

30 January 2023

Mr Ken Ross General Manager Wentworth Shire Council PO Box 81 Wentworth NSW 2648

Dear Mr Ross

RE: Notification of Activity – Wentworth Health Service Redevelopment – 24 Hospital Road, Wentworth

NSW Health Infrastructure (HI), is proposing to carry out demolition works and the erection of new buildings at Wentworth Health Service / Wentworth Hospital (Lot 1 of DP 1136392) in the comprehensive redevelopment of the hospital.

While this proposal does not require development consent from Council, we are required to assess its likely impacts in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979*. In accordance with section 2.62(2) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, we are notifying Council of our intention to carry out the activity and ask that you provide any comments on the proposal within 21 days from the date of this letter. These comments will then be considered in our assessment of the proposal.

For your information, a notification plan set indicating the location and extent of the works is enclosed along with a hydraulic services plan and utility services report. Generally, the proposed activity comprises the staged redevelopment of the hospital site to provide for the comprehensive replacement of existing health services with a new single-storey building, including a 19-bed inpatient unit, associated outpatient and community health services, and urgent care centre. New staff accommodation is also proposed. The works further involve retaining the existing levee bank but building the site up to the levee bank's height, as well as demolition of the existing main hospital building, site remediation works, and landscaping.

If you wish to comment on the proposal, please provide your feedback to Benjamin Ferry at hiinfo@health.nsw.gov.au or NSW Health Infrastructure, Attention Benjamin Ferry, Locked Bag, St Leonards, NSW 1590.

Yours sincerely

Senior Project Director Rural and Regional Health Infrastructure





LEGEND

1	NEW HEALTH SERVICE BUILDING
ł	STAFF ACCOMMODATION
!	EXTERNAL PLANT AND SERVICES
	FOOTPATHS, ROADS AND PARKING
+	EXISTING ROADS AND PARKING RETAINED
	NEW OR MODIFIED LANDSCAPING
	EXISTING LANDSCAPE RETAINED
/	DEMOLISHED BUILDINGS
	 TITLE BOUNDARY
	 ASSET PROTECTION ZONE BOUNDARY
	 PROPOSED OVERHEAD HV LINE
	 EASEMENT FOR PROPOSED HV LINE

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HYDRAULIC + FIRE WARREN SMITH CONSULTING ENGINEERS

Issue					
No.	Date	Description	Dwn	Chkd	
1	24.11.22	Ref Issue			
2	29.11.22	For Information			
3	15.12.22	Ref Issue	AK	PR	
4	20.12.22	Ref Issue	AK	PR	



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Project WENTWORTH HSR

Nominated Architect: Andrew Duffin NSW 5602 NBRS & Partners Pty Ltd VIC 51197

at 24 Hospital Rd Wentworth NSW 2648 for Health Infrastructure

Drawing Title SITE PLAN

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Revision

Project WENTWORTH HSR

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Drawing Title GENERAL ARRANGEMENT PLAN -GROUND

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Drawing Reference

21325-NBRS-AR-REF-1000









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2	29.11.22	For Information			
3	15.12.22	Ref Issue	AK	PR	
4	20.12.22	Ref Issue	AK	PR	

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at 24 Hospital Rd Wentworth NSW 2648 for Health Infrastructure

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Job Name : WHSR

Sketch Title: SEWER RISING MAIN ALIGNMENT & LONG SECTION - SHEET 1 OF 2 (SCALE 1:250)

LONGITUDINAL SECTION Sewer Rising Main

	0.72	0.67	0.47	
33.85	33.85 34.27	34.27	34.19	33.95
35.75	35.35 35			
34.57	34.95	34 67		34.49
16.15	97.43	30 20 20	161.25	5.90 167 15

UTILITY SERVICES REPORT Wentworth Health Service Redevelopment

Rev #	Date	Description
03	28 th November 2022	Utility Report
02	5 th October 2022	Utility Report
01	28th September 2022	Utility Report

APPROVALS

28th November 2022

01	J. Chung	Superseded	T. Wise	D. Power
02	J. Chung	Superseded	T. Wise	V. Gopakumar
03	V. Gopakumar	Current	T. Wise	
Rev #	Author	Status	Reviewer	Approver

HYDRAULIC SERVICES

UTILITY SERVICES REPORT

Wentworth Health Service Redevelopment

HYDRAULIC SERVICES

Warren Smith ^{Consulting Engineers}

PREPARED FOR:

HEALTH INFRASTRUCTURE

Reserve Road St Leonards NSW 2065 Australia T 02 9978 5402

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1 INTRODUCTION

Warren Smith Consulting Engineers (WSCE) have been engaged by Health Infrastructure (HI) to prepare a Utility Services Report for the proposed works at the Wentworth Health Service Redevelopment relating to the hydraulic services.

