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Arne Jacobsen

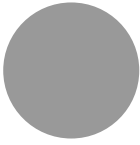
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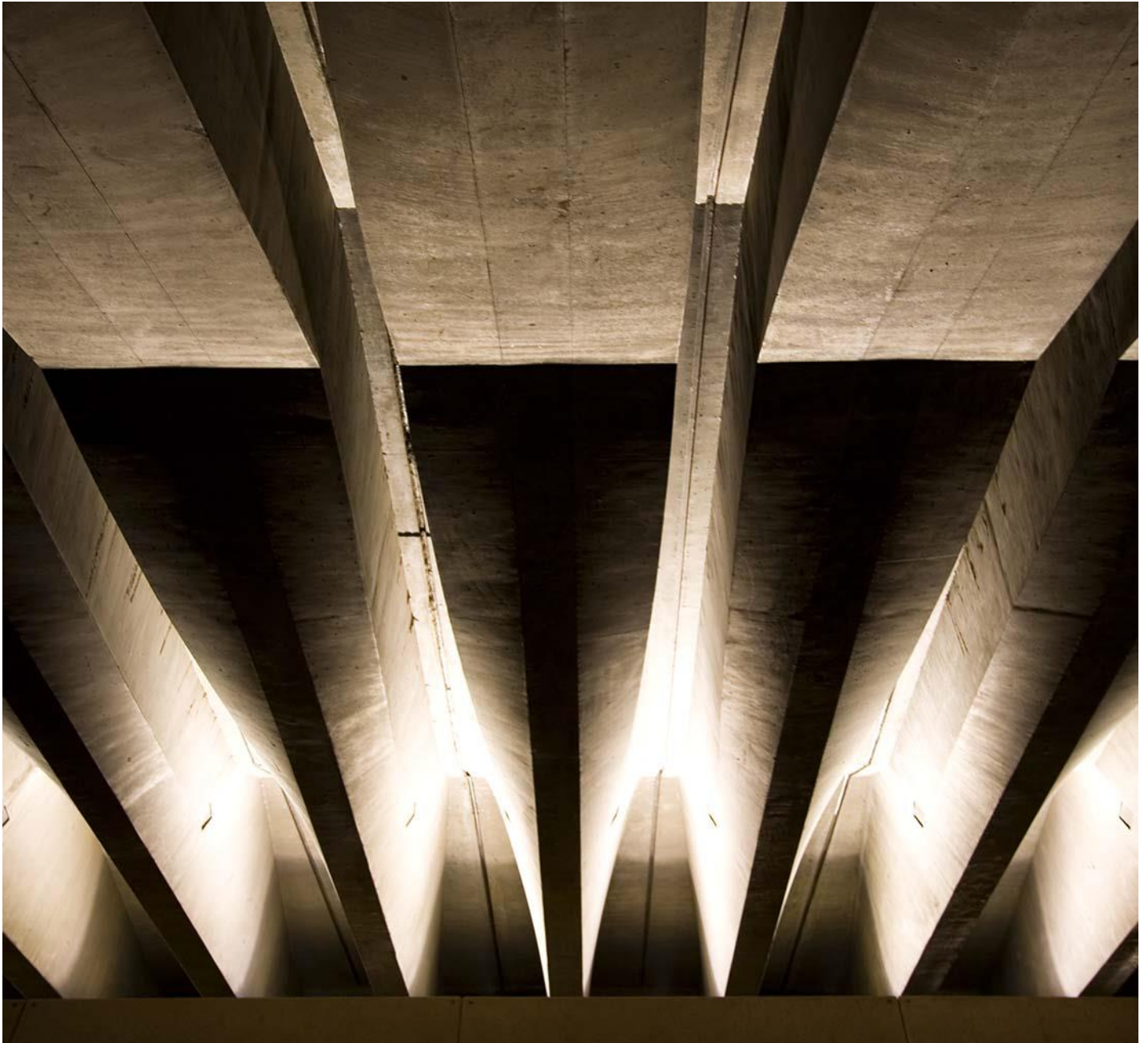
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BUILDING SERVICES

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Gledswood Hills High School Electrical and Telecommunications Utility Infrastructure Assessment



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Document Revision and Status

Sydney November 22nd, 2024
Ref. No. 237220 GHHS E33

Date	Rev	Issue	Notes	Checked	Approved
22-11-2024	1	Final Draft	For Comment	IM	IM
12-12-2024	2	Final	Final	IM	IM

Ivan Mira
Associate

ivan.mira@steensenvarming.com
9967 2200

Disclaimers and Caveats:

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1.0 Preamble

1.1 Introduction

This 'Electrical and Telecommunications Utility Infrastructure Assessment' report has been prepared by Steensen Varming on behalf of the NSW Department of Education (DoE) to assess the potential environmental impacts that could arise from the new Gledswood Hills High School (the **Proposal**) at 9 Gregory Hills Drive, Gledswood Hills (the **site**). The works are proposed by the DoE to meet the growth in educational demand in Gregory Hills and Gledswood Hills, and the broader South West Growth Area.

This report has been prepared to identify the any environmental impacts of the project due to the works related to the electrical and telecommunications.

1.2 Summary of the Activity

The proposed activity involves the construction and operation of a new high school at the site accommodating 1000 students, including:

- A series of school buildings along the northern, eastern and southern site boundaries.
- A school hall.
- An assembly area, sports field and multi sports courts.
- Car parking and a Kiss and Drop zone.
- Associated on and off-site infrastructure to support the school, including a new pedestrian crossing and relocation of the existing bus stop on Gregory Hills Drive to the site frontage.

The Review of Environmental Factors prepared by Ethos Urban provides a full description of the proposed works.

1.3 Site Description

The site is located at 9 Gregory Hills Drive, Gledswood Hills, within the Camden Local Government Area (LGA), approximately 60km southwest of the Sydney CBD and approximately 3.5km from Narellan Town Centre. It comprises one lot, legally described as Lot 2 in DP 1262720, that measures approximately 4.15ha in area. The site is bound by Digitaria Drive to the north and Gregory Hills Drive to the south. To the east lies two vacant lots, a childcare centre and a fast food outlet. To the west lies another childcare centre and a vacant lot (which also has approval for a childcare centre).

An aerial image of the site is shown at Figure 1.

