
Company Name
Wl Developer Pty Ltd

LOAD DETAILS

Proposed Point Of Common Coupling
Substation
Proposed Asset Identifier
Unknown
Proposed Connection Point
Main Switchboard
Proposed Service Length
20
Proposed Service Type
Underground
Service Voltage
Low Voltage 230/400v
Service Size
2500 Amps

Proposed Maximum Demand	Number Of Phases:	Phase A:	Phase B:	Phase C:
	3	2113	2113	2113

Proposed Maximum Demand Calculation

File name	Ausgrid filename reference	Size
Waterloo South_Maximum Demand.pdf	WFAMaxDemandCalc_1	1.029 MB

Are You Intending To Connect Controlled Load At This Premises?
No

ADDITIONAL DEVELOPMENT DETAILS

RESIDENTIAL

No Of Residential Premises:	506
Average No Of Bedrooms Per Unit:	1
Gas Hot Water:	Yes
Gas Cooktop:	Yes

COMMERCIAL

Number Of Commercial Premises:	1
Total Floor Area With Air-Conditioning In M2:	1000

HOUSE SERVICES

Number Of House Service Premises:	1
Proposed Maximum Demand Number Of Phases:	3
Phase A:	111
Phase B:	111
Phase C:	111
Total Number Of Premises:	508

I Will Be Installing Equipment At The Premises That May Result In Non Linear / Fluctuating Loads
No

Construction Of The Premises Connection Assets Will Commence
02-Jan-2022
When Do You Wish To Electrify The Premises?

14-Mar-2022

Ausgrid Has Provided A Certified Design Number(Cdn) For A Network Augmentation Project Associated With The Premises

No

Asp 1 Has Been Appointed

No

Do You Have Development Consent (Da) For Your Proposal?

No

Do You Wish To Underground / Relocate Electricity Assets In Conjunction With This Connection Application?

Yes

Underground / Relocation Details

Install 2 Off 1000kva Standard Surface Chamber Distribution Substations. Redirect Existing Underground 11kv Feeder In The Street.

Comments

The 2 Chamber Substations Are Below The 1:100 Flood Levels, There Is A Chance That These Substation Location Might Be Relocated To The Back Courtyard (Northern Side) Of The Building With Ausgrid'S Right Of Way Being Coordinated.

Please attach any documents that are relevant to your connection for example Proposed Design, sketch of the building, Photos etc

File name	Ausgrid filename reference	Size
200421_DRP Meeting_Buildings 3&4 (1).pdf	AdditionalAttachment_1	18.201 MB
WMQ-BLD3-BSA-AR-DRG-DA100_C.pdf	AdditionalAttachment_2	0.737 MB

EXPEDITED CONNECTION

Do you want to expedite your connection offer for all premises?

Yes No

DECLARATION

Applicant Name

Mr Patrick Garland

Application Date

22-May-2020

Price Description	Price Including GST
Above 100 Amps Connection Offer - Technical Assessment required 1 x 452.80	AUD $452.80
Above 100 Amps Connection Offer 507 x 19.58	AUD $9,927.06
Total Price	AUD $10,379.86

Terms and Conditions:

In submitting this application you are engaging Ausgrid to provide you with a connection offer. Once submitted the fee charged is consumed. Ausgrid will aim to provide you with a written response within 10 business days. If additional work and/or fees are required, we will contact you to advise prior to providing the response.

Where this application requests an expedited connection, I declare that I have read and understood the terms and conditions of the connection offer and agree that if the connection is expedited that a contract based on that offer will be formed with Ausgrid on the date that Ausgrid receives the application. Where this application is being made on behalf of a retail customer or real estate developer, I declare that I have obtained the authority of that person to make this application of their behalf, including where applicable, making a request for expedition of the connection application.

*I acknowledge the terms & conditions.

PROPOSED DESIGN SCOPE

DATE: 02/07/2020

To: Ausgrid - Contestable Connections
contestability@ausgrid.com.au

Ausgrid reference: AN-21263

From: ASP Company: WSP Australia Pty Ltd
ASP Representative: Richard Saliba
Authorisation Number: 5045
Phone: 0404 898 456
Email: richard.saliba@wsp.cor

Project Description:	Establishment of 2 x single transformer surface chamber substations side by side.
Project Address:	111-121 Botany Road, Waterloo, 2017 (Wellington Street nearest cross road)

Connection Details	☐ HV Supply (i.e. HVC) ☒ LV Supply			Include description of existing and proposed load fields below	
Existing Load:	Phases	NA	Amps	UNKNOWN	
Proposed Load:	3 Phases	2113	Amps		
Total:		2113	Amps	Proposed connection Date:	01/04/2021

HV Proposal	
Proposed Distribution Centre: include substation type, size, LV panel layout (e.g. L type kiosk, 1000kVA, 1600/400 panels)	2 x STANDARD SURFACE CHAMBER SUB (1000kVA EACH), 1600/400/400 panels
Proposed Zone/Feeder:	ZETLAND/ZN188PA41L
HV Network Proposal: describe the HV connection proposal (e.g. loop in new new substation between HS01234 and HS09876)	Loop in new substations between Zetland zone sub & Sub 8838
HV Relocation Proposal:	NA

LV and/or SL Proposal, including comms	
LV and/or SL Network Proposal:	Connect one distributor to building 3 & another to building 4.
LV/SL Relocation Proposal:	NA

Does this proposal involve modification of Ausgrid's transmission, ADSS or pilot cable system(s)? If YES, please include on sketch	☐ YES ☒ NO
Do you require fault level information that is not on WebGIS:?	☐ YES ☒ NO

Attachments: Items marked with X are mandatory. Items with * asterisk are mandatory if applicable to the project type/application		
	☒ Sketch - proposed method of connection* ☒ Sketch – System Diagram (for HV works)* ☒ Connection Application ☐ includes large/disturbing loads* ☒ Design Contract Acceptance	☐ Master plan (if multi stage subdivision)* ☐ Photographs ☐ Development Site Plans ☐ Other

Ausgrid Use Only	Date Offer Accepted:	Load Cycle:
	Ausgrid Project Number:	CPC:
Planning: Response / Comments / Recommendations: (use additional pages if necessary)		

WATERLOO SOUTH - MAXIMUM DEMAND CALCULATION

Project No: PS112210

Date: 21/04/2020
Prepared By: AXA
Reviewd By:
Approved By:

Building 3 Maximum Demand

Area Description	GFA	GBA	Induction Cooktop (kVA)	Unit Mix QTY 1 BED	2 BED	3 BED	4 BED	Elec Load (kVA)	House Load (VA)
Student Accomodation									
Refer to Building 3 MD Tab									
Residential Subtotals	12,847 m2	17,890 m2		416	39	0	0	930kVA	25kVA

Podium Retail /Shared House			Lift Load	QTY					
Refer to Building 3 MD Tab									
Retail/House Subtotals	2,068 m2	264 m2						245 kVA	78 kVA

B3 Total (kVA)	1,277 kVA

Residential	954 kVA	1,405 A/ph	Maximum Demand	1,277 kVA
Retail	245 kVA	360 A/ph	Diversity	0.8
Shared House	78 kVA	115 A/ph	Diversified Load	1,021 kVA
				1,504 Amps

Building 4 / Station Retail Level	GFA	GBA	% Induction Cooktop (kVA)	Unit Mix QTY 1 BED	2 BED	3 BED	4 BED	Elec Load (kVA)	House Load (VA)
Social Housing									
Refer to Building 4 MD Tab									
Residential Subtotals	5,810 m2			28	34	7	1	205 kVA	62 kVA

Station Retail / House	GFA	GBA							
Refer to Building 4 MD Tab									
Retail/House Subtotals	m2							250 kVA	kVA

B4 Total kVA	517 kVA

Residential	267 kVA	393 A/ph	Maximum Demand	517 kVA
Station Retail	250 kVA	368 A/ph	Diversity	0.8
Shared House	N/A		Diversified Load	413 kVA
				609 Amps

TOTAL

		Rating (Non-Firm) - TBC	Amps/ph
mini-chamber Sub	2x1000kVA		2,800
	Available Current		**2,800 Amps/ph**
	Load (Amps)		2,113 Amps/ph
	Spare Capacity		**32.51%**

Site Maximum Demand	1,435 kVA
	2,113 Amps

Notes;
MD is based on gas cooking
B3 Retail power allowance has been made for Gym use

WATERLOO SOUTH - MAXIMUM DEMAND CALCULATION

Retail and House Load Allowance	HOUSE	RETAIL
Mech and Elec		**250 VA/m2**
House	**10 VA/m2**	**15 VA/m2**
Residential mix load Allowance		
1 Bed / Studio	**2.0kVA**	
2 Bed / Twin Studio	**2.5kVA**	
3 Bed	**3.0kVA**	
4 Bed	**4.0kVA**	

Diversified Induction CooktopLoad Allowance per unit

VA

Project No: PS112210
Date: 21/04/2020
Prepared By: AXA
Reviewd By:
Approved By:

Building 3 / Podium Retail				Unit Mix QTY					
Level	GFA	GBA	% Induction Cooktop (kVA)	1 BED	2 BED	3 BED	4 BED	Elec Load (kVA)	House Load (VA)
Student Accomodation									
Level 24 - Roof		377 m2						0.0kVA	566
Level 23	290 m2		kVA	7	2			19.0kVA	435
Level 22	590 m2		kVA	21	2			47.0kVA	885
Level 21	590 m2		kVA	21	2			47.0kVA	885
Level 20	590 m2		kVA	21	2			47.0kVA	885
Level 19	590 m2		kVA	21	2			47.0kVA	885
Level 18	590 m2		kVA	21	2			47.0kVA	885
Level 17	590 m2		kVA	21	2			47.0kVA	885
Level 16	590 m2		kVA	21	2			47.0kVA	885
Level 15	590 m2		kVA	22	1			46.5kVA	885
Level 14	570 m2		kVA	21	1			44.5kVA	855
Level 13	570 m2		kVA	21	1			44.5kVA	855
Level 12	570 m2		kVA	20	2			45.0kVA	855
Level 11	570 m2		kVA	20	2			45.0kVA	855
Level 10	570 m2		kVA	20	2			45.0kVA	855
Level 9	570 m2		kVA	20	2			45.0kVA	855
Level 8	570 m2		kVA	20	2			45.0kVA	855
Level 7	570 m2		kVA	20	2			45.0kVA	855
Level 6	570 m2		kVA	20	2			45.0kVA	855
Level 5	570 m2		kVA	20	2			45.0kVA	855
Level 4	570 m2		kVA	19	2			43.0kVA	855
Level 3	570 m2		kVA	19	2			43.0kVA	
Level 2 - Communal	337 m2							0.0kVA	506
Level 1 - Communal	660 m2								6,600
Residential Subtotals	12,847 m2			416	39	0	0	930 kVA	25 kVA

Podium Retail /Shared House			Lift Load	QTY				
Level 2 - Gym	489 m2						122.3kVA	1,100
Level 1 - Gym	489 m2						122.3kVA	1,100
Mezzanine Level		264 m2						2,640
Ground Leve	1,090 m2							10,900
Lift (25kVA/Lift)			25 kVA/Lift	3				62,500
Retail/House Subtotals	2,068 m2	264 m2	832		0	0	245 kVA	78 kVA

B3 Total kVA	1,277 kVA

TOTAL

Residential	954 kVA
Retail	245 kVA
Shared House	78 kVA

Maximum Demand	1,277 kVA
Diversity	0.8
Diversified Load	1,021 kVA
1,504 Amps	**1,881 Amps**

Notes;
MD is based on gas cooking
Retail area power allowance has been made for Gym use

WATERLOO SOUTH - MAXIMUM DEMAND CALCULATION

Retail and House Load Allowance	HOUSE	RETAIL
Mech and Elec		
House	**10 VA/m2**	**15 VA/m2**
Residential mix load Allowance		
1 Bed / Studio	**2.5kVA**	
2 Bed / Twin Studio	**3.0kVA**	
3 Bed	**4.0kVA**	**Diversified Induction CooktopLoad Allowance per unit**
4 Bed	**4.5kVA**	

Project No:	PS112210
Date:	21/04/2020
Prepared By:	AXA
Reviewd By:	
Approved By:	

VA

Building 4 / Station Retail Level	GFA	GBA	% Induction Cooktop (kVA)	Unit Mix QTY 1 BED	2 BED	3 BED	4 BED	Elec Load (kVA)	House Load (VA)
Social Housing									
Level 14 -Communal Rooftop	315 m2							0.0kVA	3,150
Level 14	180 m2		kVA				1	4.5kVA	270
Level 13	663 m2		kVA	2	5	1		24.0kVA	995
Level 12	663 m2		kVA	4	4	1		26.0kVA	995
Level 11	663 m2		kVA	4	4	1		26.0kVA	995
Level 10	663 m2		kVA	4	4	1		26.0kVA	995
Level 09	663 m2		kVA	4	4	1		26.0kVA	995
Level 08	663 m2		kVA	4	4	1		26.0kVA	995
Level 07	663 m2		kVA	4	4	1		26.0kVA	995
Level 06	599 m2		kVA	2	5			20.0kVA	899
Ground Level -	75 m2								750
Lift (25kVA/Lift)				25 kVA/Lift	2				50,000
Residential Subtotals	5,810 m2			28	34	7	1	205 kVA	62 kVA

Station Retail / House	GFA	GBA							
Retail 01			125 kVA					125.0kVA	
Retail 02			125 kVA					125.0kVA	
Retail/House Subtotals	m2							250 kVA	kVA

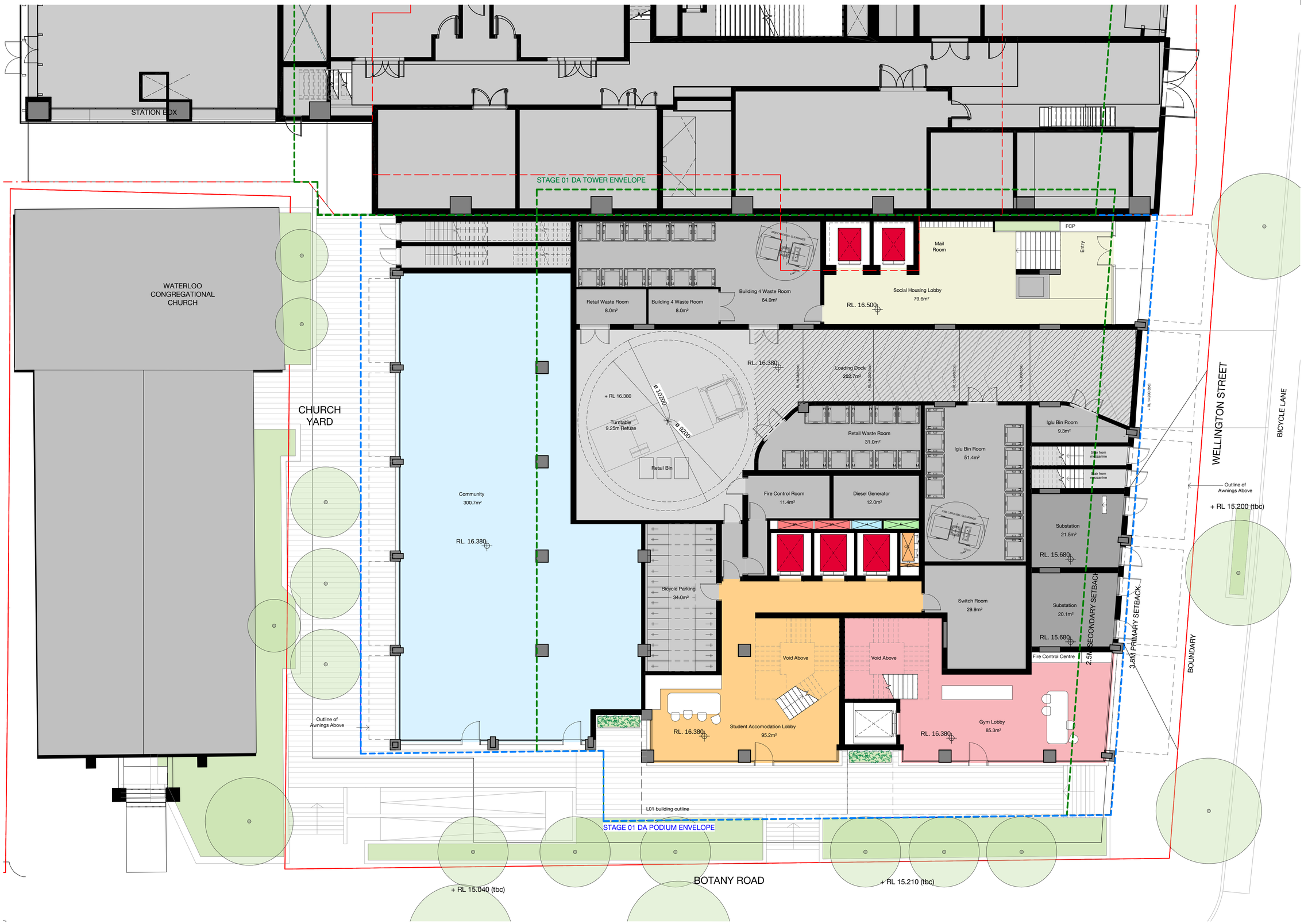
B4 Total kVA	517 kVA

TOTAL

Residential	267 kVA
Retail	250 kVA
Shared House	kVA

Maximum Demand	517 kVA	
Diversity	0.9	
Diversified Load	465 kVA	
	685 Amps	**761 Amps**

Notes;
MD is based on gas cooking



PRELIMINARY

Date generated 24/04/2020 2:09:34 PM BIM 360://Sydney Metro - Waterloo Station/WMQ-BLD3-BSA-AR-MDL-0101-RVT-R20.rvt

Recent revision history

#	Status	Description	Date
A	MV/JHG	COST PLAN B	30.03.20
B	MV	ISSUE FOR INFORMATION	17.04.20
C	MV	ISSUE FOR INFORMATION	24.04.20

Notes

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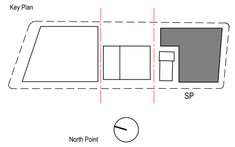
Contractor must verify all dimensions on site before commencing work or preparing shop drawings.

Do not scale drawings.

Key Plan



Client

Waterloo Integrated Station Development
A Joint Venture Project
JOHN HOLLAND
mirvac

NSW GOVERNMENT
sydney METRO

Consultant

BATESSMART

Project

WATERLOO METRO QUARTER DEVELOPMENT

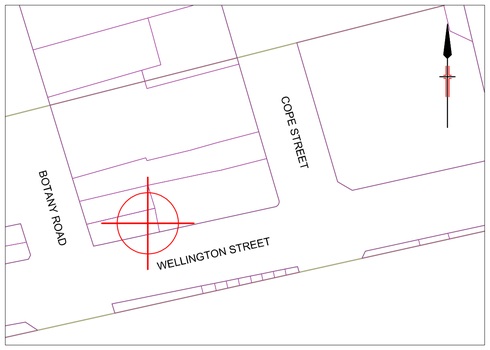
Project number		Size check	
S12398		25mm	
Checked	Approved	Sheet size	Scale
BS	Approver	A1	1 : 100

Sheet title

Ground Floor Plan

Status

Sheet number	Revision
-DRG-WMQ-BLD3-BSA-AR-DRG-DA100	C

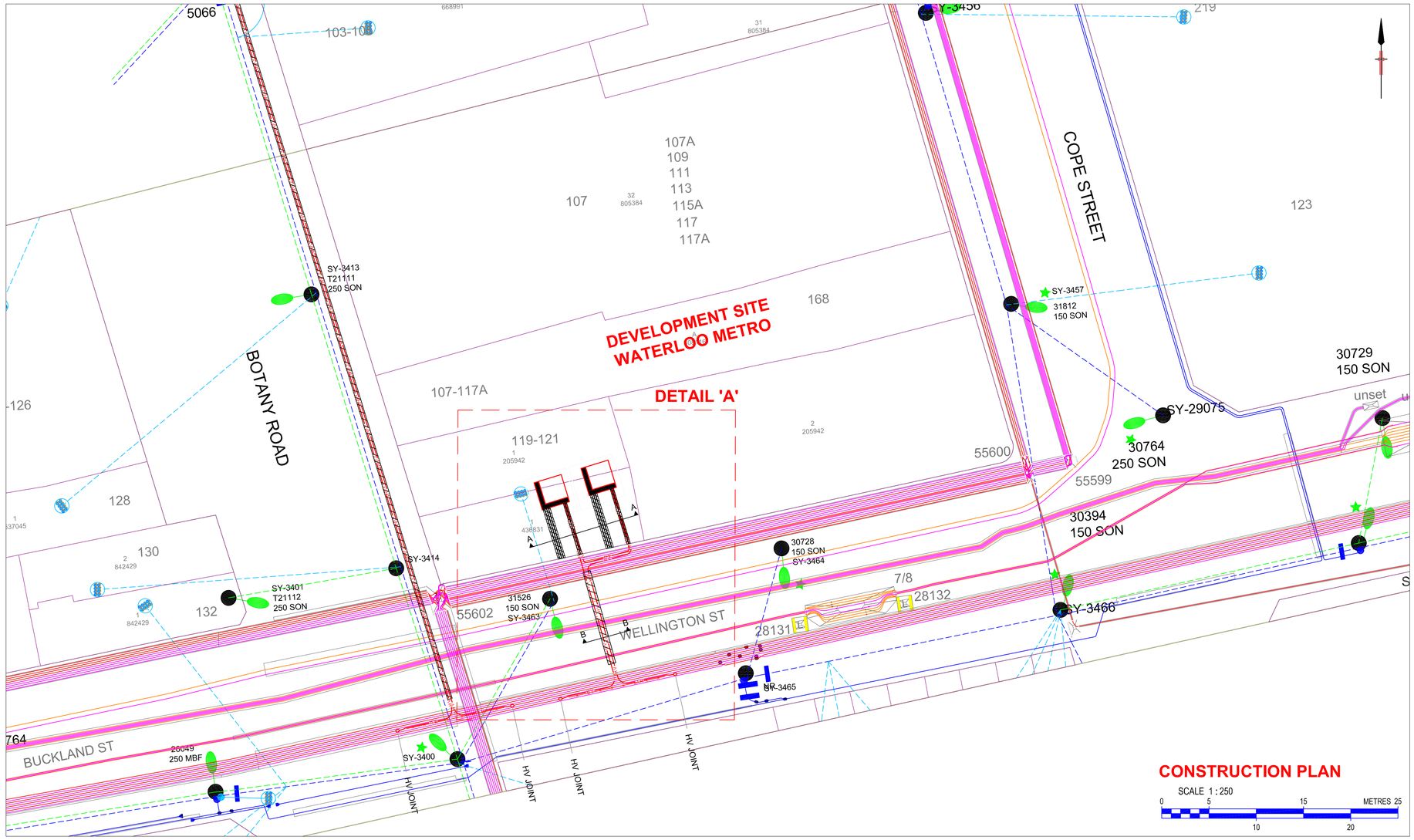


PROJECT LOCATION:
WATERLOO, UBD MAP 287 G11
NTS

LEGEND

	PROPOSED	EXISTING		PROPOSED	EXISTING
Pole	○	●	Item to be Removed	x	
SL Standard	▣	▣	Pole-to be removed		●
SL Column Remove		▣	Pillar-to be removed		■
LV Pillar	□	■	USL	▯▯	▮▮
LV Link Pillar	⊠	⊠	ABS	△	◀
Streetlight			IDT	▯	▮
Streetlight-PEC			Kiosk Sub		■
Streetlight-replacement			Chamber Sub		■
Streetlight-remove			Sealed End	◁	◀
UGOH or Riser	○	●	Cable Termination	◁	◀
Pot End	◁	◀	Service cable	○	●
Joint	⬭	⬬	Auxiliary cable	○	●
HV cable	○	●	Cable to be removed		✕
HV Triplex	♣	♣	Open Point	0	0
LV cable	○	●	PEC	☆	★
SL cable	○	●	4-WAY LINK BOX	▭	

	PROPOSED	EXISTING		REMOVE
Conduit				
OH Lines	UG Cables	OH Lines	UG Cables	OH Lines
HV	HV			
LV	LV			
SL	SL			
SV	SV			
TR132	TR132			
TR33	TR33			
AUX	AUX			



CONSTRUCTION PLAN

SCALE 1 : 250

0 5 10 15 20 METRES 25

CHECK FOR OTHER SERVICES BEFORE BORING OR EXCAVATING

ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH AUSGRID'S NETWORK STANDARDS

CAD DRAWING
AMENDMENTS

ASSOCIATED DRAWINGS

ASP # 5045
L/4 27, 680 George St, Sydney, NSW, 2000
PO Box 5394, Sydney, NSW 2001, Australia
Tel: +61 2 9272 5100 Fax: +61 2 9272 5101
www.wspgroup.com/asia-pacific

ASP REF. ASP Quality File Reference

CERTIFICATION NUMBER

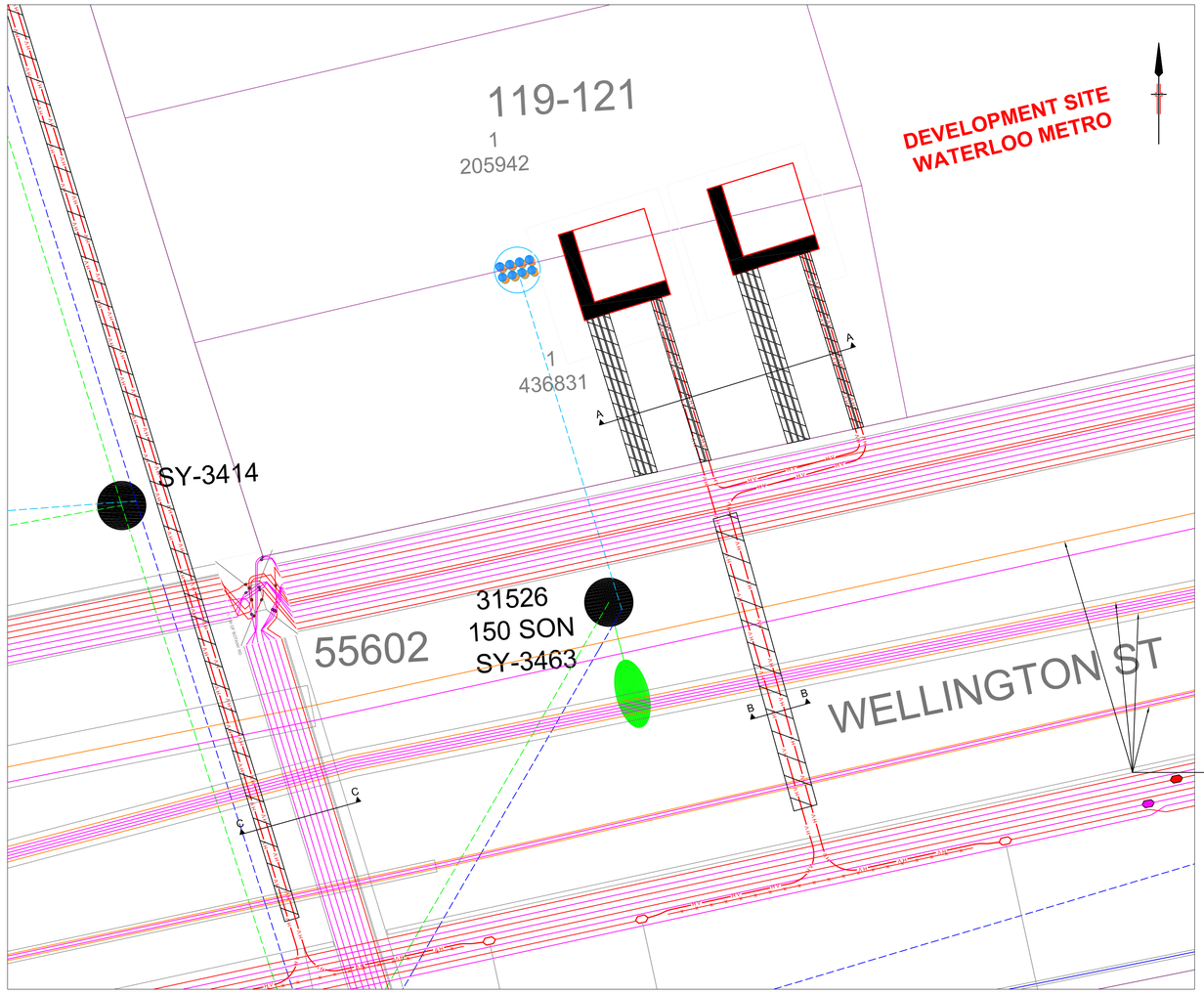
DESIGNED BY	
AUTH NO.	
SUBMIT DATE	SUBMITTED __/__/__
LGA	
MAP REF.	UBD or STREET DIR. REF.
AUSGRID REF.	AUSGRID MAP REF.
PRJTRAK No.	

/ #

WELLINGTON ST
WATERLOO
INSTALLTION OF 2 NEW
STANDARD SURFACE
CHAMBER SUBSTATION

SIZE A1 | AUSGRID PROJECT No. | SHEETS 1 of 1 | AMD.

20160817



WARNING UNDERGROUND TRANSMISSSION CABLES PRESENT

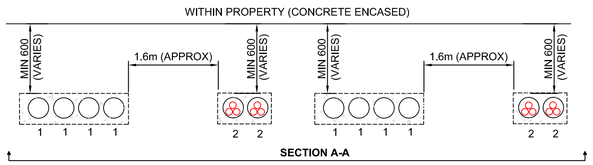
FOR WORK NEAR TRANSMISSION CABLES IT IS COMPULSORY TO ARRANGE FOR AN AUSGRID REPRESENTATIVE TO ATTEND THE WORKSITE. CONTACT WITH AUSGRID MUST BE MADE AT LEAST TWO WEEKS BEFORE WORK COMMENCES ON SITE. PHONE THE AUSGRID TRANSMISSION ENQUIRIES LINE ON (02) 4951 9200 TO ARRANGE FOR AN AUSGRID REPRESENTATIVE IN YOUR REGION.

THIS IS TO ENSURE THE WORK IS UNDERTAKEN SAFELY AND SO AS NOT TO ENDANGER THE CABLES OR WORKERS. THE RELEVANT DETAILS SHOULD BE PROVIDED AND THE REPRESENTATIVE'S ATTENDANCE ARRANGED. A REGULATED CHARGE WILL BE MADE FOR THIS SERVICE.

DETAIL 'A'

SCALE 1 : 100

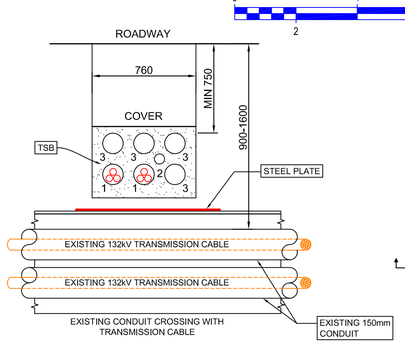
0 2 4 6 8 10 METRES



SECTION A-A

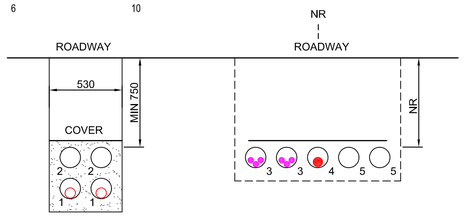
(ALL CONDUITS 125mm CONCRETE ENCASED)

1 - NEW 125mm CONDUIT - SPARE
2 - NEW 125mm CONDUIT WITH 11KV 300 CU1 CABLE



SECTION B-B

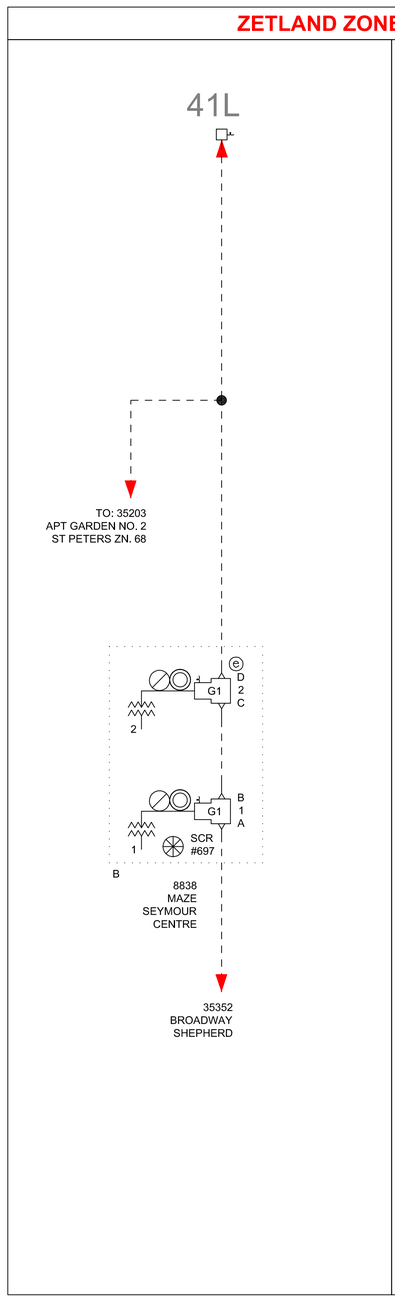
1 - NEW 150mm CONDUIT WITH 11kV 300 CU1 CABLE
2 - NEW 70mm CONDUIT - SPARE
3 - NEW 150mm CONDUIT - SPARE



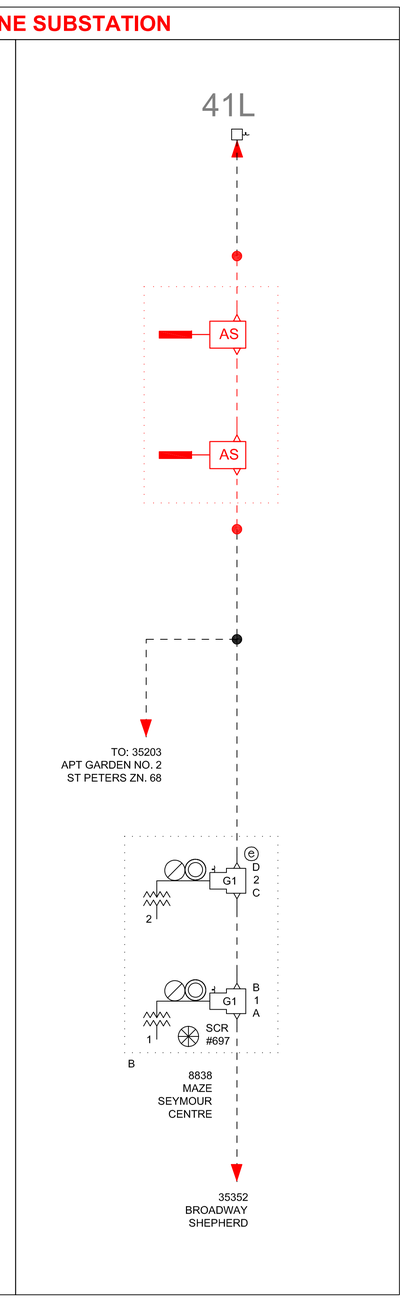
SECTION C-C

1 - NEW 11kV 400AL3 IN NEW 150mm CONDUIT
2 - NEW 150mm CONDUIT - SPARE
3 - EXISTING 3x4.6 CU3 P H + .82 CU3PR P L CABLE (#820) IN EXISTING 100mm CONDUIT
4 - EXISTING 11kV 194 CU3 P L CABLE (#255) IN EXISTING 100mm CONDUIT
5 - EXISTING 100mm CONDUIT

ZETLAND ZONE SUBSTATION



HV SCHEMATIC - EXISTING ZETLAND ZONE



HV SCHEMATIC - PROPOSED ZETLAND ZONE

CHECK FOR OTHER SERVICES BEFORE BORING OR EXCAVATING

ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH AUSGRID'S NETWORK STANDARDS

CAD DRAWING

AMENDMENTS

ASSOCIATED DRAWINGS

wsp
ASP # 5045
Lvl. 27, 680 George St, Sydney, NSW, 2000
PO Box 5394, Sydney, NSW 2001, Australia
Tel: +61 2 9272 5100 Fax: +61 2 9272 5101
www.wspgroup.com/asia-pacific

DESIGNED BY	
AUTH NO.	
SUBMIT DATE	SUBMITTED __/__/___
LGA	
MAP REF.	UBD or STREET DIR. REF.
AUSGRID REF.	AUSGRID MAP REF.
PRJTRAK No.	
ASP REF.	ASP Quality File Reference
CERTIFICATION NUMBER	# # / # #

WELLINGTON ST
WATERLOO
INSTALLATION OF 2 NEW
STANDARD SURFACE
CHAMBER SUBSTATION

SIZE A1 | AUSGRID PROJECT No. | SHEETS 2 of 2 | AMD.

20160817

Appendix 5 – Ausgrid Application for Connection AN21264

New Connection Above 100 AMP

Reference Code : 0109479

New Connection

LOCATION

Land Title Type
Strata
Lot Number
7
Nearest Cross Street
Raglan St
Location Address
Botany Road, Waterloo, 2017
Land Zoning
Urban
Location Diagram

File name	Ausgrid filename reference	Size
Project Location.pdf	LocationAttachmentFilePath_1	0.982 MB

APPLICANT

Applicant Type
Other On Behalf Of A Retail Customer Or Real Estate Developer
Full Name
Mr Patrick Garland
Email Address
patrick.garland@mirvac.com
ABN/ACN
44637792888
Company Name
Wl Developer Pty Ltd
Street Number/RMB
54
Applicant Address
Park Street Sydney 2000
Phone Number
0409510034

CUSTOMER

Customer Type
Real Estate Developer
Full Name
Mr Tim Manning
Email Address
tim.manning@mirvac.com
Phone Number
0408273358

ABN/ACN
44637792888
Company Name
Wl Developer Pty Ltd

LOAD DETAILS

Proposed Point Of Common Coupling
Substation
Proposed Asset Identifier
Unknown
Proposed Connection Point
Main Switchboard
Proposed Service Length
20
Proposed Service Type
Underground
Service Voltage
Low Voltage 230/400v
Service Size
Other (5461 A)
Proposed Maximum Demand Number Of Phases: 3 Phase A: 5461 Phase B: 5461 Phase C: 5461
Proposed Maximum Demand Calculation

File name	Ausgrid filename reference	Size
200506 Bld 1 & 2 Max Demand.pdf	WFAMaxDemandCalc_1	2.921 MB

Are You Intending To Connect Controlled Load At This Premises?
No

ADDITIONAL DEVELOPMENT DETAILS

HOUSE SERVICES

Number Of House Service Premises:	1
Proposed Maximum Demand Number Of Phases:	3
Phase A:	5461
Phase B:	5461
Phase C:	5461
Total Number Of Premises:	1

I Will Be Installing Equipment At The Premises That May Result In Non Linear / Fluctuating Loads
No

Construction Of The Premises Connection Assets Will Commence
16-Aug-2021
When Do You Wish To Electrify The Premises?
14-Sep-2021
Ausgrid Has Provided A Certified Design Number(Cdn) For A Network Augmentation Project Associated With The Premises
No
Asp 1 Has Been Appointed
No
Do You Have Development Consent (Da) For Your Proposal?
No
Do You Wish To Underground / Relocate Electricity Assets In Conjunction With This Connection Application?
Yes

Underground / Relocation Details

Install 3x 1500kva Standard Surface Chamber Distribution Substation. Redirect Existing Underground 11kv Feeder In The Street.

