



Proposed Development at 28-32 Somerset Street, Kingswood

SERVICES AND UTILITIES REPORT

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151404-CR03-A 28-32 Somerset Street, Kingswood – Services and Utilities Report

Rev	Description	Prepared by	Reviewed by	Issue Date	Client App	Approval Date
A	Issued for DA	MC	SF	17/06/16		
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1. Introduction

Northrop Consulting Engineers (Northrop) has been engaged by Pure Projects to prepare additional documentation in support of a Development Application (DA) Submission to Penrith City Council (PCC) for the proposed residential development at 28-32 Somerset Street, Kingswood.

The proposed development will involve the demolition of two existing residential dwellings within the subject site and the construction of a six (6) story residential apartment building, complete with a commercial tenancy on ground floor.

In addition to a Stormwater Management Report, Northrop has been engaged to prepare a Services and Utilities Report for the proposed development.

The report outlines the existing services and utilities available for the proposed development. This report should be read in conjunction with Northrop's Stormwater Management Report and prepared civil DA drawing set 151404 DA1.00-DA5.01.

2. Site Description

2.1. Existing Site Description

The address of the subject site is 28-32 Somerset Street, Kingswood. The site is located within B4 mixed use land zoning area. Refer to **Figure 1** for the site location.



Figure 1 - Locality Plan

The site is generally trapezoidal in shape and covers an area of approximately 1694 m². The site is enclosed by Somerset Street on the western boundary and Hargrave Street on the southern boundary.

The existing (pre-development) site condition consists of a single storey dwelling located on 28 and 30 Somerset Street whilst 32 Somerset Street is vacant.

Based on survey information, the general site levels fall from a maximum RL of approximately 49.10 m AHD along the western boundary to a minimum RL of approximately 47.58 m AHD on the eastern boundary constituting an average grade of 4.4%. Refer to Attachment A for the existing site survey plan.

2.2. Proposed Development

The proposed development will involve the demolition of two existing residential dwellings within the subject site and the construction of a six (6) story building over two (2) basement levels. The development will ultimately yield a total of fifty four (54) apartments and seventy four (74) car parking spaces.

Refer to the architectural drawings prepared by Plus Architecture for more details.

3. Services and Utilities

3.1. Potable Water Supply

An assessment has been made on the existing water supply. A DN150 Sydney Water main has been located in the verge of Somerset Street directly in front of the site. Northrop had previously submitted a Pressure and Flow Application to Sydney Water to assess if the water main had sufficient capacity to service the site. The results have since been received and the 150mm water main should have sufficient capacity to service the site, however this will need to be confirmed by the Section 73 process to Sydney Water once DA consent is granted.

Under new Sydney Water requirements, developments are required to provide individual water meters to each unit. Adequate space provision on each level in common areas is required for water meter arrangements.

Fire sprinklers will not be required for basement levels provided the number of car parking spots do not exceed 40 per level.

Fire hydrants and booster locations as well as fire sprinklers are to be coordinated with a Hydraulic and Fire consultant and should be designed in accordance with the BCA and relevant Australian Standards.

Refer to Attachment A for location of Sydney Water services.

3.2 Recycled Water Supply

Recycled water does not need to be provided for the site.