The Wentworth Health Service site ("the site") is located at 24 Hospital Rd, Wentworth NSW 2648 and is shown in Figure 1 (approximate site location identified in red) below. The site is located at the end of Hospital Road, off Silver City Highway, and is located East of the Darling River.

Figure 1: Aerial view of property boundary (Source: Google Maps)

The proposed redevelopment works involves the demolition of multiple buildings and the development of a new Main Hospital Building (Figure 2).

Figure 2: New Site Layout Plan (NBRS)

2 DEMOLITION

There are multiple buildings on the site that are getting demolished and some that are remaining. Table 1 summarises which buildings are getting demolished and Figure 3 shows the site layout and the different building Not all existing buildings have hydraulic services and so only buildings with hydraulics services will be included in the rest of the report. The status of each building is listed below, the red text denotes the buildings that will not be considered in this report (Table 1).

Table 1: Building - Hydraulic Services and Demolition Status

Building	Hydraulic Services?	Demolition?
Main Hospital Building	Yes	Demolished
Senior Activity Centre / Physio / Community Centre	Yes	Demolished
University Staff Quarters	Yes	Remaining
Staff Accommodation	Yes	Remaining
Maintenance Storage Shed	None	Demolished
Workshop Shed	None	Demolished
Infectious Waste / Old Morgue	None	Demolished
Senior Activity Centre	None	Demolished

Figure 3: Existing Site Layout

3 WATER SERVICES DEMAND

3.1 EXISTING WATER DEMAND

3.1.1 EXISTING MAIN HOSPITAL BUILDING

The average daily water demand for the existing Main Hospital Building has been calculated using the Average Daily Water Use documentation by Sydney Water (see Sydney Water Average Daily Water Use by Property Type). The Water Directorate (Section 64) methodology was considered but was disregarded for this building due to the fact the building does not have cooling towers. In the Sydney water methodology, the demand for cooling towers is submitted separately and hence is not included in their Average Demand data for a hospital. We believe that this is a more accurate representation of the demand for this building.

The demand was calculated based on the number of beds and a summary of average daily water demand for this building classification is given in Table 3.1.1-1.

Table 3.1.1-1 Average Daily Water Demand per Bed for Hospital

Classification	Metric Unit	Average Water Demand (L/Metric Unit/Day)
Special Uses – Hospital	Bed	271.00

This data was used to calculate the demand for the Existing Main Hospital Building at Wentworth Health Service redevelopment and is surmised in Table 3.1.1-2

Table 3.1.1-2 Average Daily Water Demand for Existing Main Hospital Building

Total Beds	Average Demand (L/Metric Unit/Day)	Total Average Daily Water Demand (L/day)	Adjusted Average Daily Demand (ET)	Water Directorate Assessment (ET)
24	271.00	6504 L/day	10.32 ET	21.6 ET

A Standard ET for Water is equal to 230 kL/annum or 630 L/day, as per Water Directorate - Section 64

The data has been converted to Standard ET for Water from the Water Directorate – Section 64, which equals to 230 kL/annum or 630 L/day.

3.1.2 EXISTING SENIOR ACTIVITY CENTRE / PHYSIO AND COMMUNITY CENTER

The average daily water demand for the Senior Activity Centre/Physio and Community Centre has been calculated using the Average Daily Water Use documentation by Sydney Water (see Sydney Water Average Daily Water Use by Property Type). This methodology was chosen over the Water Directorate as there was insufficient data for a "Community Centre/hall" and the alternative to use "Food Preparation & Amenities" grossly overestimates the water usage for such a building, hence Sydney Water data was used. The summary of average daily water demand for this building classification is given in Table 3.1.2-1.