Comments

Building 1 Is Commercial Retail And Building 2 Is Market Residential Affordable Housing Community. We Propose A Surface Chamber Substation Of 3 X 1500 Kva Tx'S. (Please See Our Proposed Layout).

Please attach any documents that are relevant to your connection for example Proposed Design, sketch of the building, Photos etc

File name	Ausgrid filename reference	Size
200409_BLD1 Floor Plans.pdf	AdditionalAttachment_1	6.025 MB
Bld 1 & 2.pdf	AdditionalAttachment_2	0.228 MB
CHAMBER SUBSTATION LAYOUT OPTIONS_20200427.pdf	AdditionalAttachment_3	0.267 MB

EXPEDITED CONNECTION

Do you want to expedite your connection offer for all premises?

(●) Yes ( ) No

- [ ] Basic connection services - 100 Amps connections (Download here)
- [x] * Basic connection services - over 100 Amps connections (Download here)
- [ ] Basic connection services - Micro EG connections (Download here)
- [ ] Standard connection services - Ausgrid augmentation (substation upgrade) (Download here)
- [ ] Standard connection services - offsite Ausgrid augmentation works (Download here)
- [ ] Standard connection services - contestable ASP1 connections (Download here)
- [ ] I do not know which one of these offers is relevant

DECLARATION

Applicant Name

Mr Patrick Garland

Application Date

25-May-2020

Price Description	Price Including GST
Above 100 Amps Connection Offer - Technical Assessment required 1 x 452.80	AUD $452.80
Total Price	AUD $452.80

Terms and Conditions:

In submitting this application you are engaging Ausgrid to provide you with a connection offer. Once submitted the fee charged is consumed. Ausgrid will aim to provide you with a written response within 10 business days. If additional work and/or fees are required, we will contact you to advise prior to providing the response.

Where this application requests an expedited connection, I declare that I have read and understood the terms and conditions of the connection offer and agree that if the connection is expedited that a contract based on that offer will be formed with Ausgrid on the date that Ausgrid receives the application. Where this application is being made on behalf of a retail customer or real estate developer, I declare that I have obtained the authority of that person to make this application of their behalf, including where applicable, making a request for expedition of the connection application.

*I acknowledge the terms & conditions.

PROPOSED DESIGN SCOPE

DATE: 02/07/2020

To: Ausgrid - Contestable Connections
contestability@ausgrid.com.au

Ausgrid reference:

From: ASP Company: WSP Australia Pty Ltd
ASP Representative: Richard Saliba
Authorisation Number: 5045
Phone: 0404 898 456
Email: richard.saliba@wsp.cor

Project Description:	Establishment of 1 x 3 transformer surface chamber substations
Project Address:	Corner of Botany Road & Raglan Street, Waterloo, 2017

Connection Details	☐ HV Supply (i.e. HVC) ☒ LV Supply			Include description of existing and proposed load fields below	
Existing Load:		Phases		Amps	UNKNOWN
Proposed Load:	3	Phases	5461	Amps	
Total:			5461	Amps	Proposed connection Date: 01.05.2021

HV Proposal	
Proposed Distribution Centre: include substation type, size, LV panel layout (e.g. L type kiosk, 1000kVA, 1600/400 panels)	3X1500 Oil type 11kV/415V Tx's, E-Type LV board
Proposed Zone/Feeder:	Zetland/ ZN188PA34
HV Network Proposal: describe the HV connection proposal (e.g. loop in new new substation between HS01234 and HS09876)	Loop in new substation between Zetland zone substation & Sub 8412
HV Relocation Proposal:	NA

LV and/or SL Proposal, including comms	
LV and/or SL Network Proposal:	Connect 2 630mm distributors to building 1 & 500mm distributor to building 2.
LV/SL Relocation Proposal:	NA

Does this proposal involve modification of Ausgrid's transmission, ADSS or pilot cable system(s)? If YES, please include on sketch	☐ YES ☒ NO
Do you require fault level information that is not on WebGIS:?	☐ YES ☒ NO

Attachments: Items marked with X are mandatory Items with * asterisk are mandatory if applicable to the project type/application	☒ Sketch - proposed method of connection* ☒ Sketch – System Diagram (for HV works)* ☒ Connection Application ☐ includes large/disturbing loads* ☒ Design Contract Acceptance	☐ Master plan (if multi stage subdivision)* ☐ Photographs ☐ Development Site Plans ☐ Other

Ausgrid Use Only	Date Offer Accepted:	Load Cycle:
	Ausgrid Project Number:	CPC:
Planning: Response / Comments / Recommendations: (use additional pages if necessary)		

PRELIMINARY MAXIMUM DEMAND SUMMARY PAGE

Project	Waterloo Integrated Station Development (MQD Works)
Aurecon Reference	509191
Client	Mirvac
Revision	3
Date	Wednesday, 6 May 2020

Building 1 Summary

Building 1 GFA (m2)	40060		Substation Size (kVA)	3 x 1500	
Basement GBA (m2)	9530		Substation Capacity (A)	5500	Assumed firm rating
Building Load (kVA)	3075				
Building Load (A)	4438				

Building 2 Summary

Building 2 GFA (m2)	17447	
Building Load (kVA)	1012	
Building Load (A)	1460	

Site Summary

Site Load (kVA)	4087	
Diveristy Factor	0.7	Diversity factor applied to Building 2 Load
Diversified Maximum Demand (kVA)	3783	
Diversified Maximum Demand (A)	5461	
Spare Capacity	0.7%	

BUILDING 1 MAXIMUM DEMAND

Project	Waterloo Integrated Station Development (MQD Works)
Aurecon Reference	509191
Client	Mirvac
Revision	3
Date	Wednesday, 6 May 2020

Notes

1 - All VA/m2 rates include lighting and small power only unless noted otherwise

2 - GFAs are based upon the Woods Baggot architectural set issued on 09.04.2020 (Aconex ref: WB-MEMO-000046)

3 - Mechanical loads are based upon the systems described in the *'Building 1 Mechanical Scheme Concept Design report rev 0'* (Aconex ref: Aurecon-CADV-000010) and includes the additional tenant future cooling towers and associated pumps

4 - Hydraulic loads are based upon the Building 1 Hydraulic services spatial planning register [05] (Aconex ref: WSAP-MEMO-000013)

Level	Area	GFA (m2)	VA/m2	Total (kVA)	Comments
P2	Basement	4765	10	47.65	GBA not GFA, GFA TBC
P1	Basement	4765	10	47.65	GBA not GFA, GFA TBC
GF	Retail (Bld 1)	653	60	39.18	Lighting and small power only
GF	Retail (Metro)	439	60	26.34	GFA pending latest set of metro floor plans
GF	Community	250	60	15.00	Allowance as per retail allowance for future conversion to retail if needed
GF	Lobby	255	25	6.38	Small power and lighting in lobby with allowance for feature lighting
GF	BOH	956	15	14.34	General lighting, loading dock power, managers office, compactor
GF	Amenities	39	15	0.59	General lighting and hand dryers etc
Mezz	BOH	146	10	1.46	
1	Commercial	892	40	35.68	
1	Fire Stairs	57.5	5	0.29	
1	Lobby	74	12	0.89	
1	Communal work area	577	30	17.31	Lower density then typical commercial floor
1	Management	50	40	2.00	
1	Amenities	126	15	1.89	
2	Commercial	1565	40	62.60	
2	Fire Stairs	53	5	0.27	
2	Lobby	144	15	2.16	
2	Amenities	80	15	1.20	
3	Commercial	1483	40	59.32	
3	Fire Stairs	53	5	0.27	
3	Lobby	79	15	1.19	
3	Amenities	80	15	1.20	
4	Commercial	3181	40	127.24	PCA A Grade Requirement for lighting and small power
4	Fire Stairs	53	5	0.27	Lighting within fire stairs
4	Lobby	79	15	1.19	Lighting in lobby with allowance for feature lighting
4	Amenities	103	15	1.55	General lighting and hand dryers etc
5	Commercial	3181	40	127.24	
5	Fire Stairs	53	5	0.27	
5	Lobby	79	15	1.19	
5	Amenities	103	15	1.55	
6	Commercial	3181	40	127.24	
6	Fire Stairs	53	5	0.27	
6	Lobby	79	15	1.19	
6	Amenities	103	15	1.55	
7	Commercial	3181	40	127.24	
7	Fire Stairs	53	5	0.27	
7	Lobby	79	15	1.19	
7	Amenities	103	15	1.55	
8	Commercial	3081	40	123.24	
8	Fire Stairs	53	5	0.27	
8	Lobby	79	15	1.19	
8	Amenities	103	15	1.55	
9	Commercial	2475	40	99.00	
9	Fire Stairs	53	5	0.27	
9	Lobby	79	15	1.19	
9	Amenities	103	15	1.55	
9	Terrace	552	2	1.10	Minimal outdoor lighting only
10	Commercial	2528	40	101.12	
10	Fire Stairs	52	5	0.26	

10	Lobby	79	15	1.19	
10	Amenities	103	15	1.55	
11	Commercial	2528	40	101.12	
11	Fire Stairs	52	5	0.26	
11	Lobby	79	15	1.19	
11	Amenities	103	15	1.55	
12	Commercial	2528	40	101.12	
12	Fire Stairs	52	5	0.26	
12	Lobby	79	15	1.19	
12	Amenities	103	15	1.55	
13	Commercial	693	40	27.72	
13	Fire Stairs	52	5	0.26	
13	Lobby	136	15	2.04	
13	Amenities	103	15	1.55	
13	Terrace	1665	2	3.33	Minimal outdoor lighting only
14	Plant	750	5	3.75	Plant lighting
14	Commercial	250	40	10.00	Allowance for extra commercial space
15	Plant	270	5	1.35	Plant lighting
	Lifts			130.00	Assumed on 20kW per lift, 11 lifts. Final load to be confimed by WSP
P1	EV Chargers			57.50	5% (9) of total car parks. Assumed 7.5kW chargers
	Total Building 1 GFA	40060	m2		Excludes Metro and Basement
		Total Mech		1,250.80	kVA
		Total Hyd		139.33	kVA

Total Commercial MD	3,075	kVA
	4,438	Amps

BUILDING 2 MAXIMUM DEMAND

Project	Waterloo Integrated Station Development (MQD Works)
Aurecon Reference	509192
Client	Mirvac
Revision	3
Date	Wednesday, 6 May 2020

Notes

1 - All VA/m2 rates include lighting and small power only unless noted otherwise

2 - All VA/apt loads include lighting and power only unless noted otherwise

3 - GFAs and apartment numbers are based upon Hassel architectural set issued on 27.04.2020 (Aconex ref: HSL-RESP-000020)

4 - Mechanical loads are based upon the systems described in the *'Building 2 Mechanical Scheme Concept Design report rev 0'* (Aconex ref: Aurecon-CADV-000009) and includes increased retail K/E provisions

5 - Hydraulic loads are based upon the Building 2 Hydraulic services spatial planning register [03] (Aconex ref: WSAP-MEMO-000013)

6 - Apartment loads include the use of induction cooktops

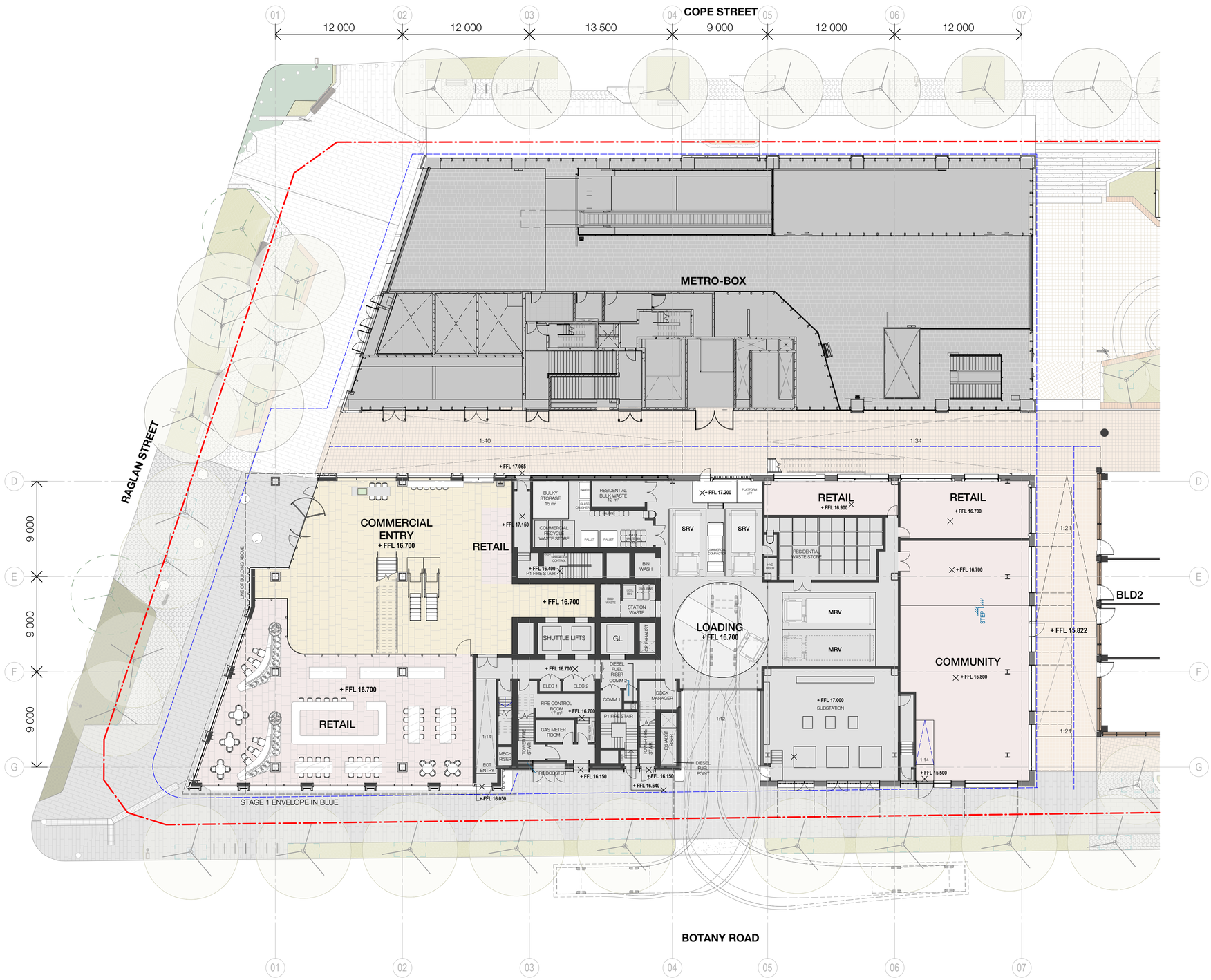
Level	Space	GFA (m2)	VA/m2	kVA	Notes
GF	Retail	554	60	33.2	Lighting and small power only
GF	Community	97	20	1.9	Lighting and small power to community space
GF	Lobby	68	25	1.7	Small power and lighting in lobby with allowance for feature lighting
GF	Stair case and meter room	65.5	5	0.3	Lighting within stairs and meter room
GF	Fire Control Room	13	40	0.5	Lighting and small power for workstation
GF	Amenities	47	15	0.7	General lighting and hand dryers etc
1	Childcare	555	40	22.2	
1	Lobby	81.5	15	1.2	
1	Childcare Terrace	615	5	3.1	
1	Stair Case	35	5	0.2	
2	Childcare	519	40	20.8	
2	Lobby	81.5	15	1.2	
2	Childcare Terrace	583	5	2.9	
2	Stair Case	35	5	0.2	
22	Shared Amenity	51	20	1.0	Lighting and small power to shared space
23	Plant	469	5	2.3	Plant lighting
	Apt Lobby Lighting	1080	5	5.4	
	Apt Stair Case	320	5	1.6	
	Lifts			55.8	Assumed 20kW per lift, 3 lifts. Final load to be confimed by WSP
	Total GFA	17447	m2		
		No. of Apts	**VA/apt**		
3	Affordable Apartments	9	1400	12.6	
4	Affordable Apartments	9	1400	12.6	
5	Affordable Apartments	9	1400	12.6	
6	Apartments	8	1400	11.2	
7	Apartments	8	1400	11.2	
8	Apartments	8	1400	11.2	
9	Apartments	8	1400	11.2	
10	Apartments	8	1400	11.2	
11	Apartments	8	1400	11.2	
12	Apartments	8	1400	11.2	
13	Apartments	8	1400	11.2	
14	Apartments	8	1400	11.2	
15	Apartments	8	1400	11.2	
16	Apartments	8	1400	11.2	
17	Apartments	8	1400	11.2	
18	Apartments	8	1400	11.2	
19	Apartments	8	1400	11.2	
20	Apartments	6	1400	8.4	
21	Apartments	6	1400	8.4	
22	Apartments	2	2100	4.2	Based on apartments being 1.5x the size of typical level apartment
	Total Apartments	153			
		Total Mech		550.7	kVA
		Total Hyd		89.2	kVA

Total Residential MD	**1011.8**	kVA
	1460.4	A

Per apartment maximum demand calculations as per AS/NZS 3000 Table C1

Apartments	155
Worst Loaded phase	52

Load Group	Load	Column	Load (A)	Total A	
A i	Lighting	5	0.5 per unit	26	
B i	Socket Outlets =<10A	5	50 + 1.9per unit	148.8	
C	Cooking appliances and outlets >10A	5	2.8 per unit	145.6	
				320.4	A/ph
				222.0	kVA
				1.4	kVA/apartment



Recent revision history

#	Status	Description	Date
A		FOR INFORMATION	30.03.20
B		FOR INFORMATION	05.05.20
C		FOR INFORMATION	12.05.20
D		FOR INFORMATION	02.06.20
E		FOR INFORMATION	17.06.20

Notes

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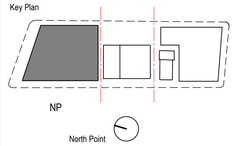
Contractor must verify all dimensions on site before commencing work or preparing shop drawings.

Do not scale drawings.

Key Plan



Client

Waterloo Integrated Station Development
A Joint Venture Project
JOHN HOLLAND
mirvac

NSW GOVERNMENT
sydney METRO

Consultant

WOODS BAGOT

Project

WATERLOO METRO QUARTER DEVELOPMENT

Project number	Size check		
121234	25mm		
Checked	Approved	Sheet size	Scale
DH	PM	A1	1 : 200

Sheet title

BUILDING 1 - GROUND LEVEL

Status

FOR INFORMATION

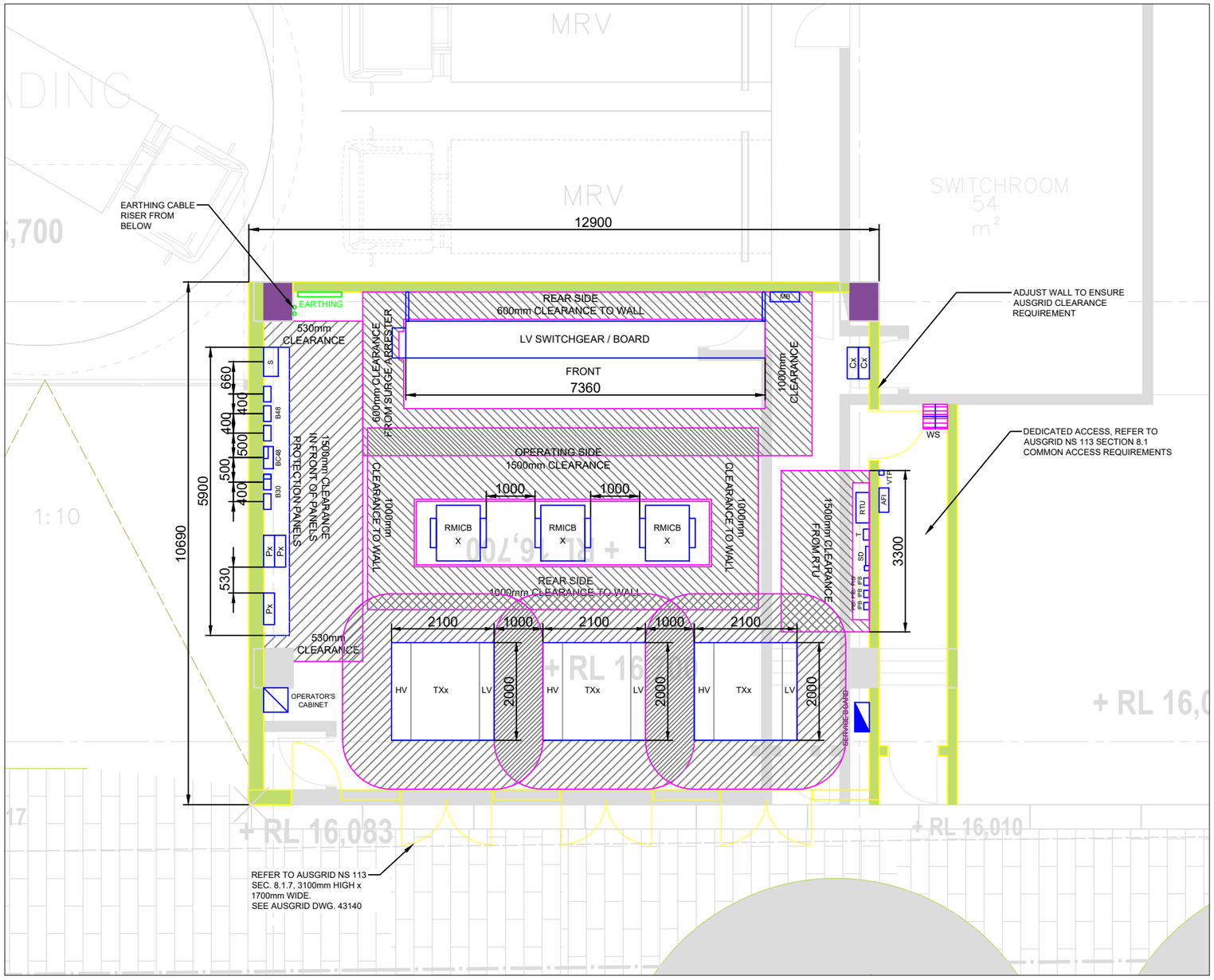
Sheet number

WMQ-BLD1-WBG-AR-DRG-A1000

Revision

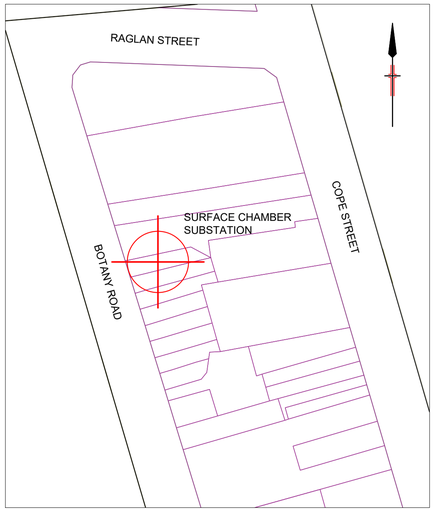
E

Date generated 17/06/2020 5:14:09 PM BIM 360://Sydney Metro - Waterloo Station/WMQ-BLD1-WBG-AR-MDL-0001-RVT-R20.rvt



BC30	BATTERY CHARGER A
B30	30V DC 'A' BATTERY
BC48	BATTERY CHARGER B
B48	48V DC 'B' BATTERY
Px	PROTECTION PANEL
Cx	CUSTOMER OVERCURRENT No. x PROTECTION PANEL
AFI	ARC FAULT INDICATOR
VTP	VOLTMETER / TEST POINT FOR 30V DC 'A' BATTERY
MB	MARSHALLING BOX
WS	WATER SERVICE
SD	SIGNALLING DISCONNECTION BOX
S	SCADA PANEL
PIB	PILOT ISOLATION BOX
IPB	INTERCONNECTOR PILOT BOX
RTU	C50 REMOTE TERMINAL UNIT
T	TELEPHONE
HV	HIGH VOLTAGE
LV	LOW VOLTAGE
TXx	TRANSFORMER
RMICB	RING MAIN ISOLATOR CIRCUIT BREAKER
WS	WATER SERVICE

SUBSTATION LAYOUT
OPTION 1

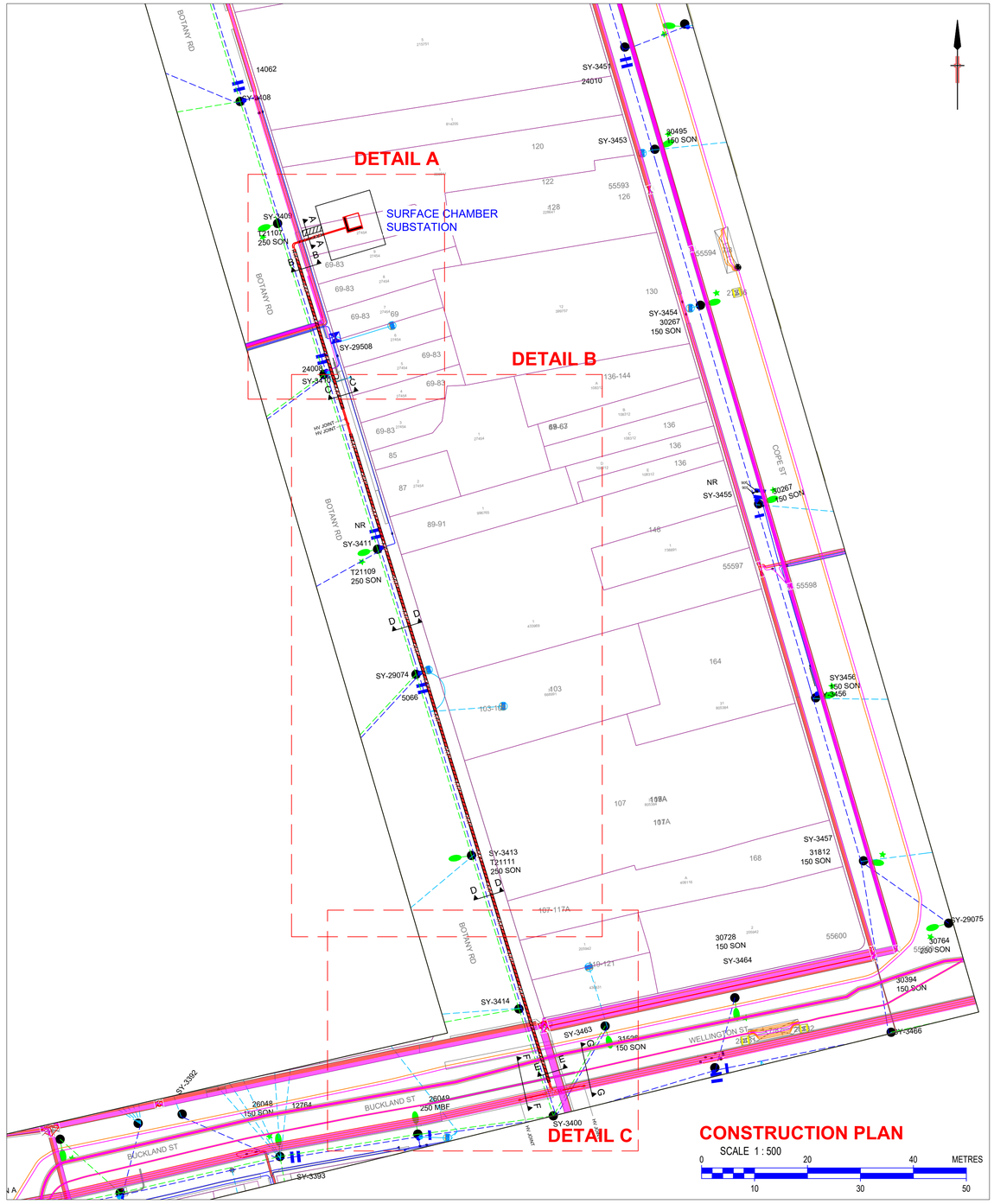


PROJECT LOCATION:
WATERLOO, UBD MAP 297 F10
NTS

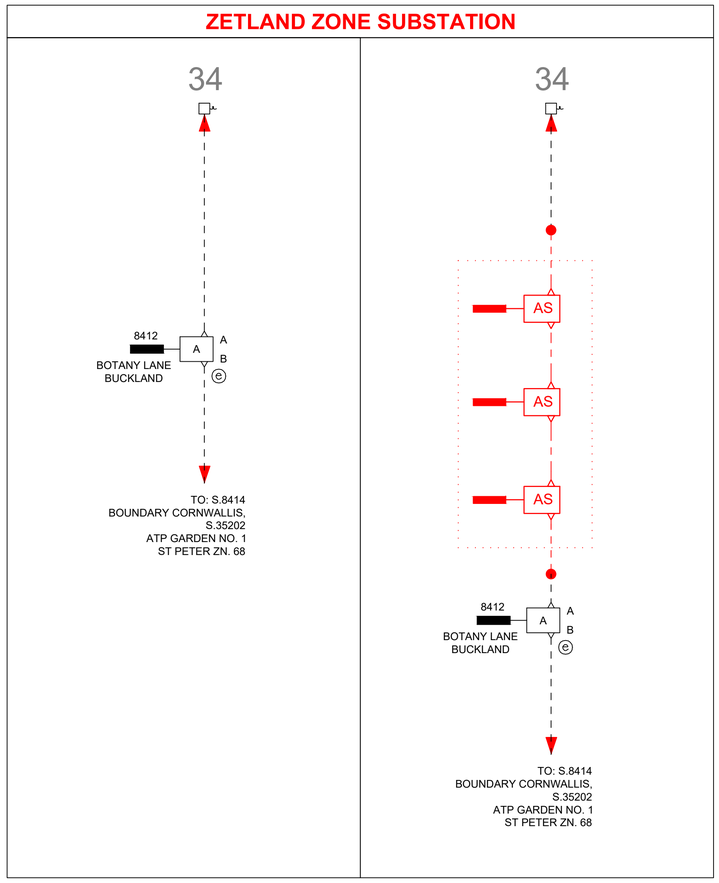
LEGEND

	PROPOSED	EXISTING		PROPOSED	EXISTING
Pole	○	●	Item to be Removed	x	
SL Standard	◎	◉	Pole-to be removed		●
SL Column Remove		◉	Pillar-to be removed		■
LV Pillar	□	■			
LV Link Pillar	⊠	■	USL	▯▯	▮▮
Streetlight			ABS	◁	◀
Streetlight-PEC			IDT	▯	▮
Streetlight-replacement			Kiosk Sub	□	■
Streetlight-remove			Chamber Sub	◪	◪
UGOH or Riser	○	●	Sealed End	◁	◀
Pot End	◁	◀	Cable Termination	◁	◀
Joint	⬭	⬬	Service cable	○	●
HV cable	○	●	Auxiliary cable	○	●
HV Triplex	♣	♣	Cable to be removed		✖
LV cable	○	●	Open Point	0	0
SL cable	○	●	PEC	☆	★
			4-WAY LINK BOX	▭	

	PROPOSED		EXISTING		REMOVE
Conduit					
OH Lines	UG Cables	OH Lines	UG Cables	OH Lines	
HV	HV	HV		HV	
LV	LV	LV		LV	
SL	SL	SL		SL	
SV	SV	SV		SV	
TR132	TR132	TR132		TR132	
TR33	TR33	TR33		TR33	
AUX	AUX	AUX		AUX	



ZETLAND ZONE SUBSTATION



HV SCHEMATIC - EXISTING ZETLAND ZONE

HV SCHEMATIC - PROPOSED ZETLAND ZONE

CHECK FOR OTHER SERVICES BEFORE BORING OR EXCAVATING

CAD DRAWING
AMENDMENTS

ASSOCIATED DRAWINGS

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ASP REF. PS119449

CERTIFICATION NUMBER

DESIGNED BY	
AUTH NO.	
SUBMIT DATE	SUBMITTED __/__/__
LGA	WATERLOO
MAP REF.	297 F10
AUSGRID REF.	SY43
PRJTRAK No.	

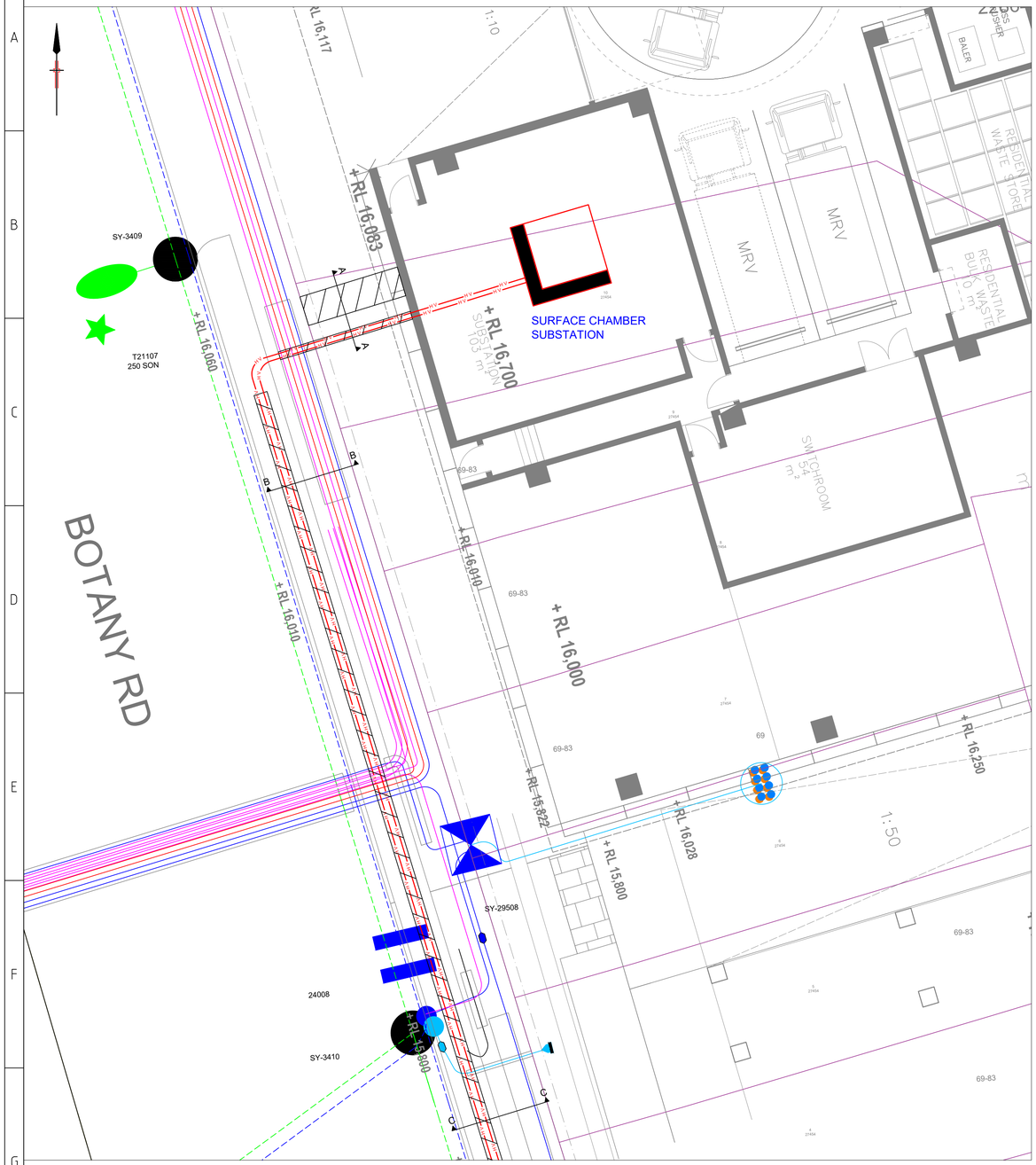
/ #

ESTABLISH SURFACE CHAMBER SUBSTATION BOTANY ROAD, WATERLOO

SIZE A1 | AUSGRID PROJECT No. | SHEETS 1 of 3 | AMD. 0

20160817

CONTINUATION SHEET 2 : CONSTRUCTION PLAN - DETAIL A

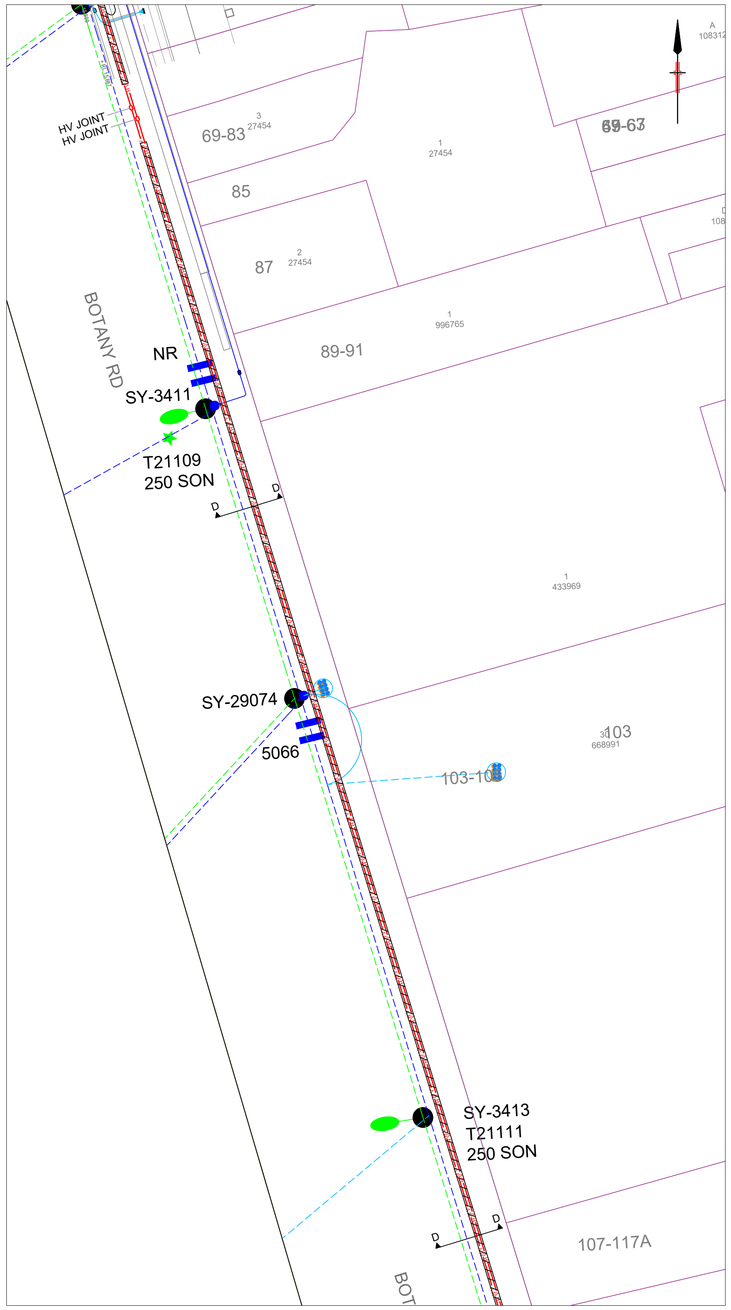


CONTINUATION SHEET 2 : CONSTRUCTION PLAN - DETAIL B

CONSTRUCTION PLAN - DETAIL A

SCALE 1 : 100

0 2 4 6 8 10 METRES

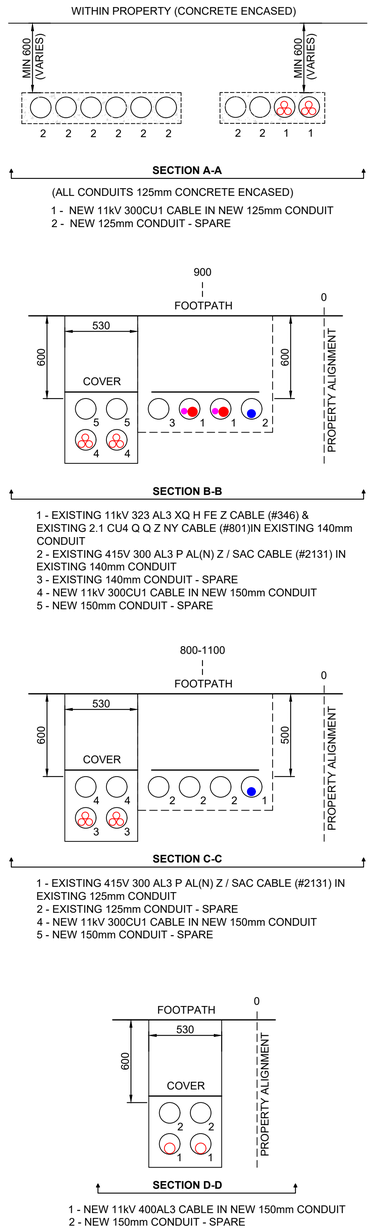


CONTINUATION SHEET 3 : CONSTRUCTION PLAN - DETAIL C

CONSTRUCTION PLAN - DETAIL B

SCALE 1 : 250

0 5 10 15 20 METRES 25



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ESTABLISH SURFACE CHAMBER SUBSTATION BOTANY ROAD, WATERLOO

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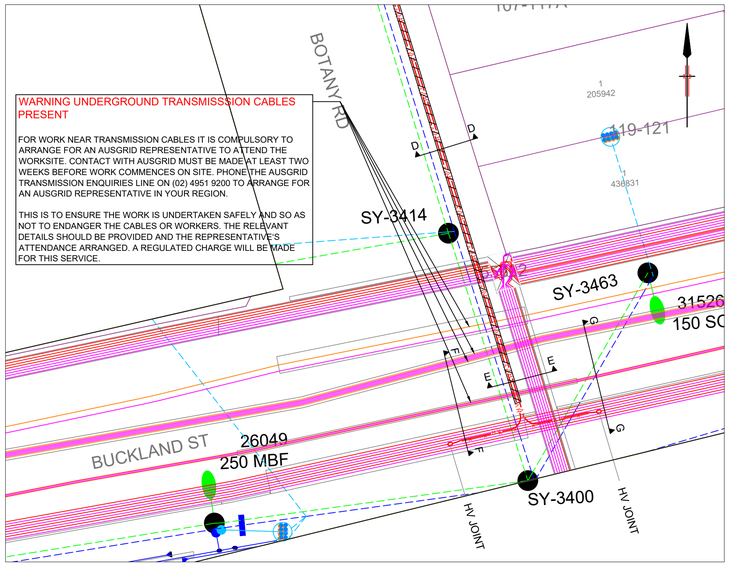
©