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Figure 1 Site Aerial

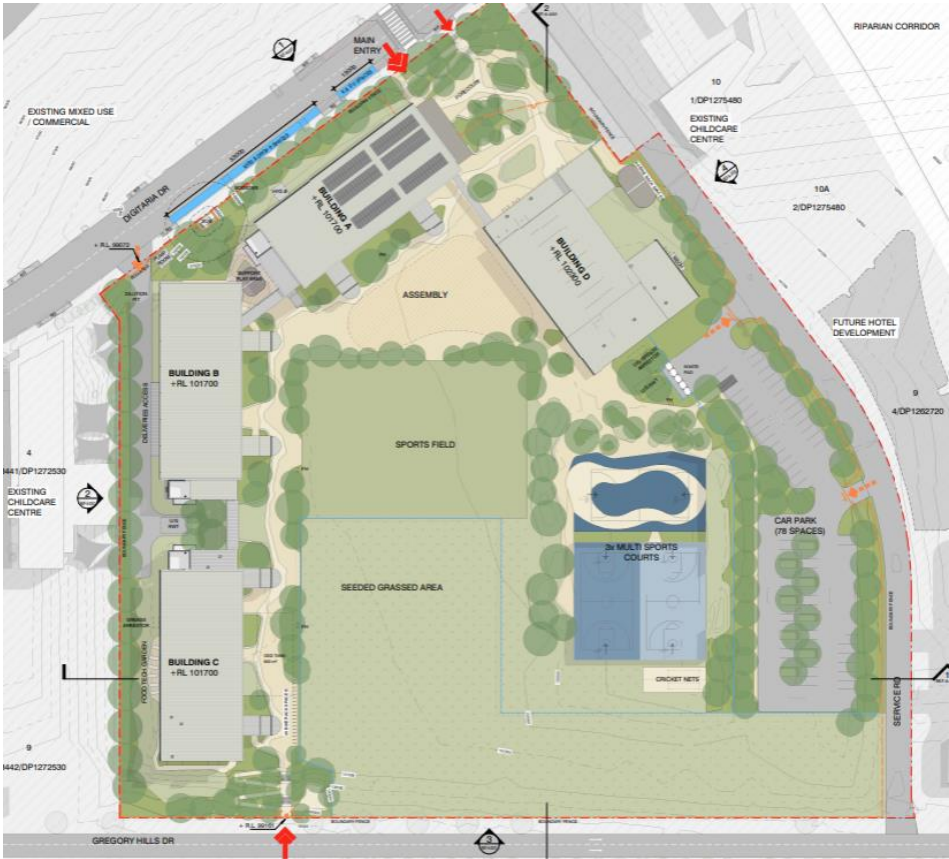


Figure 2 Site Plan

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1.4 Concept Approval

This report has considered the concept approval (DA/2017/45/1) for a mixed-use activity comprising bulky goods premises, business premises, food and drink premises, indoor recreation facilities, two hotels and a cinema. It has been determined that the concept approval is not applicable to the subject of this report, and implications for assessment have not been identified.

1.5 Significance of Environmental Impacts

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed activity, it is determined that:

- The extent and nature of potential impacts are low and will not significantly impact on the locality, community and/or the environment.
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal impact on the locality, community and/or the environment.

2.0 Electricity

2.1 Description of Works

The Gledswood Hills High School will be constructed on the site at the address noted in section 1.0 of this report.

Steensen Varming has consulted with a level 3 consultant to complete a desktop study of incoming power supply options for the new school as well as submitting an application for connection to Endeavour Energy for the proposed new high school. A supply offer from Endeavour Energy has been received for the new school confirming that a level 3 designer needs to be engaged to confirm the supply methodology for the new school. Endeavour Energy has not indicated that there would be any issues in providing the required power provisions to the new high school.

Gledswood Hills High School is proposed to be provided with a single 1500kVA kiosk transformer to satisfy the anticipated maximum demand for both stage 1 and the potential future stage 2 of the project. The maximum demand for the completed school has been calculated at 1520kVA. The desktop study by our level 3 consultant suggests that there should be sufficient capacity in the area to accommodate the proposed load. It should be noted that load is not allocated/reserved for our site by the Endeavour Energy until a methodology of supply is submitted by a level 3 designer which is then reviewed/accepted by Endeavour Energy through the issue of a design brief.

Refer to the supply offer from Endeavour Energy in Appendix A of this report.

2.2 Mitigation Measures

No specific mitigation measures are deemed necessary due to the works required to the electricity network as a result of the activity. The works are not considered to be of a significant impact nor do they have an impact on the Environmental Factors outlined in section 3 of the Guidelines for Division 5.1 assessments guidelines.

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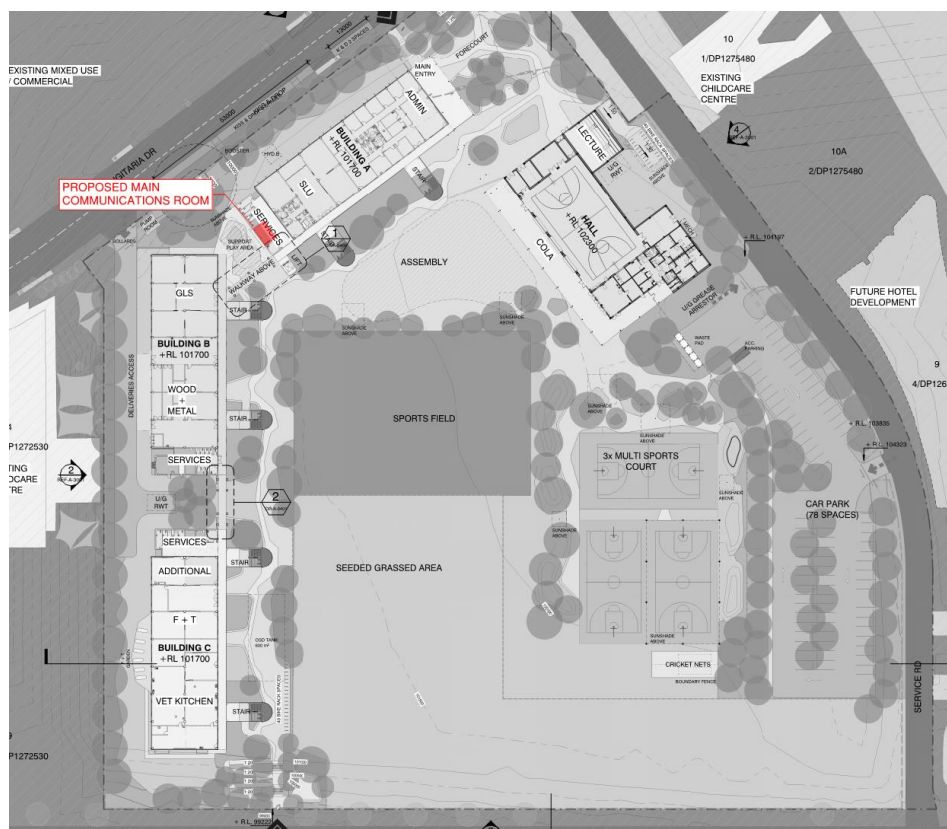
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3.0 Telecommunications

3.1 Description of Works

Based on the dial before you dig results, there are existing telecommunications services which cross the proposed school site. These services will be isolated and demolished as part of the works.

The proposal for the Gledswood Hills High School is to establish a new main communications room on ground floor of building A, as per the image below, which will service the new school and that a new incoming telecommunications services will be established to this room and distributed to the rest of the school.



The submission of the formal application for telecommunication services is completed by the Department of Education's Information Technology Directorate (ITD). A desktop study for the site has been completed by Telstra which has confirmed the required works to obtain an enterprise level connection at the new high school. A copy of this desktop study is provided in appendix B of this report.