Classification	Metric Unit	Average Water Demand (L/Metric Unit/Day)
Special Uses – Community Centre	Floor Area m2	1.84

This data was used to calculate the demand is surmised in Table 3.1.2-2

Table 3.1.2-2 Average Daily Water Demand for Senior Activity Centre / Physio and Community Centre

Floor Area (m²)	Average Demand (L/Metric Unit/Day)	Total Average Daily Water Demand (L/day)	Adjusted Average Daily Demand (ET)	Water Directorate Assessment (ET)
470m ²	1.84 L/m²/day	865 L/day	1.37 ET	4.7 ET

A Standard ET for Water is equal to 230 kL/annum or 630 L/day, as per Water Directorate - Section 64

The data has been converted to Standard ET for Water from the Water Directorate – Section 64, which equals to 230 kL/annum or 630 L/day.

3.1.3 EXISTING STAFF ACCOMODATION

The Staff Accommodation is an existing building that will be remaining for the redevelopment.

The average daily water demand for the existing Staff Accommodation has been calculated using the Water Directorate (Section 64), under the classification of an Accommodation – Boarding House. This classification suits the use this building as there is a communal kitchen / laundry. The summary of average daily water demand for this building classification is given in Table 3.1.3-1

Table 3.1.3-1 Average Daily Water Demand per Bed for an Accommodation

Classification	Metric Unit	Average Water Demand (ET/Metric Unit/Day)
Accommodation – Boarding House	Bed	0.33 ET

This data was used to calculate the demand and is surmised in Table 3.1.3-2

Table 3.1.3-2 Average Daily V	Water Demand for Staff Accommodation
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Total Beds	Average Demand (ET/Metric Unit/Day)	Total Average Daily Water Demand (L/day)
2	0.33 ET	0.66 ET

A Standard ET for Water is equal to 230 kL/annum or 630 L/day, as per Water Directorate - Section 64

3.1.4 EXISTING UNIVERSITY STAFF QUARTERS

The University Staff Quarters is an existing building that will be remaining for the redevelopment.

The average daily water demand for the existing University Staff Quarters has been calculated using the Water Directorate (Section 64), under the classification of an Accommodation - Boarding House. This classification suits the use of this building as there is a communal kitchen / laundry. The summary of average daily water demand for this building classification is given in Table 3.1.3-1. This data was used to calculate the demand and is surmised in Table 3.1.4

Table 3.1.4 Average Daily Water Demand for University Staff Quarters

Total Beds	Average Demand (ET/Metric Unit/Day)	Total Average Daily Water Demand (L/day)
2	0.33 ET	0.66 ET

A Standard ET for Water is equal to 230 kL/annum or 630 L/day, as per Water Directorate - Section 64

3.2 NEW WATER DEMAND

3.2.1 NEW MAIN HOSPITAL BUILDING

A new Hospital Building is to be developed on the site to replace the old building and hence functions the same. The average daily water demand for the existing Main Hospital Building has been calculated using the Average Daily Water Use documentation by Sydney Water (see Sydney Water Average Daily Water Use by Property Type), which shows that the demand to be calculated is based on the number of beds. The summary of average daily water demand for this building classification is given in Table 3.1.1-1.

This data was used to calculate the demand for the Main Hospital Building at Wentworth Health Service development and is surmised in Table 3.2-1.

Table 3.2-1 Average Daily Water Demand for Existing Main Hospital Building

Total Beds	Average Demand (L/Metric Unit/Day)	Total Average Daily Water Demand (L/day)	Adjusted Average Daily Demand (ET)	Water Directorate Assessment (ET)
21	271.00	5691 L/day	9.03 ET	18.9 ET

A Standard ET for Water is equal to 230 kL/annum or 630 L/day, as per Water Directorate - Section 64

The Sydney Water table was used for this methodology due to the fact cooling towers were not in use and that the demand rates better align with the usage compared to the Water Directorate.

3.2.2 ACCOMODATION UNITS

Three new Accommodation Units/Buildings that are to be developed on site. Two buildings will be developed as part of the new hospital package and one unit will be built in a future stage. Each building contains 2, onebedroom, apartments. Therefore, in total there are 6 beds and apartments overall. The summary of the average daily water demand for this building classification is given in Table 3.2.2-1.