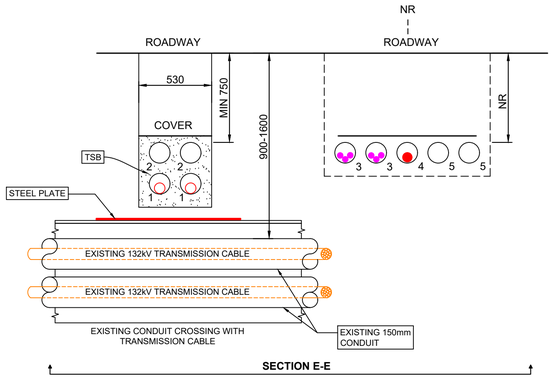
CONTINUATION SHEET 2 : CONSTRUCTION PLAN - DETAIL B



CONSTRUCTION PLAN - DETAIL C

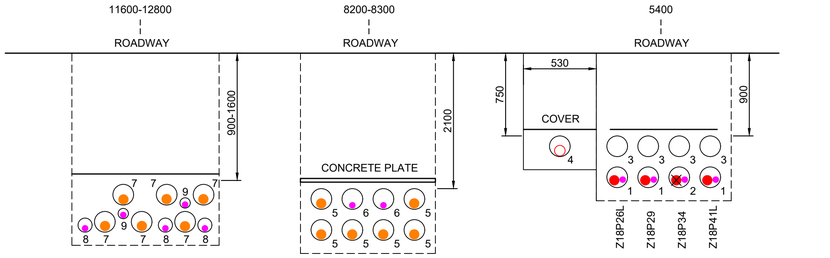
SCALE 1 : 250

0 5 15 METRES 25
10 20



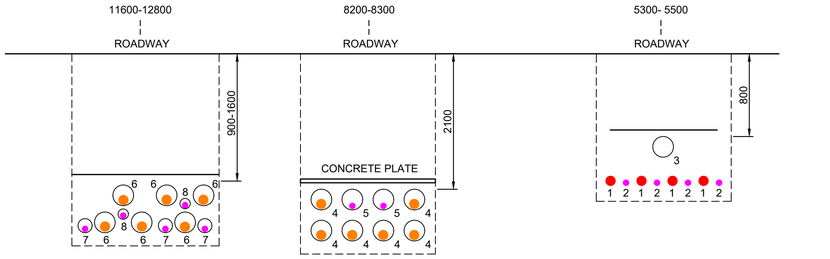
SECTION E-E

1 - NEW 11kV 400AL3 IN NEW 150mm CONDUIT
2 - NEW 150mm CONDUIT - SPARE
3 - EXISTING 3x4.6 CU3 P H + .82 CU3PR P L CABLE (#820) IN EXISTING 100mm CONDUIT
4 - EXISTING 11kV 194 CU3 P L CABLE (#255) IN EXISTING 100mm CONDUIT
5 - EXISTING 100mm CONDUIT



SECTION F-F

1 - EXISTING 11kV 500 AL3 P H L SW J CABLE (#351) & EXISTING 1.5 CU4 Q Q Z NY (#802) IN EXISTING 125mm CONDUIT
2 - EXISTING 11KV 500 AL3 P H L SW J CABLE (#351) TO BE CUT AND REMOVED & EXISTING 1.5 CU4 Q Q Z NY (#802) IN EXISTING 125MM CONDUIT
3 - EXISTING 125mm CONDUIT - SPARE
4 - NEW 11kV 400AL3 CABLE IN NEW 150mm CONDUIT
5 - EXISTING 132kV 1200 CU1 H P H AL Z CABLE (#1537) IN EXISTING 140mm CONDUIT
6 - EXISTING 1.27 CU100PR Q Q H YQ CABLE (#1798) IN EXISTING 140mm CONDUIT
7 - EXISTING 132kV 1600 CU1 XQ SAS 40KA YQ CABLE (#1246) IN EXISTING 150mm CONDUIT
8 - EXISTING 9 SM60 NYT F MT Q S Q / OPTIC CABLE (#461) IN EXISTING 63mm CONDUIT
9 - EXISTING 9.9 SM4 + 62.5 GI4 Z MB MQ NY YQ CABLE (#47) IN EXISTING 32mm CONDUIT



SECTION G-G

1 - EXISTING 11kV 500 AL3 P H L SW J CABLE (#351) DIRECT BURIED
2 - EXISTING 1.5 CU4 Q Q Z NY (#802) IN DIRECT BURIED
3 - EXISTING 125mm CONDUIT - SPARE
4 - EXISTING 132kV 1200 CU1 H P H AL Z CABLE (#1537) IN EXISTING 140mm CONDUIT
5 - EXISTING 1.27 CU100PR Q Q H YQ CABLE (#1798) IN EXISTING 140mm CONDUIT
6 - EXISTING 132kV 1600 CU1 XQ SAS 40KA YQ CABLE (#1246) IN EXISTING 150mm CONDUIT
7 - EXISTING 9 SM60 NYT F MT Q S Q / OPTIC CABLE (#461) IN EXISTING 63mm CONDUIT
8 - EXISTING 9.9 SM4 + 62.5 GI4 Z MB MQ NY YQ CABLE (#47) IN EXISTING 32mm CONDUIT

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/ #

ESTABLISH SURFACE CHAMBER SUBSTATION BOTANY ROAD, WATERLOO

SIZE A1
AUSGRID PROJECT No.
SHEETS 3 of 3
AMD. 0

20160817

AUSTRALIAN STANDARD AS5488-2019 CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION (SUI)

THIS STANDARD (AS5488-2013) PROVIDES A FRAMEWORK FOR THE CLASSIFICATION OF SUBSURFACE UTILITY LOCATION AND ATTRIBUTE INFORMATION IN TERMS OF SPECIFIED QUALITY LEVELS. THE OBJECTIVE OF THIS STANDARD IS TO PROVIDE UTILITY OWNERS, OPERATORS AND LOCATORS WITH A FRAMEWORK FOR THE CONSISTENT CLASSIFICATION OF INFORMATION CONCERNING SUBSURFACE UTILITIES. THIS AIMS TO ASSIST WITH THE MANAGEMENT OF PROJECT RISK RELATED TO UNDERGROUND UTILITIES.
A QUALITY LEVEL DESCRIBES THE ACCURACY OF INFORMATION THAT IS COLLECTED OR HELD ON A SUBSURFACE UTILITY. THERE ARE FOUR QUALITY LEVELS - A,B,C AND D. QUALITY LEVEL A IS CONSIDERED TO BE THE HIGHEST QUALITY LEVEL AND QUALITY LEVEL D TO BE THE LOWEST. THE HIGHER THE QUALITY LEVEL, THE MORE INFORMATION IS KNOWN ABOUT THE SUBSURFACE UTILITY. THE QUALITY LEVEL OF A SUBSURFACE UTILITY MAY VARY ALONG ITS LENGTH DEPENDING ON THE ASSOCIATED ATTRIBUTE INFORMATION AND METADATA AVAILABLE.

QUALITY LEVEL D (QL-D) IS THE LOWEST OF THE FOUR QUALITY LEVELS. THE ATTRIBUTE INFORMATION CAN BE COMPILED FROM ANY, OR A COMBINATION OF THE FOLLOWING:
(1) EXISTING RECORDS (DBYD PLANS)
(2) CURSORY SITE INSPECTION
(3) ANECDOTAL EVIDENCE

QUALITY LEVEL C (QL-C) IS DESCRIBED AS A SURFACE FEATURE CORRELATION OR AN INTERPRETATION OF THE APPROXIMATE LOCATION AND ATTRIBUTES OF A SUBSURFACE UTILITY ASSET USING A COMBINATION OF EXISTING RECORDS (AND/OR ANECDOTAL EVIDENCE) AND A SITE SURVEY OF VISIBLE EVIDENCE. THE MINIMUM REQUIREMENT FOR A QUALITY LEVEL C IS A RELATIVE HORIZONTAL SPATIAL POSITION WITH A MAXIMUM TOLERANCE OF +/- 300MM.

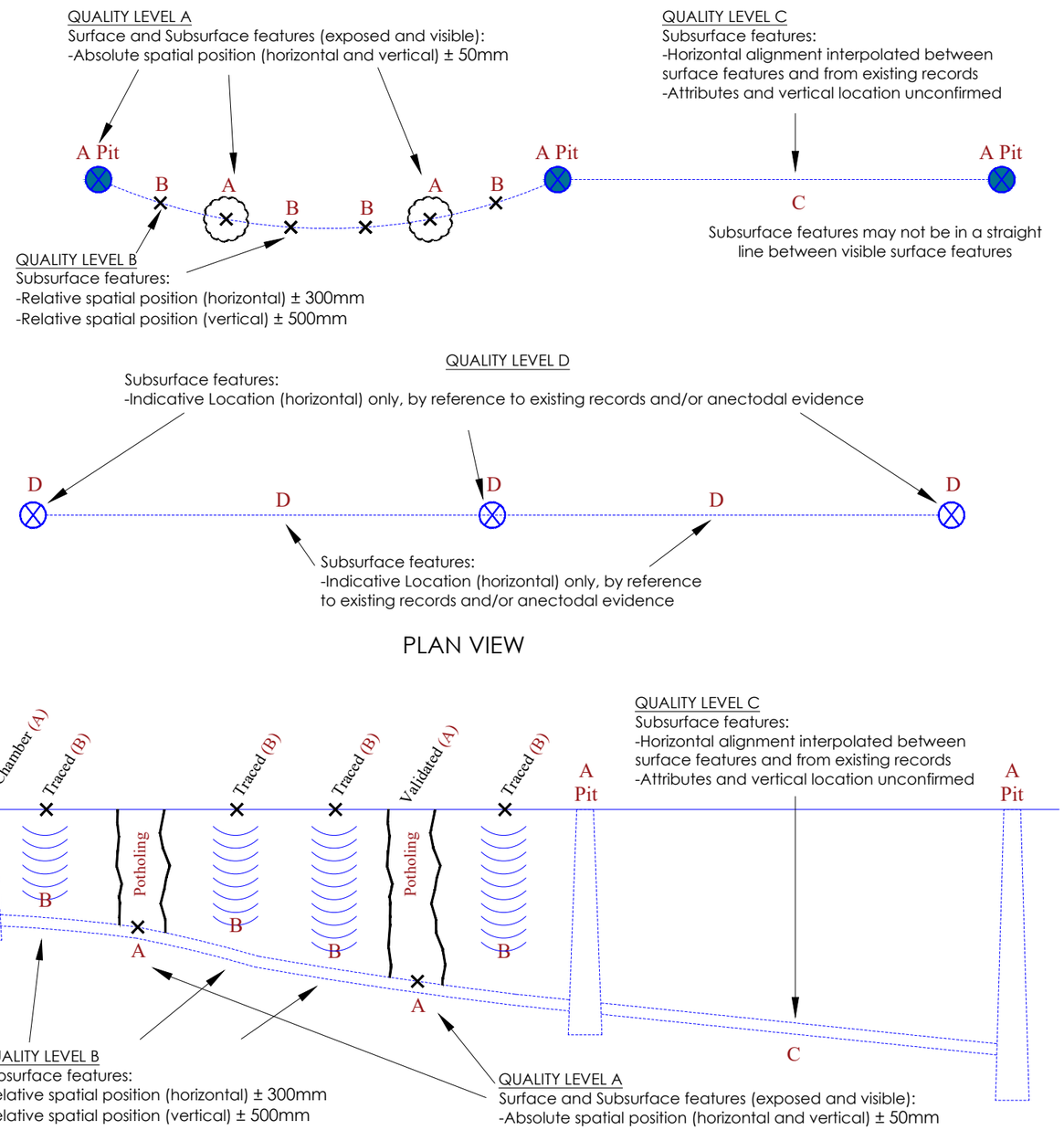
QUALITY LEVEL B (QL-B) DESCRIBES ASSETS LOCATED USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS AND LOCATING TECHNIQUES. THE INFORMATION REQUIRED TO ATTAIN QL-B MAY BE SOURCED THROUGH THE FOLLOWING METHODS:
(1) SURVEY
(2) TRACE
THE MINIMUM REQUIREMENT FOR A QUALITY LEVEL B IS A RELATIVE HORIZONTAL SPATIAL POSITION WITH A MAXIMUM TOLERANCE OF +/- 300MM AND A MAXIMUM VERTICAL TOLERANCE OF +/- 500MM. IF QUALITY LEVEL B INFORMATION IS COMPILED USING ELECTRONIC DETECTION, IT IS ONLY AN INDICATION OF THE EXISTENCE OF SUBSURFACE UTILITIES AND DOES NOT VALIDATE THE UTILITY LOCATION OR ATTRIBUTES.

QUALITY LEVEL A (QL-A) IS THE HIGHEST QUALITY LEVEL AND CONSISTS OF THE PHYSICAL IDENTIFICATION OF THE ATTRIBUTE AND LOCATION OF A SUBSURFACE UTILITY AT A POINT TO AN ABSOLUTE SPATIAL POSITION IN THREE DIMENSIONS. THE MAXIMUM TOLERANCE FOR BOTH HORIZONTAL AND VERTICAL POSITION IS +/- 50MM. IT IS THE ONLY QUALITY LEVEL THAT DEFINES A SUBSURFACE UTILITY AS 'VALIDATED'. IF THE WHOLE LINE SEGMENT CANNOT BE VERIFIED BY LINE OF SIGHT, QUALITY LEVEL A SHALL NOT BE ATTRIBUTED TO THE LINE SEGMENT BETWEEN VALIDATED POINTS. THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OR SHALLOWEST PART OF THE LOCATED SERVICE. IN THE CASE OF SEWER AND STORMWATER ASSETS THE INFORMATION COLLECTED FOR THESE ASSETS IS RECORDED TO THE INVERT LEVEL, WHERE AVAILABLE, AT THE RESPECTIVE ACCESS POINTS.

IT REMAINS THE RESPONSIBILITY OF THE COMPANY AND INDIVIDUAL CONDUCTING PHYSICAL WORKS TO ENSURE UP TO DATE DIAL BEFORE YOU DIG (DBYD) PLANS ARE CONSULTED AND AVAILABLE ON HAND DURING ANY WORKS.

VARYING QUALITY LEVELS

(Taken from AS 5488-2019)



VERIS LEGEND

WATER MAIN (WM)	W
WATER HOUSE CONNECTION (WY)	WH
WATER MAIN - RECYCLED (WR)	WR
WATER MAIN - DIGITISED (WZ)	WZ
UNIDENTIFIED PIPELINE (?P)	?P
GAS MAIN - QENOS HIGH PRESSURE PIPELINE (HG)	HG
GAS MAIN - QENOS LOW PRESSURE (LG)	LG
GAS HOUSE CONNECTION (DG)	GH
GAS MAIN - QENOS DIGITISED (GZ)	GZ
ELECTRIC LINE - MINOR TRANSMISSION (E)	E
ELECTRIC LINE - UNDERGROUND (EU)	EU
ELECTRIC HOUSE CONNECTION (EY)	EH
ELECTRIC LINE - DIGITISED (EZ)	EZ
SEWER MAIN (SM)	S
SEWER HOUSE CONNECTION (SY)	SH
SEWER MAIN - DIGITISED (SZ)	SZ
DRAINAGE PIPE - (Ø225)	Ø225
DRAINAGE PIPE - (Ø300)	Ø300
DRAINAGE PIPE - (Ø375)	Ø375
DRAINAGE PIPE - (Ø450)	Ø450
DRAINAGE PIPE - (Ø525)	Ø525
DRAINAGE PIPE - (Ø600)	Ø600
DRAINAGE PIPE - (Ø750)	Ø750
DRAINAGE PIPE - (Ø900)	Ø900
DRAINAGE PIPE - (Ø1200)	Ø1200
DRAINAGE PIPE - UNSPECIFIED DIAMETER (Ø?)	Ø?
DRAINAGE PIPE - DIGITISED (DZ)	DZ
COMMUNICATION LINE (C)	C
TELEPHONE LINE (TN)	T
TELEPHONE HOUSE CONNECTION (TY)	TH
TELEPHONE LINE - DIGITISED (TZ)	TZ
OPTICAL FIBRE - UNDERGROUND (OU)	OU
OPTICAL FIBRE - DIGITISED (OZ)	OZ
WATER HYDRANT (PWHY)	WH
WATER STOP VALVE (PWSV)	
WATER FIRE HYDRANT (PWFB)	
WATER METER (PWMR)	
METER (PGMR)	
PIPELINE MARKER (PGPM)	GP
GAS MANHOLE COVER (PGHL)	GMH
TELSTRA SINGLE CONC. PIT (PTSP)	
TELSTRA TWIN CONC. PIT (PTTP)	
TELSTRA DISTRIBUTION PILLAR	TDP
OPTICAL FIBRE PIT (POFP)	OFP
ELECTRIC CABLE MANHOLE (PEMH)	EMH
POLE - LIGHT (PLPL)	
POLE - POWER & LIGHT (PPLP)	
ELECTRIC CABLE JUNCTION BOX (PEJB)	EJB
TRAFFIC SIGNAL CONTROLLER (PSCL)	TSC
POWER SERVICE PILLAR - UNDERGROUND (PEUP)	
GULLY PIT POINT (PGUL)	
DRAINAGE PIT (DP)	
DRAINAGE JUNCTION MANHOLE (PDJM)	
SEWER MANHOLE COVER (PSMH)	
POTHOLE INDICATOR	PHOLE /
END OF TRACE	EOT
UNABLE TO LOCATE	UTL
UNABLE TO TRACE	UTT
UNABLE TO OPEN	UTO
DENOTES INVESTIGATION AREA	

ISSUE	DATE	AMMENDMENT	BY
A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

DISCLAIMER:

SUBSURFACE FEATURES SHOWN IN THIS PLAN WERE LOCATED OR IDENTIFIED THROUGH A RANGE OF TECHNIQUES. AS SUCH THE ACCURACY AND ASSOCIATED INFORMATION IS LIMITED BY THE ASSOCIATED QUALITY LEVEL AS PER AS5488. VERIS CANNOT GUARANTEE THE PLAN IS WITHOUT FLAW AND EXPRESSLY DISCLAIMS ALL LIABILITY FOR ERRORS OR OMISSIONS OF ANY KIND WHATSOEVER OR FROM ANY LOSS, DAMAGE OR OTHER CONSEQUENCES WHICH MAY ARISE FROM ANY PERSON RELYING ON THIS PLAN. IN PARTICULAR, VERIS RECOMMENDS THAT USERS SATISFY THEMSELVES AS TO THE LOCATION OF SUBTERRANEAN FEATURES WHICH MAY OR MAY NOT BE SHOWN ON THE PLAN.

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ABN 53 615 735 727

CLIENT

PROJECT TITLE
WATERLOO STATION
GENERAL NOTES AND LEGEND

DRAWING TITLE
SUB-SURFACE UTILITY PLAN

LOCATED BY: L.B.
SURVEYED BY: Y.M./A.D.
DRAFTED BY: J.V.
CHECKED BY: K.S./B.M./J.A.
APPROVED BY: D.M.

THIS PLAN DOES NOT REPLACE DBYD PLANS

DATE OF SURVEY: 24/06/2020	DATE OF PLAN: 03/06/2020
HEIGHT DATUM: AHD71	CO-ORD: MGA94
DBYD JOB# : 19449303/22/34	DBYD DATE: 30/04/2020
ORIGINAL SIZE : A3	SHEET: 1 OF 75

JOB NUMBER 202254

DRAWING NUMBER / ISSUE 202254-UTILS-001A

OVERVIEW

ISSUE	DATE	AMMENDMENT	BY
A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

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W: www.veris.com.au
ABN 53 615 735 727

CLIENT

PROJECT TITLE

WATERLOO STATION

KEY PLAN

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

LOCATED BY: L.B.
SURVEYED BY: Y.M./A.D.
DRAFTED BY: J.V.
CHECKED BY: K.S./B.M./J.A.
APPROVED BY: D.M.

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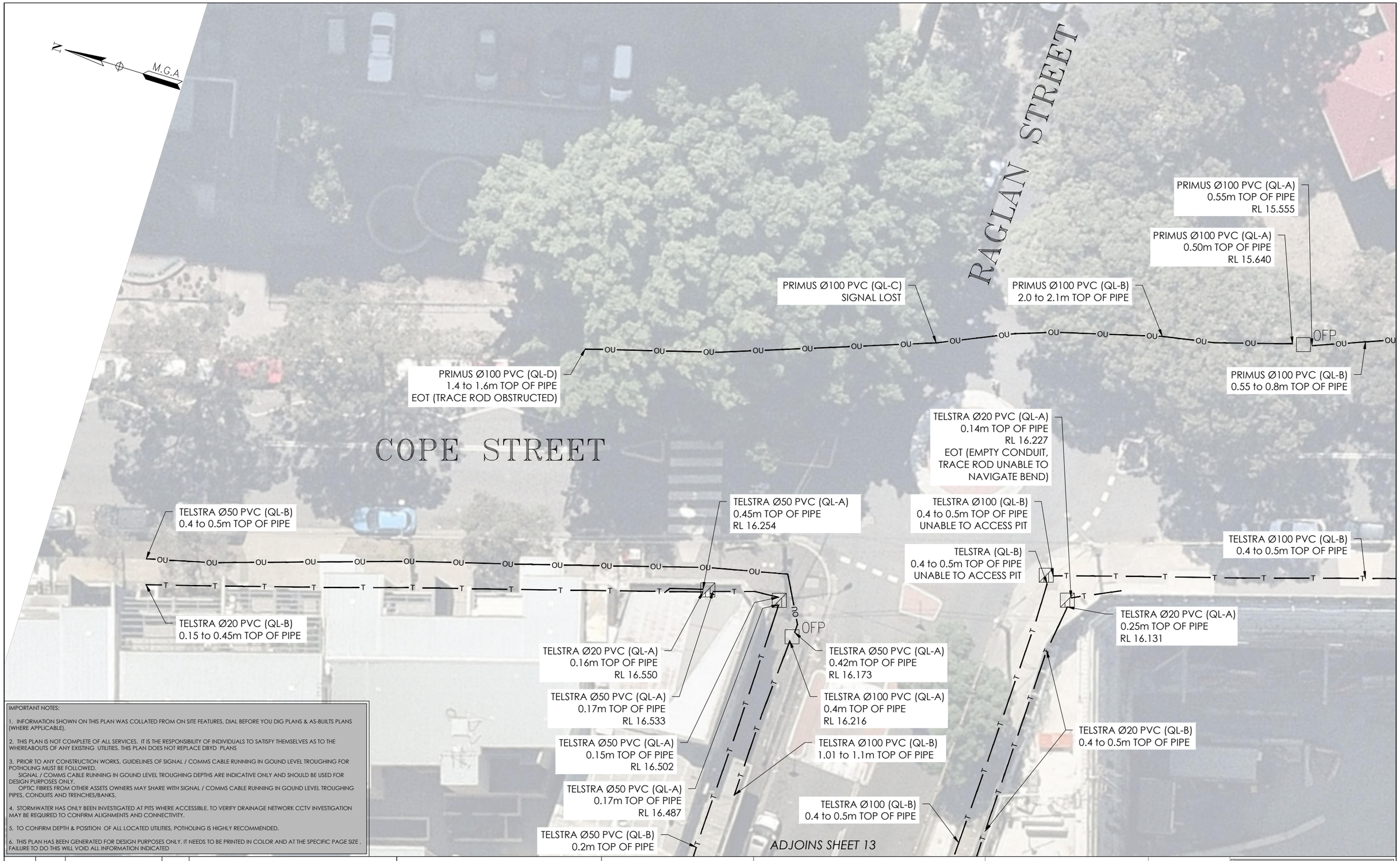
ORIGINAL SIZE : A3	SHEET: 2 OF 75

JOB NUMBER
202254

DRAWING NUMBER / ISSUE
202254-UTILS-001A

Appendix 6 – Utilities Survey



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CLIENT: JOHN HOLLAND

PROJECT TITLE
WATERLOO STATION
TELEPHONY AND COMMS

DRAWING TITLE
SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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JOB NUMBER 202254

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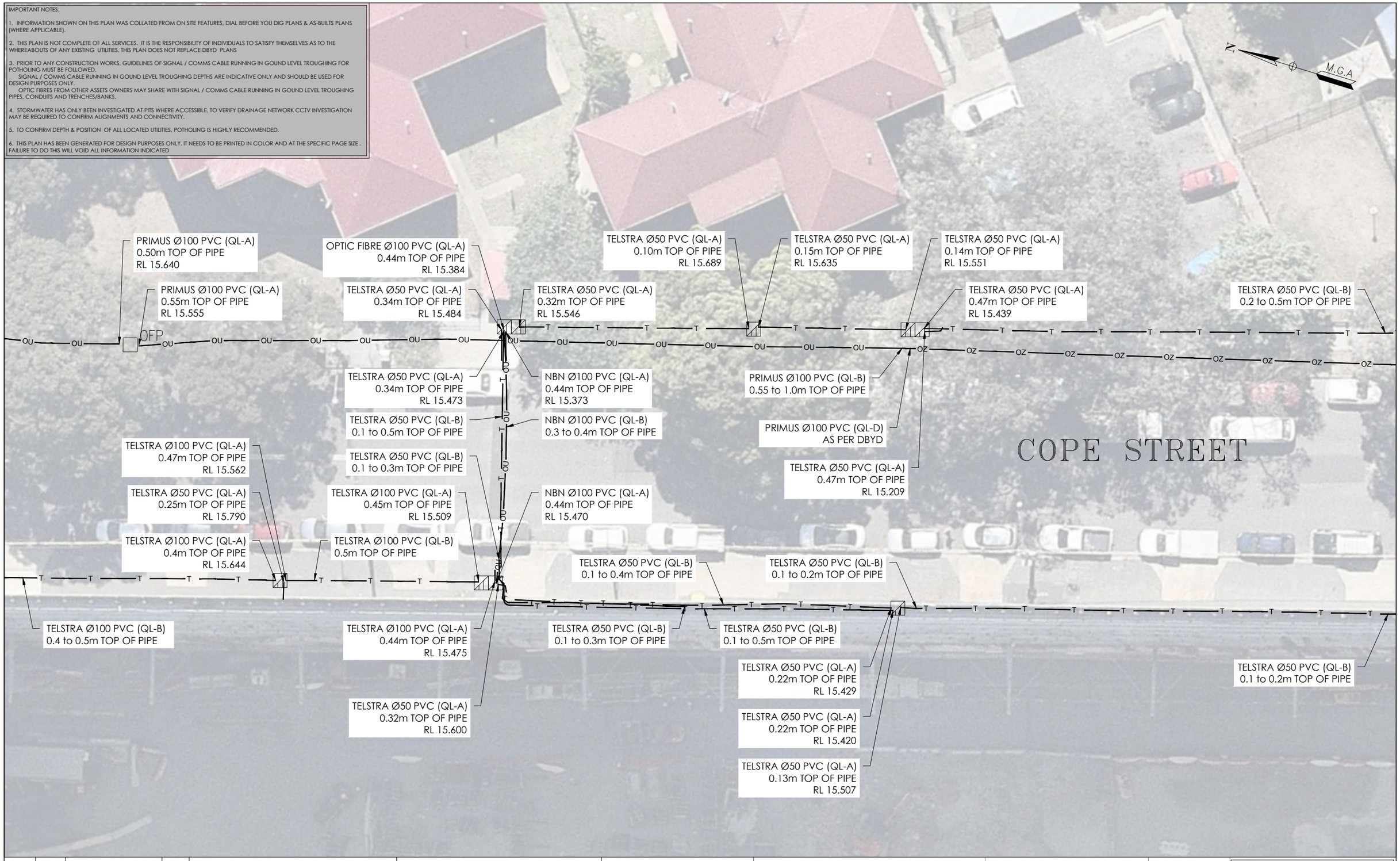

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JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

TELEPHONY AND COMMS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

TELEPHONY AND COMMS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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JOB NUMBER

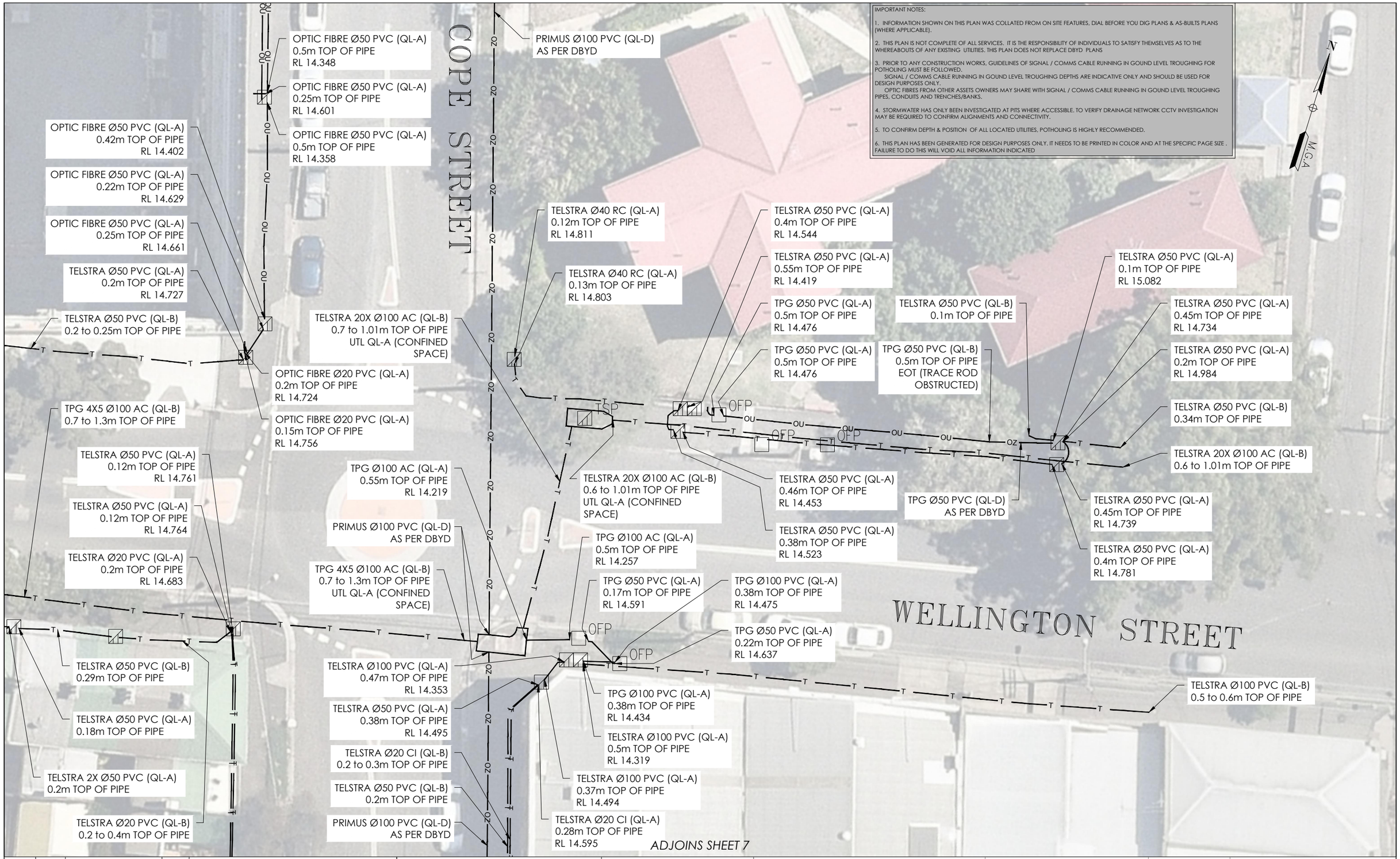
202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A

ADJOINS SHEET 5

ADJOINS SHEET 8



ADJOINS SHEET 7

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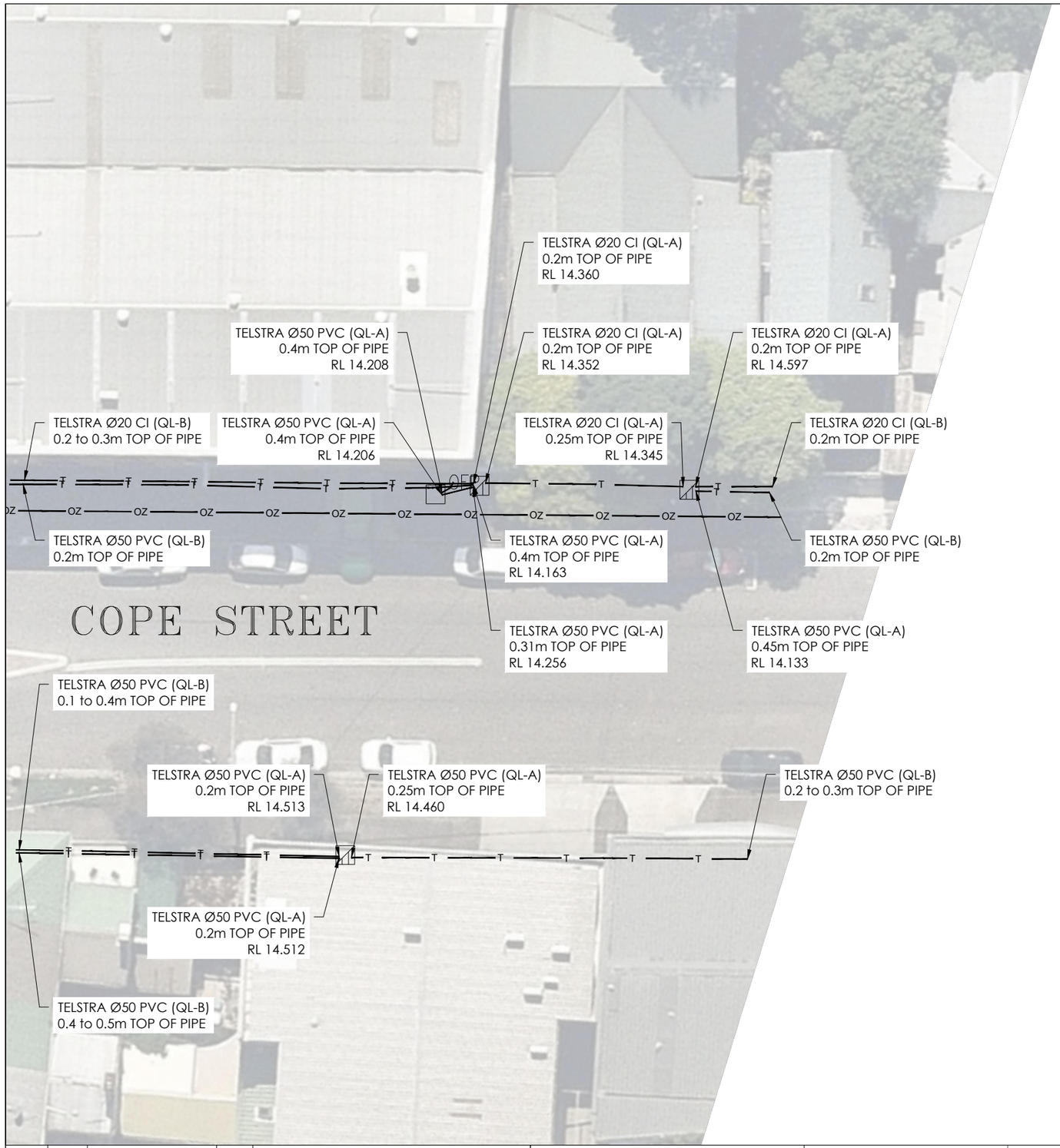

