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11 October 2023

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North Sydney NSW 2060

Attention: Mr. A. Raad

Dear Abdallah,

RE: NRSC (Blakebrook) –Infrastructure services statement

JOB NO.: 230185

REVISION NO.: [A]

## INTRODUCTION

The existing buildings at Blakebrook Public School, 417 Rosehill Road, Blakebrook (Lot 2 Deposited Plan (DP) 859866) were significantly inundated during the February / March 2022 floods and most of the structures are no longer habitable due to the damages caused by the flood waters. As a result, the NSW Department of Education is proposing to demolish most of the existing school buildings and construct a new elevated school building to replace it. The floor level of the new building will be located above the design flood level to increase flood resistance and create usable undercroft spaces.

The works are being undertaken as a Development Application (DA) to Lismore City Council (Council)

The proposed development is to be undertaken in two (2) stages as follows:

- Stage 1: Demolition of the existing buildings and tree removal (separate Early Works DA)
- Stage 2: Construction of a new elevated school building and landscaping and ancillary works and structures (this Main works DA).

The Main Works development comprises:

- Construction of a new elevated school building, with at-grade (undercroft) amenities and storage, including:
  - Ground Level:
    - Open undercroft space for covered outdoor learning and play.
    - Male and female amenities and accessible toilet / change room facility.
    - Cleaners' store.
    - Equipment store.
    - Sport equipment store.
  - Elevated Level:



- New administration comprising interview room, clerical spaces, Principal's office, staff room, sick bay and male, female and accessible amenities.
- School library with computer room, store, main communications room and library office.
- Four (4) General Learning Spaces (GLS) with learning commons and multi-purpose space.
- Canteen with open servery space.
- Store.
- Male, female and accessible amenities.
- Mechanical plant.
- New and hard soft landscaping including replacement play equipment, vegetable garden, fernery and yarning circle.
- New hydrant pump house with fire tanks.
- Relocation and replacement of existing septic tanks and water tanks.

It is not proposed to increase staff or student numbers as a result of these works.

## 1 Scope of Works

### Hydraulic Services

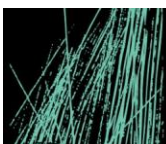
- Domestic water services / Reused rainwater system
- Sanitary plumbing and drainage services
- Roof drainage and rainwater harvesting system
- Fire hydrant system

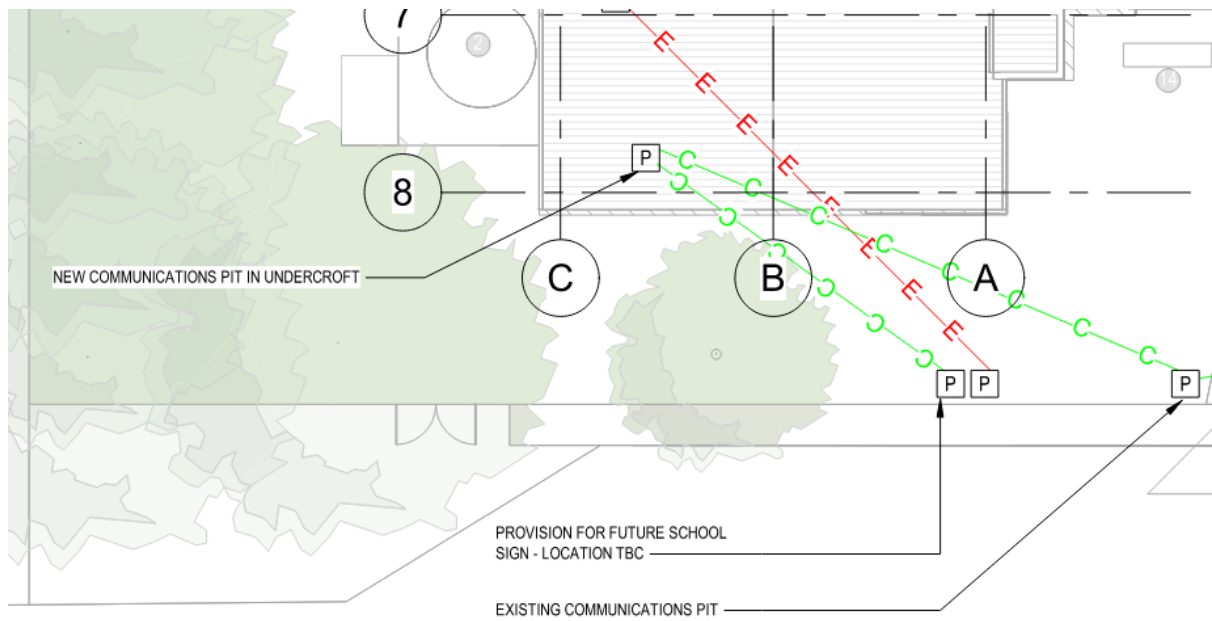
### Electrical Services

- General Internal Lighting
- Emergency and Exit Lighting
- General Power and Data Distribution
- Security System