Table 3.2.2-1 Average Daily Water Demand per Residential Lot

Classification	Metric Unit	Average Water Demand (ET/Metric Unit/Day)
Residential Lot – Units – 1 Bedroom	Dwelling	0.4 ET

This data was used to calculate the demand and is surmised in Table 3.2.2-2

Table 3.2.2-2 Average Daily Water Demand for Existing Main Hospital Building

No. of Dwellings	Average Water Demand (ET/Metric Unit)	Total Average Daily Water Demand (ET)	Total Average Daily Water Demand (L/day)
6	0.4 ET	2.4 ET	1512 L/day

A Standard ET for Water is equal to 230 kL/annum or 630 L/day, as per Water Directorate - Section 64

3.3 TOTAL CHANGE IN WATER DEMAND

The Wentworth Health Service Redevelopment will increase the total water demand by 1.46 ET or 1 kL/day, and surmised in Table 3.1.4

Table 3.1.4 Total Change Water Demand for Wentworth Health Service Redevelopment

Building	Total Existing Demand (ET)	Total New Demand (ET)	Net Change (ET)
Main Hospital	10.32	9.03	-1.29
Senior Activity Centre	1.37	0	-1.37
Staff Accommodation	0.66	0.66	0
Uni Staff Quarters	0.66	0.66	0
Accommodation Units	0	2.4	2.4
TOTAL (ET)	13.01 ET	14.47 ET	1.46 ET
TOTAL (L/day)	8.2 kL/day	9.2 kL/day	1 kL/day

*A Standard ET for Water is equal to 230 kL/annum or 630 L/day, as per Water Directorate - Section 64.

4 SEWAGE SERVCIES DEMAND

4.1 EXISTING SEWAGE DEMAND

4.1.1 EXISTING MAIN HOSPITAL BUILDING

The average daily sewage demand for the existing Main Hospital Building has been calculated using the Average Daily Water Use documentation by Sydney Water (see Sydney Water Average Daily Water Use by Property Type).

The total daily sewage demand for the has been calculated by using 70% of the average daily water demand (Table 3.1.1-2) and so the Average Sewage Demand is shown in Table 4.1.1

Table 4.1.1 Average Daily Sewer Demand for Existing Main Hospital Building

Total Beds	Total Average Daily Water Demand	Drainage Demand Factor	Total Average Daily Sewage Demand	Total Average Sewage Water Demand
24	6504 L/day	70%	4552 L/day	34.32 ET

*A Standard ET for Sewage is equal to 140 kL/annum or 384 L/day, as per Water Directorate - Section 64

4.1.2 EXISTING SENIOR ACTIVITY CENTRE / PHYSIO AND COMMUNITY CENTRE

The total daily sewage demand for the has been calculated by using 70% of the average daily water demand (Table 3.1.2-2) and so the Average Sewage Demand is shown in Table 4.1.2

Table 4.1.2 Average Daily Sewer Demand for Senior Activity Centre/ Physio and Community Centre

Total Average Daily Water Demand	Drainage Demand Factor	Total Average Sewage Water Demand
865 L/day	70%	4.7 ET

*A Standard ET for Sewage is equal to 140 kL/annum or 384 L/day, as per Water Directorate - Section 64

4.1.3 EXISTING STAFF ACCOMODATION

The Staff Accommodation is an existing building that will be remaining for the redevelopment.

The average daily sewage demand for the existing Staff Accommodation has been calculated using the Water Directorate (Section 64), under the classification of an Accommodation - Boarding House. This classification suits the use this building as there is a communal kitchen / laundry. The summary of average daily water demand for this building classification is given in Table 4.1.3-1

Table 4.1.3-1 Average Daily Sewage Demand per Bed for an Accommodation

Classification	Metric Unit	Average Sewage Demand (ET/Metric Unit/Day)
Accommodation – Boarding House	Bed	0.5 ET

*A Standard ET for Sewage is equal to 140 kL/annum or 384 L/day, as per Water Directorate - Section 64

This data was used to calculate the demand and is surmised in Table 4.1.3-2

Total Beds	Average Demand (ET/Metric Unit/Day)	Total Average Daily Sewage Demand (L/day)	Average Sewage Demand (L/day)
2	0.5 ET	1 ET	384 L/day

Table 4.1.3-2 Average Daily Sewage Demand for Staff Accommodation

*A Standard ET for Sewage is equal to 140 kL/annum or 384 L/day, as per Water Directorate - Section 64

4.1.4 EXISTING UNIVERSITY STAFF QUARTERS

The University Staff Quarters is an existing building that will be remaining for the redevelopment.