ADJOINS SHEET 7

N
M.G.A

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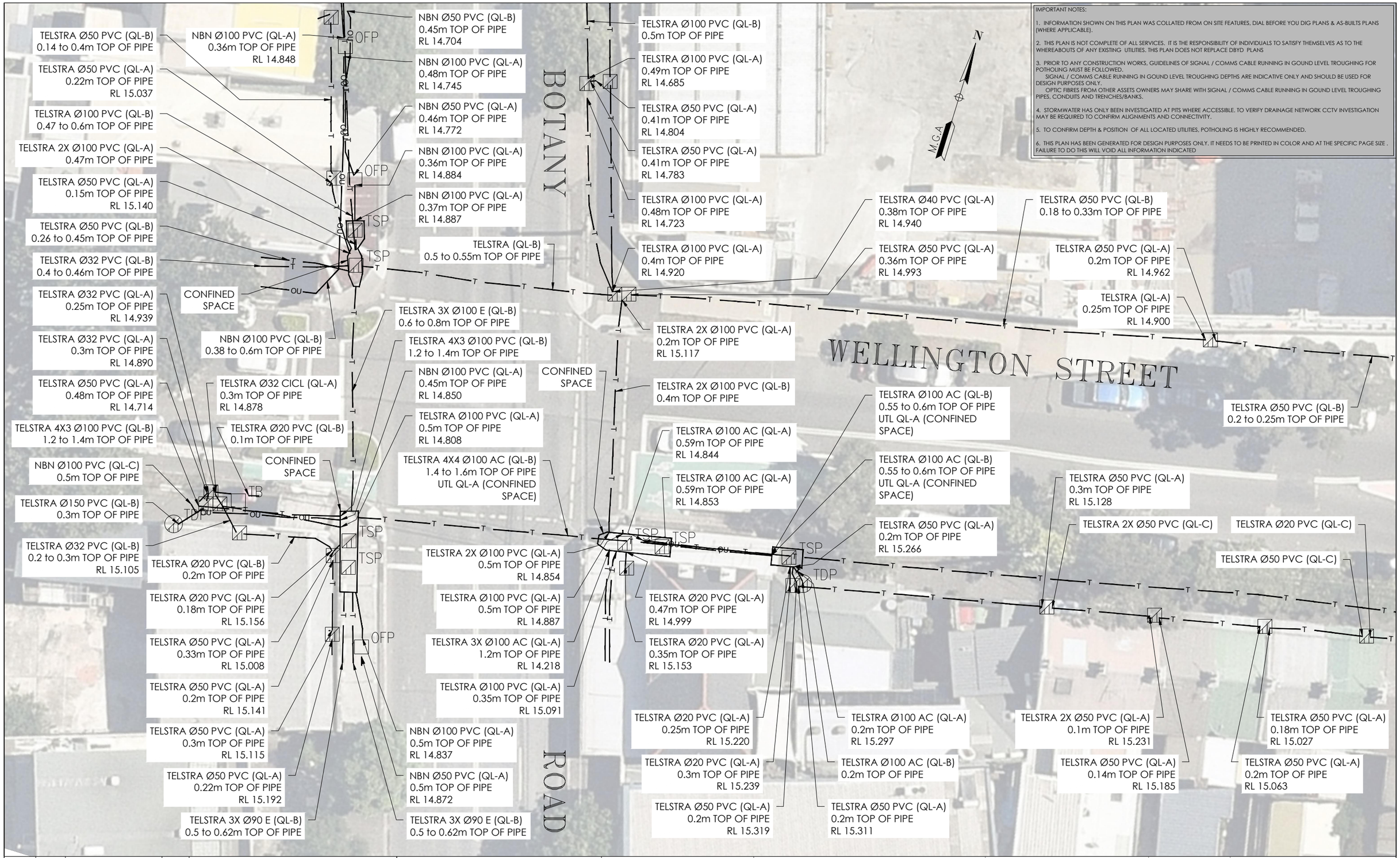
ADJOINS SHEET 9



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ADJOINS SHEET 6

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JOB NUMBER
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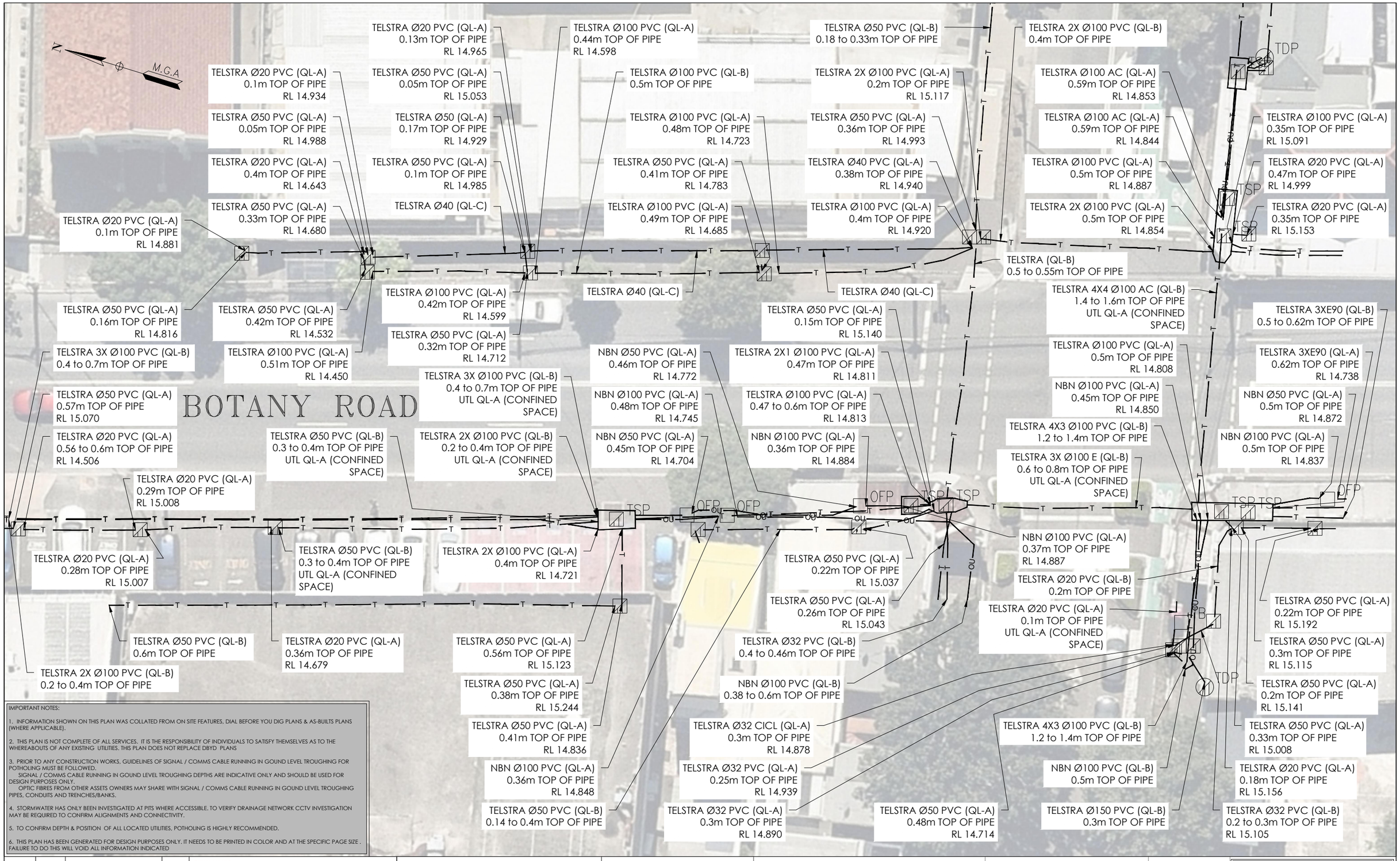
ADJOINS SHEET 8

ADJOINS SHEET 10



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ABN 53 615 735 727

CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

TELEPHONY AND COMMS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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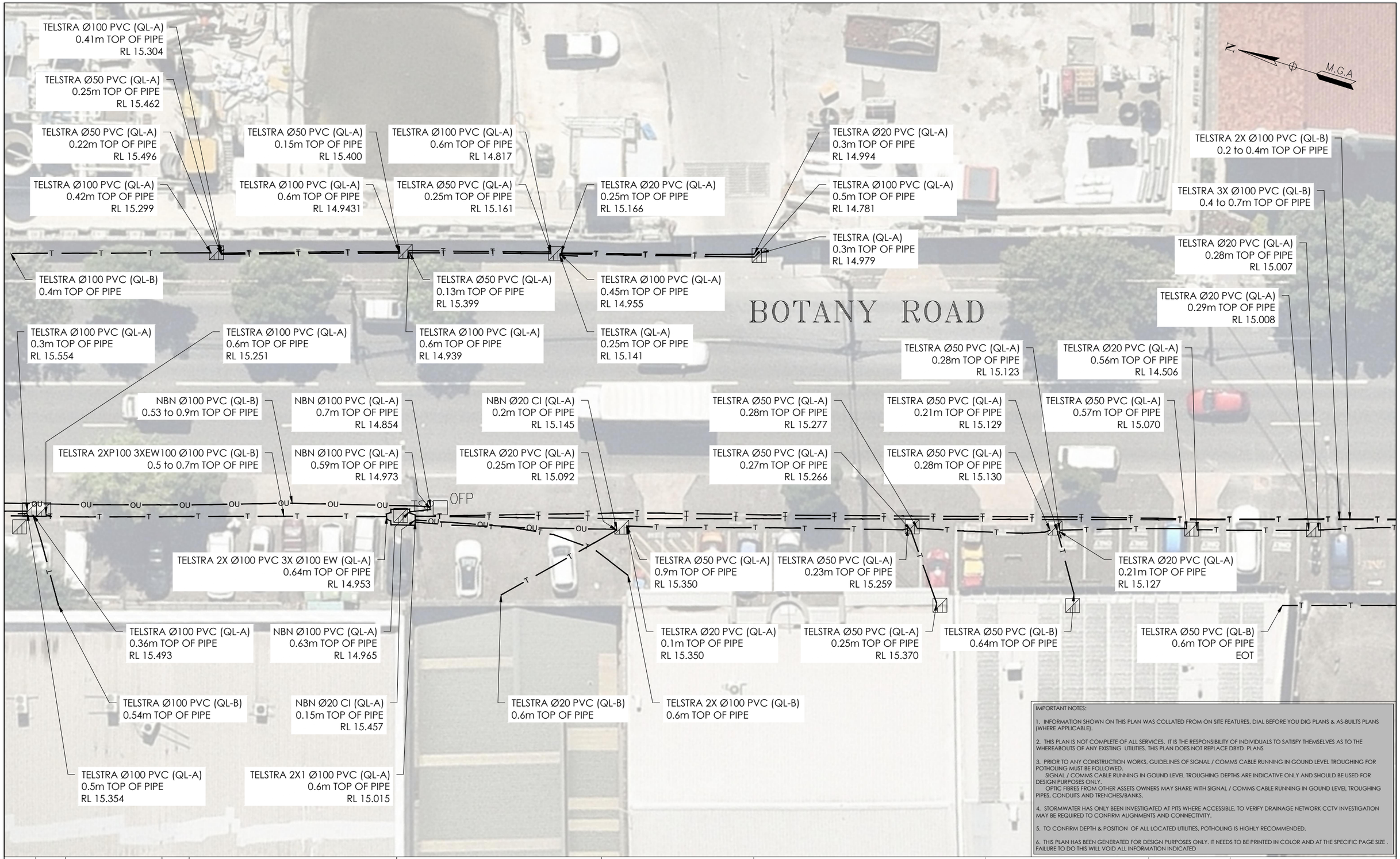
DATE OF SURVEY: 24/06/2020	DATE OF PLAN: 03/06/2020
HEIGHT DATUM: AHD71	CO-ORD: MGA94
DBYD JOB# : 19449303/22/34	DBYD DATE: 30/04/2020
ORIGINAL SIZE : A3	SHEET: 9 OF 75

JOB NUMBER 202254

DRAWING NUMBER / ISSUE 202254-UTILS-001A



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ORIGINAL SIZE :	A3	SHEET:	10 OF 75

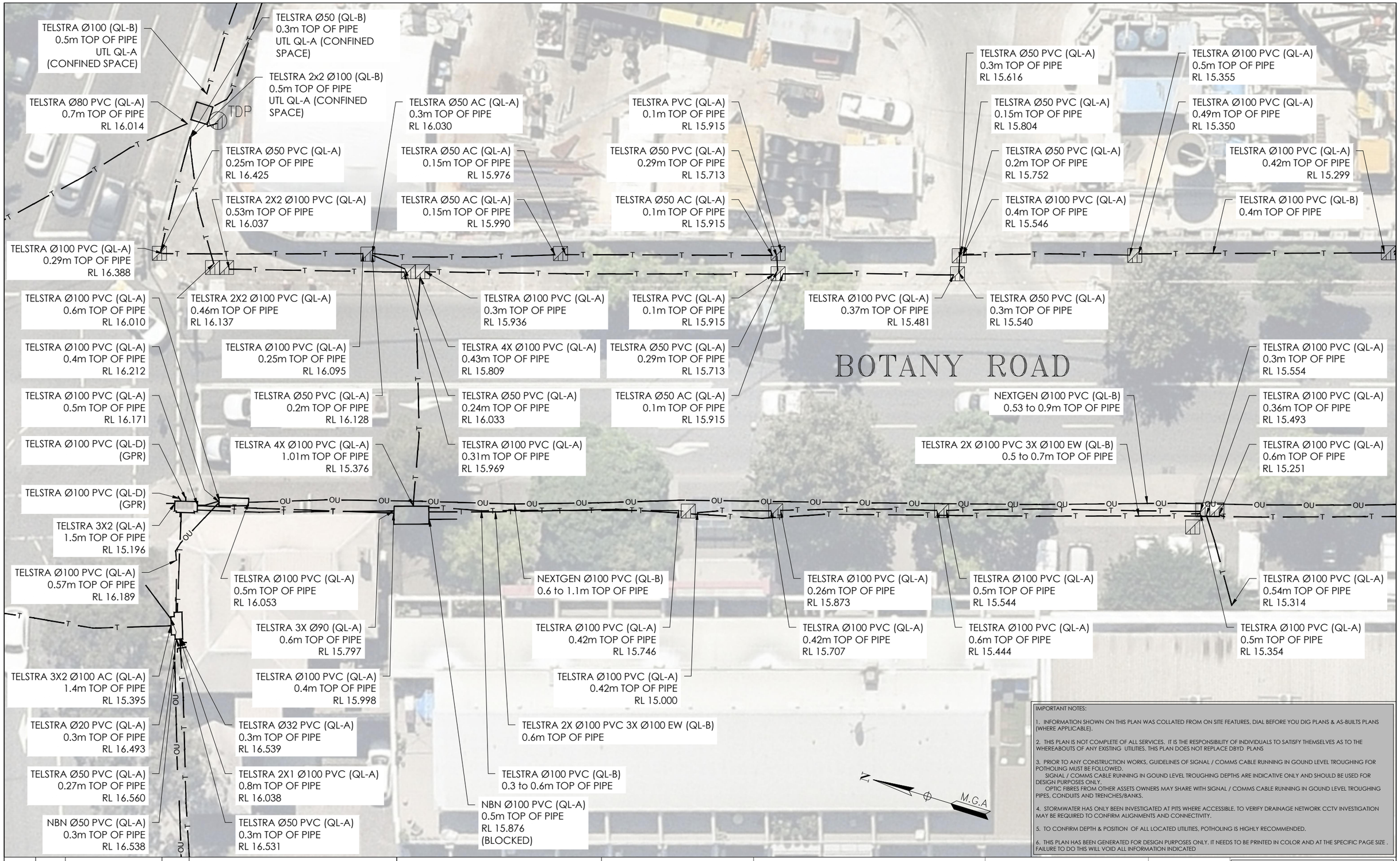
JOB NUMBER
202254

DRAWING NUMBER / ISSUE
202254-UTILS-001A

ADJOINS SHEET 9

ADJOINS SHEET 12

ADJOINS SHEET 10



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JOB NUMBER

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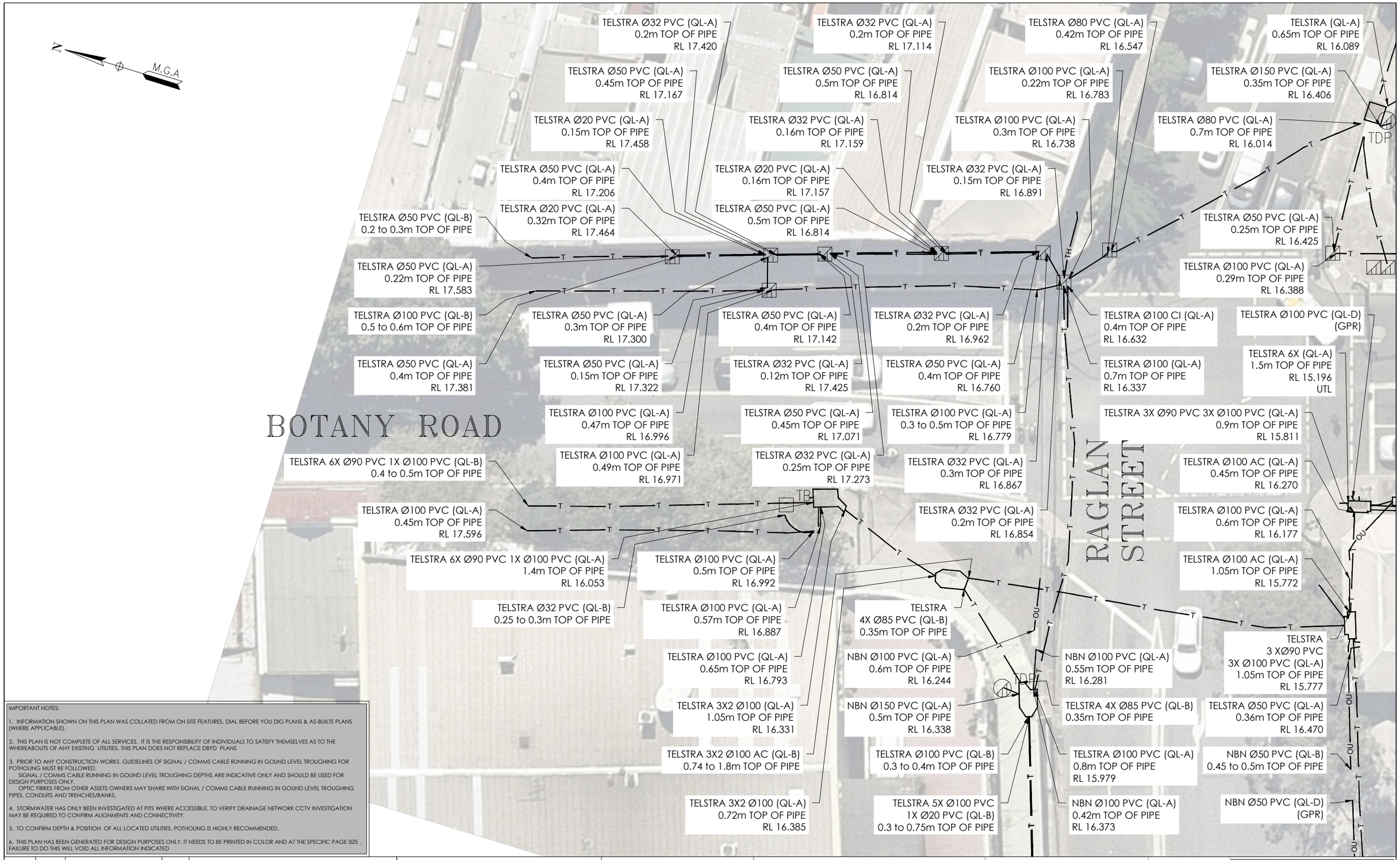
ADJOINS SHEET 13



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DBYD JOB# : 19449303/22/34	DBYD DATE: 30/04/2020
ORIGINAL SIZE : A3	SHEET: 12 OF 75

JOB NUMBER 202254

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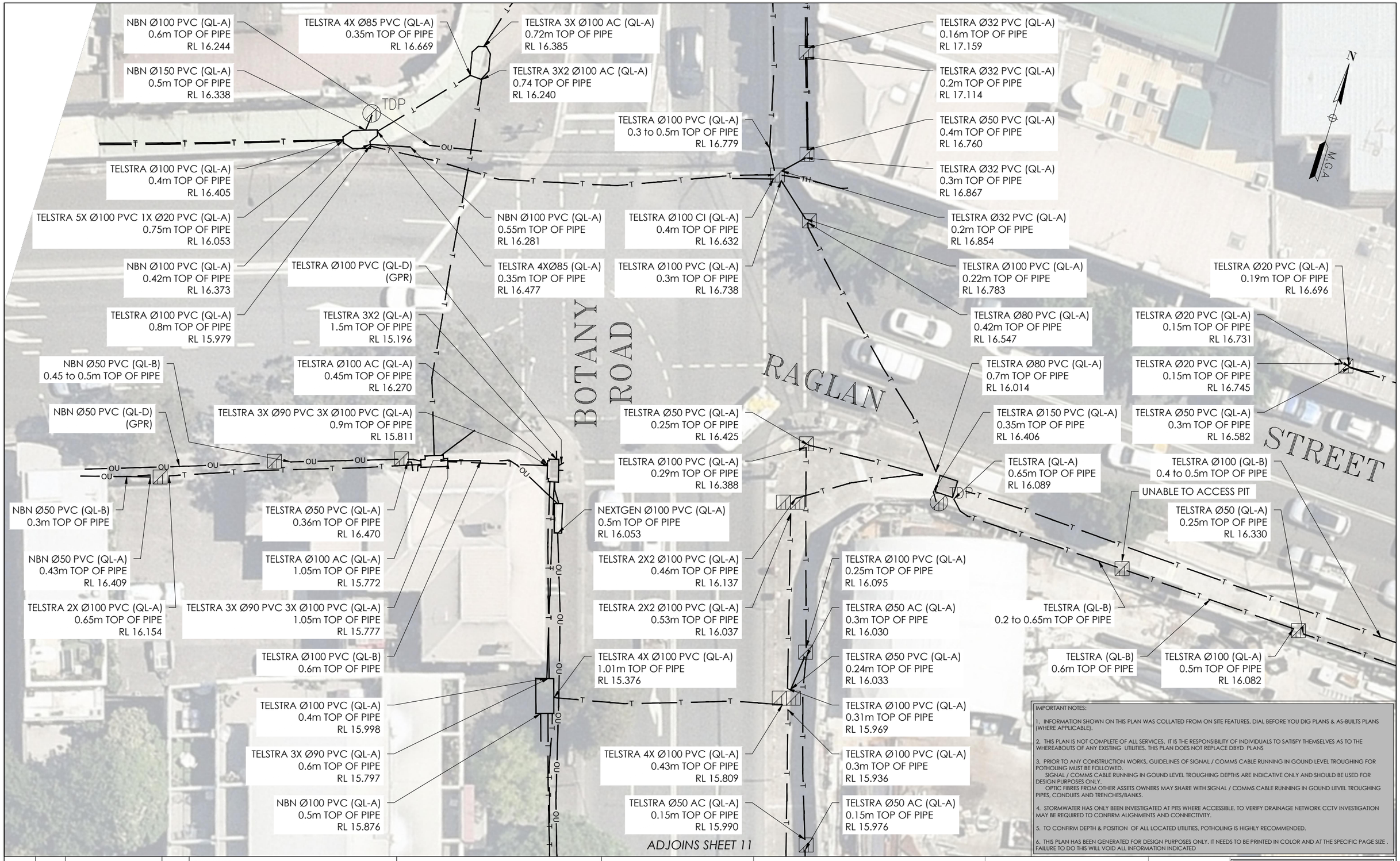
ADJOINS SHEET 12



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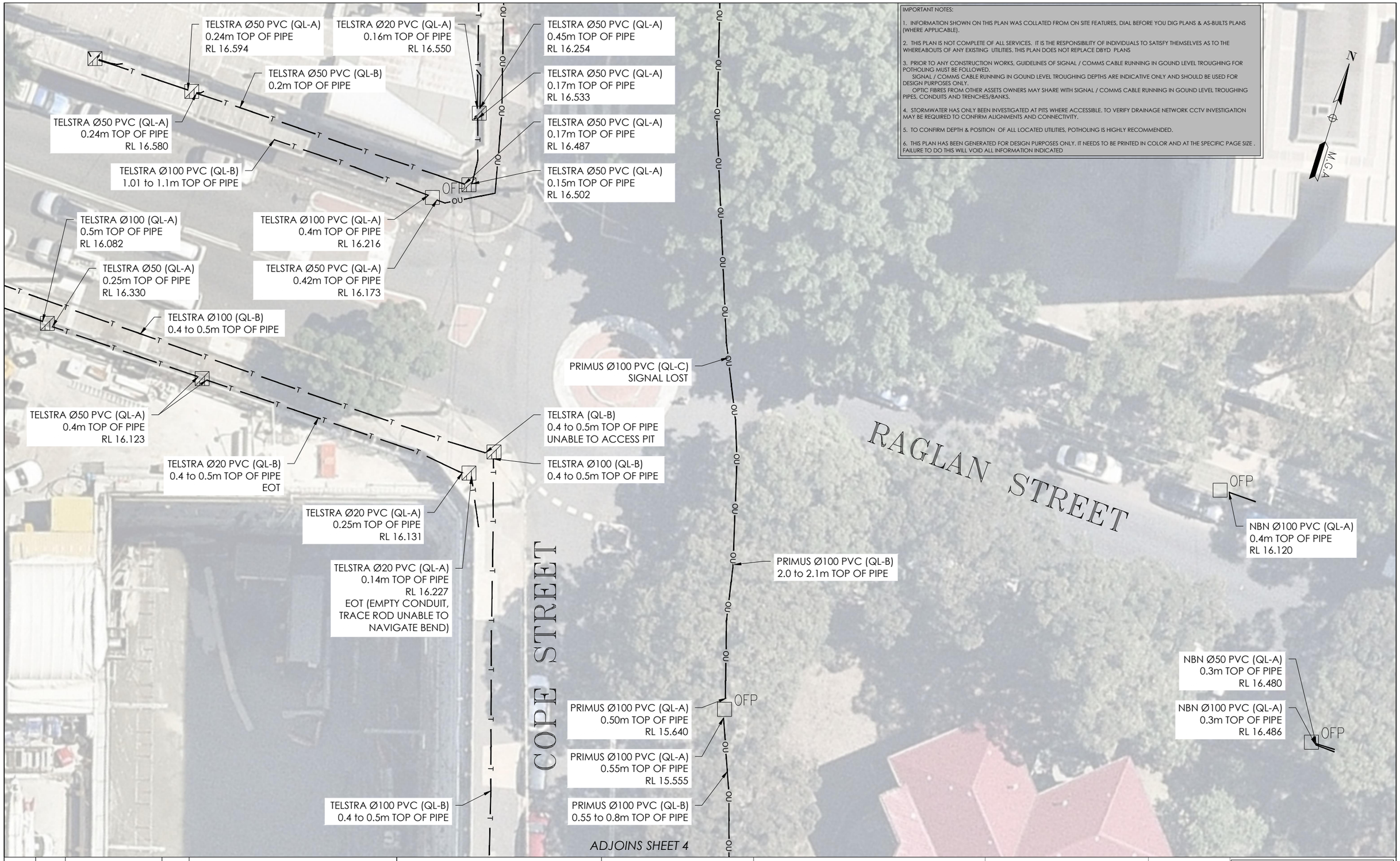
ADJOINS SHEET 3

ADJOINS SHEET 13



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SCALE IN METERS 1: 250

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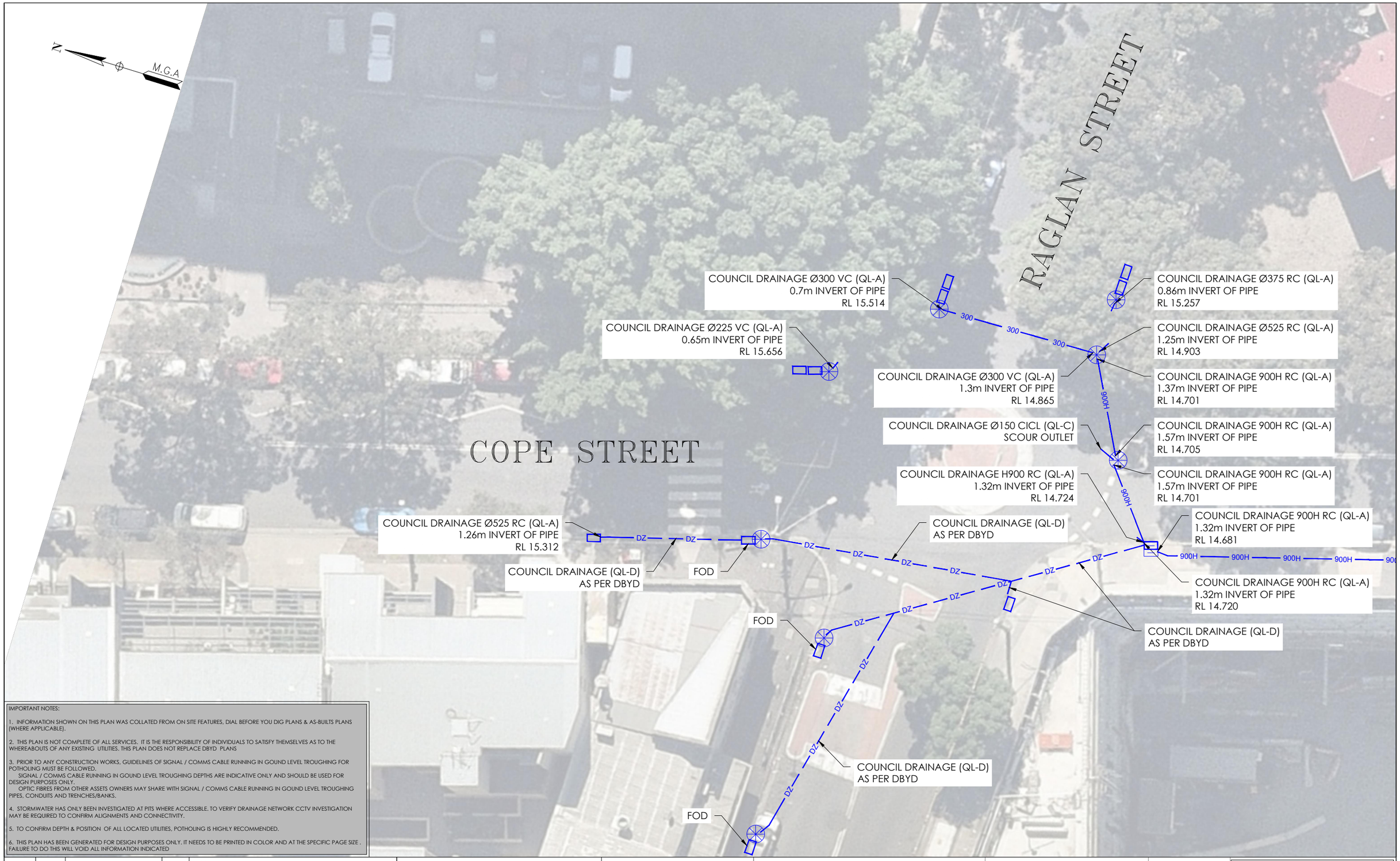

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W: www.veris.com.au
ABN 53 615 735 727

CLIENT
JOHN HOLLAND

PROJECT TITLE
WATERLOO STATION
DRAINAGE

DRAWING TITLE
SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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THIS PLAN MUST BE READ IN CONJUNCTION WITH SHEET 1 FOR ADDITIONAL NOTES, WARNINGS & LEGEND

DATE OF SURVEY:	24/06/2020	DATE OF PLAN:	03/06/2020
HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	15 OF 75

JOB NUMBER
202254

DRAWING NUMBER / ISSUE
202254-UTILS-001A

IMPORTANT NOTES:

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ISSUE	DATE	AMMENDMENT	BY
A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

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SCALE IN METERS 1: 250

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DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	16 OF 75

JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A

ADJOINS SHEET 16

ADJOINS SHEET 18

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PROJECT TITLE

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DRAINAGE

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

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SCALE IN METERS 1: 250

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SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
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JOB NUMBER

202254

DRAWING NUMBER / ISSUE

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ADJOINS SHEET 17

ADJOINS SHEET 20

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COPE STREET

WELLINGTON STREET

N

MGA

COUNCIL DRAINAGE Ø600 RC (QL-A)
0.9m INVERT OF PIPE
RL 13.754

COUNCIL DRAINAGE Ø600 RC (QL-A)
0.95m INVERT OF PIPE
RL 13.735

COUNCIL DRAINAGE Ø600 RC (QL-A)
0.77m INVERT OF PIPE
RL 13.893

COUNCIL DRAINAGE (QL-D)
AS PER DBYD

FOD

FOD

COUNCIL DRAINAGE (QL-D)
AS PER DBYD

COUNCIL DRAINAGE 2X Ø150 PVC (QL-A)
0.25m INVERT OF PIPE
RL 14.430

COUNCIL DRAINAGE RC (QL-A)
0.47m INVERT OF PIPE
RL 14.288

COUNCIL DRAINAGE (QL-D)
AS PER DBYD

COUNCIL DRAINAGE Ø225 AC (QL-A)
0.67m INVERT OF PIPE
RL 13.865

COUNCIL DRAINAGE 900H RC (QL-A)
1.14m TOP OF PIPE
RL 13.461

COUNCIL DRAINAGE Ø150 PVC (QL-A)
0.0m INVERT OF PIPE
RL 14.709

COUNCIL DRAINAGE Ø150 PVC (QL-C)
0.15m INVERT OF PIPE

COUNCIL DRAINAGE (QL-D)
AS PER DBYD

COUNCIL DRAINAGE 1.05H RC (QL-A)
1.5m TOP OF PIPE
RL 13.288

COUNCIL DRAINAGE 900H RC (QL-A)
1.14m TOP OF PIPE
RL 13.570

COUNCIL DRAINAGE 1.05H RC (QL-A)
1.5m TOP OF PIPE
RL 13.273

CONFINED SPACE

COUNCIL DRAINAGE 900H RC (QL-C)
1.36m TOP OF PIPE
UTL QL-A (CONFINED SPACE)

COUNCIL DRAINAGE Ø900 RC (QL-C)
1.35m TOP OF PIPE
UTL QL-A (CONFINED SPACE)

COUNCIL DRAINAGE Ø900 RC (QL-A)
1.28m TOP OF PIPE
RL 13.545

COUNCIL DRAINAGE Ø900 RC (QL-A)
1.3m TOP OF PIPE
RL 13.522

COUNCIL DRAINAGE Ø100 PVC (QL-A)
0.0m INVERT OF PIPE
RL 14.838

COUNCIL DRAINAGE Ø100 PVC (QL-C)

ADJOINS SHEET 19

ISSUE	DATE	AMMENDMENT	BY
A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

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CLIENT: JOHN HOLLAND

PROJECT TITLE: WATERLOO STATION DRAINAGE

DRAWING TITLE: SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY: L.B.
SURVEYED BY: Y.M./A.D.
DRAFTED BY: J.V.
CHECKED BY: K.S./B.M./J.A.
APPROVED BY: D.M.