3.3 Sewer

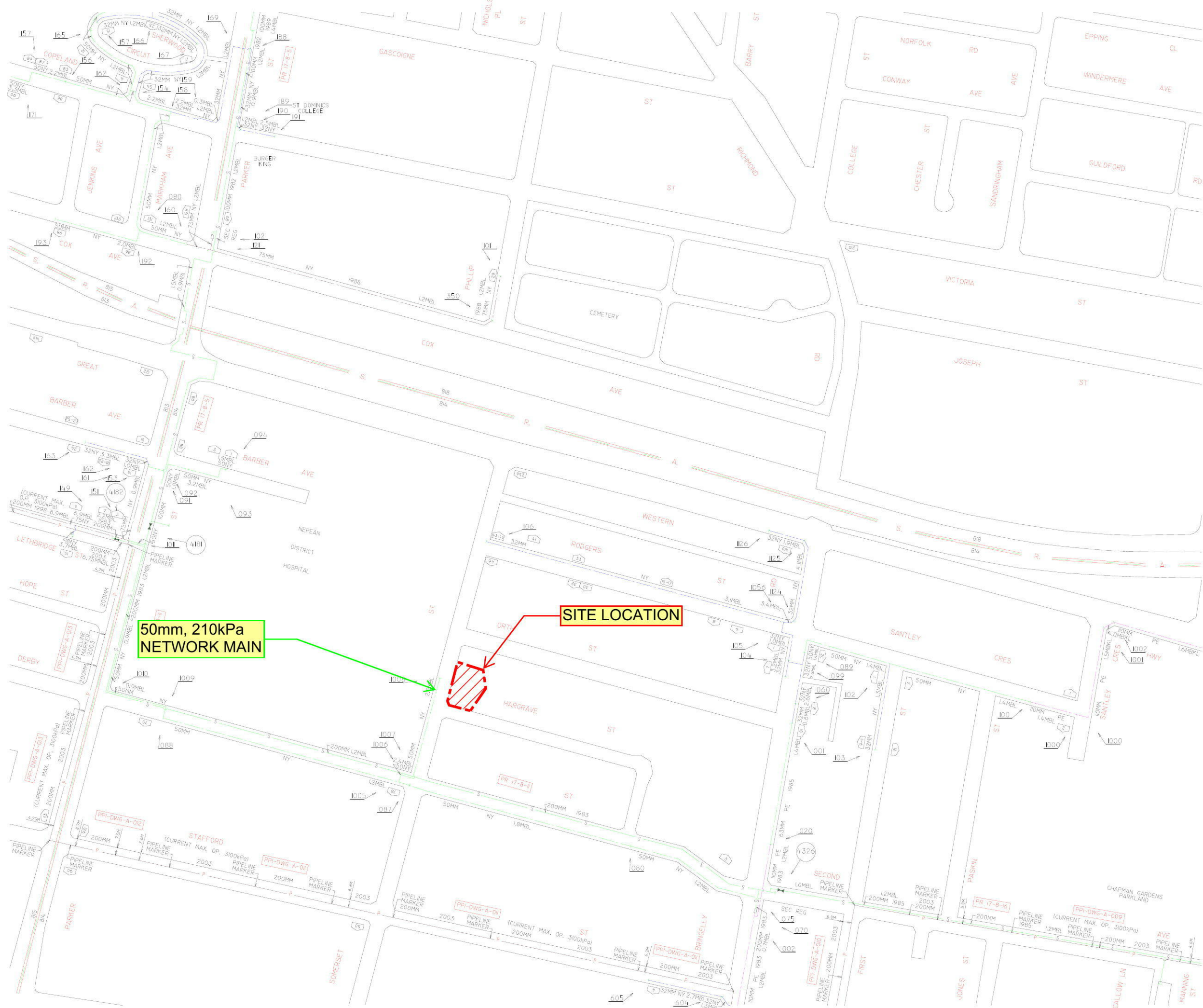
A DN150 VC sewer pipe has been confirmed adjacent the western boundary at the rear of the site. The sewer pipe appears to have sufficient capacity to service the development, however a Section 73 application will need to be submitted to Sydney Water after DA approval is granted. Once the Section 73 Application has been processed, the Notice of Requirements will be released which will outline the requirements for both water and sewer.

Retail premises such as a café will require installation of a grease arrestor and a trade waste application. General medical suits if adopted will not require additional trade waste provisions.

Refer to Attachment A for location of Sydney Water sewer services.

3.4 Stormwater Drainage

Refer to Northrop's Stormwater Management Report for further information.