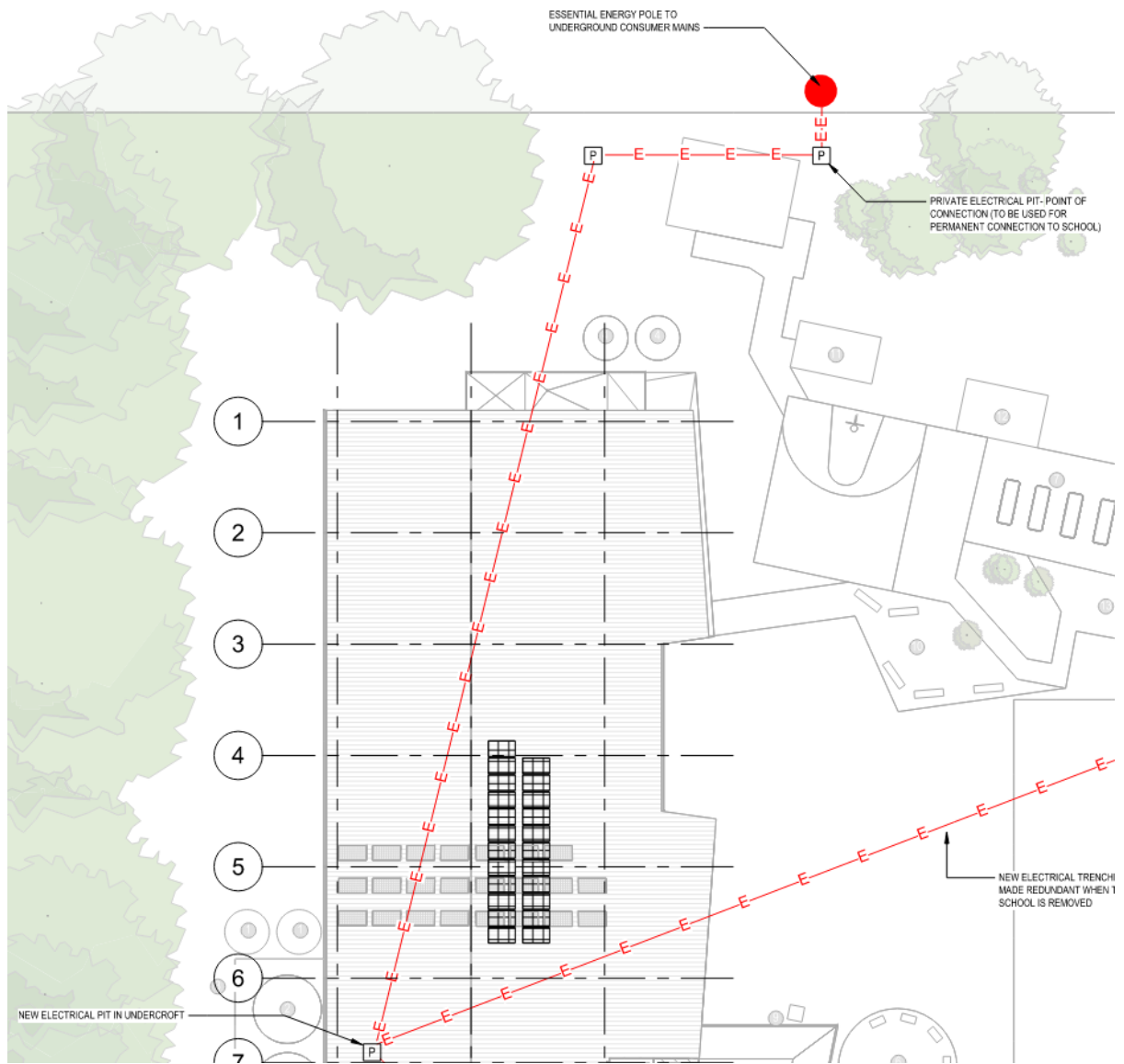
## 2 Blakebrook Utility Connections

**Communications:** Connection will originate from the existing pit out the front of school entrance on Rosehill Road and reticulate to the new main comms room:





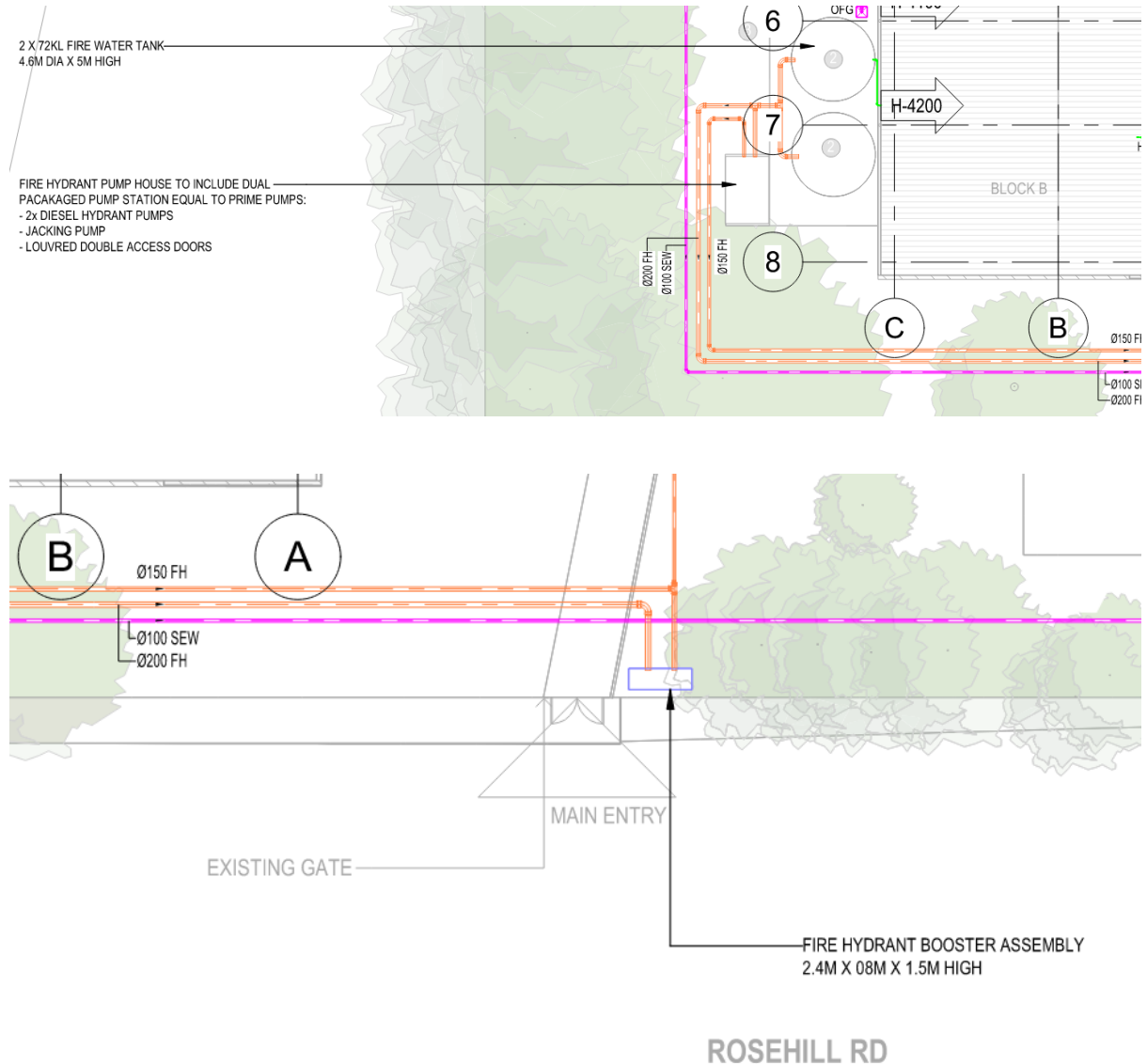
**Power:** Proposed power supply will be an underground cable from a new private pit established within the property boundary adjacent the existing Essential Energy pole 15749. A new underground cable will connect this private pit to the new main switchboard:



**Water:** There are no available water Mains servicing this property. Therefore, we will be utilizing existing a rainwater water reticulation to serve Water demand and Fire Services.

The water from the harvested rainwater requires an appropriate filtration system via water filtration and disinfection.

We have proposed 2x72L Fire tank with Fire pumps and Hydrant booster for the fire hydrant requirements.



**Sewer:** There is an existing On-Site Sewerage Management System (OSSMS) which consists of in-ground Aerated Wastewater Treatment System (AWTS) which discharges into an effluent disposal. As part of the new development, AWTS is proposed to be replaced, with a new effluent disposal system consisting of a drip irrigation system.

A specialist wastewater consultant is engaged (Taylor Environmental), as required by the council, as a suitably qualified consultant, to finalise the AWTS design and requirements, and develop a waste water management report for the development. The figure below demonstrates the proposed location of the AWTS.

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- NEW WASTEWATER SYSTEM AS TO INCLUDE:-
- 6,000L (min) ALL-WASTE CONCRETE SEPTIC TANK
  - EVERHARD OR SIMILAR
  - RECEIVED ALL INFLUENT FROM BUILDINGS AND DRAINS INTO AWTS
  - TAYLEX AWTS
  - CONCRETE ABSNR-2000 PLANT
  - CONTROLS AND BLOWER BOX TO BE MOUNTED WITHIN THE MECHANICAL PLANTROOM AT A RAISED LEVEL
  - PUMP TO LAND APPLICATION AREA
- REFER TO TAYLOR ENVIRONMENTALS FINAL WASTEWATER REPORT FOR EXACT PRODUCT SELECTION AND REQUIREMENTS
- 2 X 72KL FIRE WATER TANK  
4.6M DIA X 5M HIGH
- 4
- 5
- 6
- OFG
- H-4100
- H-4200
- SITE