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DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	18 OF 75

JOB NUMBER: 202254

DRAWING NUMBER / ISSUE: 202254-UTILS-001A

ADJOINS SHEET 18

N
M.G.A

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JOB NUMBER
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ADJOINS SHEET 21

ADJOINS SHEET 18

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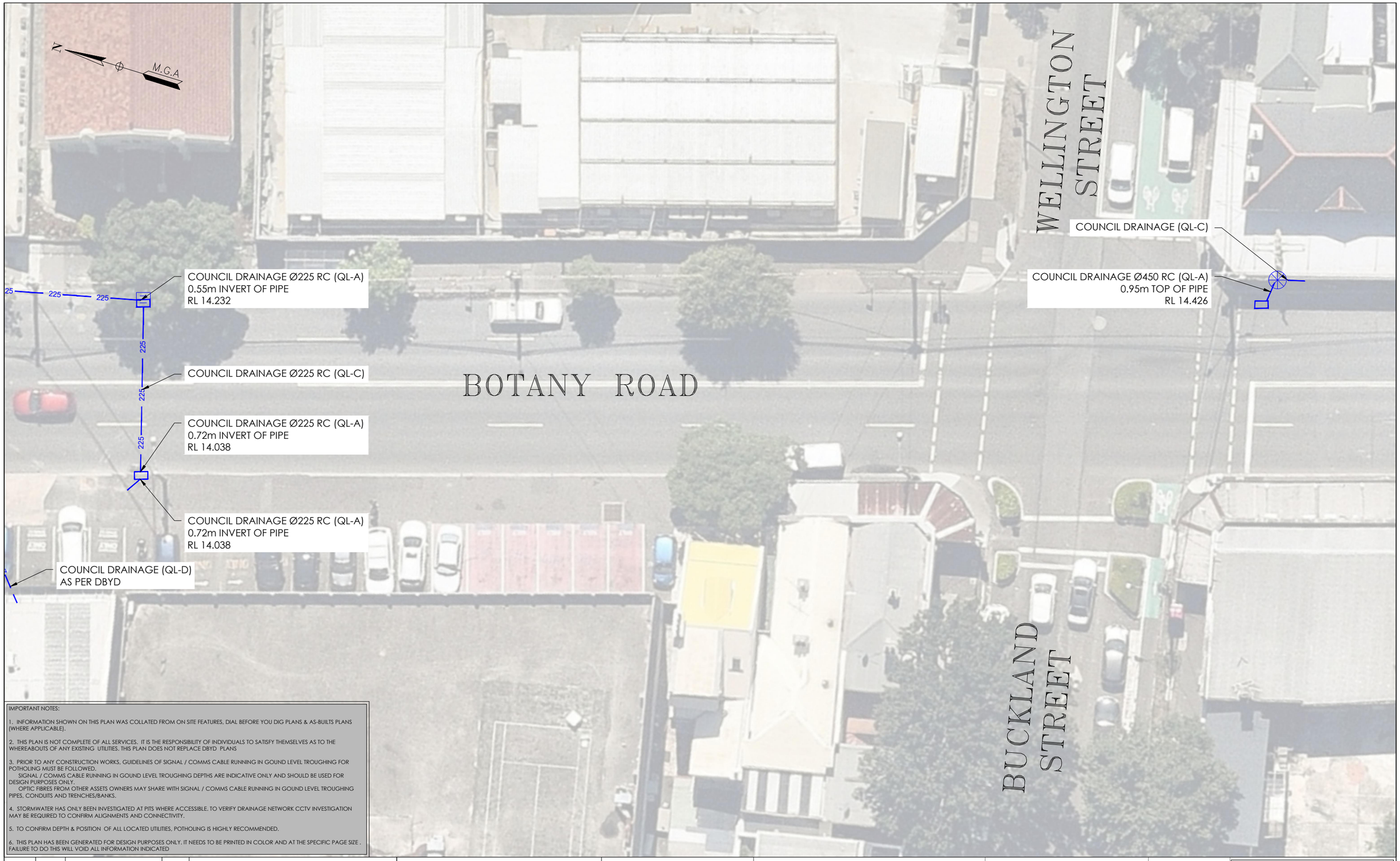

ADJOINS SHEET 22

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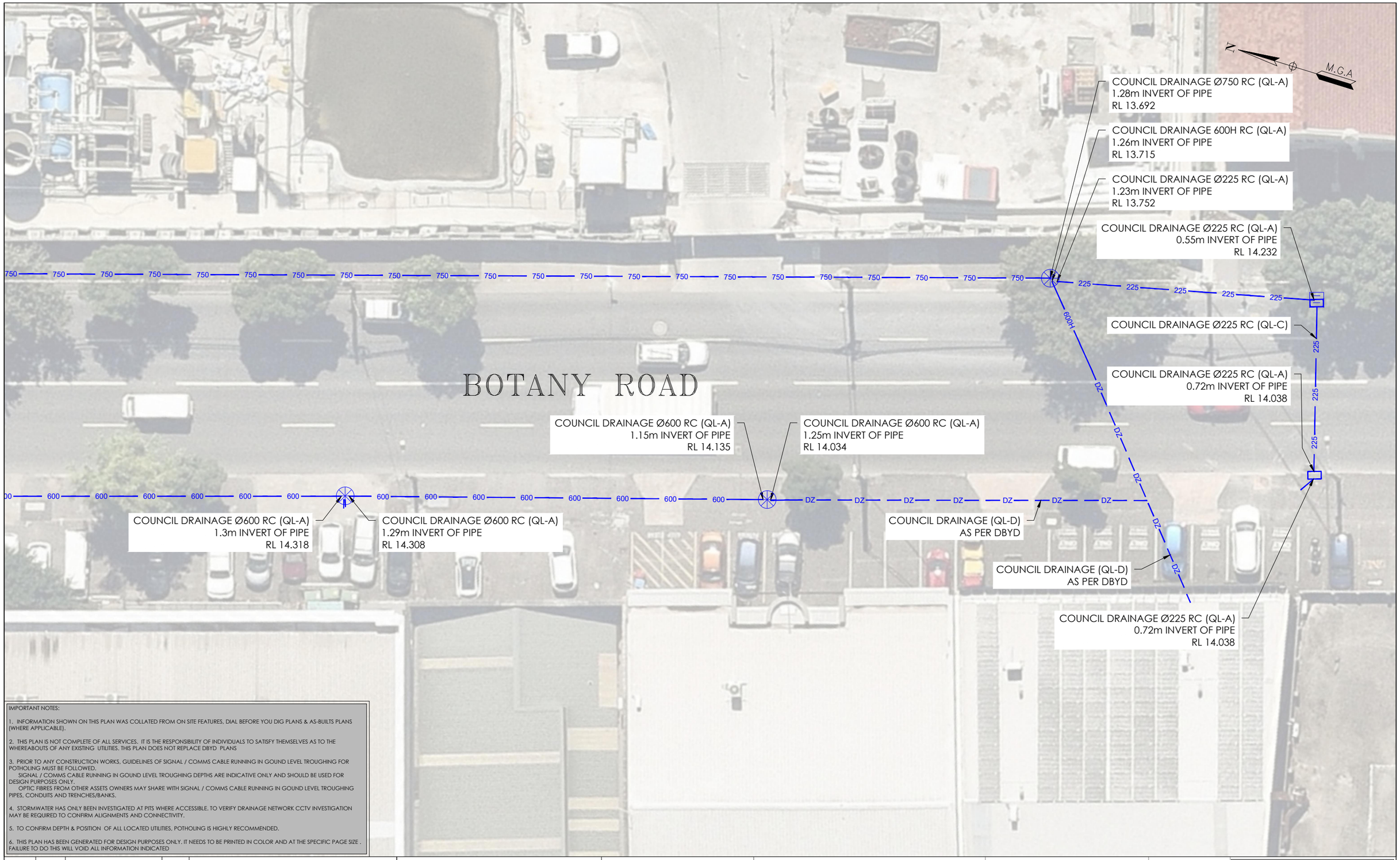

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A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

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W: www.veris.com.au
ABN 53 615 735 727

CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

DRAINAGE

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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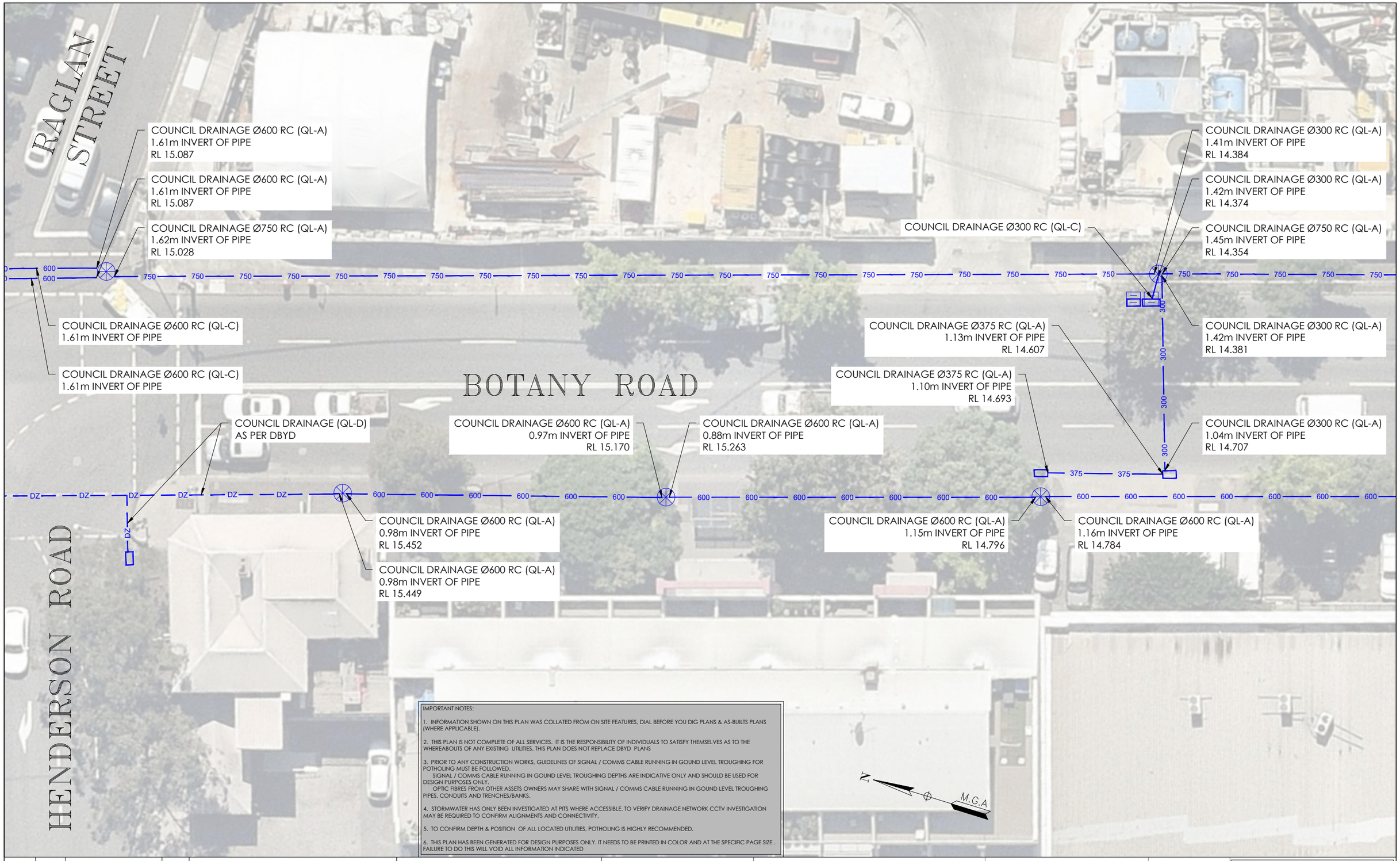
DATE OF SURVEY: 24/06/2020	DATE OF PLAN: 03/06/2020
HEIGHT DATUM: AHD71	CO-ORD: MGA94
DBYD JOB# : 19449303/22/34	DBYD DATE: 30/04/2020
ORIGINAL SIZE : A3	SHEET: 22 OF 75

JOB NUMBER
202254

DRAWING NUMBER / ISSUE
202254-UTILS-001A



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ORIGINAL SIZE :	A3	SHEET:	23 OF 75

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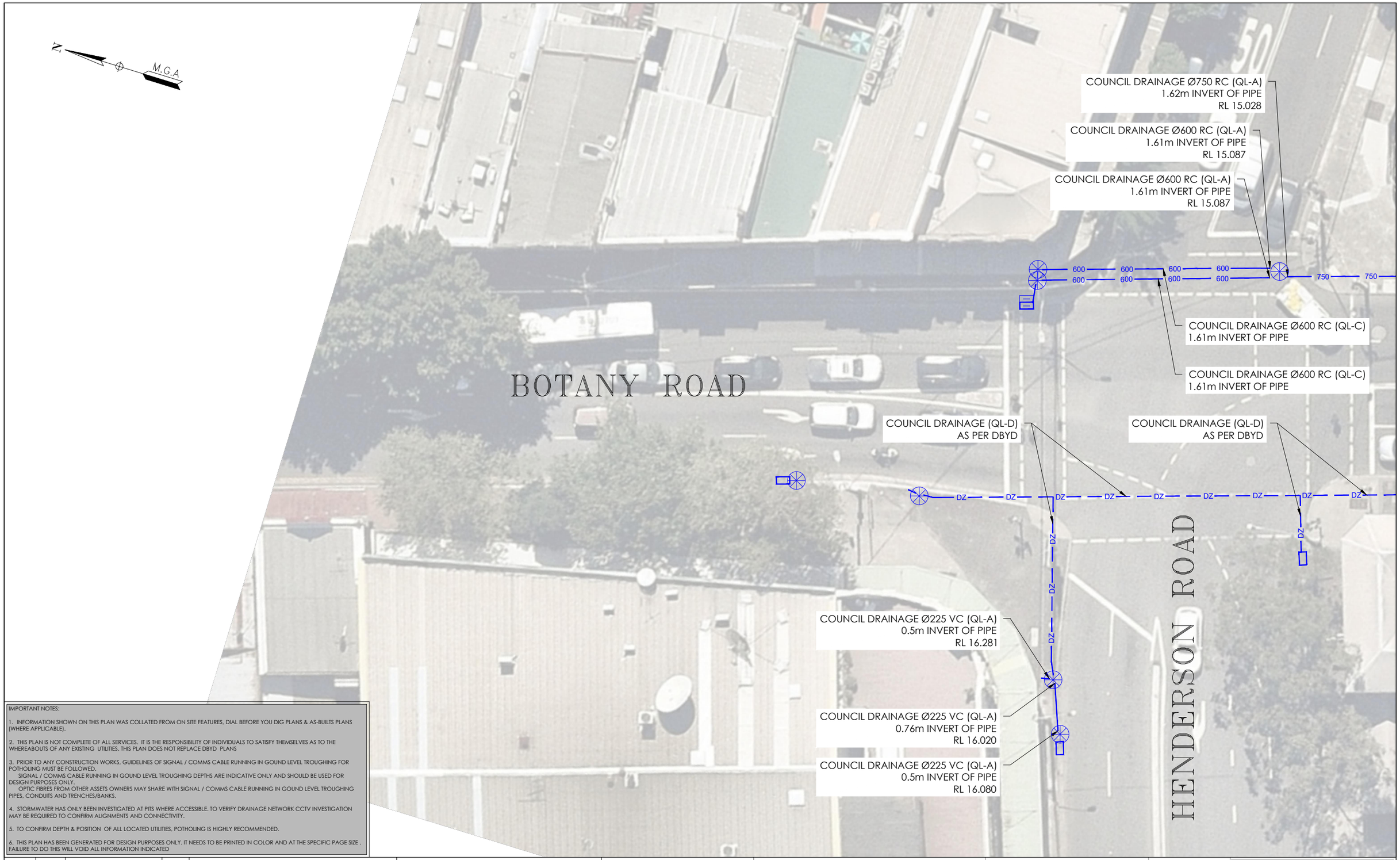

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N
M.G.A

RAGLAN STREET

COPE STREET

ADJOINS SHEET 26

ELECTRICAL 3X Ø140 PVC 4X DB (QL-B)
0.6m TOP OF PIPE

ELECTRICAL 2X Ø140 PVC 1X DB (QL-B)
0.6 to 0.8m TOP OF PIPE
EOT

ELECTRICAL 3X Ø140 PVC 4X DB (QL-B)
0.6m TOP OF PIPE

ELECTRICAL 2X Ø140 PVC 1X DB (QL-B)
0.6 to 0.8m TOP OF PIPE

ELECTRICAL 4X Ø140 FC 4X DB (QL-B)
0.6m TOP OF PIPE

TRANSMISSION CONC (QL-B)
0.9m TOP OF COVER

TRANSMISSION CONC (QL-B)
0.9m TOP OF COVER

ELECTRICAL 3X Ø150 PVC 1X Ø50 PVC (QL-B)
0.5 to 0.7m TOP OF PIPE

ELECTRICAL 5X Ø100 EW (QL-B)
0.7 to 1.3m TOP OF PIPE

ELECTRICAL 4X Ø150 PVC 1X Ø50 PVC (QL-B)
0.5m TOP OF PIPE

ELECTRICAL 4X Ø150 PVC 1X Ø50 PVC (QL-B)
0.4 to 1.2m TOP OF PIPE

ELECTRICAL 5X Ø100 EW (QL-B)
0.7 to 1.3m TOP OF PIPE

ELECTRICAL 4X Ø140 EW (QL-B)
0.6 to 0.9m TOP OF PIPE

EMH

EMH

ELECTRICAL (QL-B)
0.6 to 0.8m TOP OF PIPE

ELECTRICAL 4X Ø140 EW (QL-B)
0.6 to 0.9m TOP OF PIPE

ELECTRICAL 4X Ø100 EW (QL-B)
0.6 to 0.8m TOP OF PIPE

ELECTRICAL 3X Ø150 PVC 1X Ø50 PVC (QL-B)
0.5 to 0.7m TOP OF PIPE

ELECTRICAL 4X Ø140 FC 4X DB (QL-B)
0.6m TOP OF PIPE

ELECTRICAL 4X Ø100 EW (QL-B)
0.9 to 1.8m TOP OF PIPE

ELECTRICAL 1X Ø130 PVC 4X DB (QL-B)
0.5 to 0.9m TOP OF PIPE

ELECTRICAL 2X Ø130 PVC 10X DB (QL-B)
0.4 to 1.2m TOP OF PIPE

ELECTRICAL 1X Ø130 PVC 4X DB (QL-B)
0.5 to 0.9m TOP OF PIPE

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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

ELECTRICAL

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	25 OF 75

JOB NUMBER
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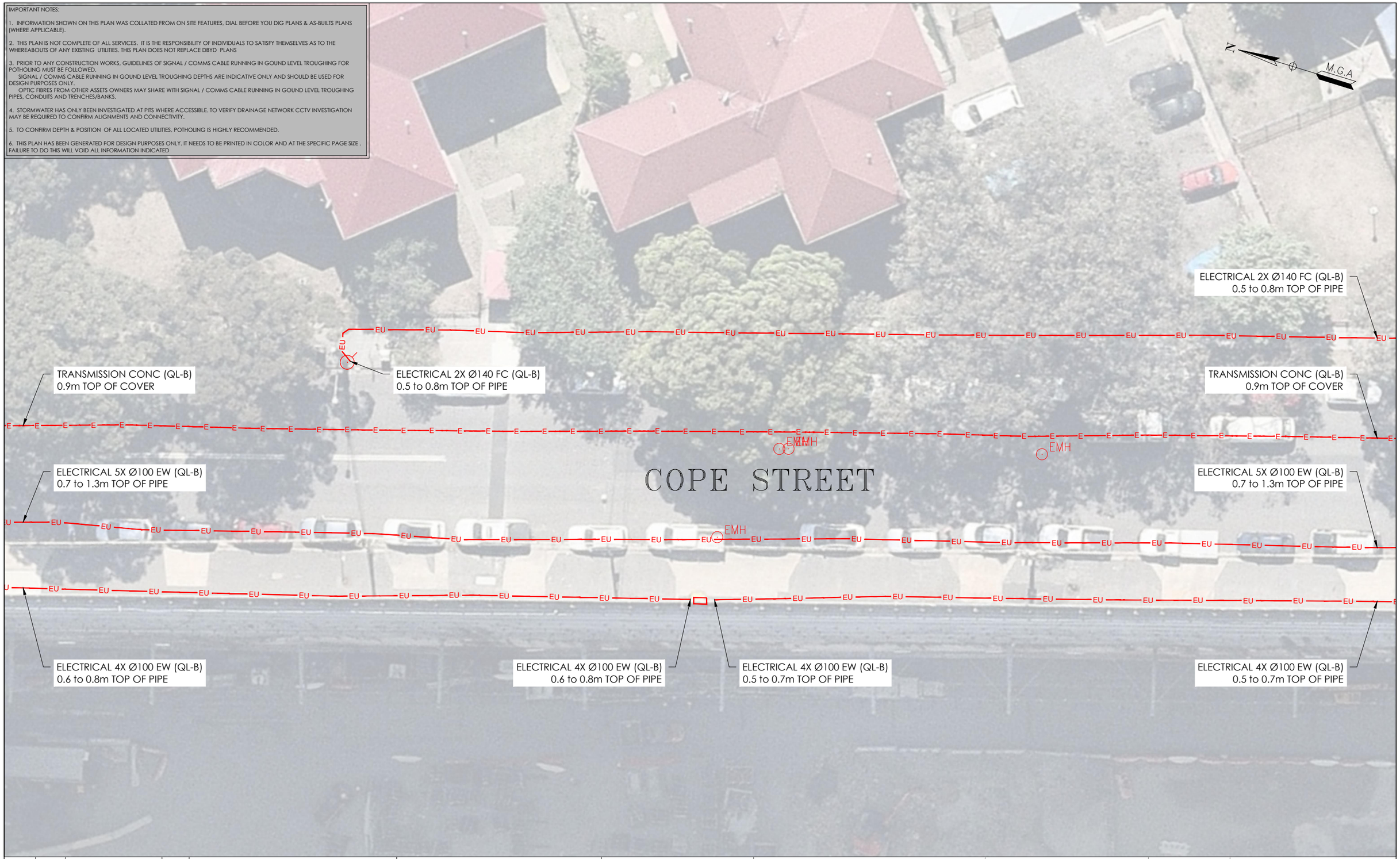

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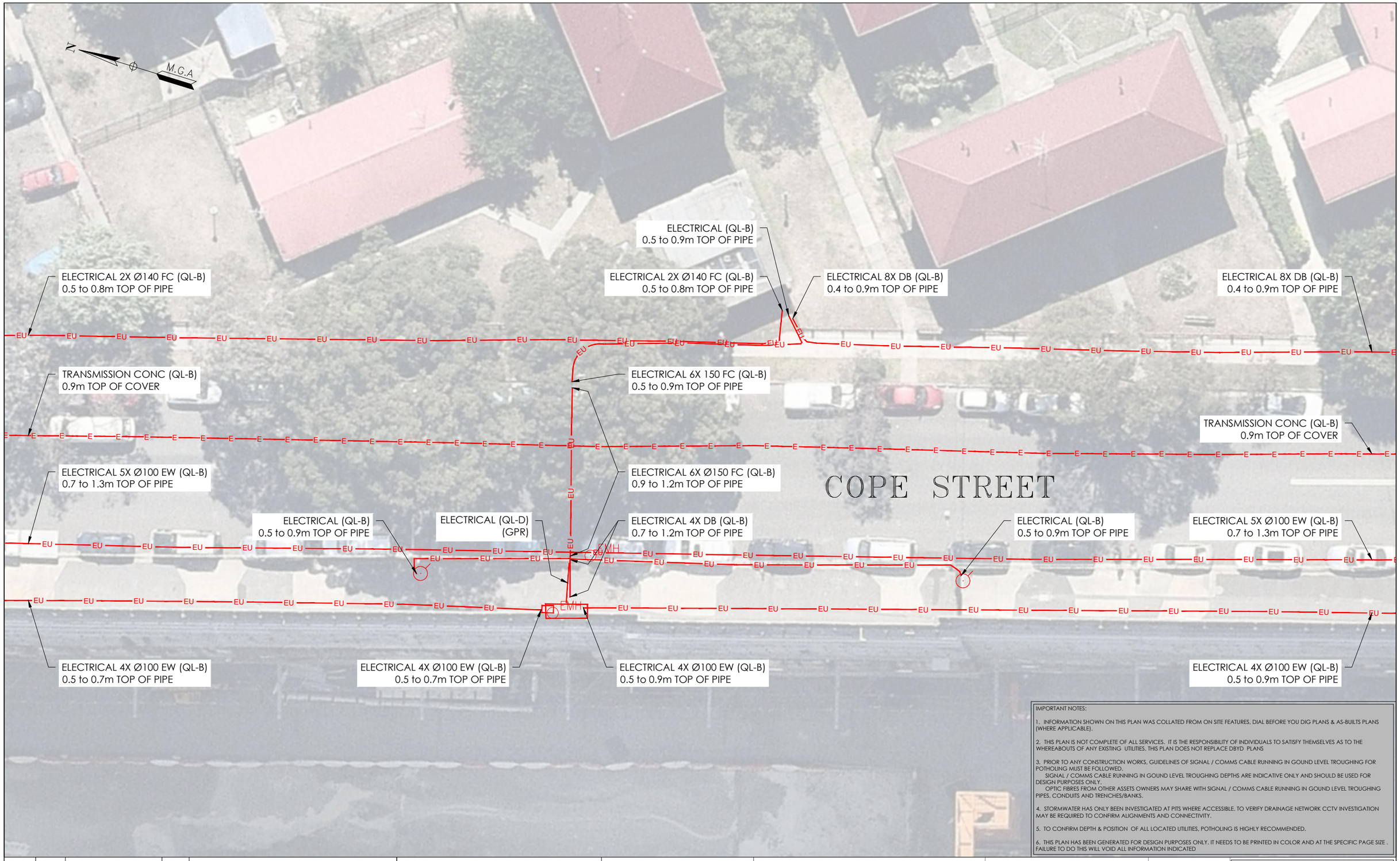

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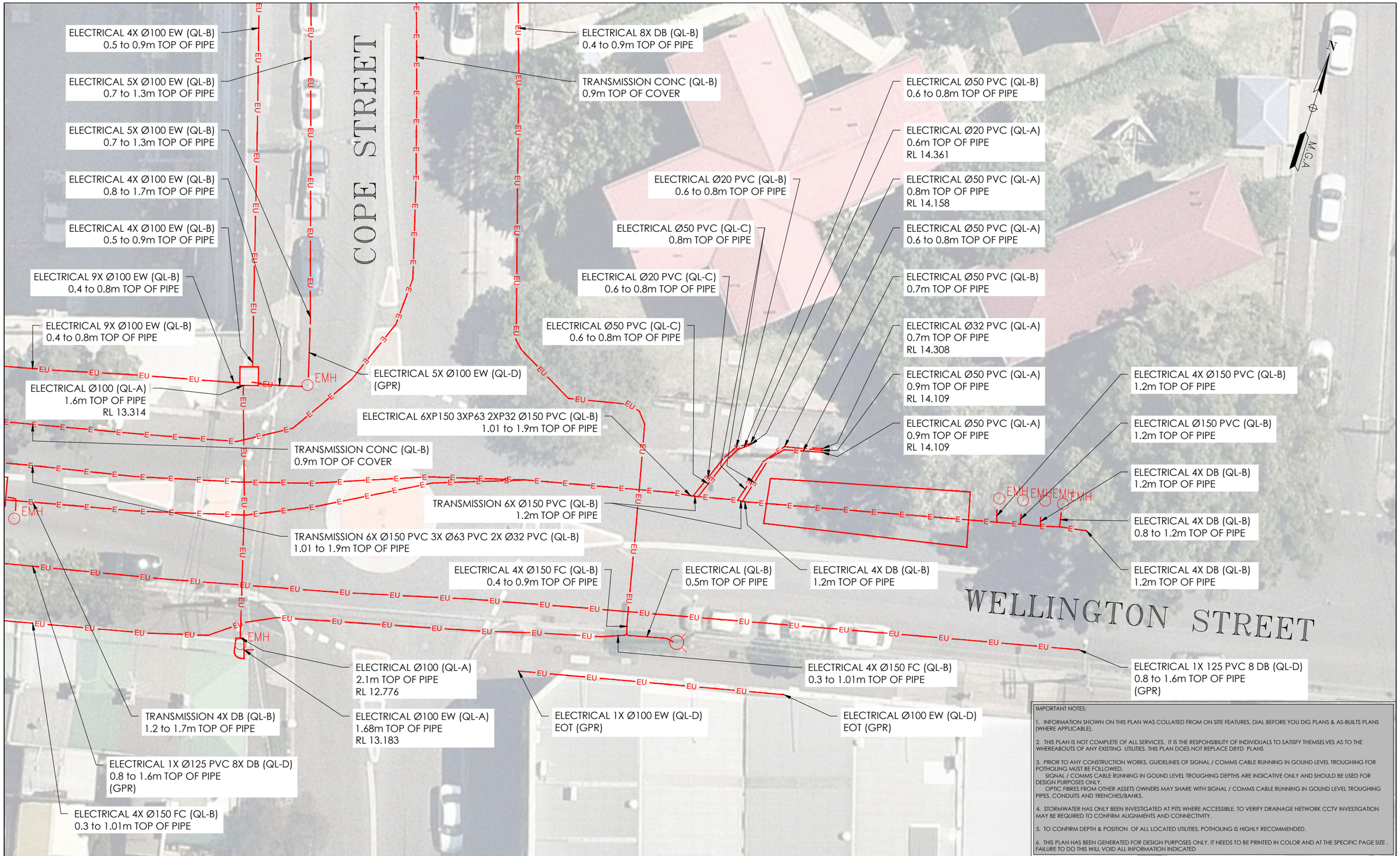
ADJOINS SHEET 27

ADJOINS SHEET 29



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ISSUE	DATE	AMMENDMENT	BY
A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

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W: www.veris.com.au
ABN 53 615 735 727

CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

ELECTRICAL

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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DATE OF SURVEY:	24/06/2020	DATE OF PLAN:	03/06/2020
HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	28 OF 75

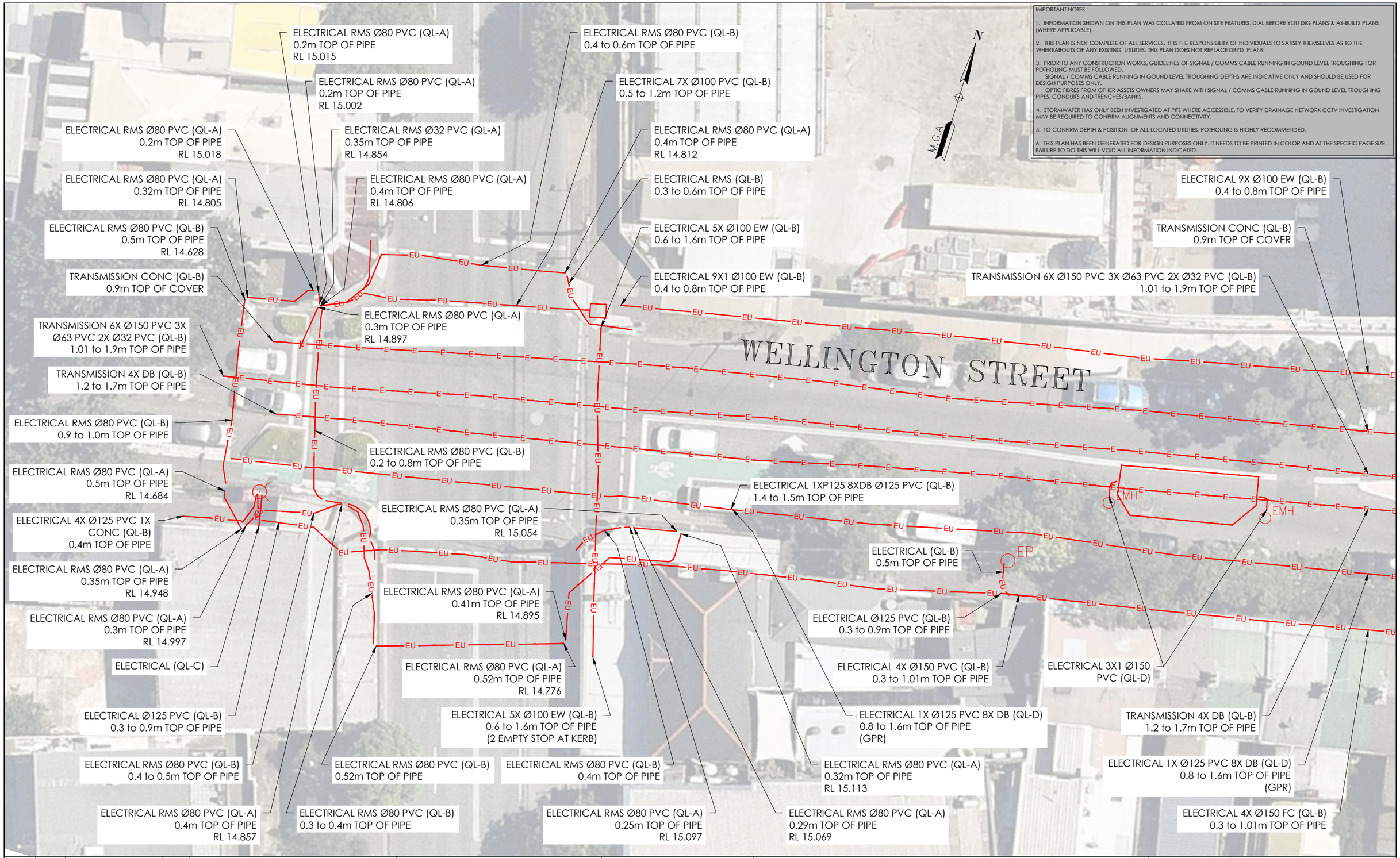
JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A

ADJOINS SHEET 30



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ELECTRICAL

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SUB-SURFACE UTILITY PLAN

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SCALE IN METERS 1: 250

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JOB NUMBER
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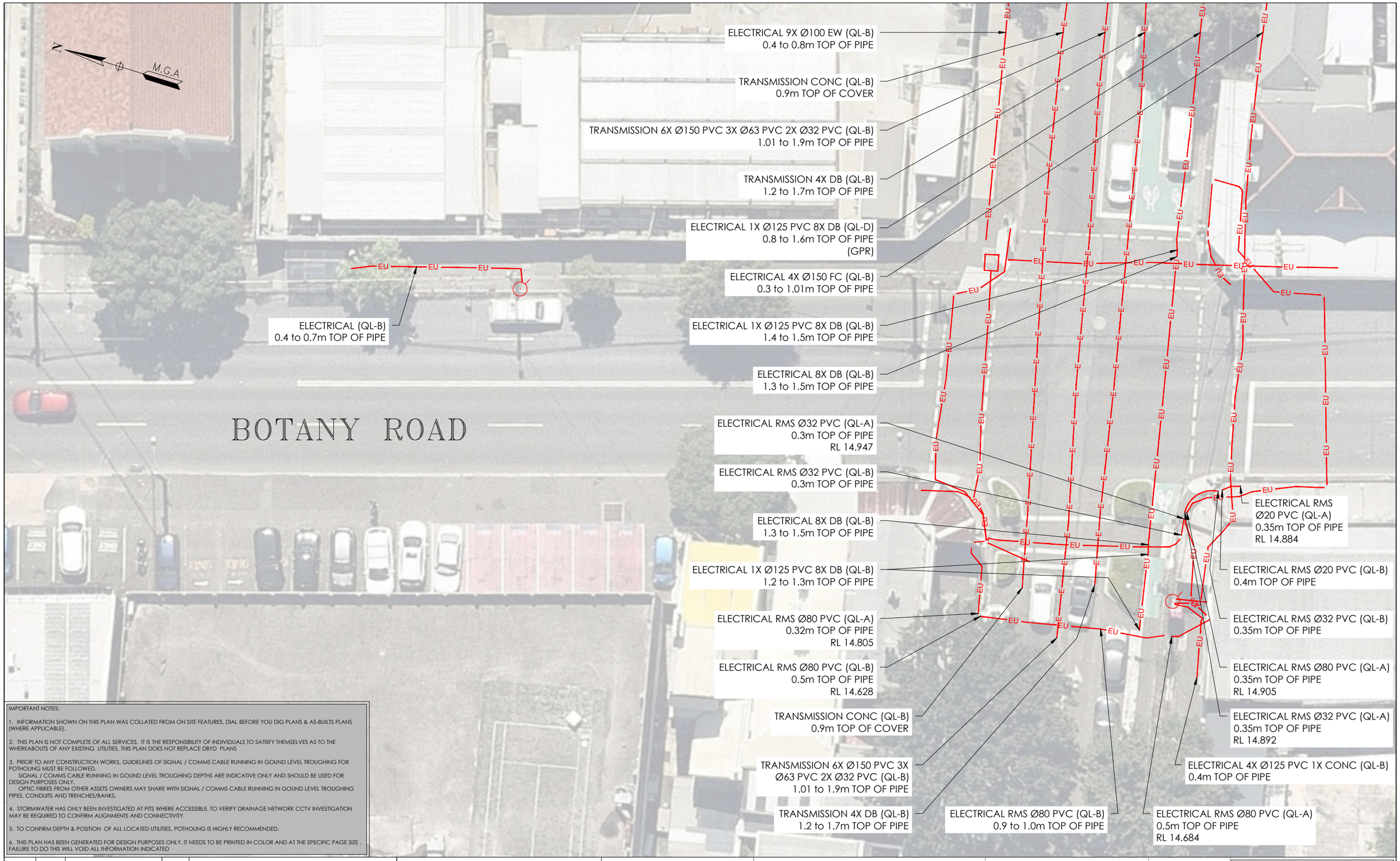
ADJOINS SHEET 29

ADJOINS SHEET 31



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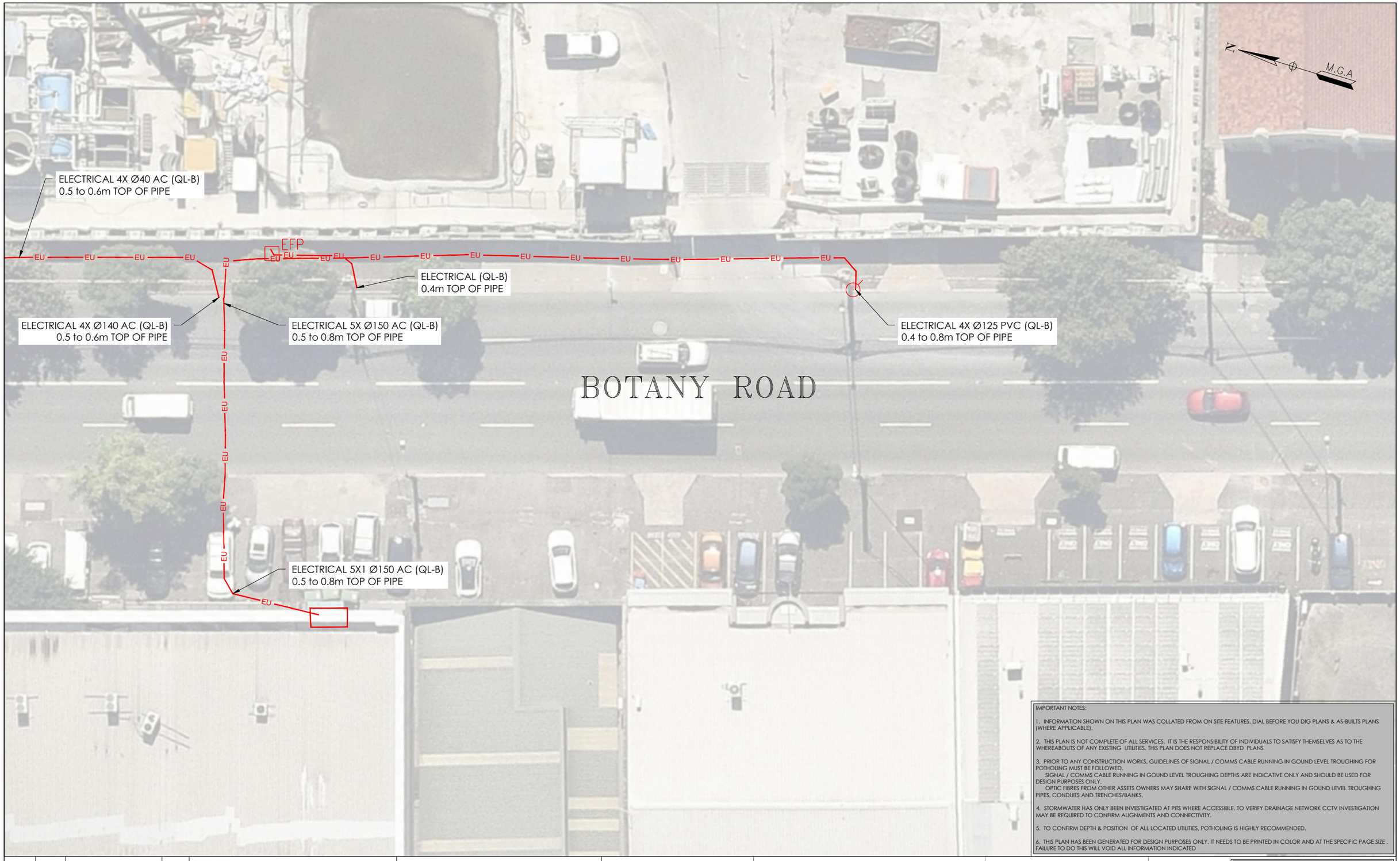

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ELECTRICAL

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PROJECT TITLE

WATERLOO STATION

ELECTRICAL

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
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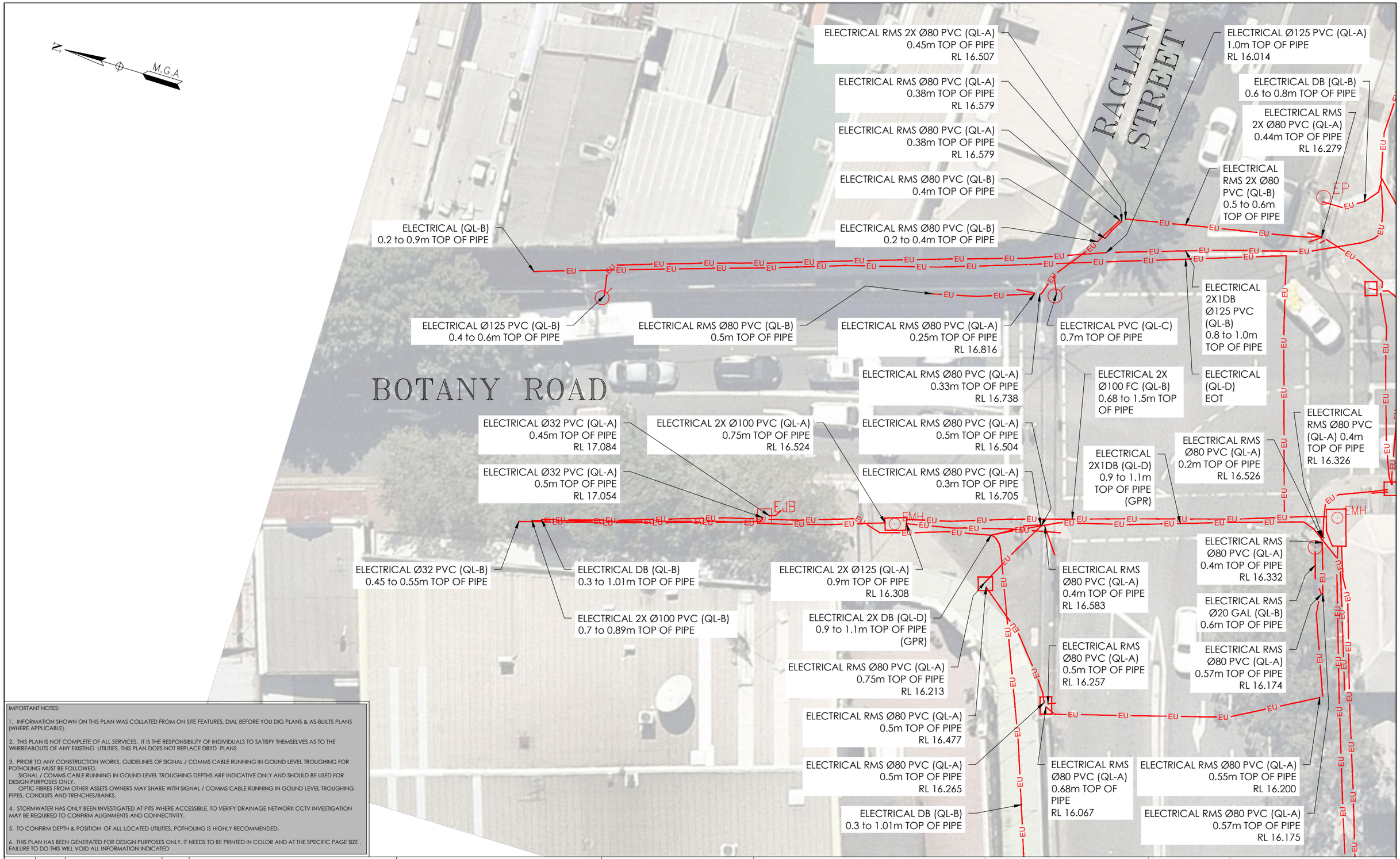

