



Appendix No. 14

Proposed Site Servicing Strategy



Job: 24103 L01

7 April, 2010
Lanox Pty Limited
320 Liverpool Rd.,
ASFIELD NSW 2131

Attention: Mr Harlan Hall

Dear Harlan,

Proposed Site Servicing Strategy for 370 Old Northern Road, Castle Hill

Overview

This summary report has been commissioned to clarify the availability and capacity of services for a new residential development at the above site. The report will cover the following:

- The demand for potable water, sewer, electricity and offsite drainage;
- Demonstrate that there is either sufficient capacity within the existing networks to service this demand, or that the network can be upgraded at no cost to government to meet the required demand.

General

Preliminary investigations and discussions with various service providers has identified that the existing infrastructure in the immediate vicinity has sufficient capacity to accommodate the demands of this type and size of development.

All of the general services such as power, telecommunication, water and sewer are located within the current road network and can be extended to the site (see SK01).

This servicing of the site will be achieved without any detrimental implications for the development of adjacent zoned land.

Overview of Services

1. Stormwater (SK01 & SK04)

The site is located near the top of the local catchment and is flood free. The majority of the existing stormwater runoff from upstream properties and this site is intercepted by a valley in the south western corner of the site which discharges to a 900mm pipe in Heritage Park Drive. The remaining 15% of the catchment falls in a north westerly direction where the flow sheets on to Heritage Park (see SK01 & 02).

The stormwater management plan for this development will be designed in accordance with The Hills Shire Council's standards ensuring minimal impact on the environment and neighboring properties.

The preliminary design for the stormwater infrastructure for the site will include:

- Natural runoff from upstream properties will be intercepted and conveyed downstream to rejoin the current watercourse (see SK04).
- Stormwater runoff from the developed site paving and roofs will be intercepted and directed to the south west corner of the site.
- Stormwater quality of the runoff from this site will be maintained to ensure there is no adverse impact on the downstream environment.

The following measures will be incorporated in the drainage design to improve the water quality:

- Bio-filtration swales to intercept the suspended solids from the pavement where the gradients allow.
- Gross Pollutant Traps.

As a result there is no impact to the existing stormwater infrastructure for the site or neighboring properties.

2. Water Supply (Refer SK02)

The existing water supply will be extended to service this development. This will be achieved at no cost to Government.

- Water of sufficient capacity is available in Old Northern Road and the adjacent development at 354 Old Northern Road and a town main will be reticulated throughout the site.
- Standard street hydrants will be installed making water available to the Bush Fire Brigade.

3. Sewer Reticulation (Refer SK03)

- The closest Sydney Water sewer of sufficient capacity is located within the adjacent development. A 150mm pipe would need to be extended to this development.

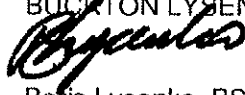
4. Electrical Reticulation

Integral Energy have advised that power is available in Old Northern Road and Heritage Park Drive.

5. Summary

In summary the servicing for the site will be achieved within the existing capacity of the local services adjacent to this site.

Yours faithfully
BUCKTON LYSENKO



Boris Lysenko, BSc (Eng)

SEWER CONNECTION POINT READILY ACCESSIBLE FOR FUTURE DEVELOPMENT. SANITARY DRAINAGE PIPE SIZES AND DEPTH OF EXCAVATION ARE MINIMISED DUE TO STEEPER THAN NORMAL GRADES. STEEP SURFACE SLOPES WILL ALSO ENHANCE HYDRAULIC CONVEYANCE CAPACITIES.

FUTURE DEVELOPMENT HAS READY ACCESS TO WATER BY WAY OF EXTENSION OF WATER MAIN IN EASEMENT FROM ADJOINING DEVELOPMENT OR BY WAY OF EXTENSION FROM WATER MAIN IN OLD NORTHERN ROAD.



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	Client LANOX PTY. LTD. AND KMSJ PTY. LTD	Project 370 OLD NORTHERN ROAD, CASTLE HILL LOT 2 DPT55804	Project Status Revision Drawing No. 24103 0-0 SK01	Original A3	Sheet A3	Scale 1 to 25:1