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Based on the NBNCo website, the area is serviced by the NBN network and a new connection to the school can be established. The below screenshot is direct from the NBNCo website (<https://www.nbnco.com.au/>)

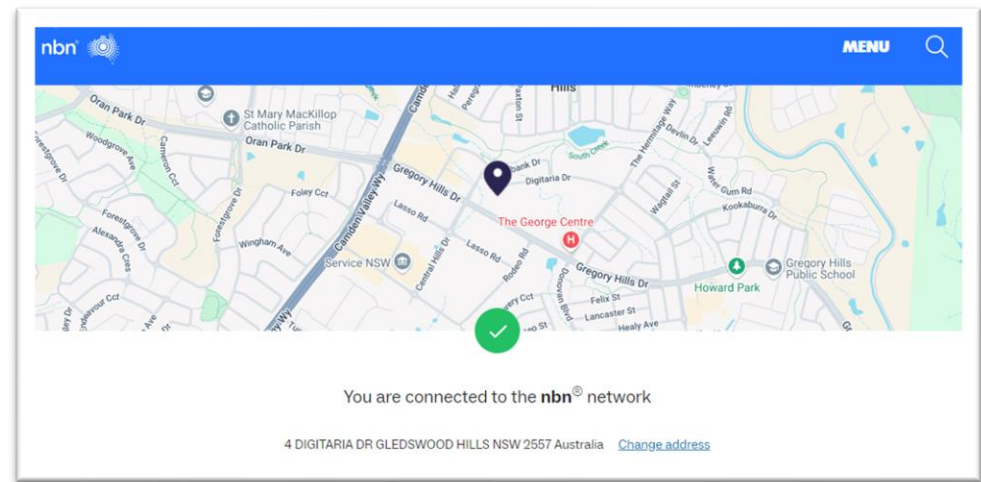


Figure 3 NBNCo website confirmation of service

3.2 Mitigation Measures

No specific mitigation measures are deemed necessary due to the works required to the telecommunications network as a result of the activity. The works are not considered to be of a significant impact nor do they have an impact on the Environmental Factors outlined in section 3 of the Guidelines for Division 5.1 assessments guidelines.

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4.0 Appendix A – Endeavour Energy Supply Offer

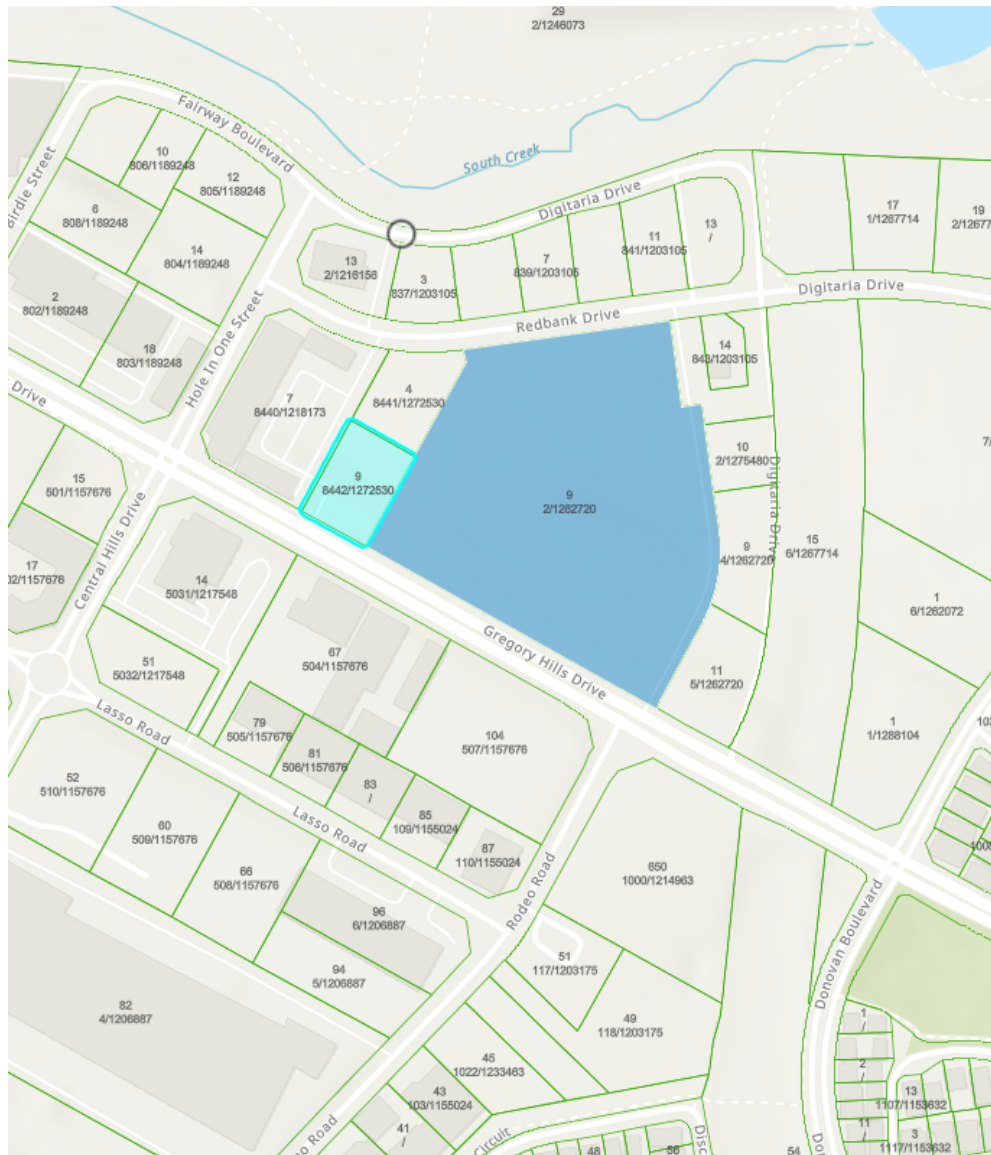
14 October, 2024

New Connections

ULL3674

Site Details

LGA Name		CAMDEN			
Main Address	Address	Lot	Section	DP	Part Lot
☒	9 GREGORY HILLS DRIVE, GLEDSWOOD HILLS, New South Wales, 2557	2		1262720	☐



Application Details

Type of Connection	New Permanent Connection		
Type of Development	Government		
Connection Date	30/09/2025		
Load Details			
Select Phase	Three Phase		
	Phase A	Phase B	Phase C
Existing Load	0 Amps	0 Amps	0 Amps
Removed Load	0 Amps	0 Amps	0 Amps
New Load	2,000 Amps	2,000 Amps	2,000 Amps
Total	2,000 Amps	2,000 Amps	2,000 Amps
NMI Info			
NMI	Status	Comments	
No items			
Reason for NMI unavailability	New Connection		
Additional Application Details	It is proposed that the new high school will be serviced by 1 x 1500kVA transformer located indicatively on the concept design site plan.		

Supporting Documents

 Maximum Demand.PNG 16h ago  Gledswood Hills HS_SitePlan.pdf 16h ago	
☒ Site Plan	
Reason for Required Documents Unavailable	Concept Design Stage Documentation

Contact Details

Applicant	☒
Contact Name	Richard Hopkins
Company Name	Steensen Varming
Contact Number	0299672200
Email	richard.hopkins@steensenvarming.com
Address	Level 8, 9 castlereagh street,Sydney NSW,2000

Developer	☒
Contact Name	Richard Hopkins
Company Name	Steensen Varming
Contact Number	0299672200
Email	richard.hopkins@steensenvarming.com
Address	Level 8, 9 castlereagh street,Sydney NSW,2000

Have you engaged an Accredited Service Provider associated with this application?

No

Legal Disclaimer

By submitting this application, as the Applicant you agree to the following:

1. I have read and understood the terms of Endeavour Energy's Model Standard Offers as published on our website (www.endeavourenergy.com.au).
2. I am requesting an expedited connection as per the terms contained within the applicable Model Standing Offer and am doing so on the basis that I am:
 - a) the owner of the premises for which the expedited connection is requested or
 - b) a person who is expressly authorised to make the request by or on behalf of the owner of that premises.
3. If Endeavour Energy is satisfied that the service requested by me falls within the terms of Endeavour Energy's Model Standing Offers, then I will have taken to have accepted a connection offer by Endeavour Energy on the terms of the relevant Model Standing Offer on the date that Endeavour Energy receives this application.
4. I consent to the release of my contact details to other customers with similar works in progress nearby to facilitate co-operation in design and construction activities.
5. I accept that all correspondence relating to my application will be sent to my nominated email address.