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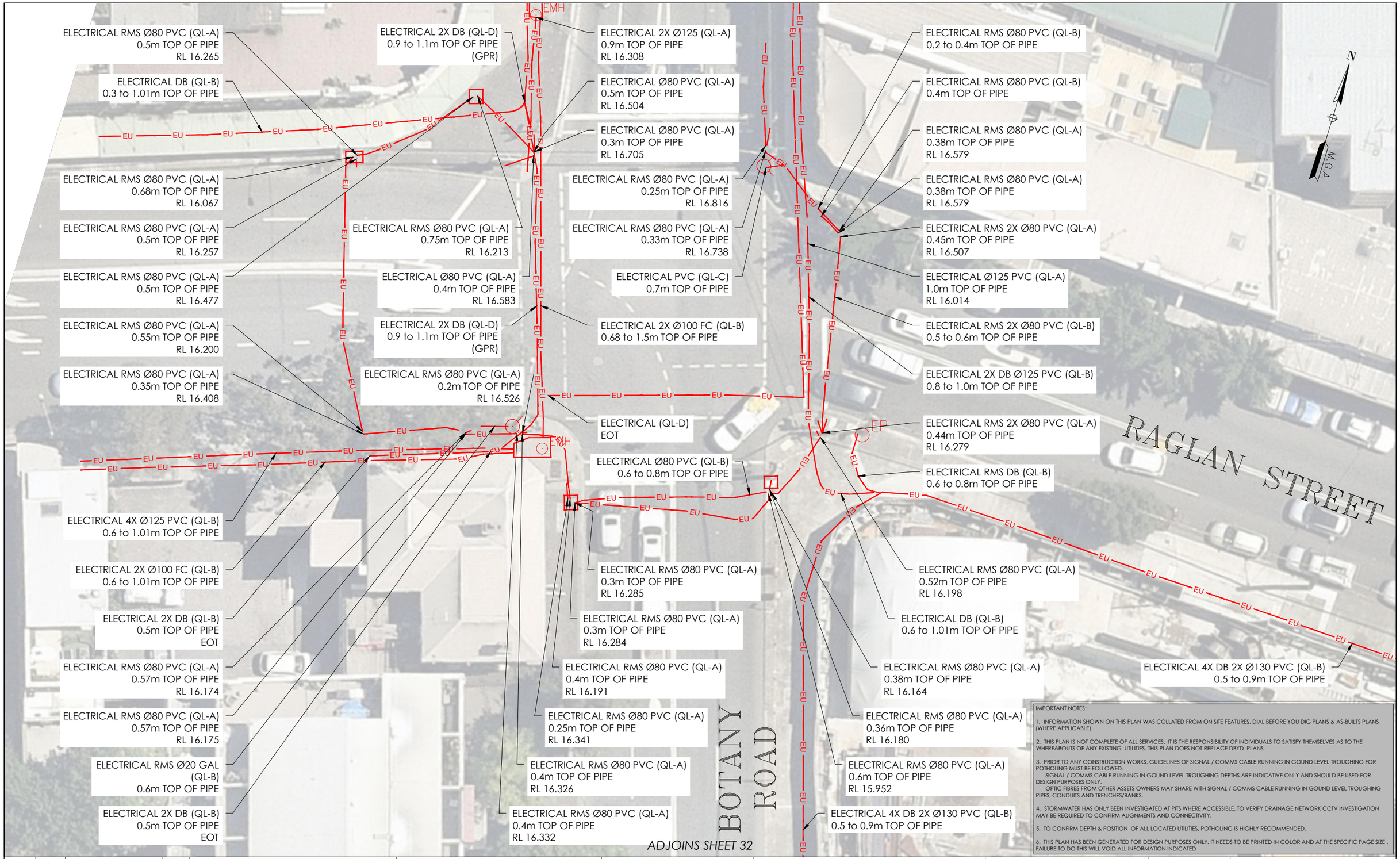
ADJOINS SHEET 33



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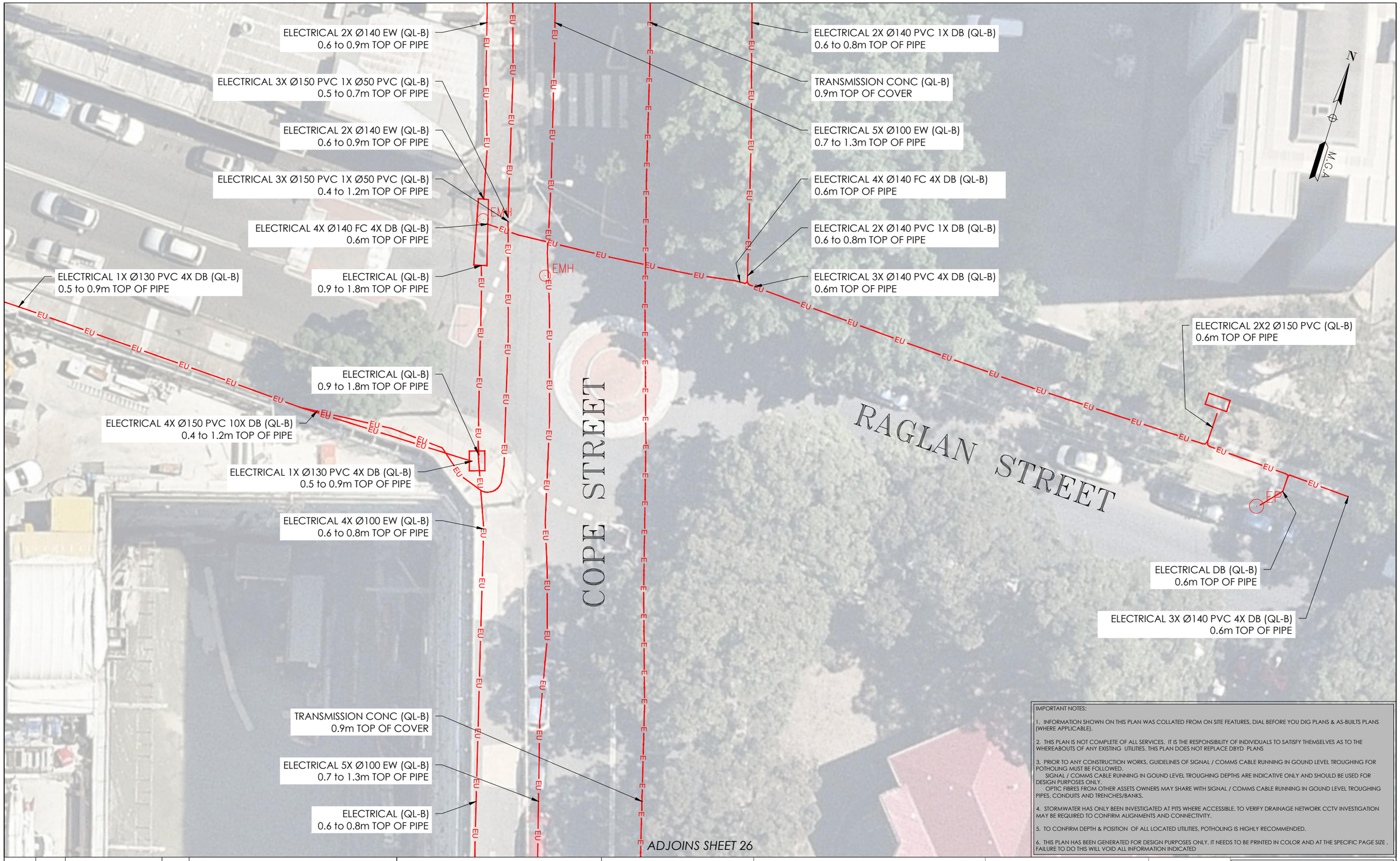
ADJOINS SHEET 25

ADJOINS SHEET 34



ADJOINS SHEET 26

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ISSUE	DATE	AMMENDMENT	BY
A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

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ABN 53 615 735 727

CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

ELECTRICAL

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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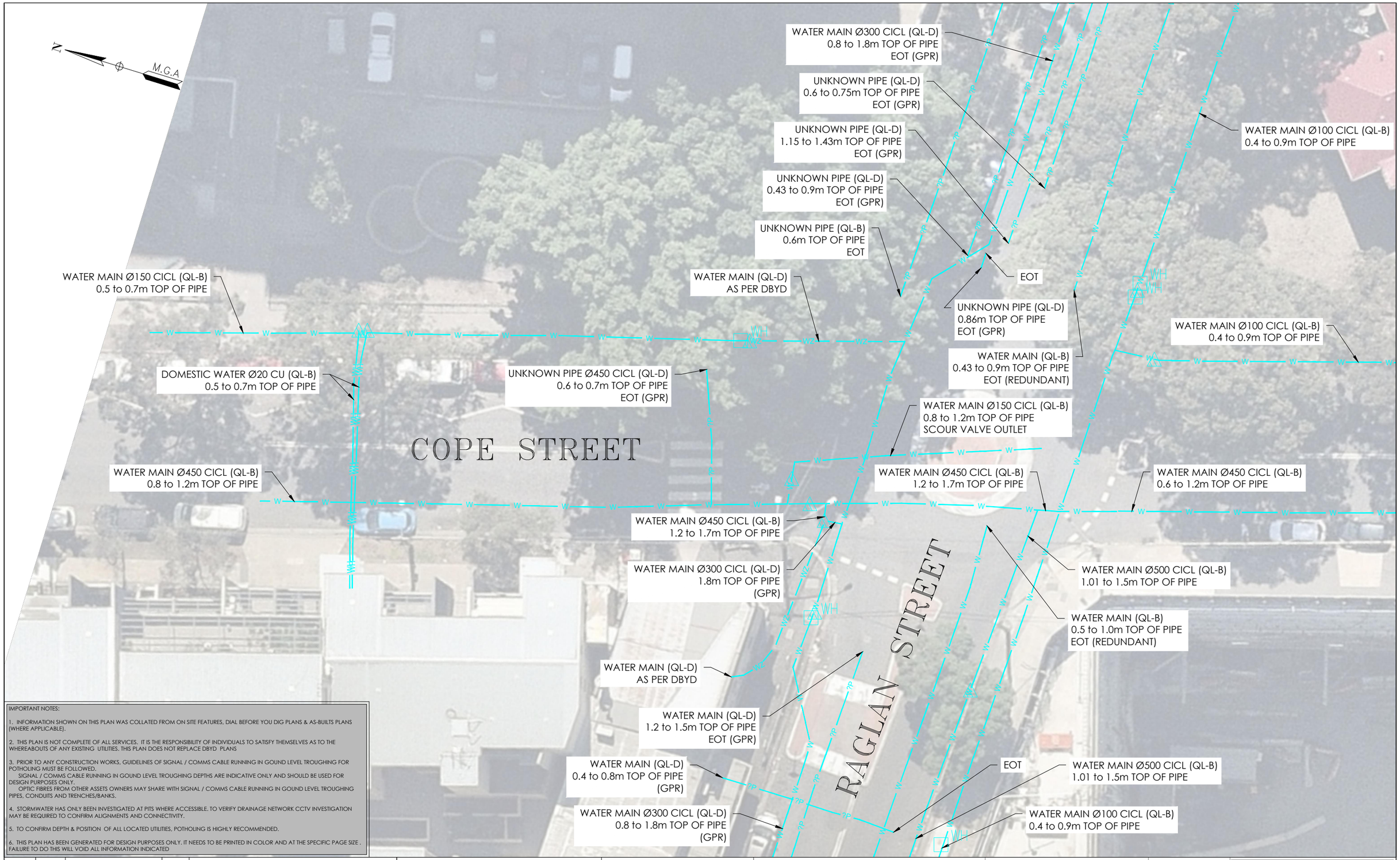
DATE OF SURVEY:	24/06/2020	DATE OF PLAN:	03/06/2020
HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	35 OF 75

JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A



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WATERLOO STATION

WATER

DRAWING TITLE

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SURVEYED BY:	Y.M./A.D.
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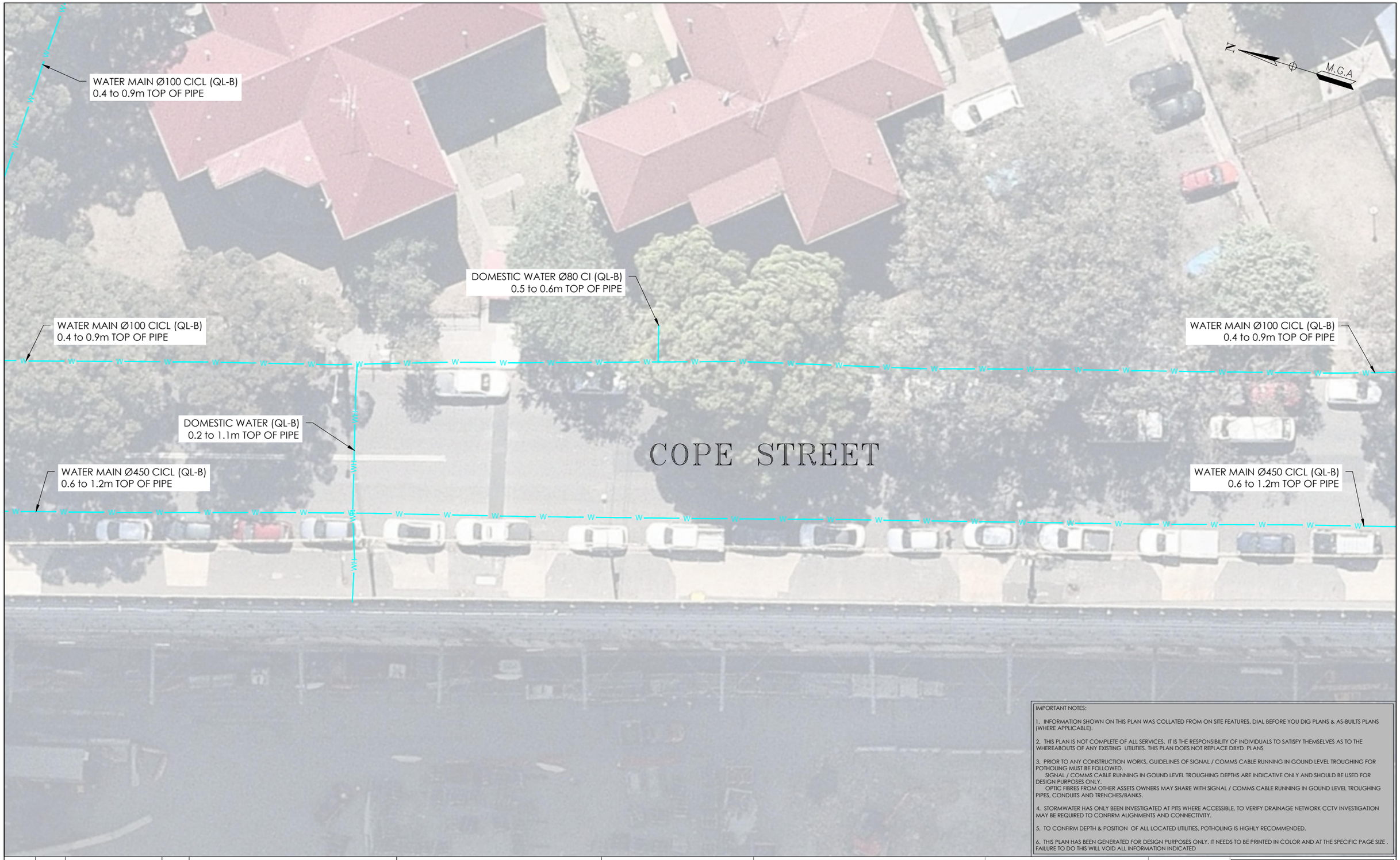

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PROJECT TITLE

WATERLOO STATION

WATER

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

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LOCATED BY:	L.B.
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JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

WATER

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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ORIGINAL SIZE :	A3	SHEET:	38 OF 75

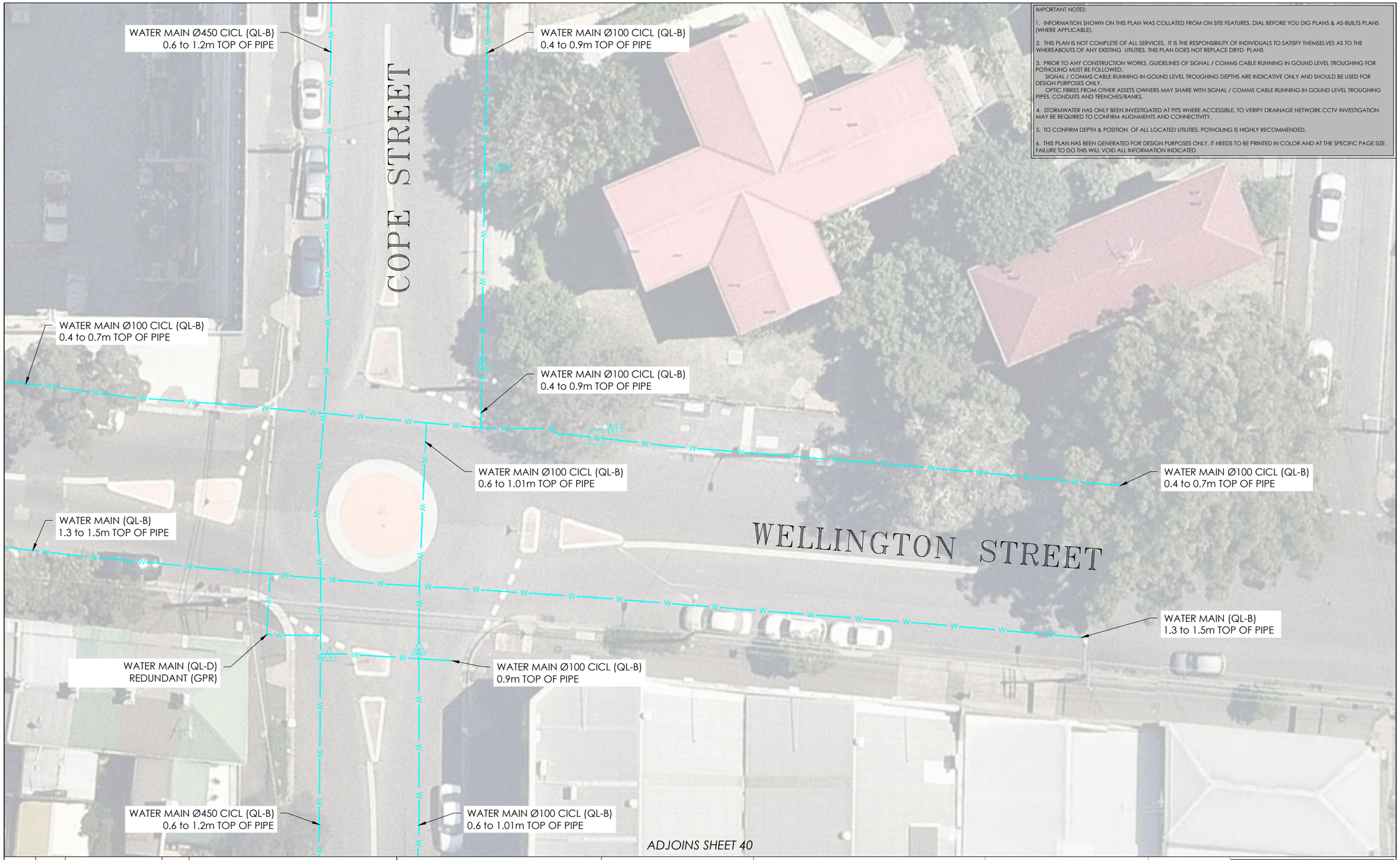
JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A

ADJOINS SHEET 38



ADJOINS SHEET 41

ADJOINS SHEET 40

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WATERLOO STATION

WATER

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
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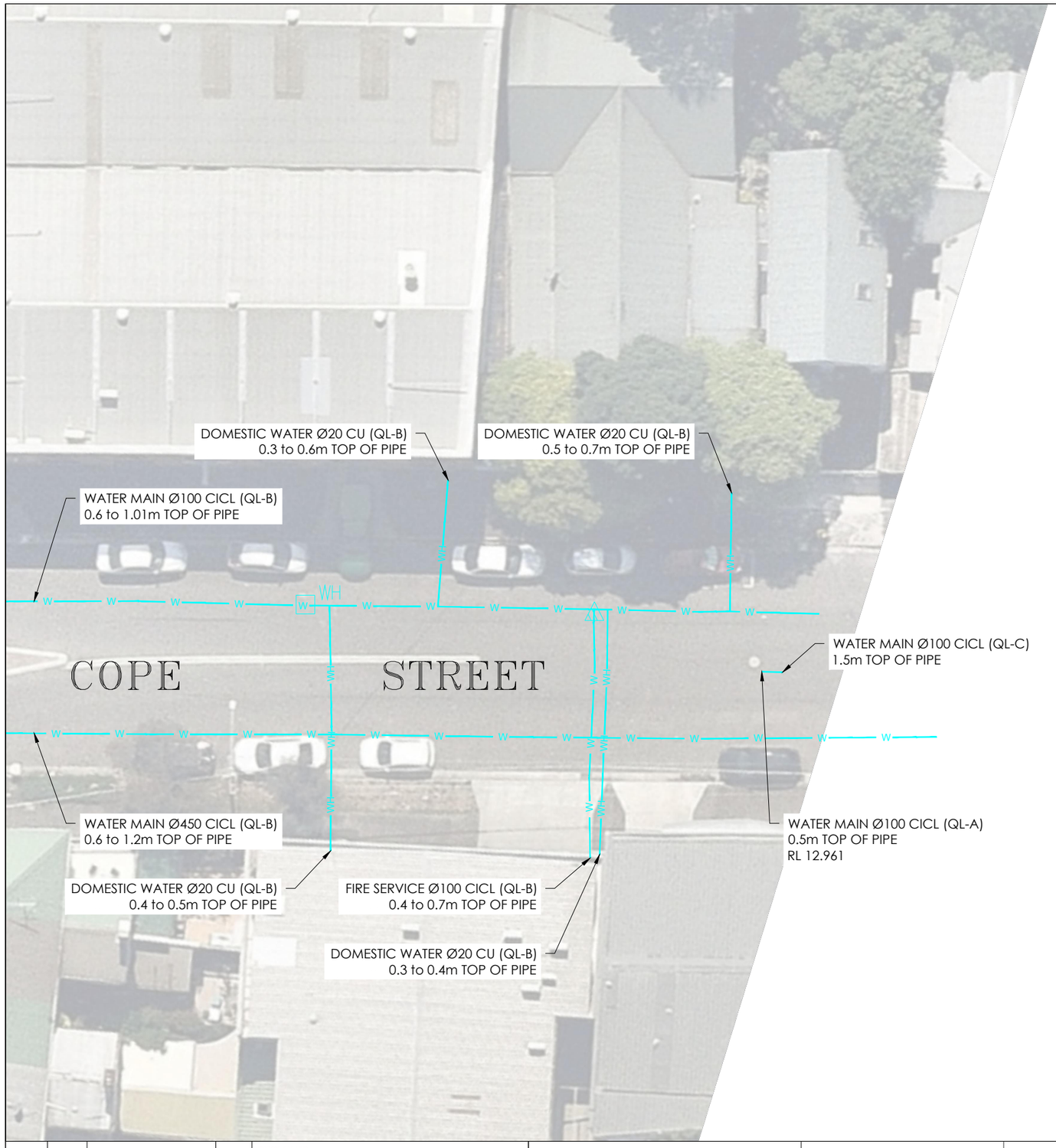

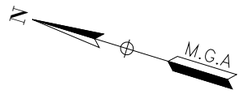

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JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

WATER

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
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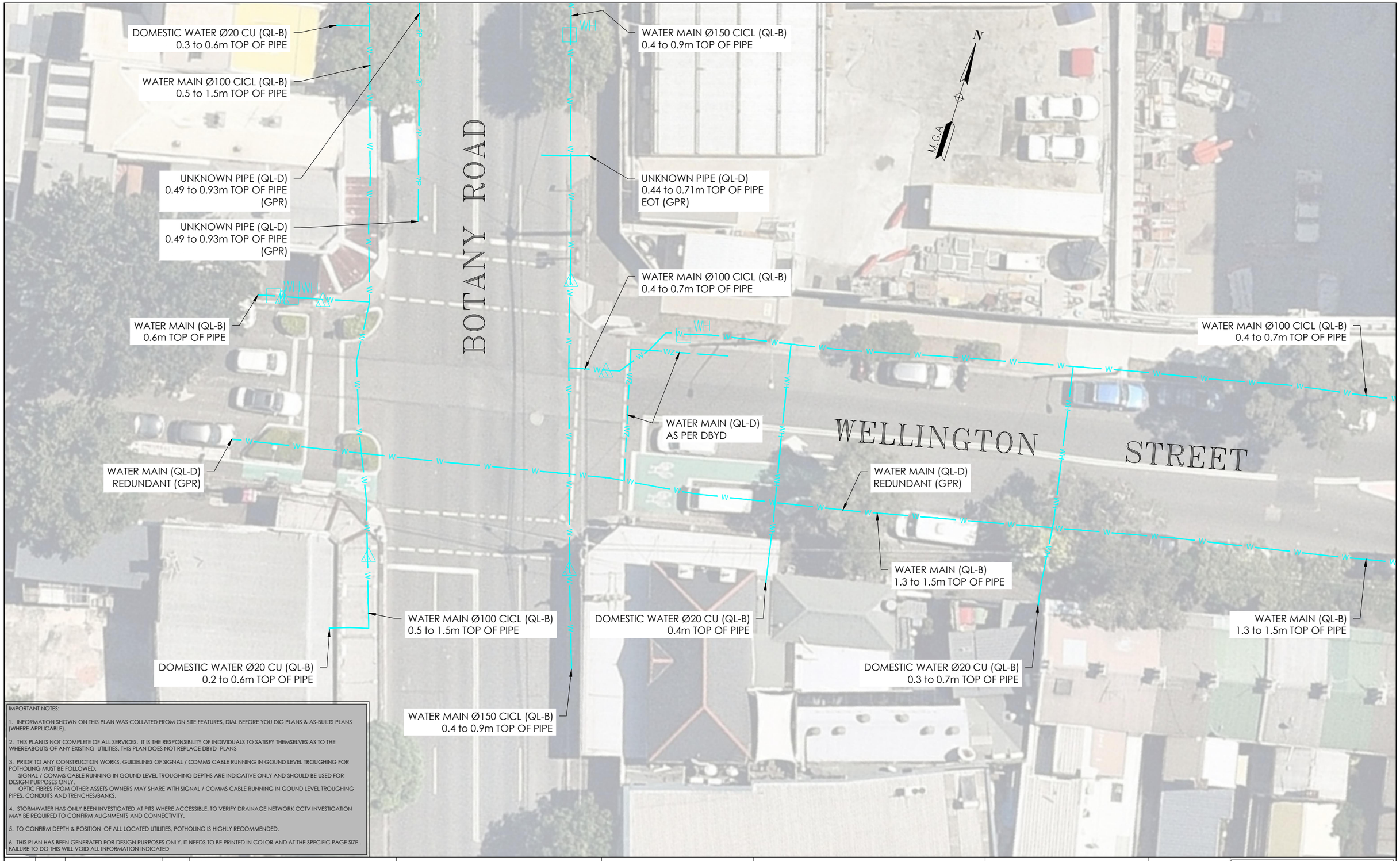

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W: www.veris.com.au
ABN 53 615 735 727

CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

WATER

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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THIS PLAN DOES NOT REPLACE DBYD PLANS

THIS PLAN MUST BE READ IN CONJUNCTION WITH SHEET 1 FOR ADDITIONAL NOTES, WARNINGS & LEGEND

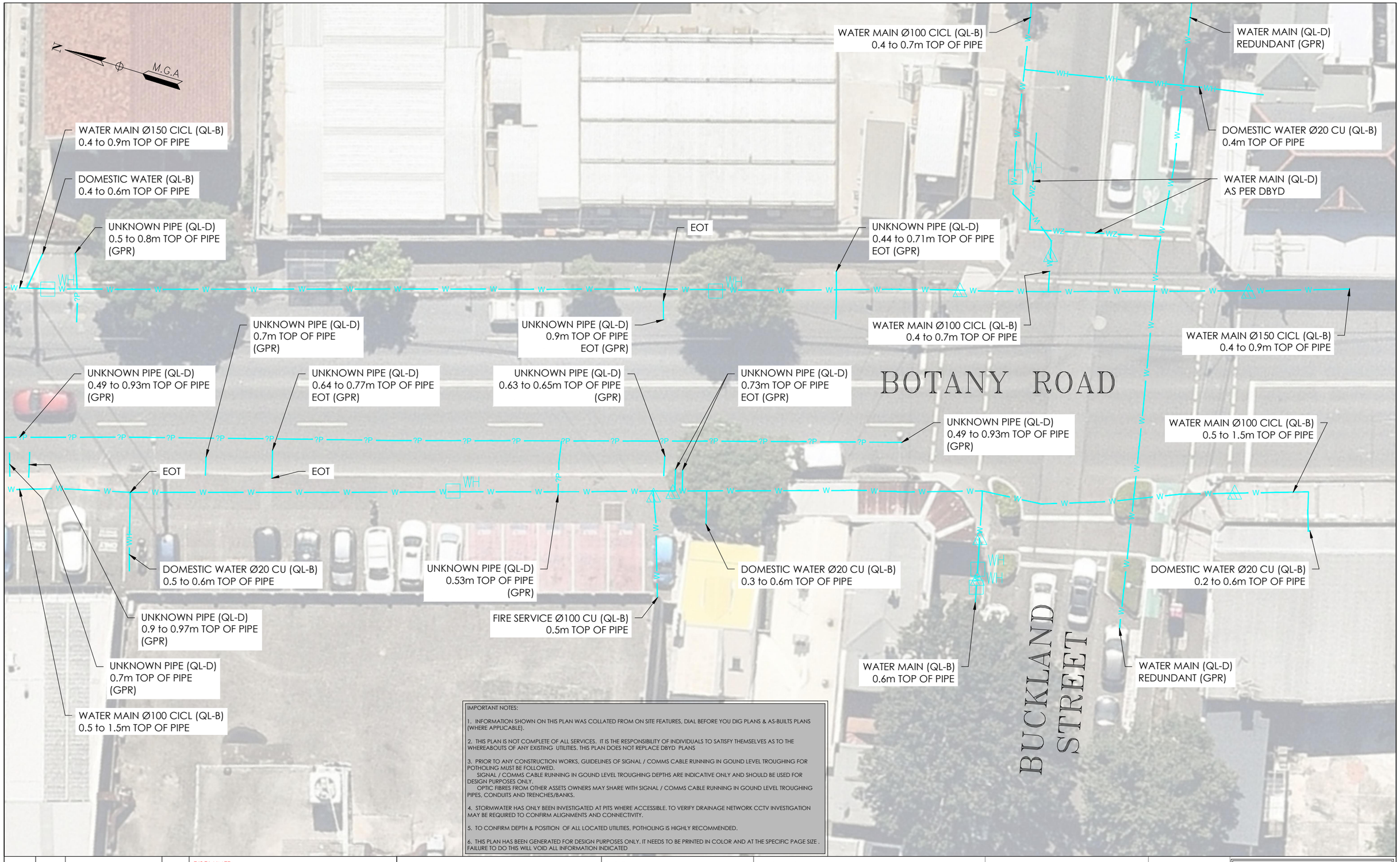
DATE OF SURVEY:	24/06/2020	DATE OF PLAN:	03/06/2020
HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	41 OF 75

JOB NUMBER
202254

DRAWING NUMBER / ISSUE
202254-UTILS-001A

ADJOINS SHEET 41

ADJOINS SHEET 43



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ISSUE	DATE	AMMENDMENT	BY
A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

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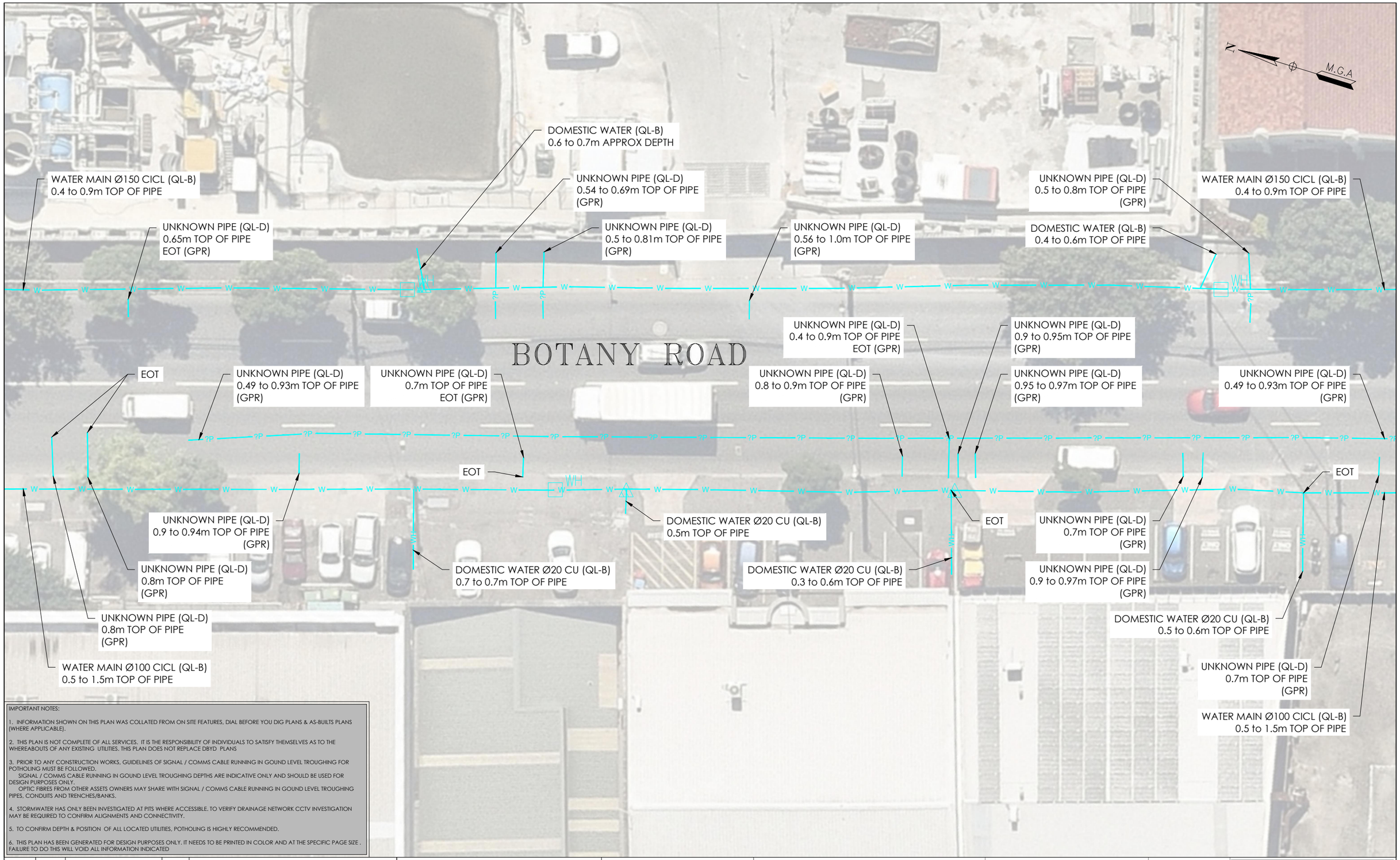
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	42 OF 75

JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A



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ORIGINAL SIZE :	A3	SHEET:	43 OF 75

JOB NUMBER
202254

DRAWING NUMBER / ISSUE
202254-UTILS-001A

ADJOINS SHEET 46

ADJOINS SHEET 45

ADJOINS SHEET 43

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WATER MAIN Ø100 CICL (QL-B)
0.4 to 0.9m TOP OF PIPE

WATER MAIN Ø500 CICL (QL-C)
1.01 to 1.8m TOP OF PIPE

UNKNOWN PIPE (QL-D)
0.4 to 0.8m TOP OF PIPE
EOT (GPR)

WATER MAIN (QL-B)
0.5 to 1.0m TOP OF PIPE
REDUNDANT EOT

WATER MAIN Ø100 CICL (QL-B)
0.4 to 0.9m TOP OF PIPE

WATER MAIN (QL-B)
0.6 to 0.7m TOP OF PIPE

UNKNOWN PIPE (QL-D)
0.7m TOP OF PIPE
EOT (GPR)

UNKNOWN PIPE (QL-D)
0.6m TOP OF PIPE
EOT (GPR)

WATER MAIN Ø150 CICL (QL-B)
0.4 to 0.9m TOP OF PIPE

UNKNOWN PIPE (QL-D)
0.65m TOP OF PIPE
EOT (GPR)

BOTANY ROAD

WATER MAIN Ø150 CICL (QL-B)
0.4 to 0.9m TOP OF PIPE

WATER MAIN Ø100 CICL (QL-B)
0.5 to 1.5m TOP OF PIPE

UNKNOWN PIPE (QL-D)
0.6m TOP OF PIPE
EOT (GPR)

UNKNOWN PIPE (QL-D)
0.49 to 0.93m TOP OF PIPE
(GPR)

EOT

UNKNOWN PIPE (QL-D)
0.78m TOP OF PIPE
(GPR)

UNKNOWN PIPE (QL-D)
0.8m TOP OF PIPE
(GPR)

UNKNOWN PIPE (QL-D)
0.8m TOP OF PIPE
(GPR)