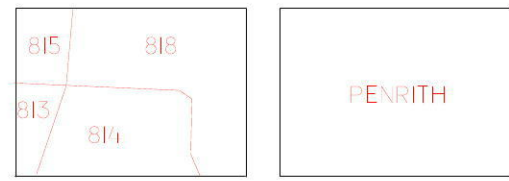
ST MARYS 4C



THIS MAP UPDATED ON 30/12/2013
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.

PE6B	SM4A	SM4B
PE6D	SM4C	SM4D
PE9B	SM7A	SM7B

ADJOINING MAPS



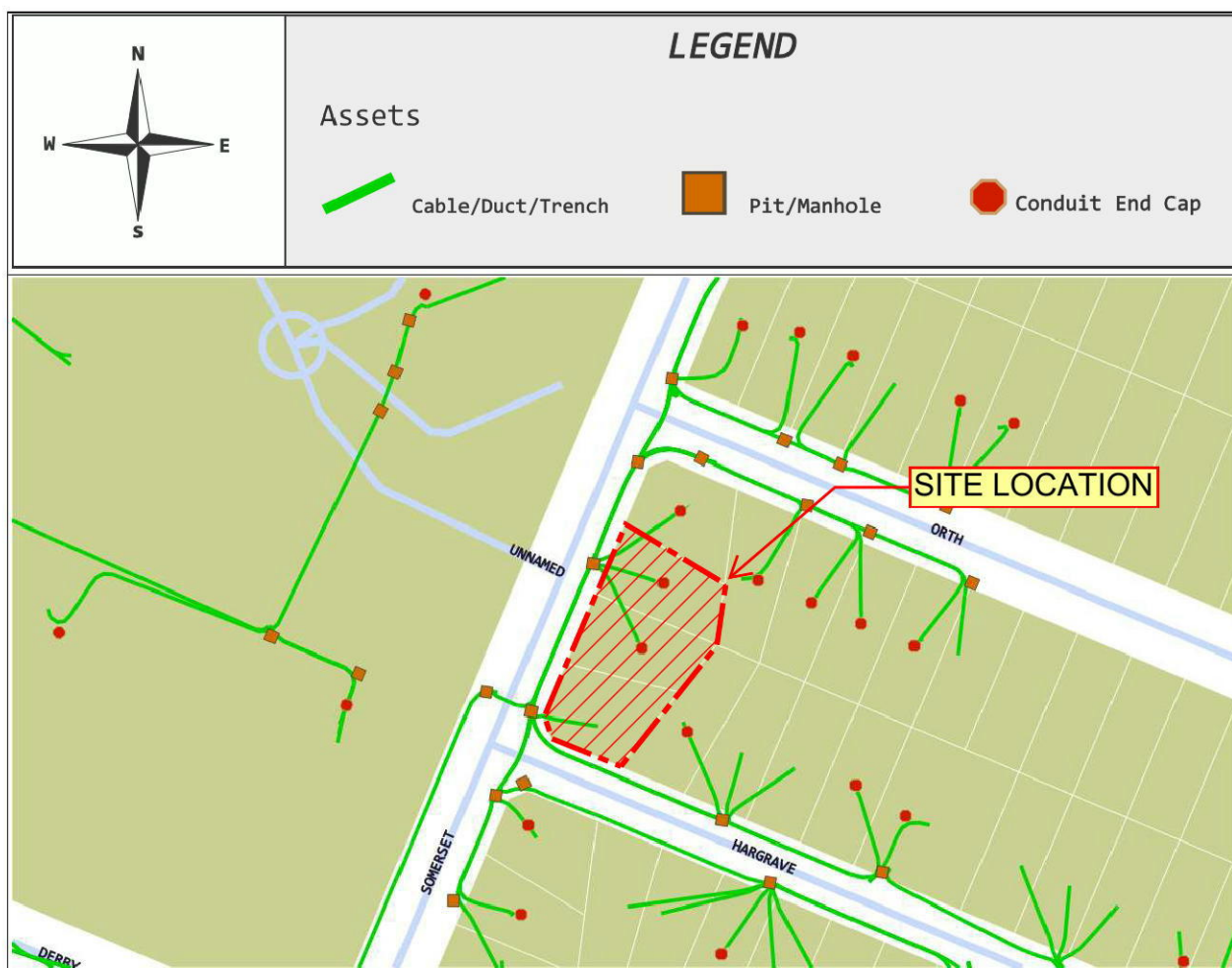
NETWORK AREA MUNICIPALITY AREA

Jemena

KEY

- | MAX ALLOWABLE OPERATING PRESSURE | |
|----------------------------------|--|
| | TRUNK PIPELINE 7000 kPa |
| | PRIMARY MAIN 3500 kPa |
| | SECONDARY MAIN 1050 kPa |
| | NETWORK MAIN 400 kPa |
| | NETWORK MAIN 300 kPa |
| | NETWORK MAIN 210 kPa |
| | NETWORK MAIN 100 kPa |
| | NETWORK MAIN 30 kPa |
| | NETWORK MAIN 7 kPa |
| | NETWORK MAIN 2 kPa |
| | PROPOSED MAINS |
| | STEEL MAN PROJECT NUMBER |
| | PRESSURE MONITORING STATION |
| | VALVE |
| | SYSTEM PRESSURE REGULATOR |
| | SIPHON |
| | NETWORK NODE |
| | NETWORK VALVE NODE |
| | VALVE NUMBER |
| | 6 INCH CAST IRON MAIN |
| | 150MM STEEL MAIN |
| | 100MM POLYETHYLENE/NYLON MAIN |
| | 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN |
| | DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE |
| | 1957 YEAR LAID |
| | MUNICIPALITY BOUNDARY |
| | NETWORK BOUNDARY |
| | HOUSE NUMBER |