If you need to discuss any of the above points, please contact us at **Customer Network Solutions** on **02 9853 7977** or email cwadmin@endeavourenergy.com.au

☒ Applicant Acceptance of the above agreement

Standard Connection Offer

17 October 2024

Endeavour Energy Ref: ULL3674

Richard Hopkins

Steensen Varming

Sydney NSW 2000

ULL3674 – LOT 2, DP 1262720, Connection of Load Application: 9 GREGORY HILLS DRIVE, GLEDSWOOD HILLS

Thank you for your application for Endeavour Energy to provide connection services in respect of the proposed development at the above location ("**Proposed Development**"). Your application for connection services in respect of the Proposed Development ("**Connection Application**") has been registered under the above reference number. Please quote this reference number on all future correspondence relating to the Connection Application.

Endeavour Energy has completed a preliminary desk top assessment of the information provided in the Connection Application and is pleased to make the Supply Offer enclosed with this letter. The enclosed Supply Offer is to provide standard connection services for the Proposed Development in accordance with the terms and conditions of Endeavour Energy's Model Standing Offer for a Standard Connection Service ("**Connection Offer**"). A copy of Endeavour Energy's Model Standing Offer for a Standard Connection Service is available on our website at <https://www.endeavourenergy.com.au/connections/connection-contracts-and-fees>.

Supply Offer

The enclosed Supply Offer forms part of this Connection Offer and it will assist your Level 3 Accredited Service Provider (ASP) to develop the most efficient design solution to meet your needs. Some general requirements that will need to be addressed by your nominated Level 3 ASP includes, but is not limited to:

- Field visit to verify physical site details
- Details of new and existing assets, including quantities
- Substation location, HV switchgear and earthing details
- Construction methods and isolation point requirements.
- Asset Valuation
- Environmental Assessment (Summary Environmental Report)

A sketch of the proposed design utilising our Geographic Information System (GIS) as a base must be returned with the above information.

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

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

Payment of design related ancillary network services.

Ancillary Network Services (ANS) are the main connection services we provide to customers for which ANS fees are payable. ANS include our interactions with ASPs to ensure that the contestable network services they provide, meet the design and technical requirements to be connected to and form part of our network.

The design related ANS fees payable for this project will be sent to you with a Design Brief. Payment of Design related ANS fees must be made before we can accept your L3 ASP design submission and commence design checking.

Please note that further ANS fees will also apply for the construction and connection phase of the project. These fees will be conveyed to you after the receipt of a signed Letter of Intent indicating that you will proceed with the construction phase of the project. We may also amend or charge you further ANS fees if your application details or project scope changes.

Accepting this Connection Offer

To accept this Connection Offer, please:

- a) appoint a Level 3 Accredited Service Provider (ASP);
- b) confirm your appointed Level 3 ASP contact details in the attached Notice of Advice form; and
- c) complete and sign the Notice of Advice form yourself and return it to Endeavour Energy.

A list of the Accredited Service Providers is available at the Energy NSW website:

<https://energysaver.nsw.gov.au/households/you-and-energy-providers/installing-or-altering-your-electricity-service> or can be obtained via phone on 13 77 88.

If you accept this Connection Offer, a connection contract will be formed between Endeavour Energy and the retail customer or real estate developer who requires the connection services for the Proposed Development ("**Developer**") on and from the date that Endeavour Energy receives the completed Notice of Advice form. The connection contract will be on the terms and conditions of the Supply Offer and Model Standing Offer for a Standard Connection Service.

If you accept this Connection Offer and you are not the Developer, you will be accepting this Connection Offer as the Developer's authorised agent.

Next steps

Your next step after accepting this Connection Offer is to engage your Level 3 ASP to prepare and provide an electrical design to Endeavour Energy in the form of a Proposed Method of Supply. Under the Model Standing Offer for a Standard Connection Service, this activity is “Customer Funded Contestable Work”, and you will need to pay for it.

Please note under the National Electricity Rules (NER) the Connection Customer may choose to enter into a negotiated connection contract. A negotiation framework describing this process is available on our website at <https://www.endeavourenergy.com.au/your-energy/our-services/your-right-to-negotiate>.

Should you have any enquiries regarding your application please contact the undersigned, who has been appointed as Endeavour Energy's representative for the purposes of this Connection Offer.

Yours faithfully,

Bhoomi Shah

Bhoomi Shah

Customer Network Engineer

Email: CWTech@endeavourenergy.com.au

Enclosed:

1. Supply Offer
2. Initial Funding Arrangements
3. Notice of Advice – to be completed and returned when you have engaged your L3 ASP

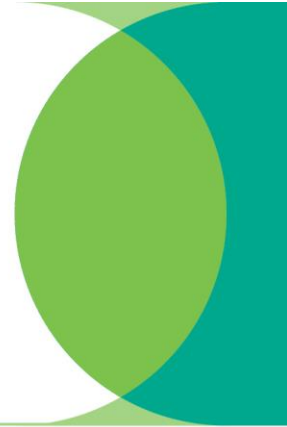
Supply Offer

(Based on desktop assessment)

17 October 2024

Endeavour Energy Reference: ULL3674

Development Details & Applicant's Assessed Load:	<i>Application received for the total of 2000A/ph for the government development at 9 GREGORY HILLS DRIVE GLEDSWOOD HILLS. It is proposed to develop GLEDSWOOD HILL HS at this location.</i>
Endeavour Energy Assessed Load:	<i>Max demand file does not open. Please provide AS3000 max demand calcs along with the Method of Supply.</i>
Development & Site Plans received/not received:	<i>Site plans received with the application</i>
HV/LV Connection Point & Connection Asset Requirements:	<i>Customer is to engage a Level 3 Accredited Service Provider to investigate and submit a proposed Method of Supply (MOS) to Endeavour Energy for further assessment.</i> <i>The scope of works shall be undertaken in accordance with guidelines stated in the Connection Policy, Model Standing Offers, Land Interest Guideline for Network Connection Works where applicable and all relevant Endeavour Energy's policies, regulations and network standards.</i> <i>All service works are to comply with the requirements of the NSW service and Installations Rules.</i>



Initial Funding Arrangements

17 October 2024

Endeavour Energy Reference: ULL3674

Endeavour Energy Supplied Materials:	Nil
Endeavour Energy Funded and Constructed:	Nil
Endeavour Energy Funded and Level1 ASP Constructed – Reimbursement Paid by Endeavour Energy	Nil
Reimbursement to be paid to Endeavour Energy by Customer:	Nil
Customer Funded Monopoly Services:	Network switching, commissioning, contractor inspection, ancillary fees, etc.
Customer Funded Contestable Works:	All other works required

Steensen Varming
Richard Hopkins

Sydney NSW 2000

Notice of Advice

[Insert date here]

Endeavour Energy Ref: ULL3674

Endeavour Energy
PO Box 811
Seven Hills NSW 1730
cwadmin@endeavourenergy.com.au

Attention: Customer Connections Administrator

APPOINTMENT OF ACCREDITED DESIGNER FOR THE PROPOSED DEVELOPMENT AT: LOT 2, DP 1262720, 9 GREGORY HILLS DRIVE, GLEDSDOOD HILLS ("PROPOSED DEVELOPMENT")
Please complete and return this letter when a Level 3 ASP has been appointed

I refer to Endeavour Energy’s offer to provide standard connection services in respect of the Proposed Development (“**Connection Offer**”).