WATER MAIN Ø100 CICL (QL-B)
0.5 to 1.5m TOP OF PIPE

HENDERSON ROAD

WATER MAIN Ø500 CICL (QL-C)
1.01 to 1.8m TOP OF PIPE

WATER MAIN Ø100 CICL (QL-B)
1.01 to 1.2m TOP OF PIPE

DOMESTIC WATER Ø20 CU (QL-B)
0.5 to 0.8m TOP OF PIPE

DOMESTIC WATER Ø20 CU (QL-B)
0.5m TOP OF PIPE

UNKNOWN PIPE (QL-B)
0.7 to 1.01m TOP OF PIPE
EOT

WATER MAIN Ø100 CICL (QL-B)
1.01 to 1.2m TOP OF PIPE

WATER MAIN Ø500 CICL (QL-B)
0.8 to 1.01m TOP OF PIPE

WATER MAIN Ø100 CICL (QL-C)
0.8m TOP OF PIPE

WATER MAIN Ø500 CICL (QL-B)
0.8 to 1.01m TOP OF PIPE

N
M.G.A

ISSUE	DATE	AMMENDMENT	BY
A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

WATER

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	44 OF 75

JOB NUMBER
202254

DRAWING NUMBER / ISSUE
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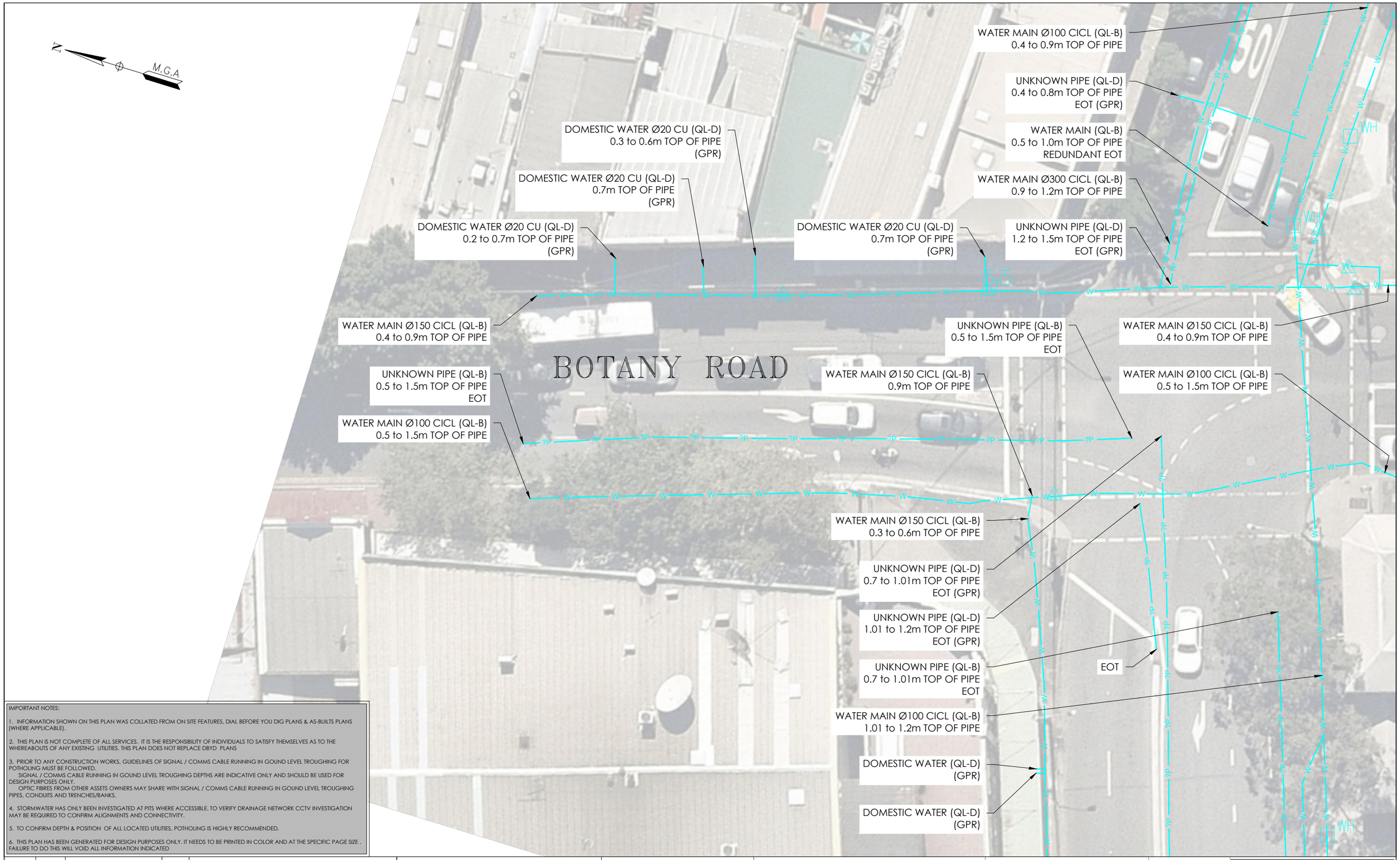

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HEIGHT DATUM: AHD71	CO-ORD: MGA94
DBYD JOB# : 19449303/22/34	DBYD DATE: 30/04/2020
ORIGINAL SIZE : A3	SHEET: 45 OF 75

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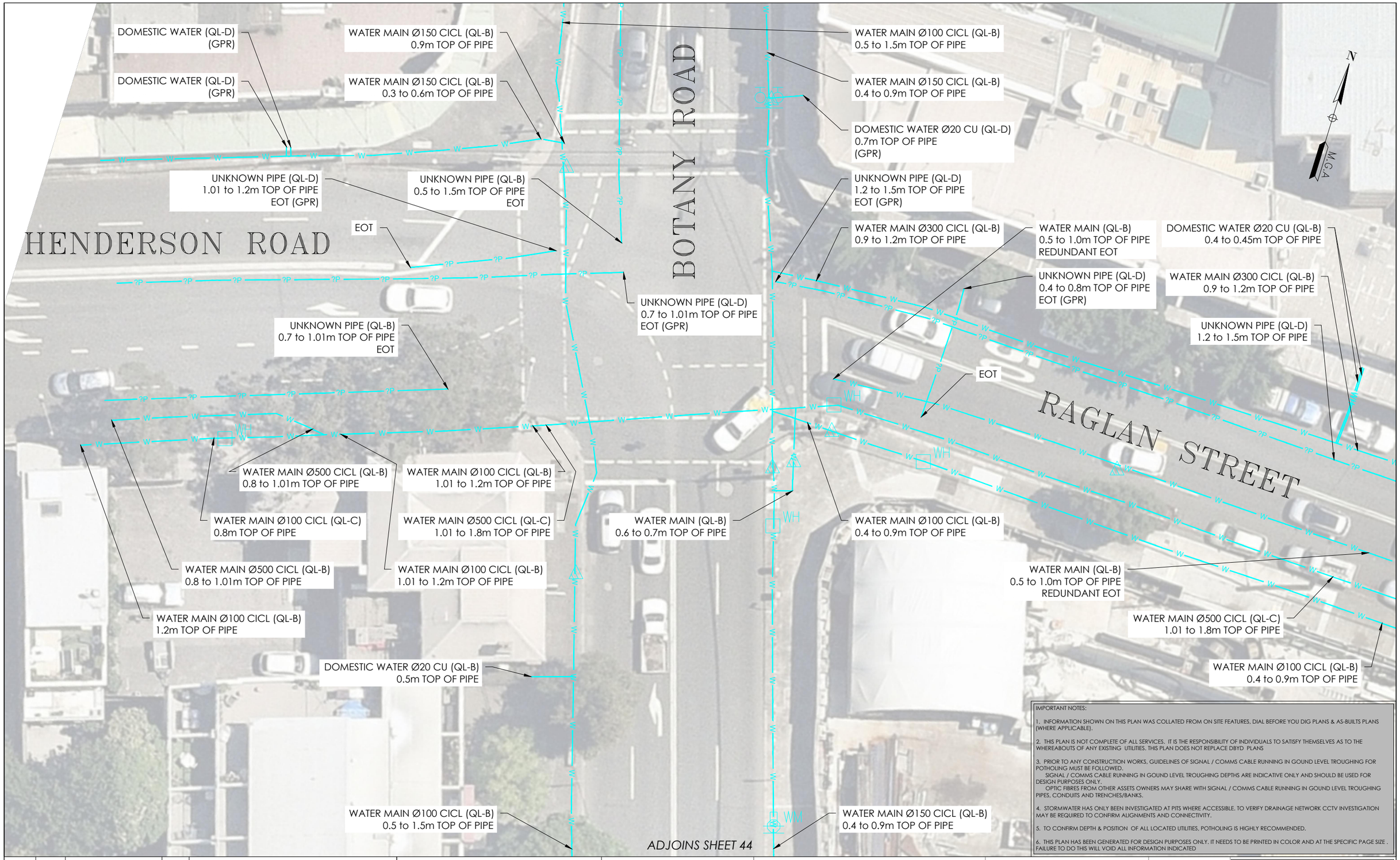

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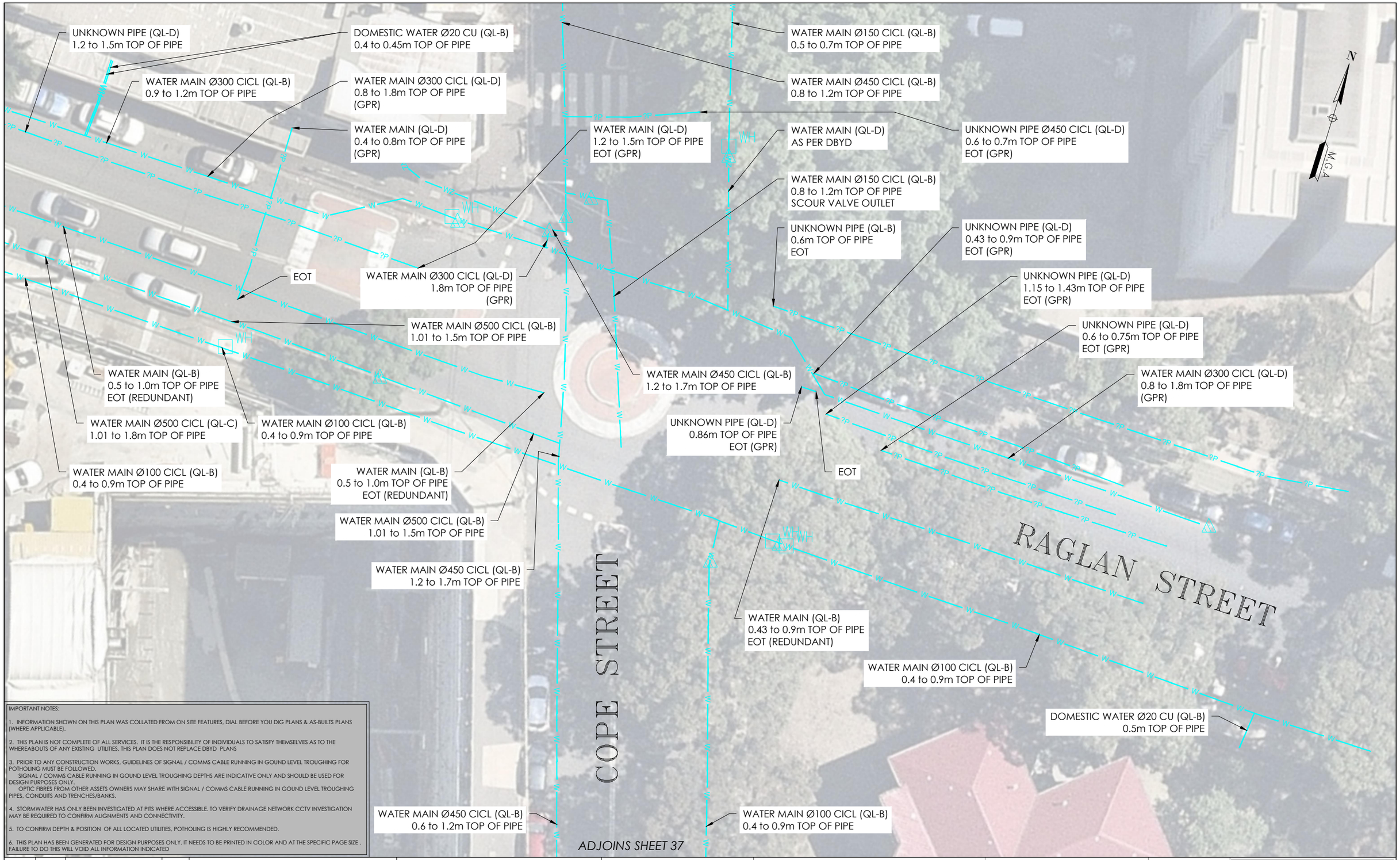
ADJOINS SHEET 36

ADJOINS SHEET 46



ADJOINS SHEET 37

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SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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THIS PLAN DOES NOT REPLACE DBYD PLANS

THIS PLAN MUST BE READ IN CONJUNCTION WITH SHEET 1 FOR ADDITIONAL NOTES, WARNINGS & LEGEND

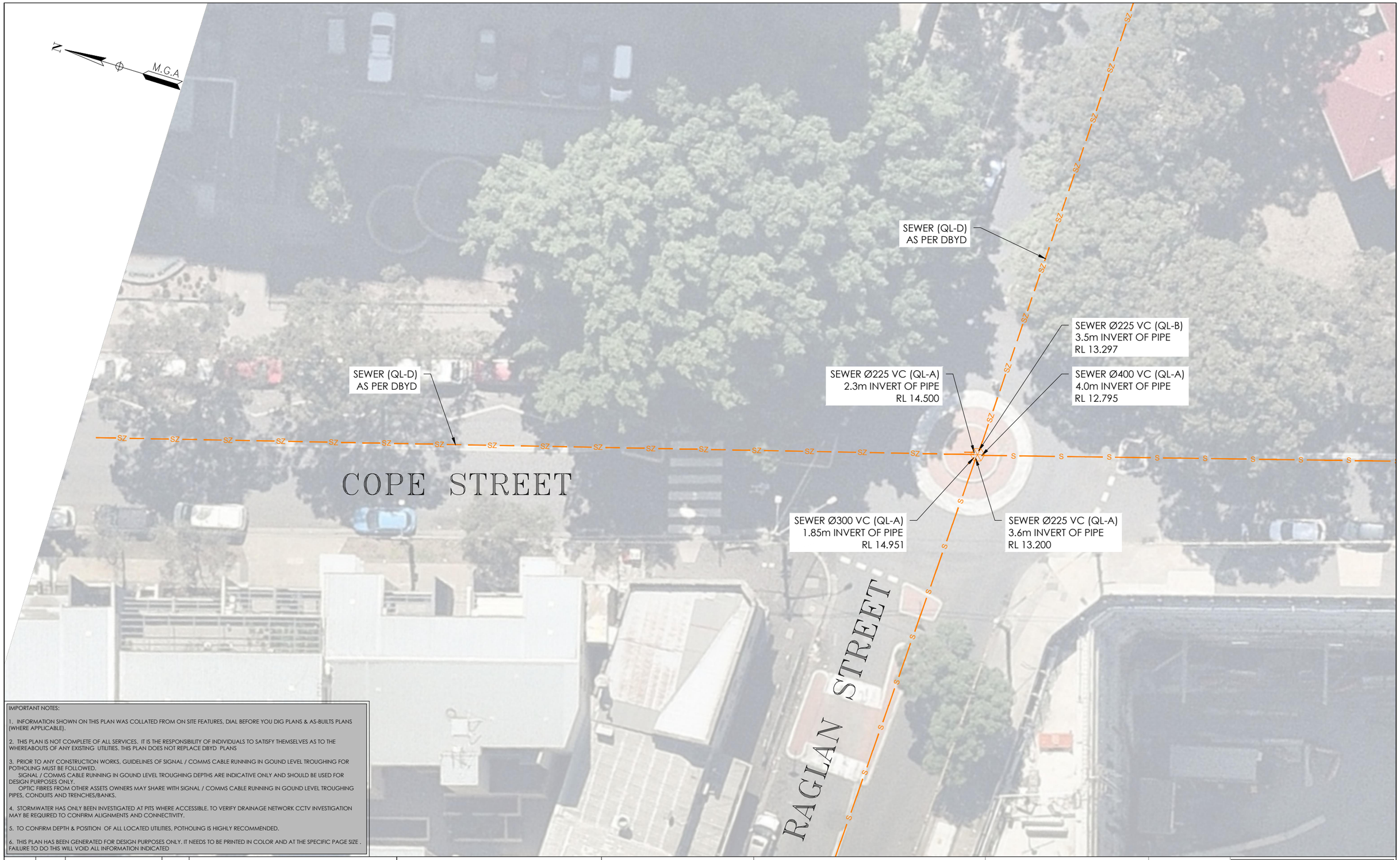
DATE OF SURVEY:	24/06/2020	DATE OF PLAN:	03/06/2020
HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	47 OF 75

JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A



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ISSUE	DATE	AMMENDMENT	BY
A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

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ABN 53 615 735 727

CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

SEWAGE

DRAWING TITLE

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JOB NUMBER
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JOHN HOLLAND

PROJECT TITLE

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SEWAGE

DRAWING TITLE

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JOB NUMBER

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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

SEWAGE

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
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LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
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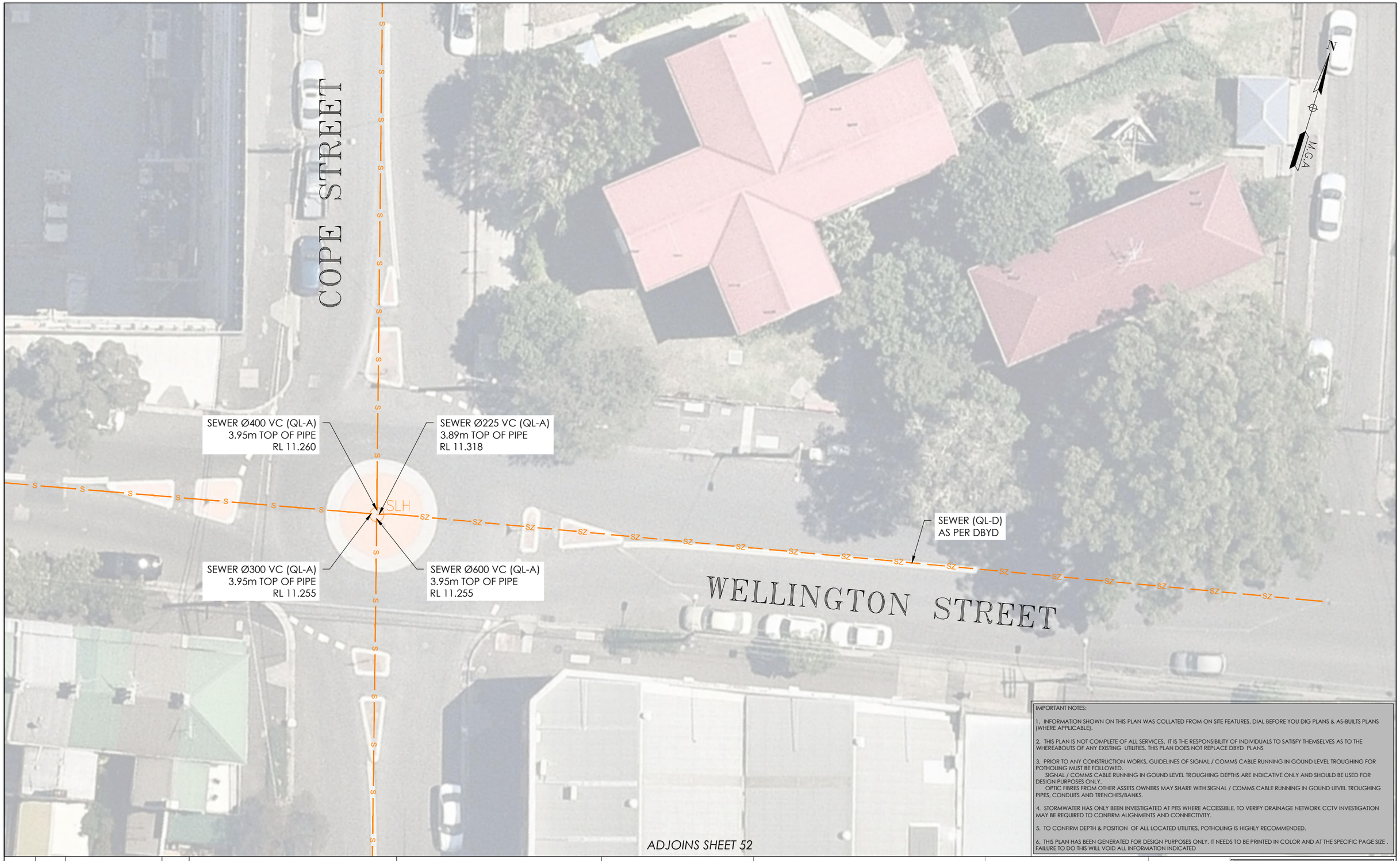
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	50 OF 75

JOB NUMBER
202254

DRAWING NUMBER / ISSUE
202254-UTILS-001A

ADJOINS SHEET 50

ADJOINS SHEET 53



ADJOINS SHEET 52

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ORIGINAL SIZE :	A3	SHEET:	51 OF 75

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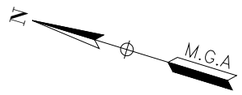
ADJOINS SHEET 51



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ADJOINS SHEET 54

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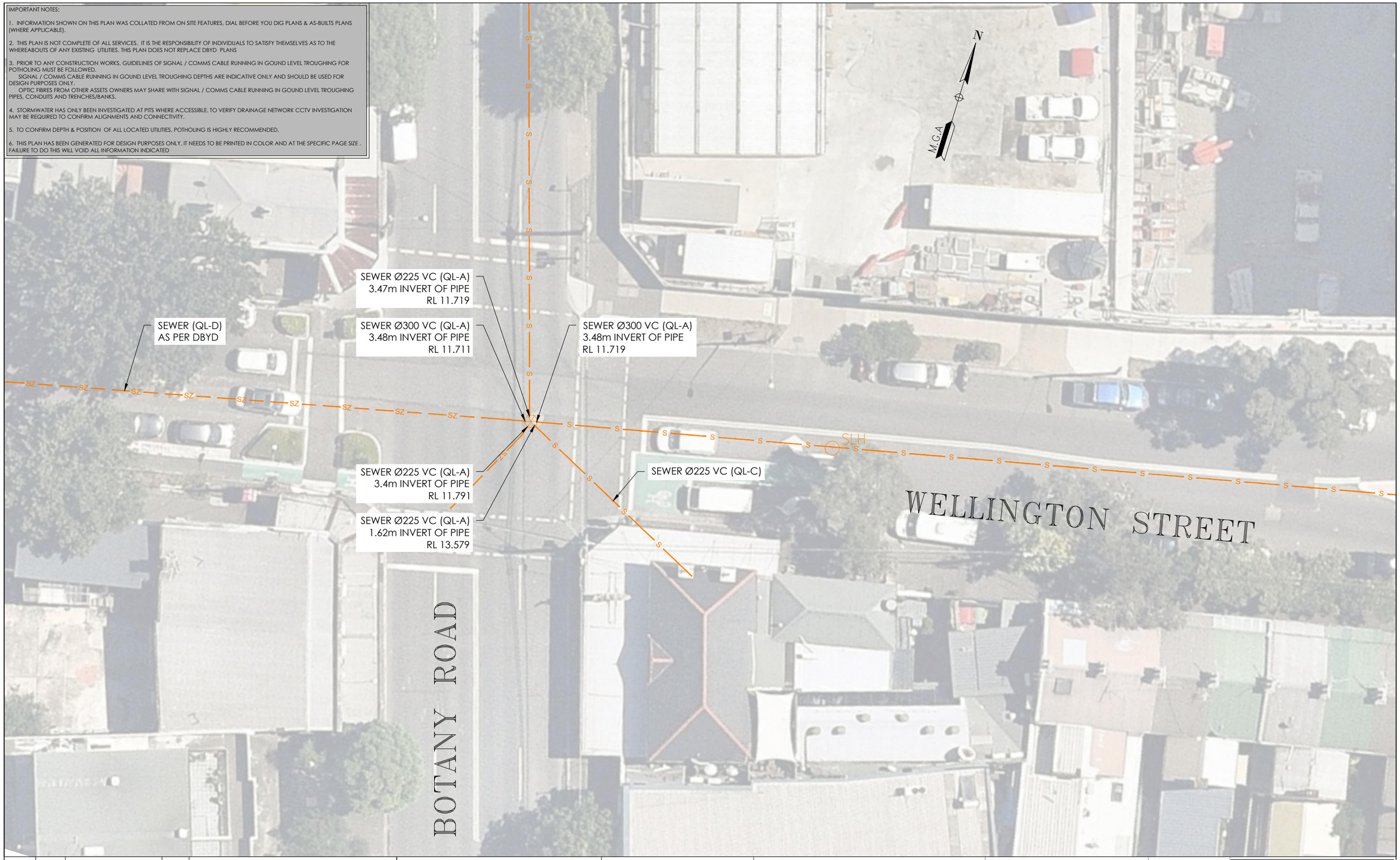

ADJOINS SHEET 51

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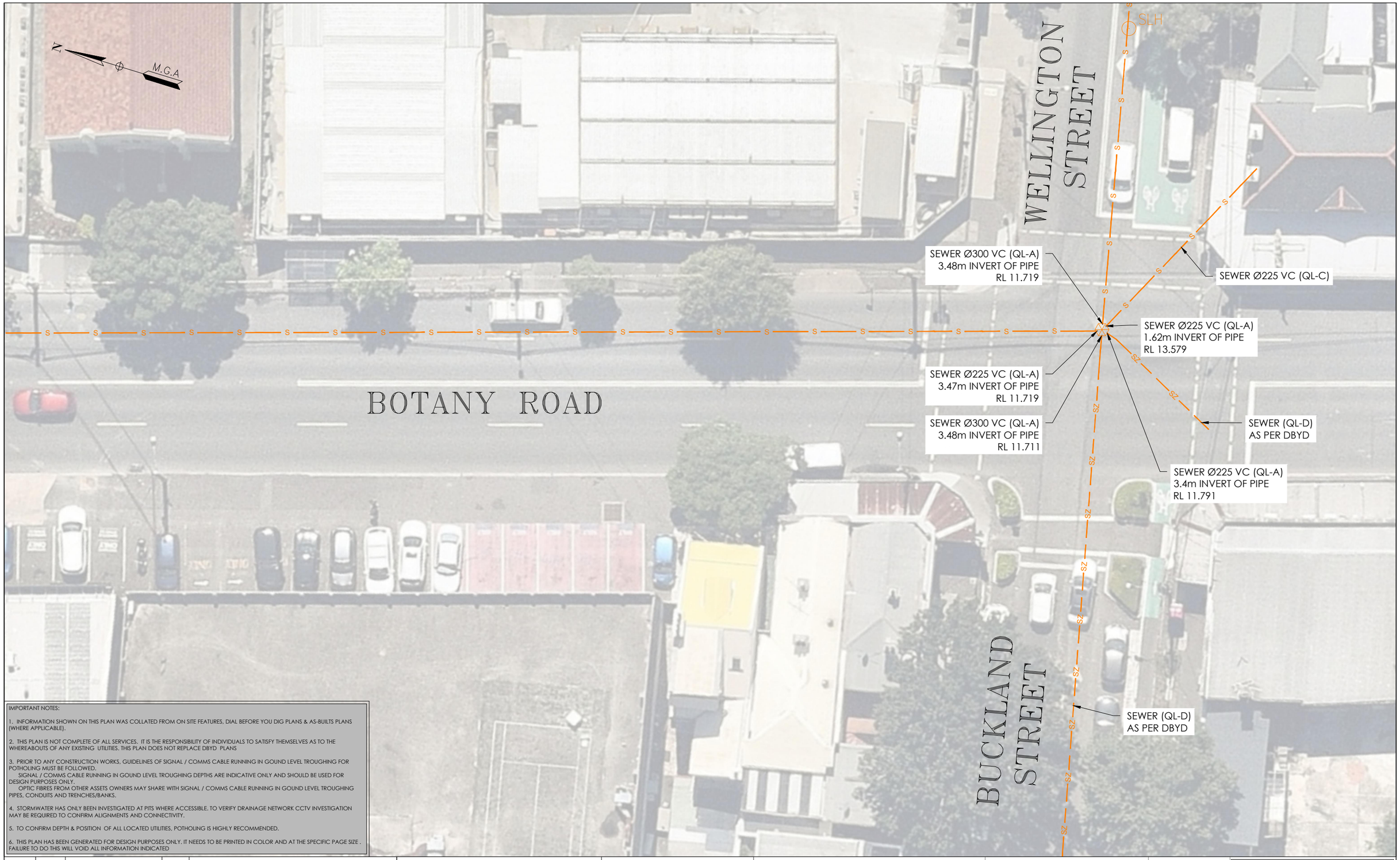
ADJOINS SHEET 53

ADJOINS SHEET 55



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ABN 53 615 735 727

CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

SEWAGE

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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THIS PLAN MUST BE READ IN CONJUNCTION WITH SHEET 1 FOR ADDITIONAL NOTES, WARNINGS & LEGEND

DATE OF SURVEY: 24/06/2020	DATE OF PLAN: 03/06/2020
HEIGHT DATUM: AHD71	CO-ORD: MGA94
DBYD JOB# : 19449303/22/34	DBYD DATE: 30/04/2020
ORIGINAL SIZE : A3	SHEET: 54 OF 75

JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A

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ISSUE	DATE	AMMENDMENT	BY
A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

SEWAGE

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	55 OF 75

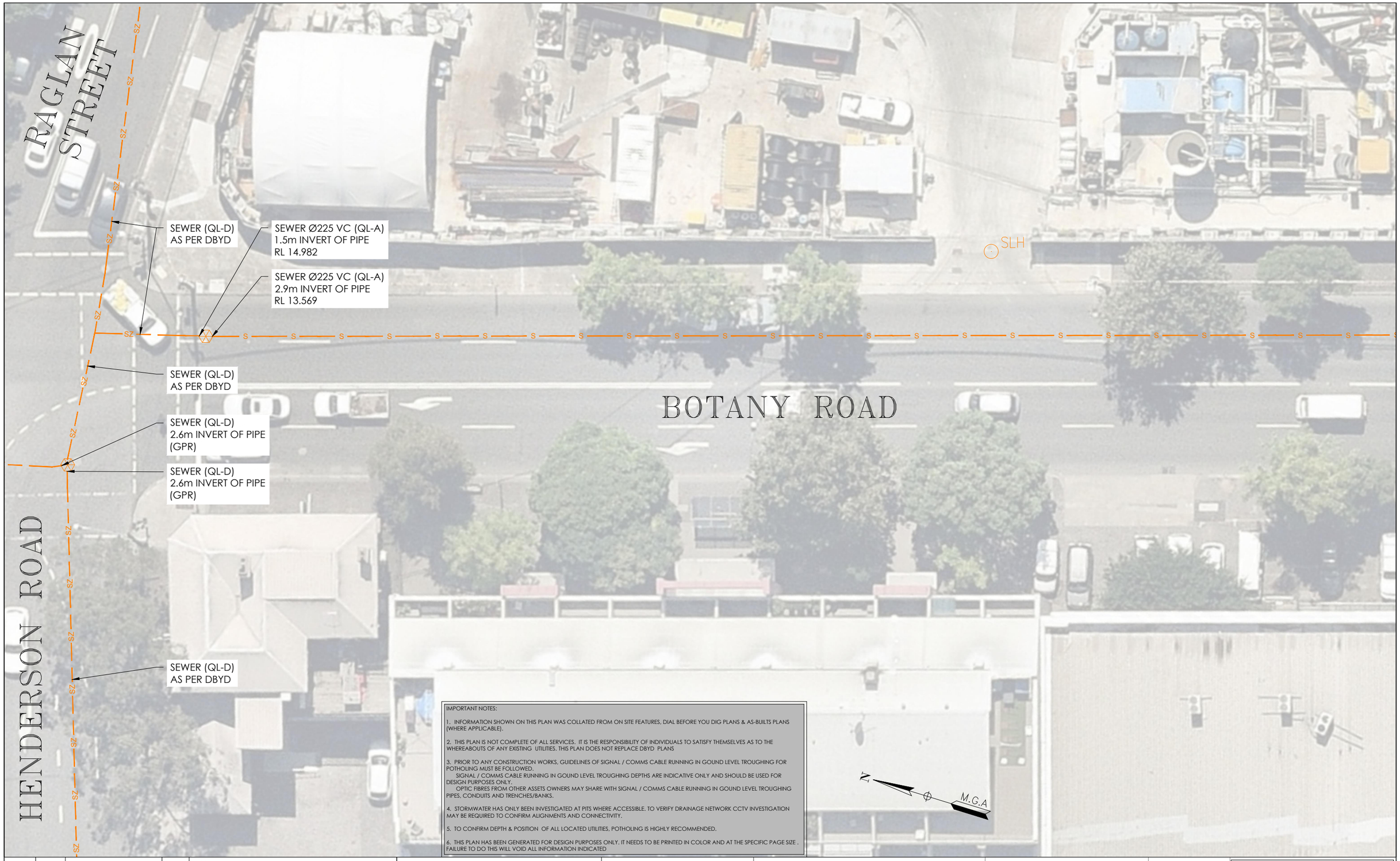
JOB NUMBER
202254

DRAWING NUMBER / ISSUE
202254-UTILS-001A

ADJOINS SHEET 58

ADJOINS SHEET 57

ADJOINS SHEET 55



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DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	56 OF 75

JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A

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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

SEWAGE

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY: L.B.
SURVEYED BY: Y.M./A.D.
DRAFTED BY: J.V.
CHECKED BY: K.S./B.M./J.A.
APPROVED BY: D.M.

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JOB NUMBER
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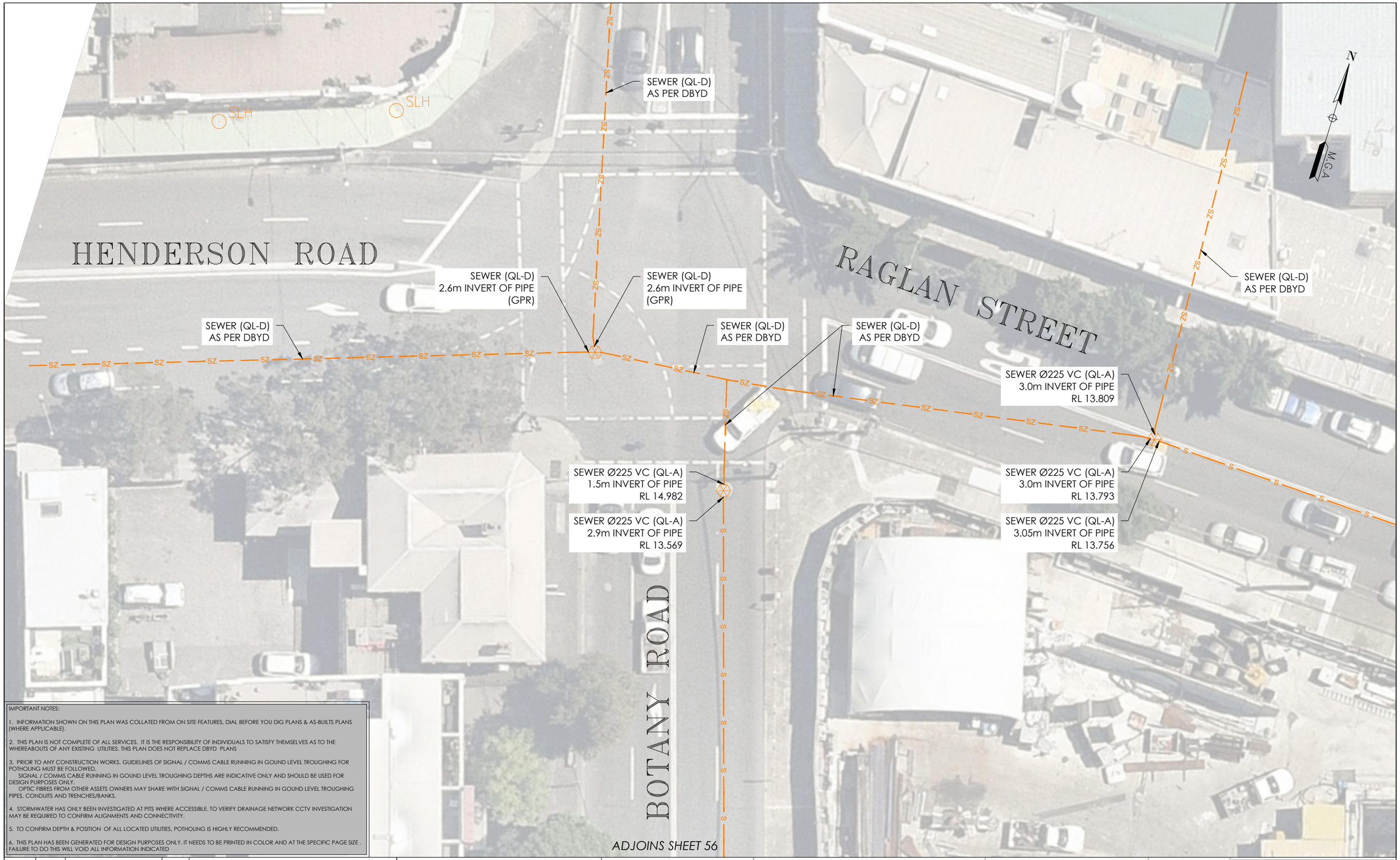
HEIGHT DATUM: AHD71	CO-ORD: MGA94
DBYD JOB# : 19449303/22/34	DBYD DATE: 30/04/2020
ORIGINAL SIZE : A3	SHEET: 57 OF 75

DRAWING NUMBER / ISSUE
202254-UTILS-001A

ADJOINS SHEET 57



ADJOINS SHEET 59

ADJOINS SHEET 56

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SCALE IN METERS 1: 250

LOCATED BY:	L.B.
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DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	58 OF 75

JOB NUMBER

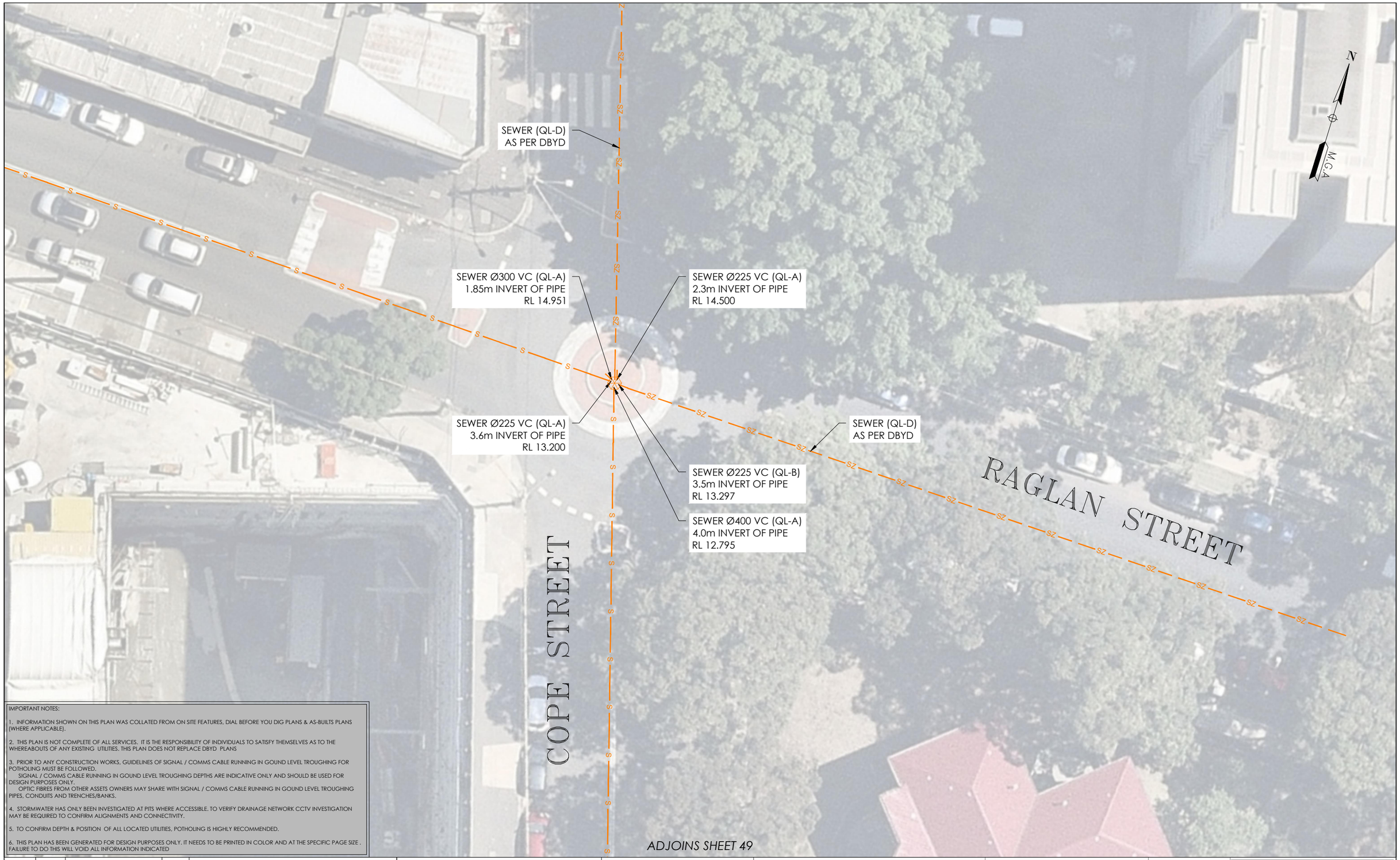
202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A