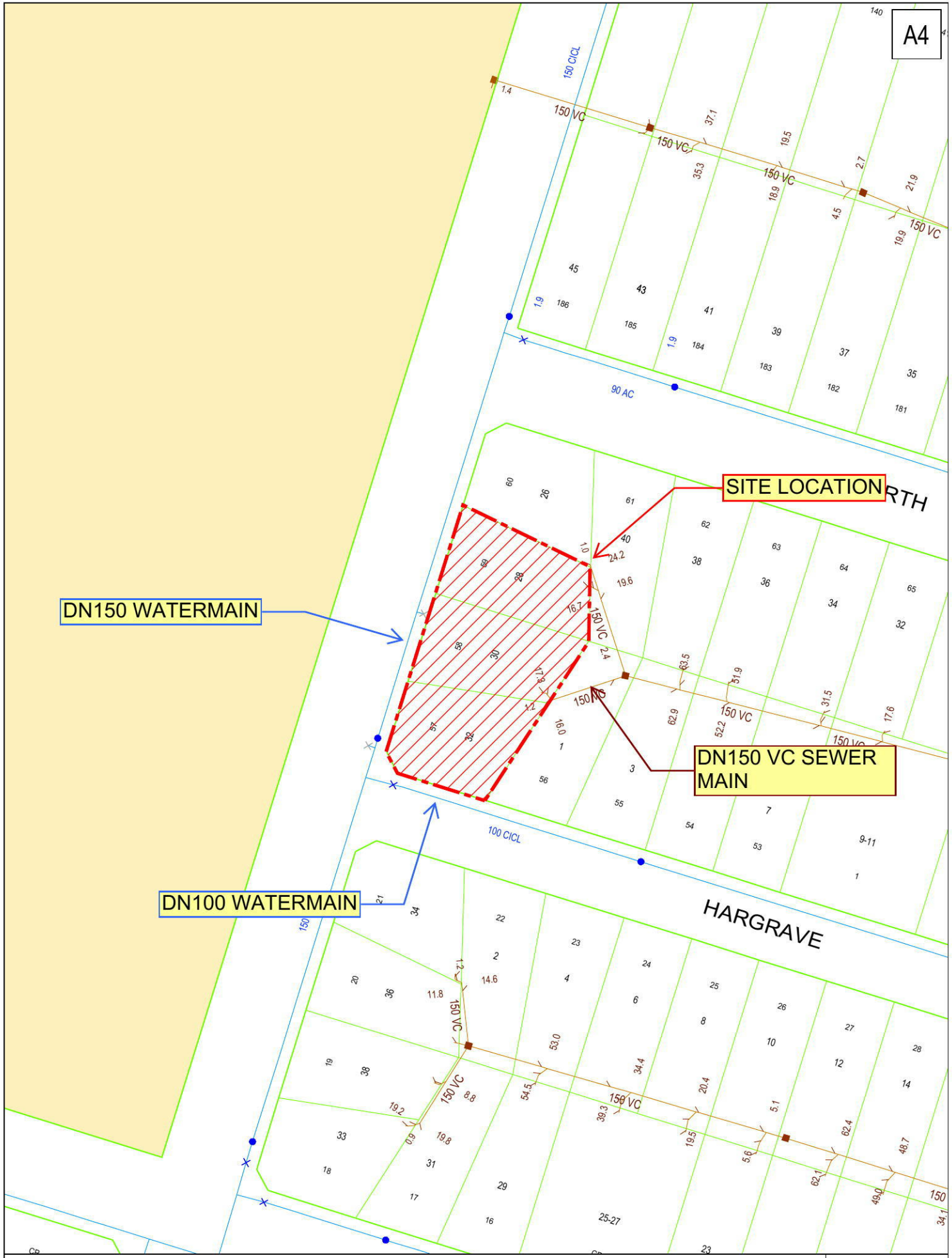
ST MARYS 4C



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The following are conditions on which NBN Co provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition (and not in replacement of) any duties and obligations you have under applicable law.

1. NBN Co does not accept any responsibility for any inaccuracies of its plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators at your cost to locate NBN Co telecommunications facilities during any activities you carry out on site).
2. You should not assume that fibre optic cables follow straight lines or are installed at uniformed depths along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.
3. In carrying out any works in the vicinity of NBN Co facilities, you must maintain the following minimum clearances:



DN150 WATERMAIN

SITE LOCATION

DN150 VC SEWER MAIN

DN100 WATERMAIN

HARGRAVE

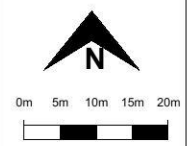
DBYD Address:
 32 Somerset Street
 Kingswood NSW 2747

DBYD Job No: 9734251
 DBYD Sequence No: 48191530

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SYDNEY WATER CORPORATION
 Scale: 1:1000

Date of Production: 30/09/2015
 Plan 1 of 1



Cable Plan

RMCOMMS-SE10



For all Telstra DBYD plan enquiries -
 email - Telstra.Plans@team.telstra.com
 For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 48191527

Please read Duty of Care prior to any excavating

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

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The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