This letter confirms that:

- a) the retail customer or real estate developer for the Proposed Development (“**Developer**”) owns, or is developing, the land on which the Proposed Development is to be located;
- b) the Developer intends to supply the Proposed Development in accordance with Endeavour Energy’s requirements;
- c) the Developer has appointed the Level 3 Accredited Service Provider (“**Level 3 ASP**”) described below for the purposes of the Proposed Development; and
- d) the Developer agrees to acquire standard connection services from Endeavour Energy in respect of the Proposed Development on the terms and conditions set out in the Connection Offer.

Confirmation of Key Contacts:

(1) Applicant	
Company/Name:	Steensen Varming Richard Hopkins
Address:	Sydney NSW 2000
Email:	richard.hopkins@steensenvarming.com
Phone:	0299672200

(2) Developer

Company/Name:	Steensen Varming Richard Hopkins
Address:	Sydney NSW 2000
Email:	richard.hopkins@steensenvarming.com
Phone:	0299672200

(3) L3 ASP (if you did not nominate a Level 3 ASP in your initial application, please do so below)

Company/Name:	
Address:	
Email:	
Phone:	

Please ensure all fields above are completed.

The Fees will be Paid to Endeavour Energy by*:

(*Please check only one responsible party in relevant check box below)

☐ Applicant

☐ Developer

☐ Level 3 ASP

Notice of Advice Execution and Acceptance of Connection Offer:

By signing this Notice of Advice, I accept the Connection Offer made by Endeavour Energy in respect of the Proposed Development, including the terms and conditions of Endeavour Energy's Model Standing Offer for a Standard Connection Service.

Where I am accepting the Connection Offer on behalf of the Developer, I declare that:

- a) I have the authority to execute this Notice of Advice and accept the Connection Offer on their behalf; and
- b) I am not aware of any fact or circumstance that might affect my authority to execute this Notice of Advice and accept the Connection Offer on their behalf.

Developer/ Developer's Authorised Agent:

Signature of Developer/Developer's Authorised Agent

Name of Developer/Developer's Authorised Agent

Date

Company Name

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5.0 Appendix B – Telstra Desktop Study Correspondence

Ivan Mira

From: Alan Sharkey
Sent: Tuesday, 25 June 2024 8:16 PM
To: Ivan Mira; Richard Hopkins
Cc: Chris Arkins
Subject: Fwd: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]
Categories: 237220

Hey Ivan, see below fyi.

Get [Outlook for Android](#)

From: Alexander Quah-Smith <alexander.quahsmith@tsariley.au>
Sent: Tuesday, June 25, 2024 8:11:43 PM
To: Chris Arkins <chris.arkins@steensenvarming.com>; Alan Sharkey <alan.sharkey@steensenvarming.com>
Cc: Greta Barkl <greta.barkl@tsariley.au>; Mardi Christian <mardi.christian@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>
Subject: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

CAUTION: This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Chris,

Please see Telstra service information for your consideration, could you please advise if you require any further information or if there are any service infrastructure requirements to be considered for GHHS.

Thanks,

Alexander Quah-Smith

Project Manager

TSA Riley

E: alexander.quahsmith@tsariley.au

O: +61 2 9276 1400

M: +61 439 443 487

www.tsariley.com



TSA Riley acknowledges the Aboriginal and Torres Strait Islander peoples of Australia, the Traditional Owners of the lands and waters where our team live and work. We pay our respects to them.

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From: Chloe Kennedy <Chloe.Kennedy6@det.nsw.edu.au>
Sent: Tuesday, June 25, 2024 2:43 PM
To: Rukshy Qamar <Rukshy.Qamar@det.nsw.edu.au>; Kerry Northcott <Kerry.Northcott@det.nsw.edu.au>; Orders, Broadband <broadband.orders@det.nsw.edu.au>; Mardi Christian <mardi.christian@tsariley.au>; Alexander Quah-Smith <alexander.quahsmith@tsariley.au>
Cc: Ashwani Jain <Ashwani.Jain@det.nsw.edu.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Barry Hayes <Barry.Hayes4@det.nsw.edu.au>; Mark Stevens <mark.stevens63@det.nsw.edu.au>; Shay Bergin (Shay Bergin) <Shay.Bergin1@det.nsw.edu.au>; Ryan Thoroughgood <Ryan.Thoroughgood7@det.nsw.edu.au>
Subject: RE: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

Many thanks Rukshy

I will send this through to our consultants and if they have further queries I will reach out.

Kind regards

Chloe Kennedy MPM GCPM DipPM B.Arch B.Sc(Arch)
Project Lead | Infrastructure Delivery | School Infrastructure NSW
0457 572 856 | chloe.kennedy6@det.nsw.edu.au | education.nsw.gov.au



Education

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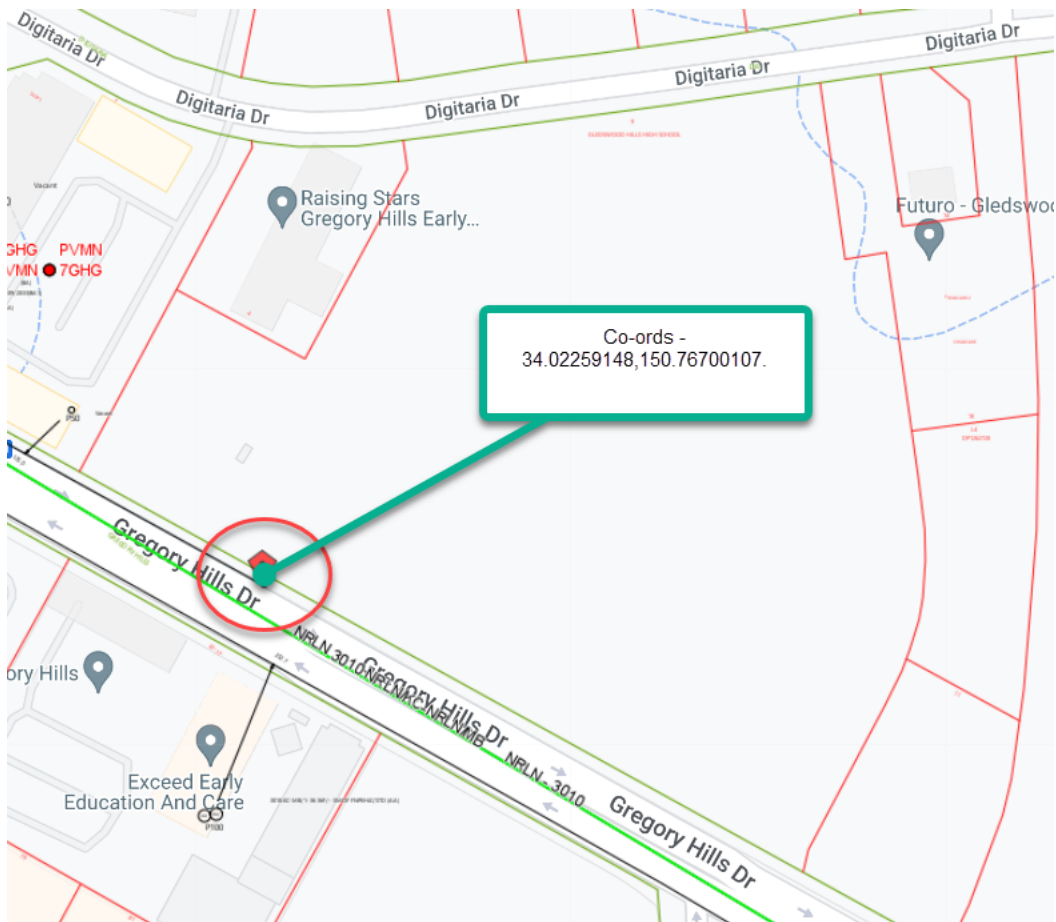
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From: Rukshy Qamar <Rukshy.Qamar@det.nsw.edu.au>
Sent: Tuesday, June 25, 2024 2:34 PM
To: Chloe Kennedy <Chloe.Kennedy6@det.nsw.edu.au>; Kerry Northcott <Kerry.Northcott@det.nsw.edu.au>; Orders, Broadband <broadband.orders@det.nsw.edu.au>; Mardi Christian <mardi.christian@tsariley.au>; Alexander Quah-Smith <alexander.quahsmith@tsariley.au>
Cc: Ashwani Jain <Ashwani.Jain@det.nsw.edu.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Barry Hayes <Barry.Hayes4@det.nsw.edu.au>; Mark Stevens <mark.stevens63@det.nsw.edu.au>; Shay Bergin (Shay Bergin) <Shay.Bergin1@det.nsw.edu.au>; Ryan Thoroughgood <Ryan.Thoroughgood7@det.nsw.edu.au>
Subject: RE: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