ADJOINS SHEET 48

ADJOINS SHEET 58



ADJOINS SHEET 49

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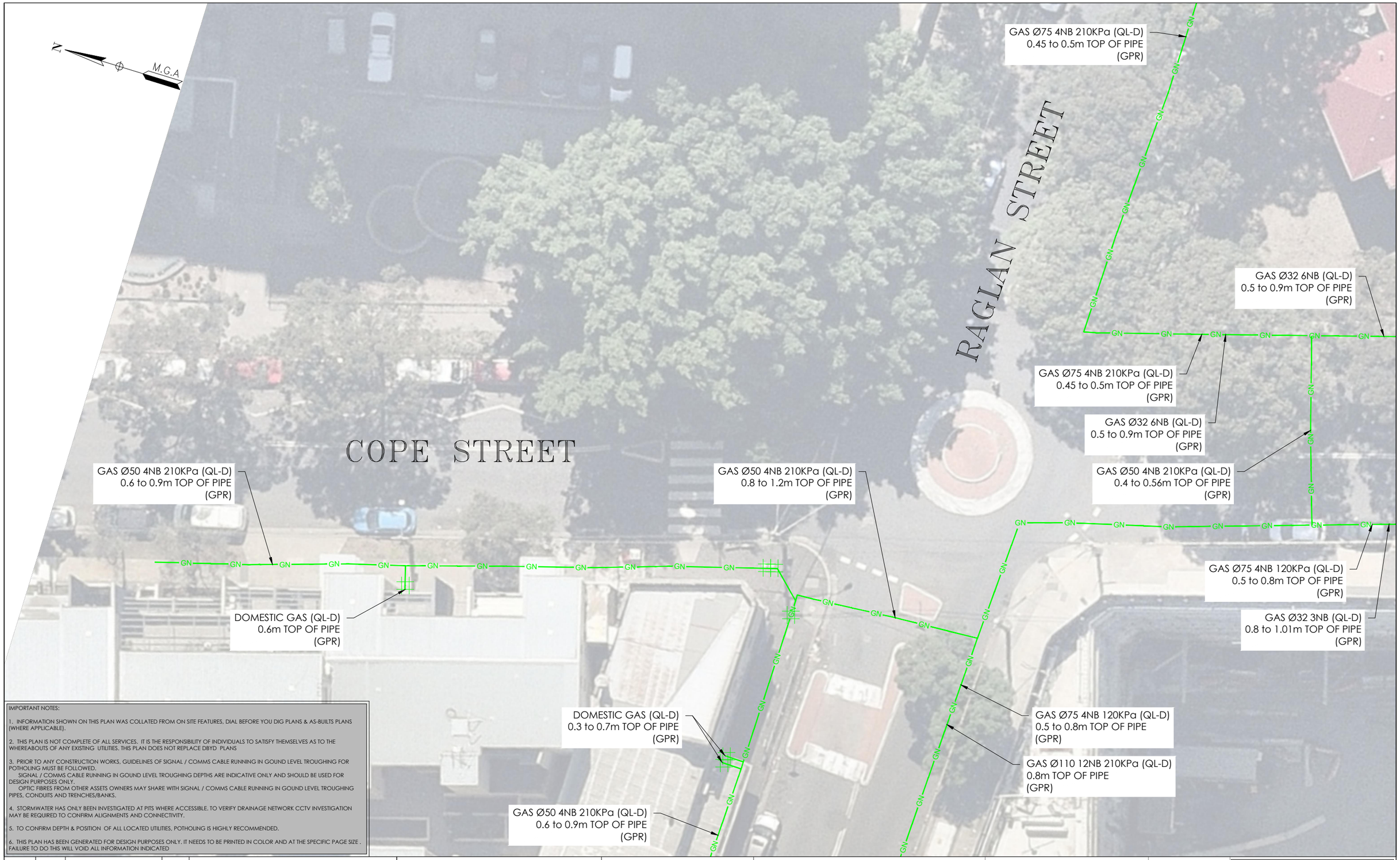

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A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

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ABN 53 615 735 727

CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

GAS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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DATE OF SURVEY:	24/06/2020	DATE OF PLAN:	03/06/2020
HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	61 OF 75

JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A

ADJOINS SHEET 61

ADJOINS SHEET 63

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CHECKED BY:	K.S./B.M./J.A.
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DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	62 OF 75

JOB NUMBER
202254

DRAWING NUMBER / ISSUE
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ADJOINS SHEET 62

ADJOINS SHEET 65

ADJOINS SHEET 64

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DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
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JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A

ADJOINS SHEET 63

N
M.G.A

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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

GAS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

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SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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ORIGINAL SIZE :	A3	SHEET:	64 OF 75

JOB NUMBER
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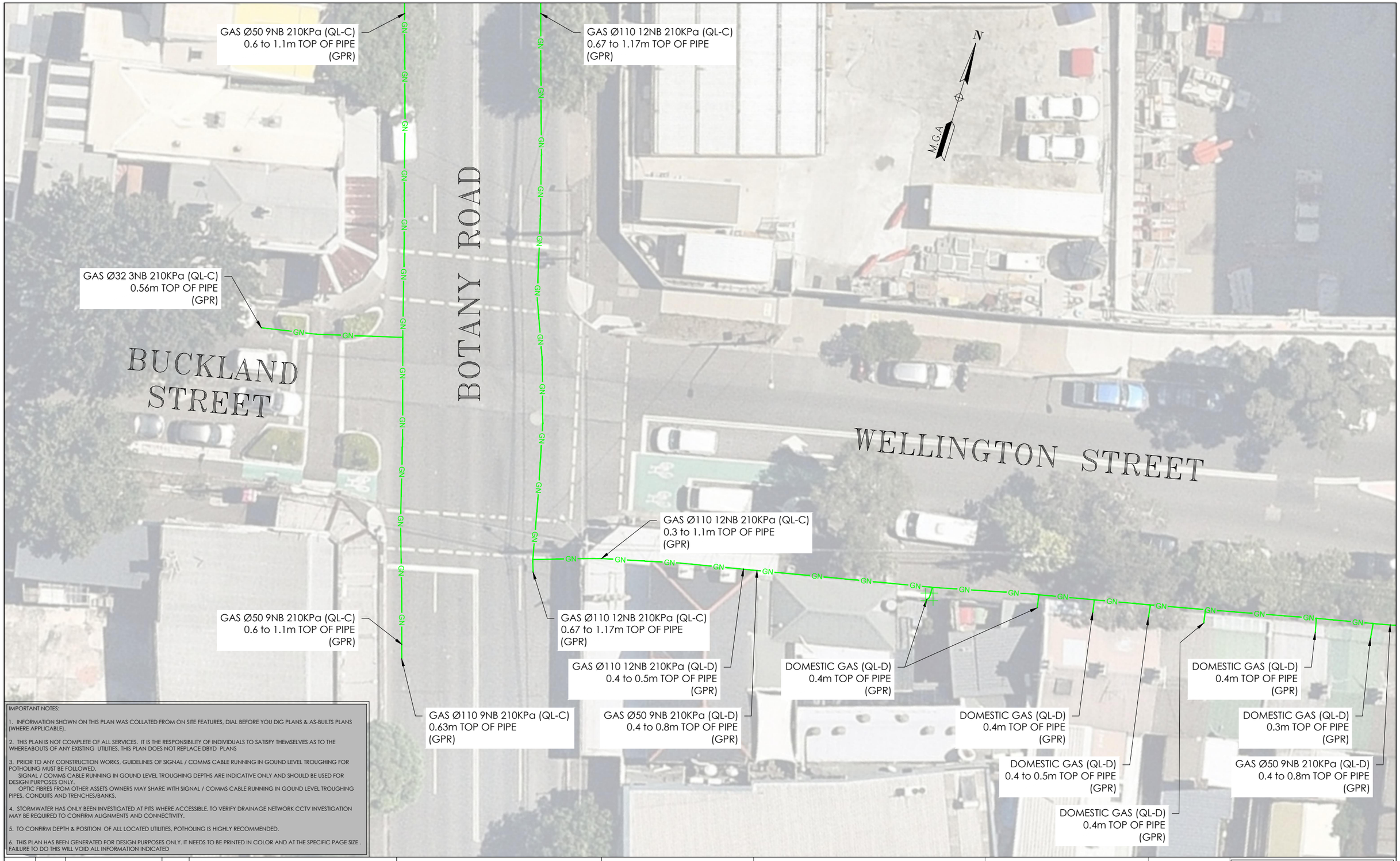
ADJOINS SHEET 66



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LOCATED BY:	L.B.
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JOB NUMBER

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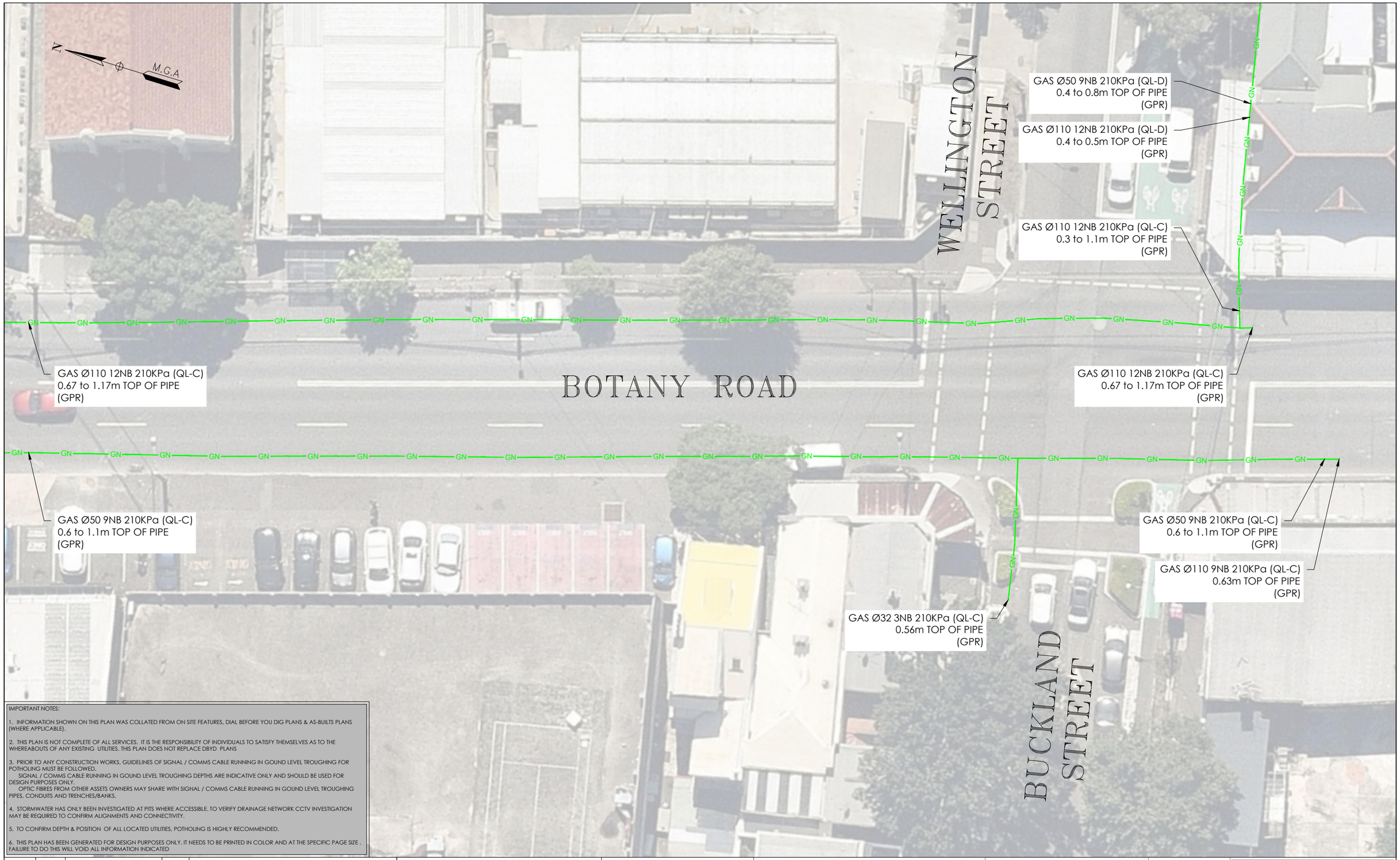
202254-UTILS-001A

ADJOINS SHEET 65

ADJOINS SHEET 67



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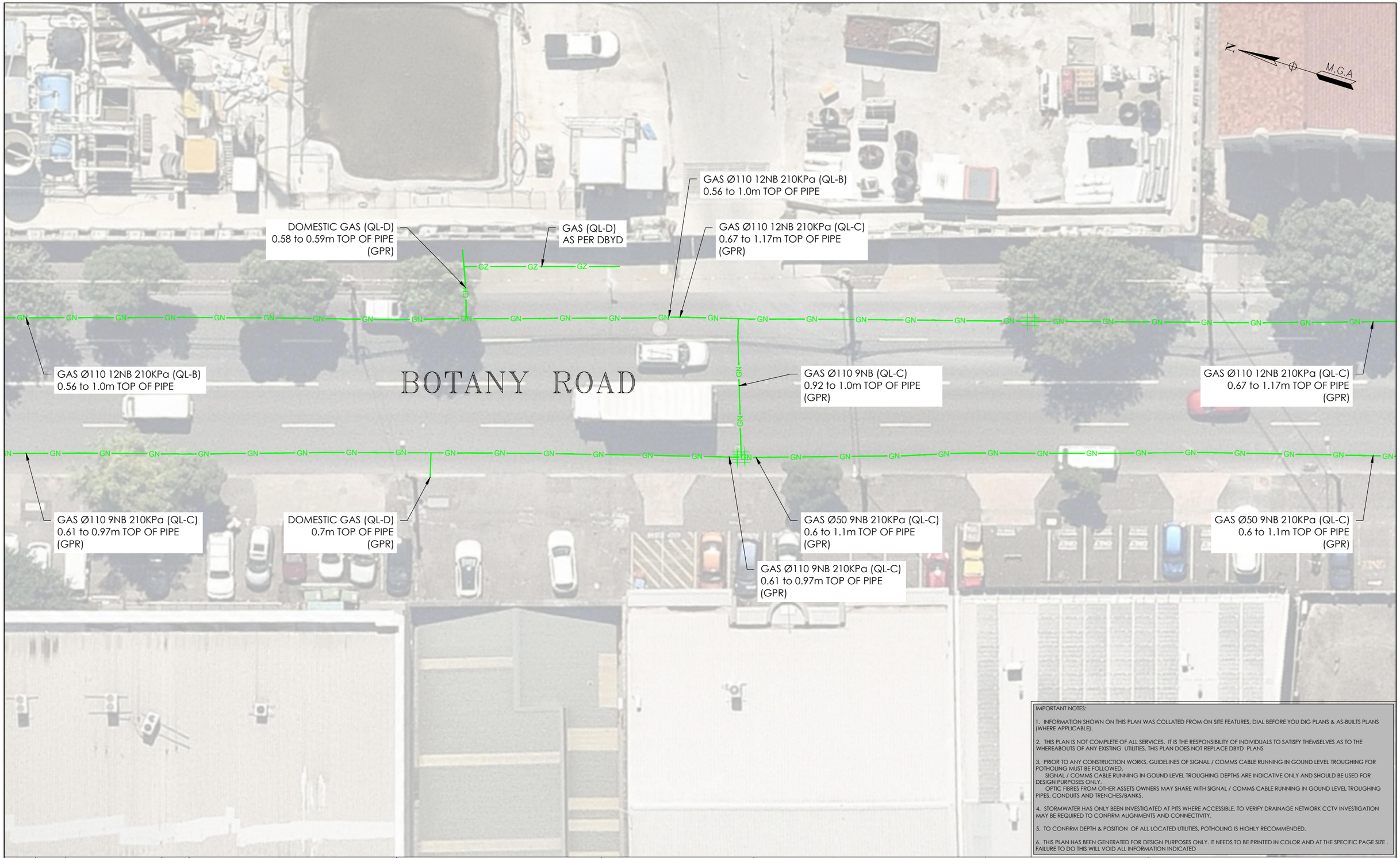

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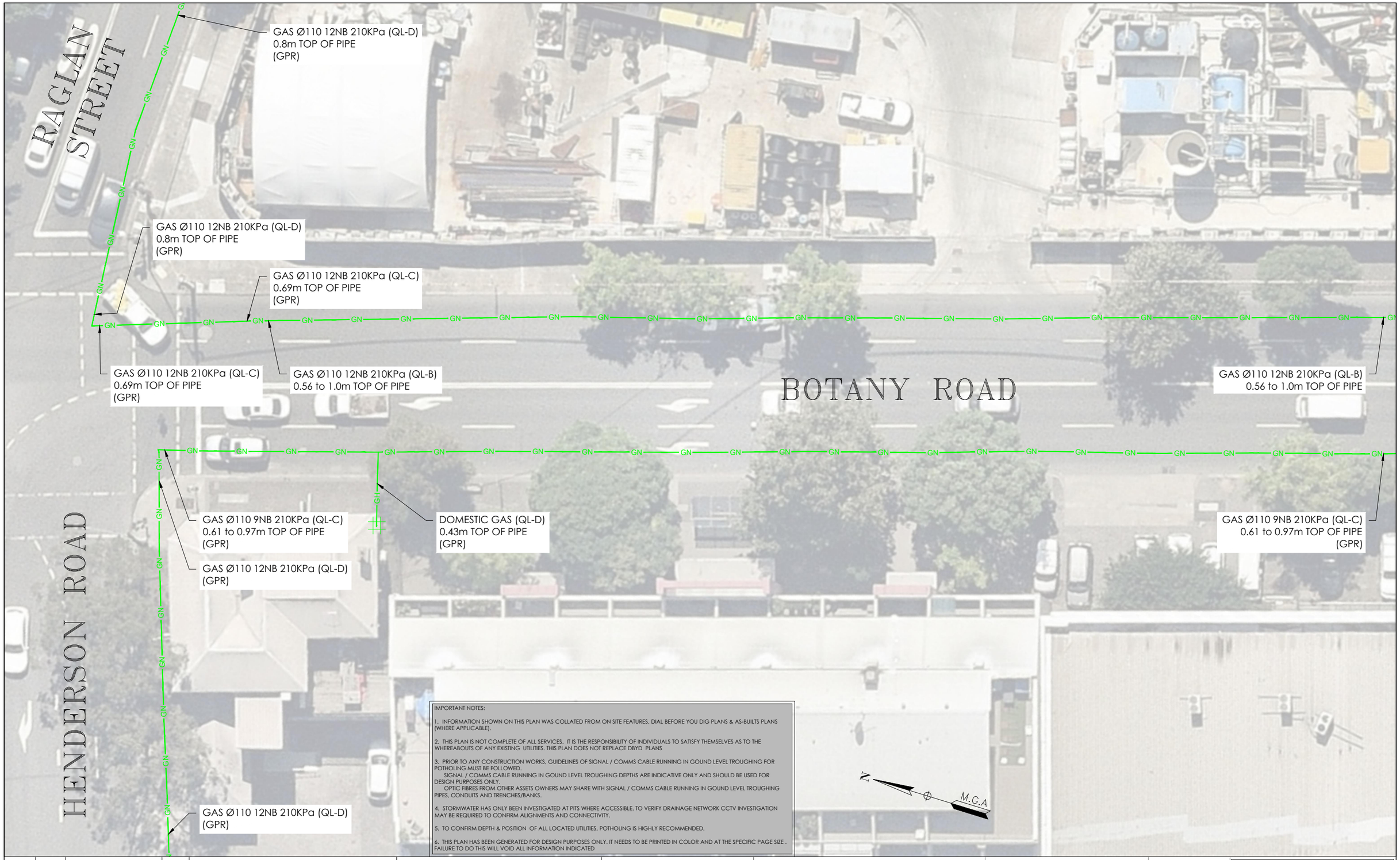
ADJOINS SHEET 70

ADJOINS SHEET 69

ADJOINS SHEET 67



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ISSUE	DATE	AMMENDMENT	BY
A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

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ABN 53 615 735 727

CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

GAS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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THIS PLAN MUST BE READ IN CONJUNCTION WITH SHEET 1 FOR ADDITIONAL NOTES, WARNINGS & LEGEND

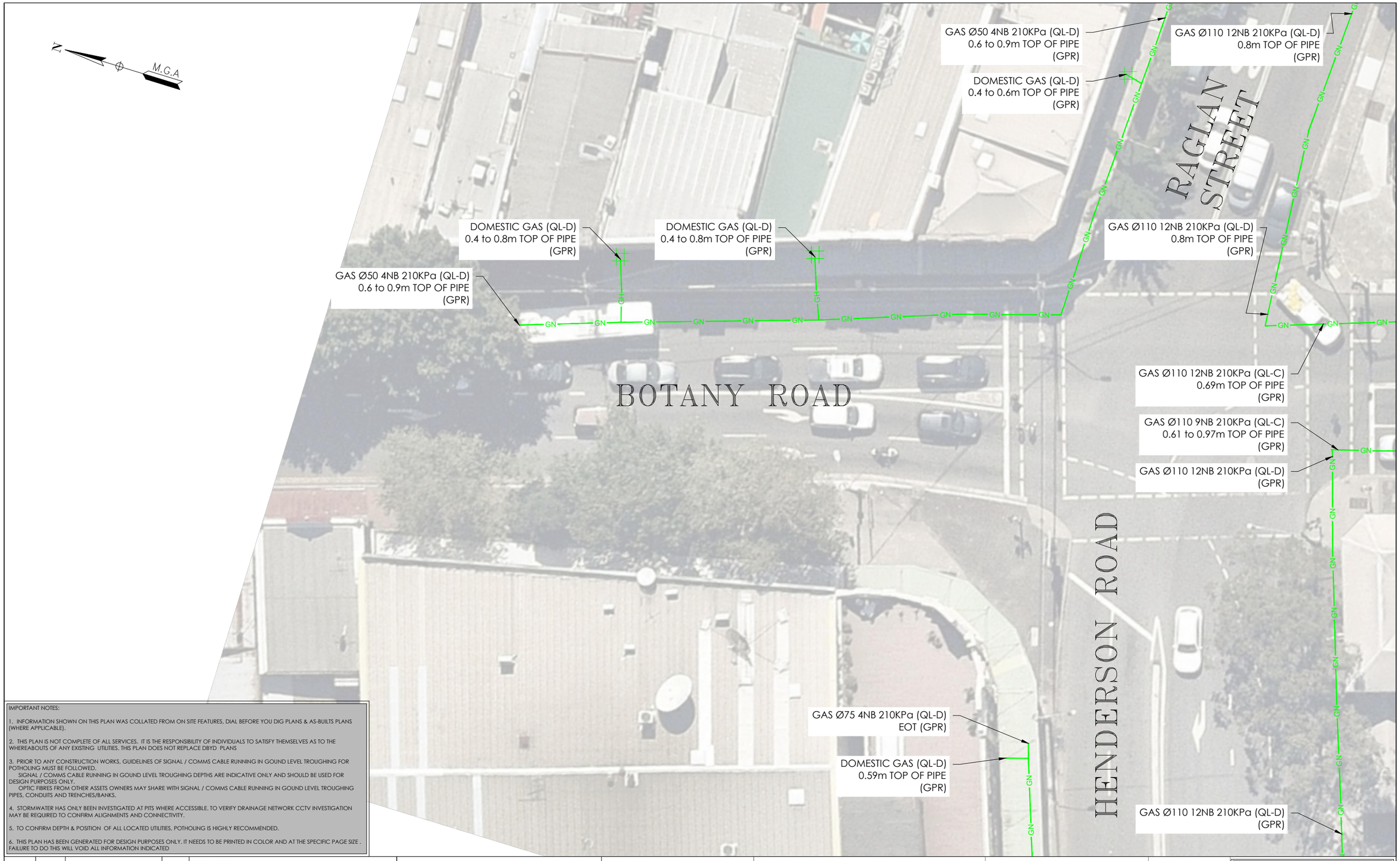
DATE OF SURVEY:	24/06/2020	DATE OF PLAN:	03/06/2020
HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	68 OF 75

JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A



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JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

GAS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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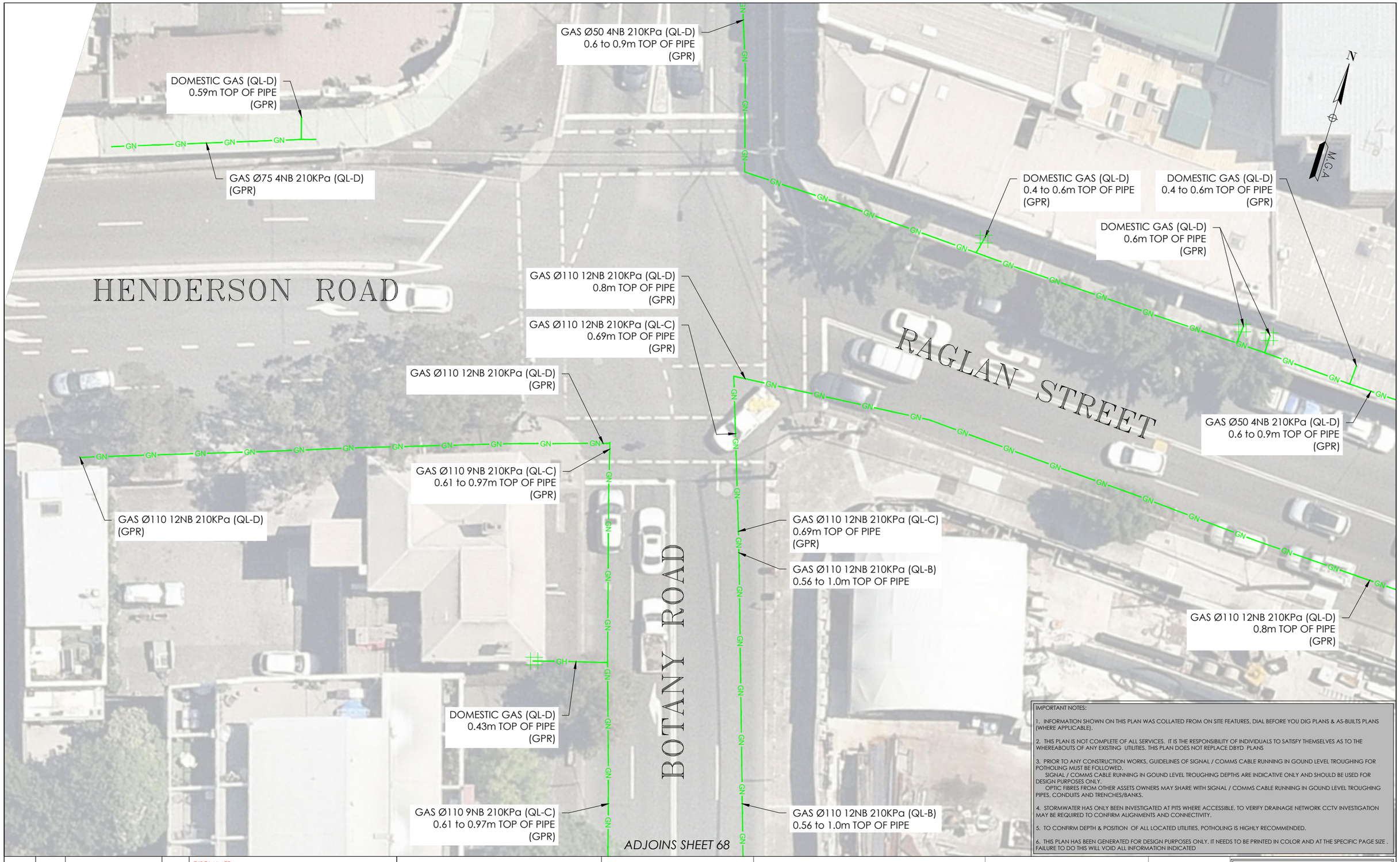
DATE OF SURVEY: 24/06/2020	DATE OF PLAN: 03/06/2020
HEIGHT DATUM: AHD71	CO-ORD: MGA94
DBYD JOB# : 19449303/22/34	DBYD DATE: 30/04/2020
ORIGINAL SIZE : A3	SHEET: 69 OF 75

JOB NUMBER
202254

DRAWING NUMBER / ISSUE
202254-UTILS-001A

ADJOINS SHEET 69



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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

GAS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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DATE OF SURVEY:	24/06/2020	DATE OF PLAN:	03/06/2020
HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	70 OF 75

JOB NUMBER

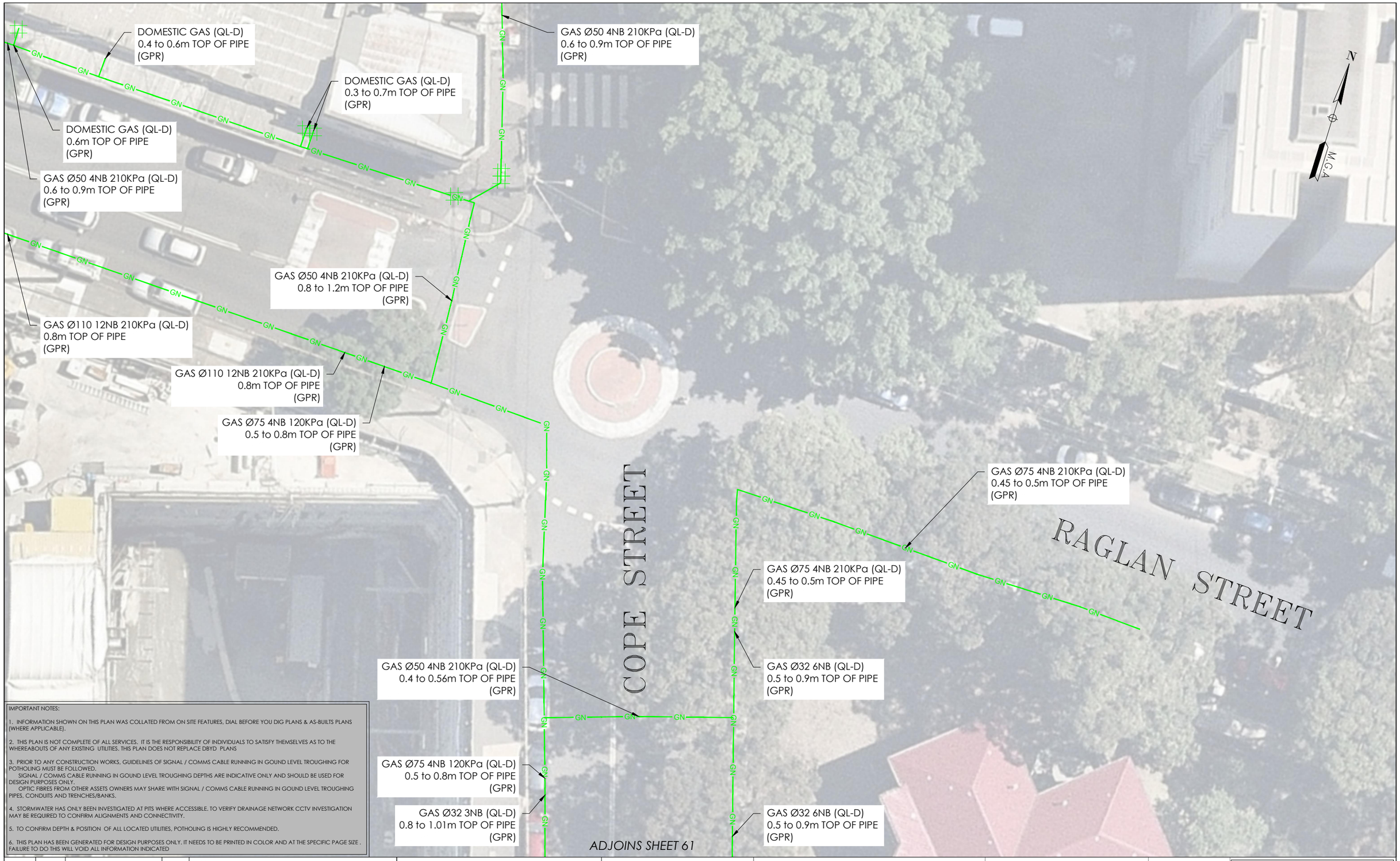
202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A

ADJOINS SHEET 60

ADJOINS SHEET 70



ADJOINS SHEET 61

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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

GAS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	71 OF 75

JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A

ADJOINS SHEET 73

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ISSUE	DATE	AMMENDMENT	BY
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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

TRAM TRACKS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	72 OF 75

JOB NUMBER
202254

DRAWING NUMBER / ISSUE
202254-UTILS-001A

ADJOINS SHEET 74

ADJOINS SHEET 72

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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

TRAM TRACKS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10

SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	73 OF 75

JOB NUMBER

202254

DRAWING NUMBER / ISSUE

202254-UTILS-001A

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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

TRAM TRACKS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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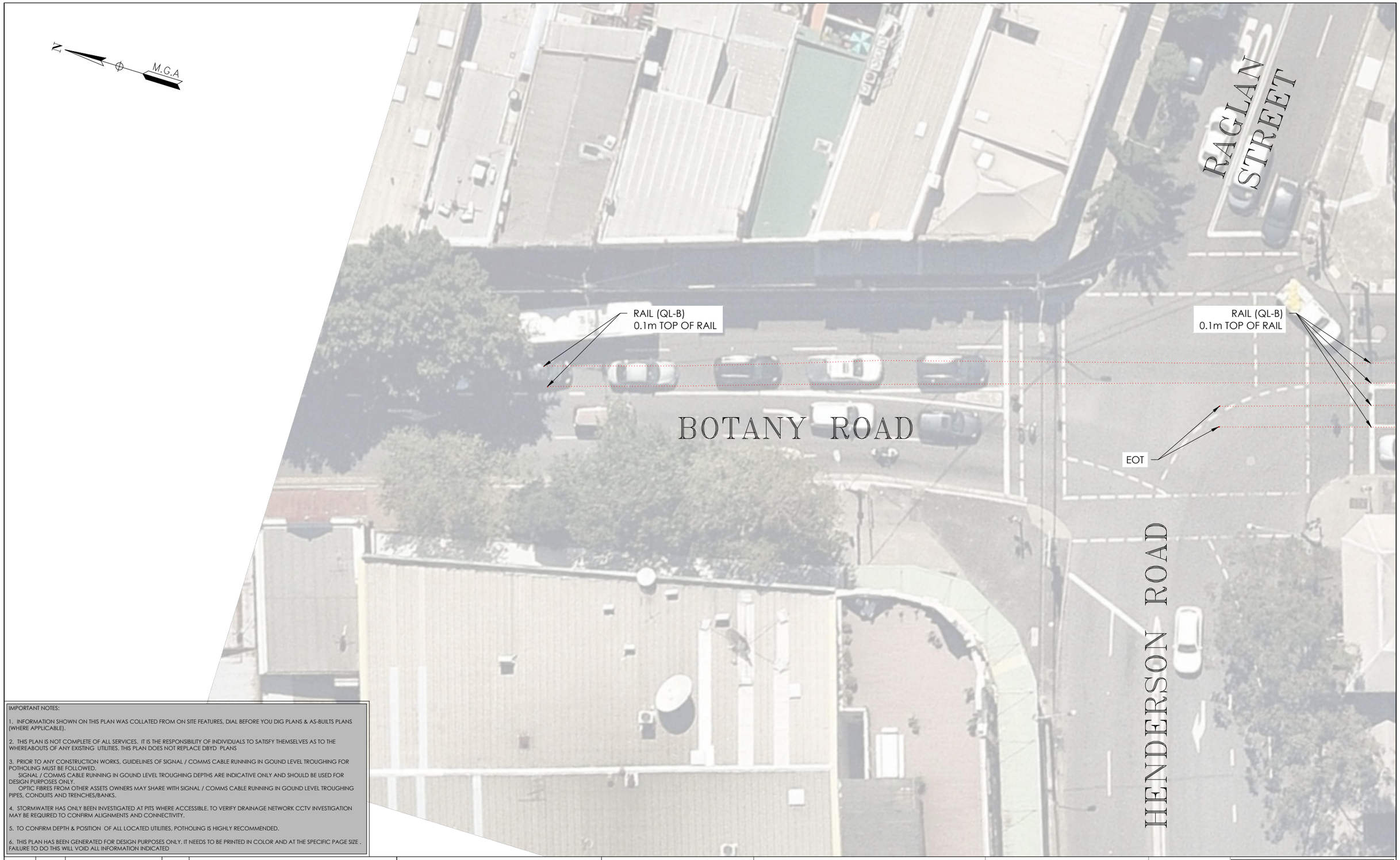
DATE OF SURVEY:	24/06/2020	DATE OF PLAN:	03/06/2020
HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	74 OF 75

JOB NUMBER
202254

DRAWING NUMBER / ISSUE
202254-UTILS-001A



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4. STORMWATER HAS ONLY BEEN INVESTIGATED AT PITS WHERE ACCESSIBLE. TO VERIFY DRAINAGE NETWORK CCTV INVESTIGATION MAY BE REQUIRED TO CONFIRM ALIGNMENTS AND CONNECTIVITY.

5. TO CONFIRM DEPTH & POSITION OF ALL LOCATED UTILITIES, POTHOLING IS HIGHLY RECOMMENDED.

6. THIS PLAN HAS BEEN GENERATED FOR DESIGN PURPOSES ONLY. IT NEEDS TO BE PRINTED IN COLOR AND AT THE SPECIFIC PAGE SIZE . FAILURE TO DO THIS WILL VOID ALL INFORMATION INDICATED

ISSUE	DATE	AMMENDMENT	BY
A	03/06/20	ORIGINAL UTILITIES PLAN	J.V.

DISCLAIMER:

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CLIENT

JOHN HOLLAND

PROJECT TITLE

WATERLOO STATION

TRAM TRACKS

DRAWING TITLE

SUB-SURFACE UTILITY PLAN

0 2 4 6 8 10
SCALE IN METERS 1: 250

LOCATED BY:	L.B.
SURVEYED BY:	Y.M./A.D.
DRAFTED BY:	J.V.
CHECKED BY:	K.S./B.M./J.A.
APPROVED BY:	D.M.

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THIS PLAN DOES NOT REPLACE DBYD PLANS

THIS PLAN MUST BE READ IN CONJUNCTION WITH SHEET 1 FOR ADDITIONAL NOTES, WARNINGS & LEGEND

DATE OF SURVEY:	24/06/2020	DATE OF PLAN:	03/06/2020
HEIGHT DATUM:	AHD71	CO-ORD:	MGA94
DBYD JOB# :	19449303/22/34	DBYD DATE:	30/04/2020
ORIGINAL SIZE :	A3	SHEET:	75 OF 75

JOB NUMBER
202254

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