The average daily sewage demand for the existing University Staff Quarters has been calculated using the Water Directorate (Section 64), under the classification of an Accommodation – Boarding House. This classification suits the use of this building as there is a communal kitchen / laundry. The summary of average daily water demand for this building classification is given in Table 4.1.3-1. This data was used to calculate the demand and is surmised in Table 4.1.4

Table 4.1.4 Average Daily Sewage Demand for Staff Accommodation

Total Beds	Average Demand (ET/Metric Unit/Day)	Total Average Daily Sewage Demand (ET/day)	Average Sewage Demand (L/day)
2	0.5 ET	1 ET	384 L/day

*A Standard ET for Sewage is equal to 140 kL/annum or 384 L/day, as per Water Directorate - Section 64

4.2 NEW SEWAGE DEMAND

4.2.1 NEW MAIN HOSPITAL BUILDING

The total daily sewage demand for the New Main Hospital Building has been calculated by using 70% of the average daily water demand and so the Average Sewage Demand is shown in Table 4.2

Table 4.2 Average Daily	Sewer Demand for New	Main Hospital Building
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Total Beds	Total Average Daily Water Demand	Drainage Demand Factor	Total Average Daily Sewage Demand	Total Average Sewage Water Demand
21	6775 L/day	70%	4743 L/day	30.03 ET

*A Standard ET for Sewage is equal to 140 kL/annum or 384 L/day, as per Water Directorate - Section 64

4.2.2 ACCOMODATION UNITS

Three new Accommodation Units/Buildings that are to be developed on site. Two buildings will be developed as part of the new hospital package and one unit will be built in a future stage. Each building contains 2, onebedroom, apartments. Therefore, in total there are 6 beds and apartments overall. The summary of the average daily water demand for this building classification is given in Table 4.2.2-1.

Table 4.2.2-1 Average Daily Sewage Demand Residential Lot

Classification	Metric Unit	Average Water Demand (ET/Metric Unit/Day)
Residential Lot – Units – 1 Bedroom	Dwelling	0.5 ET

This data was used to calculate the demand and is surmised in Table 4.2.2-2

Table 4.2.2-2 Average Daily Sewage Demand for Existing Main Hospital Building

No. of Dwellings	Average Sewage Demand (ET/Metric Unit)	Total Average Daily Sewage Demand (ET)	Total Average Daily Sewage Demand (L/day)
6	0.5 ET	3 ET	1152 L/day

A Standard ET for Sewage is equal to 140 kL/annum or 384 L/day, as per Water Directorate - Section 64

4.3 TOTAL CHANGE IN SEWAGE DEMAND

The Wentworth Health Service Redevelopment will decrease in total sewage demand by -0.27 ET or 103 L/day and surmised in Table 4.3

Table 4.3 Total Change Sewage Demand for Wentworth Health Service Redevelopment

Building	Total Existing Demand (ET)	Total New Demand (ET)	Net Change (ET)
Main Hospital	34.32	30.03	-4.29
Senior Activity Centre	4.7	0	-4.7
Staff Accommodation	1	1	0
Uni Staff Quarters	1	1	0
Accommodation Units	0	3	3
TOTAL(ET)	41.02 ET	40.75 ET	-0.27 ET
TOTA (L/day)	15.8 kL/day	15.7 kL/day	-0.1 kL/day

*A Standard ET for Sewage is equal to 140 kL/annum or 384 L/day, as per Water Directorate - Section 64

5 FIRE SERVICES WATER DEMAND AND USAGE

The Fire Services system includes a Hydrant and Sprinkler System in the New Main Hospital Building. The authority potable water main supplies two tanks with an equivalent volume of ~222kL. These tanks will be only need be refilled in the case of a fire and either Sprinklers and/or Hydrant system is used. The fire booster flow will be 22 L/s in a fire situation.

RAW / NON-POTABLE WATER DEMAND AND USAGE 6

Raw / non-potable water demand is used on the Wentworth Health Service Redevelopment for irrigation. The demand and usage from the authority main is difficult to accurately quantify as there are several variables. However, there should be minimal changes as the new development has allowed for a rainwater tank to supply irrigation and will only use Authority Raw Water as a top-up. Additionally, the flora will not differ greatly between the old and new development, meaning that raw water usage should be consistent post development.

7 HYDRAULIC SERVICES CONNECTIONS

7.1 WATER & SEWER

Existing water supply and sewer discharge connections will be retained for the proposed main works. These existing connection locations have been illustrated in Figure 7.1 below.

Figure 7.1: Existing water and sewer connections