Hi Kerry / Chloe,

Please see the Telstra response below:

Customer will need to direct their lead-in to Co-ords -34.02259148,150.76700107.



Does this answer your query?

Regards,
Rukshy

From: Chloe Kennedy <Chloe.Kennedy6@det.nsw.edu.au>

Sent: Monday, June 24, 2024 9:04 AM

To: Kerry Northcott <Kerry.Northcott@det.nsw.edu.au>; Rukshy Qamar <Rukshy.Qamar@det.nsw.edu.au>; Orders, Broadband <broadband.orders@det.nsw.edu.au>; Mardi Christian <mardi.christian@tsariley.au>; Alexander Quah-Smith <alexander.quahsmith@tsariley.au>

Cc: Ashwani Jain <Ashwani.Jain@det.nsw.edu.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Barry Hayes <Barry.Hayes4@det.nsw.edu.au>; Mark Stevens <mark.stevens63@det.nsw.edu.au>; Shay Bergin (Shay Bergin) <Shay.Bergin1@det.nsw.edu.au>; Ryan Thoroughgood <Ryan.Thoroughgood7@det.nsw.edu.au>

Subject: RE: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

Many thanks Kerry

Our project is currently within a compulsory acquisition process that is restricting access to site. Equally, we will not be proceeding to construction within the stipulated time frame.

Detail of the location of the lead-in entry point would be most beneficial at this juncture.

@Mardi Christian @Alexander Quah-Smith can you please provide this detail to the relevant consultants, including the cost manager. Please insert into the program suitable timing to action the required DFS per the below.

Kind regards

Chloe Kennedy MPM GCPM DipPM B.Arch B.Sc(Arch)
Project Lead | Infrastructure Delivery | School Infrastructure NSW
0457 572 856 | chloe.kennedy6@det.nsw.edu.au | education.nsw.gov.au



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From: Kerry Northcott <Kerry.Northcott@det.nsw.edu.au>
Sent: Monday, June 24, 2024 8:58 AM
To: Rukshy Qamar <Rukshy.Qamar@det.nsw.edu.au>; Orders, Broadband <broadband.orders@det.nsw.edu.au>
Cc: Ashwani Jain <Ashwani.Jain@det.nsw.edu.au>; Mardi Christian <mardi.christian@tsariley.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Barry Hayes <Barry.Hayes4@det.nsw.edu.au>; Alexander Quah-Smith <alexander.quahsmith@tsariley.au>; Chloe Kennedy <Chloe.Kennedy6@det.nsw.edu.au>; Mark Stevens <mark.stevens63@det.nsw.edu.au>
Subject: FW: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

Rukshy,

Are they able to provide a map with the exact Telstra pit location on it so the project team can design the onsite service entry point and pathways within the school construction site? I'm not sure if there is any benefit in them doing an onsite detailed feasibility study at this stage when there is no building there. Google maps is showing it as follows;



Regards,

Kerry Northcott

Project Manager | ICT Infrastructure Coordination and Operational Readiness

M 0437 882 005 | E Kerry.Northcott@det.nsw.edu.au

From: Rukshy Qamar <Rukshy.Qamar@det.nsw.edu.au>
Sent: Monday, June 24, 2024 8:50 AM
To: Chloe Kennedy <Chloe.Kennedy6@det.nsw.edu.au>; Kerry Northcott <Kerry.Northcott@det.nsw.edu.au>; Orders, Broadband <broadband.orders@det.nsw.edu.au>
Cc: Mark Stevens <mark.stevens63@det.nsw.edu.au>; Ashwani Jain <Ashwani.Jain@det.nsw.edu.au>; ICT Works Team - Schools ICT Infrastructure <ICTWorksTeam@det.nsw.edu.au>; Alexander Quah-Smith <alexander.quahsmith@tsamgt.com>; Mardi Christian <mardi.christian@tsariley.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Barry Hayes <Barry.Hayes4@det.nsw.edu.au>
Subject: RE: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

Hi Kerry,

Telstra completed the feasibility for Gledswood Hills High School and the results have come back as follows :

Customer Summary: Given as an Indicative construction Enterprise Works price is \$19000 ex GST.
To confirm the solution and obtain a firm price, a Detailed Feasibility Study (DFS) is required to be undertaken by Telstra.
Firm price to conduct a site visit \$4588 ex GST.
This DFS likely includes a site visit to confirm the solution and provide a total firm price.
The price for the DFS will be deducted from the finalised price if the customer proceeds to Construction within 6 months of executing the DFS Letter Agreement.
The above pricing has a validity of 90 days from the date of issue.
This price does not include any CW for a new lead-in or FFS costs for internal building works which may apply and will either be determined at time of order or through a customer funded site visit.

Access solution: The following are the works required from the nearest Telstra access point to the customer boundary.

Nominate lead-in entry point as requested by customer will be at Co-ords -34.02259148,150.76700107 given closes infrastructure is on the west side of Gregory Hills Drive.

Total fibre haul (m): 630
Total buried fibre (m): 0
Total conduit (m): 0

Core summary – Capacity is available & has been reserved for 90 days.

Please let me know if you require any further details.

Regards,
Rukshy

From: Chloe Kennedy <Chloe.Kennedy6@det.nsw.edu.au>
Sent: Friday, June 14, 2024 11:15 AM
To: Rukshy Qamar <Rukshy.Qamar@det.nsw.edu.au>; Kerry Northcott <Kerry.Northcott@det.nsw.edu.au>; Orders, Broadband <broadband.orders@det.nsw.edu.au>
Cc: Mark Stevens <mark.stevens63@det.nsw.edu.au>; Ashwani Jain <Ashwani.Jain@det.nsw.edu.au>; ICT Works Team - Schools ICT Infrastructure <ICTWorksTeam@det.nsw.edu.au>; Alexander Quah-Smith <alexander.quahsmith@tsamgt.com>; Mardi Christian <mardi.christian@tsariley.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Barry Hayes

<Barry.Hayes4@det.nsw.edu.au>

Subject: RE: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

Many thanks

Chloe Kennedy MPM GCPM DipPM B.Arch B.Sc(Arch)

Project Lead | Infrastructure Delivery | School Infrastructure NSW

0457 572 856 | chloe.kennedy6@det.nsw.edu.au | education.nsw.gov.au



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From: Rukshy Qamar <Rukshy.Qamar@det.nsw.edu.au>

Sent: Friday, June 14, 2024 11:01 AM

To: Chloe Kennedy <Chloe.Kennedy6@det.nsw.edu.au>; Kerry Northcott <Kerry.Northcott@det.nsw.edu.au>; Orders, Broadband <broadband.orders@det.nsw.edu.au>

Cc: Mark Stevens <mark.stevens63@det.nsw.edu.au>; Ashwani Jain <Ashwani.Jain@det.nsw.edu.au>; ICT Works Team - Schools ICT Infrastructure <ICTWorksTeam@det.nsw.edu.au>; Alexander Quah-Smith <alexander.quahsmith@tsamgt.com>; Mardi Christian <mardi.christian@tsariley.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Barry Hayes <Barry.Hayes4@det.nsw.edu.au>

Subject: RE: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

Hi Chloe,

Telstra created a case on 5th June and is currently working on this order. I will keep you informed if I receive any updates.