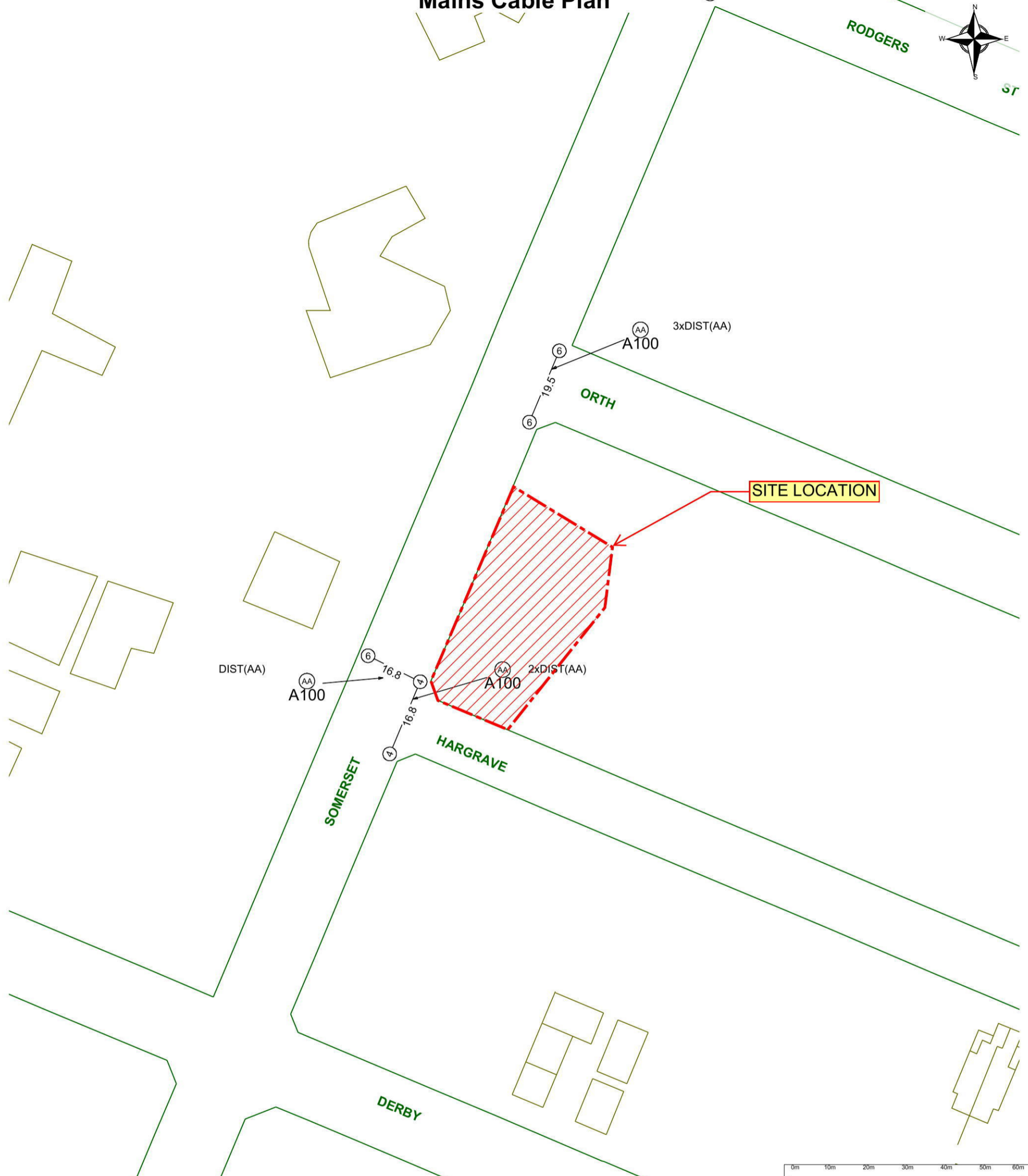
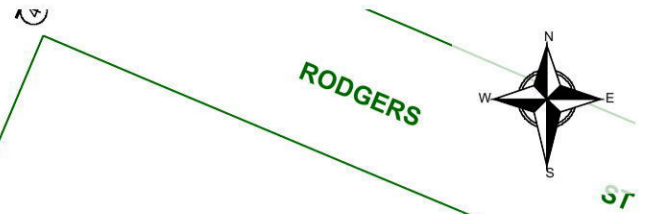
WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.

Mains Cable Plan



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 email - Telstra.Plans@team.telstra.com
 For urgent onsite contact only - ph 1800 653 935 (bus hrs)

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WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

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