Regards,
Rukshy

From: Chloe Kennedy <Chloe.Kennedy6@det.nsw.edu.au>

Sent: Tuesday, June 11, 2024 11:23 AM

To: Kerry Northcott <Kerry.Northcott@det.nsw.edu.au>; Rukshy Qamar <Rukshy.Qamar@det.nsw.edu.au>; Orders, Broadband <broadband.orders@det.nsw.edu.au>

Cc: Mark Stevens <mark.stevens63@det.nsw.edu.au>; Ashwani Jain <Ashwani.Jain@det.nsw.edu.au>; ICT Works Team - Schools ICT Infrastructure <ICTWorksTeam@det.nsw.edu.au>; Alexander Quah-Smith <alexander.quahsmith@tsamgt.com>; Mardi Christian <mardi.christian@tsariley.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Barry Hayes <Barry.Hayes4@det.nsw.edu.au>

Subject: RE: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

Good morning Kerry

We have not received an update from Rukshy regarding the below enquiry. Can you please provide an update?

Many thanks

Chloe Kennedy MPM GCPM DipPM B.Arch B.Sc(Arch)
Project Lead | Infrastructure Delivery | School Infrastructure NSW
0457 572 856 | chloe.kennedy6@det.nsw.edu.au | education.nsw.gov.au



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From: Kerry Northcott <Kerry.Northcott@det.nsw.edu.au>
Sent: Thursday, May 30, 2024 11:32 AM
To: Rukshy Qamar <Rukshy.Qamar@det.nsw.edu.au>; Orders, Broadband <broadband.orders@det.nsw.edu.au>
Cc: Mark Stevens <mark.stevens63@det.nsw.edu.au>; Chloe Kennedy <Chloe.Kennedy6@det.nsw.edu.au>; Ashwani Jain <Ashwani.Jain@det.nsw.edu.au>; ICT Works Team - Schools ICT Infrastructure <ICTWorksTeam@det.nsw.edu.au>; Alexander Quah-Smith <alexander.quahsmith@tsamgt.com>; Mardi Christian <mardi.christian@tsariley.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Barry Hayes <Barry.Hayes4@det.nsw.edu.au>
Subject: FW: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

Rukshy,

Can we please have Telstra provide advice for the proposed new Gledswood Hills HS site location as per the details below. I've created a broadband order form but at this stage the project team is just seeking advice on where any current Telstra services are located so communications pathways can be planned. If there are no Telstra fibre services in the vicinity then it will allow for some long term planning to occur.

Some service discovery has been undertaken by the project team as per the report below but we need Telstra to confirm correct services exist and the preferred communications pathway entry points to the site so in ground service design can occur.

NBN Plan No. 231248001

In the vicinity of the subject site, the NBN network plan indicates cables and junction pits existing within Gregory Hills Drive parallel and offset both northern and southern road boundaries as well as parallel and offset the southern boundary of Digitaria Drive. The BYDA records indicate a cable emanating from a pit in Digitaria Drive adjacent the northwestern corner of Lot 843 DP 1203105 transecting both the adjoining Lot 1 DP 1275480 and the subject land prior to the termination of the line within the western adjoining lots. The existence of this connection cannot be confirmed until the underground services have been located as part of the detailed site survey.

OptiComm Plan No. 231248003

The schematic plan obtained through BYDA indicate OptiComm (National Broadband Fibre) conduits and pits within Gregory Hills Drive, adjacent the southern road boundary, as well as conduits situated within, towards the centre of the road. No OptiComm infrastructure is indicated as being situated within Digitaria Road.

Telstra Plan No. 231248006

Along the northern side of Gregory Hills Drive, the Telstra Mains Cable Plan indicates a 50mm diameter Telstra conduit (within the road reserve), emanating from a junction pit adjacent the northeastern corner of Holborn Circuit and Gregory Hills Drive, and terminating approximately 15 metres past the southwestern corner of the subject site. The plans indicate that the conduit is vacant. The plans also indicate Telstra cabling and pits within the road reserve parallel and adjacent the southern road boundary. The Telstra Network Cable Plan indicates infrastructure within Holborn Circuit and approximately 50 metres along the southern side of Digitaria Drive.



Whilst some connections are shown to private properties, a notation on the plan advises that "Telstra is not the fixed line network provider for this area..." and that "All Telstra Services are to be assigned on NBN Co. cable." No other Telstra assets within the vicinity of the subject lot are indicated in the plans.

Optus Plan No. 231248000

Schematic diagrams obtained for the location of Optus assets, indicate cables existing within other utility service conduits and pits situated along the southern side of Gregory Hills Drive. No other Optus infrastructure is identified in the plans as being situated within the vicinity of the subject site.

Regards,

Kerry Northcott

Project Manager | ICT Infrastructure Coordination and Operational Readiness

M 0437 882 005 | E Kerry.Northcott@det.nsw.edu.au



From: Chloe Kennedy <Chloe.Kennedy6@det.nsw.edu.au>

Sent: Monday, May 27, 2024 12:52 PM

To: Kerry Northcott <Kerry.Northcott@det.nsw.edu.au>; James Gardiner <James.Gardiner@det.nsw.edu.au>

Cc: Ashwani Jain <Ashwani.Jain@det.nsw.edu.au>; Mardi Christian <mardi.christian@tsariley.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Barry Hayes <Barry.Hayes4@det.nsw.edu.au>; Alexander Quah-Smith <alexander.quahsmith@tsariley.au>; Ryan O'Hara <ryan.ohara4@det.nsw.edu.au>

Subject: RE: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

Good morning Kerry and James

To provide some background, we have encountered an issue on another project where it was determined that there was no available enterprise NBN line for connection to the school which has resulted in significant delay and cost to the project.

To ensure we do not encounter a similar issue at Gledswood Hills HS we are looking to determine if the existing available connections are suitable for the new high school or if we need to commence the process to acquire a suitable connection.

In response to your below questions:

- This is a brand new High School to be constructed on a green-field site planned to be delivered for D1T1 2027.
- As a new school it is not yet allocated the associated AMU roles. The school is within SW Regional Office area, as such the interim contact will be Jeff Siebels until a SGL is designated.
- Tender for a main works contractor is planned for late 2024, the contractor is not yet on board.
- The high school will be constructed for 1,000 students, master planned for 1,500 students.

Our due diligence survey report by SDG provides the following information:

NBN Plan No. 231248001

In the vicinity of the subject site, the NBN network plan indicates cables and junction pits existing within Gregory Hills Drive parallel and offset both northern and southern road boundaries as well as parallel and offset southern boundary of Digitaria Drive. The BYDA records indicate a cable emanating from a pit in Digitaria adjacent the northwestern corner of Lot 843 DP 1203105 transecting both the adjoining Lot 1 DP 12754 the subject land prior to the termination of the line within the western adjoining lots. The existence of the connection cannot be confirmed until the underground services have been located as part of the detailed survey.

OptiComm Plan No. 231248003

The schematic plan obtained through BYDA indicate OptiComm (National Broadband Fibre) conduits are located within Gregory Hills Drive, adjacent the southern road boundary, as well as conduits situated within, to the centre of the road. No OptiComm infrastructure is indicated as being situated within Digitaria Road.

Telstra Plan No. 231248006

Along the northern side of Gregory Hills Drive, the Telstra Mains Cable Plan indicates a 50mm diameter conduit (within the road reserve), emanating from a junction pit adjacent the northeastern corner of Holborn Circuit and Gregory Hills Drive, and terminating approximately 15 metres past the southwestern corner of the subject site. The plans indicate that the conduit is vacant. The plans also indicate Telstra cabling and pits along the road reserve parallel and adjacent the southern road boundary. The Telstra Network Cable Plan indicates infrastructure within Holborn Circuit and approximately 50 metres along the southern side of Digitaria Road.



Whilst some connections are shown to private properties, a notation on the plan advises that “Telstra is the fixed line network provider for this area...” and that “All Telstra Services are to be assigned on NBN Co. owned infrastructure. No other Telstra assets within the vicinity of the subject lot are indicated in the plans.

Optus Plan No. 231248000

Schematic diagrams obtained for the location of Optus assets, indicate cables existing within other utility conduits and pits situated along the southern side of Gregory Hills Drive. No other Optus infrastructure is identified in the plans as being situated within the vicinity of the subject site.

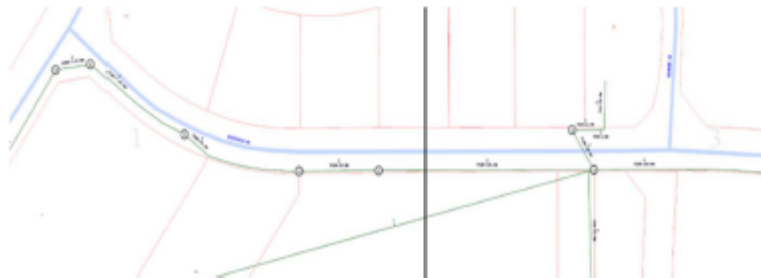
Our Due Diligence Infrastructure, Demand and Capacity Study by Stantec provides the following information:



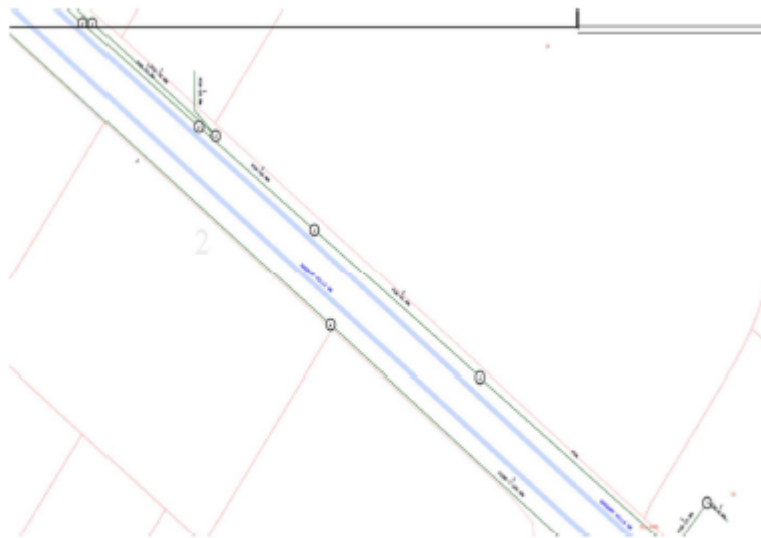
6.6 Telecommunications

6.6.1 General

The school developments have access to the NBNco network cabling that runs along the Digitaria Dr and Gregory Hills Dr. The building developers will provide a connection pathway (2x50mm underground conduits) from the existing NBN pit to the school main comms room for lead-in fibre cables.



DYBD – Existing NBN Network (Digitaria Dr)



DYBD – Existing NBN Network (Gregory Hills Dr)

There is no evidence of a Telstra network being installed within the site, all Telstra services are to be assigned on NBNco cable. Liaison with the Department of Education IT group will need to be held to understand the best strategy for reticulation of a school network lead in.

Kind regards

Chloe Kennedy MPM GCPM DipPM B.Arch B.Sc(Arch)

Project Lead | Infrastructure Delivery | School Infrastructure NSW

0457 572 856 | chloe.kennedy6@det.nsw.edu.au | education.nsw.gov.au



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From: Kerry Northcott <Kerry.Northcott@det.nsw.edu.au>

Sent: Monday, May 27, 2024 10:56 AM

To: Alexander Quah-Smith <alexander.quahsmith@tsariley.au>; James Gardiner <James.Gardiner@det.nsw.edu.au>

Cc: Ashwani Jain <Ashwani.Jain@det.nsw.edu.au>; Mardi Christian <mardi.christian@tsariley.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Barry Hayes <Barry.Hayes4@det.nsw.edu.au>; Chloe Kennedy <Chloe.Kennedy6@det.nsw.edu.au>

Subject: RE: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

Alexander,

Attached is the broadband service relocation request – can you please provide details of the regional AMU contact for this project as well as the main works contractor site contact? Once I Have all this I can submit it to our broadband team for investigation.

We also need to include the anticipated enrolment of the school and expected completion date.

Regards,

Kerry Northcott

Project Manager | ICT Infrastructure Coordination and Operational Readiness

M 0437 882 005 | E Kerry.Northcott@det.nsw.edu.au



From: Alexander Quah-Smith <alexander.quahsmith@tsariley.au>

Sent: Monday, May 27, 2024 10:10 AM

To: Kerry Northcott <Kerry.Northcott@det.nsw.edu.au>; James Gardiner <James.Gardiner@det.nsw.edu.au>

Cc: Ashwani Jain <ashwani.jain@det.nsw.edu.au>; Mardi Christian <mardi.christian@tsariley.au>; Cassandra Naccarella <cassandra.naccarella@tsariley.au>; Emily Doyle <emily.doyle@tsariley.au>; Barry Hayes <barry.hayes4@det.nsw.edu.au>; Chloe Kennedy <Chloe.Kennedy6@det.nsw.edu.au>

Subject: GHHS - Gledswood Hills HS - Telstra service query [TSA-P.10006.PR-007072]

You don't often get email from alexander.quahsmith@tsariley.au. [Learn why this is important](#)

[External Email] This email was sent from outside the NSW Department of Education. Be cautious, particularly with links and attachments.

Hi Kerry, James,

Could you please confirm whether the proposed site for the new Gledswood Hills High School, at Lot 2, DP1262720, No.9 Gregory Hills Drive, Gledswood Hills has satisfactory Telstra coverage.

A query was raised during last weeks design team meeting as to whether the site had sufficient Telstra coverage for the proposed new high school.

Thanks,

Alexander Quah-Smith

Project Manager

TSA Riley

E: alexander.quahsmith@tsariley.au

O: +61 2 9276 1400

M: +61 439 443 487

www.tsariley.com



TSA Riley acknowledges the Aboriginal and Torres Strait Islander peoples of Australia, the Traditional Owners of the lands and waters where our team live and work. We pay our

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