



TAKE THE LEAD

20th September 2018

Our Reference: LLH 59904

Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Attention: General Manager

**Re: Draft Planning Proposal 500/2018/E-LEPA
Lot 71 DP 706546 St Andrews Rd
Gas Pipeline**

Dear Sir,

Reference is made to Minutes of the Local Planning Panel meeting held on 25th July 2018 in respect of the Planning Proposal being progress over the above mention site. In particular Item 8a) of the Panel Decision requires information with regard to the potential impact of the proposed residential development footprint on an existing gas pipeline located on adjacent land.

Background

The proposed residential development is restricted to the western portion of the subject lot. A copy of the proposed residential development is attached as "Plan A". An Easement for Pipeline (20.0m wide) exists to the immediate eastern extent of the residential development footprint. The easement is edged in red on the attached "Plan A"

The gas pipeline traversing the site is detailed on Jemena plans obtained by a Dial Before You Dig enquiry. Copies of the Jemena plans are attached as "Plan B".

Assessment of Impact

The proposed rear of the residential allotments on the eastern extremity of the site are located approximately 10.0m away from the location of the Easement for Pipeline. Accordingly, there will not be any affectation to the gas pipeline from future housing / residential allotments.

A triple cell 675 ØRCP stormwater line is intended to discharge from the proposed residential subdivision to a stormwater quality basin, the stormwater line will cross the gas pipeline. The stormwater line is depicted on "Plan A".



In respect of the stormwater line, the proponent will be required to undertake consultation with Jemena to establish the required design and protection strategies. A Safety Management Plan and engineering design in accordance with Jemena document *Guideline to Designing, Constructing and Operating Around Existing AS2885 Natural Gas Pipelines GAS-960-GL-PL-001* will be developed for any necessary physical protection works of the gas pipeline. All construction will be undertaken under the supervisor of Jemena representatives.

This consultation and protection strategy process is a standard procedure for Jemena gas pipelines and is regularly undertaken in similar circumstances.

In summary, it is considered that the gas pipeline will not be adversely affected and it will not pose a significant impediment to the proposed residential subdivision.

Yours faithfully,
CRAIG & RHODES PTY LTD

Greg Morgan
General Manager - Development

Attachments:

Plan A – Layout Plan

Plan B – Jemena Gas

ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO A FINAL SURVEY AND ARE SUBJECT TO COUNCIL APPROVAL.

DIRECTION OF NATURAL SURFACE

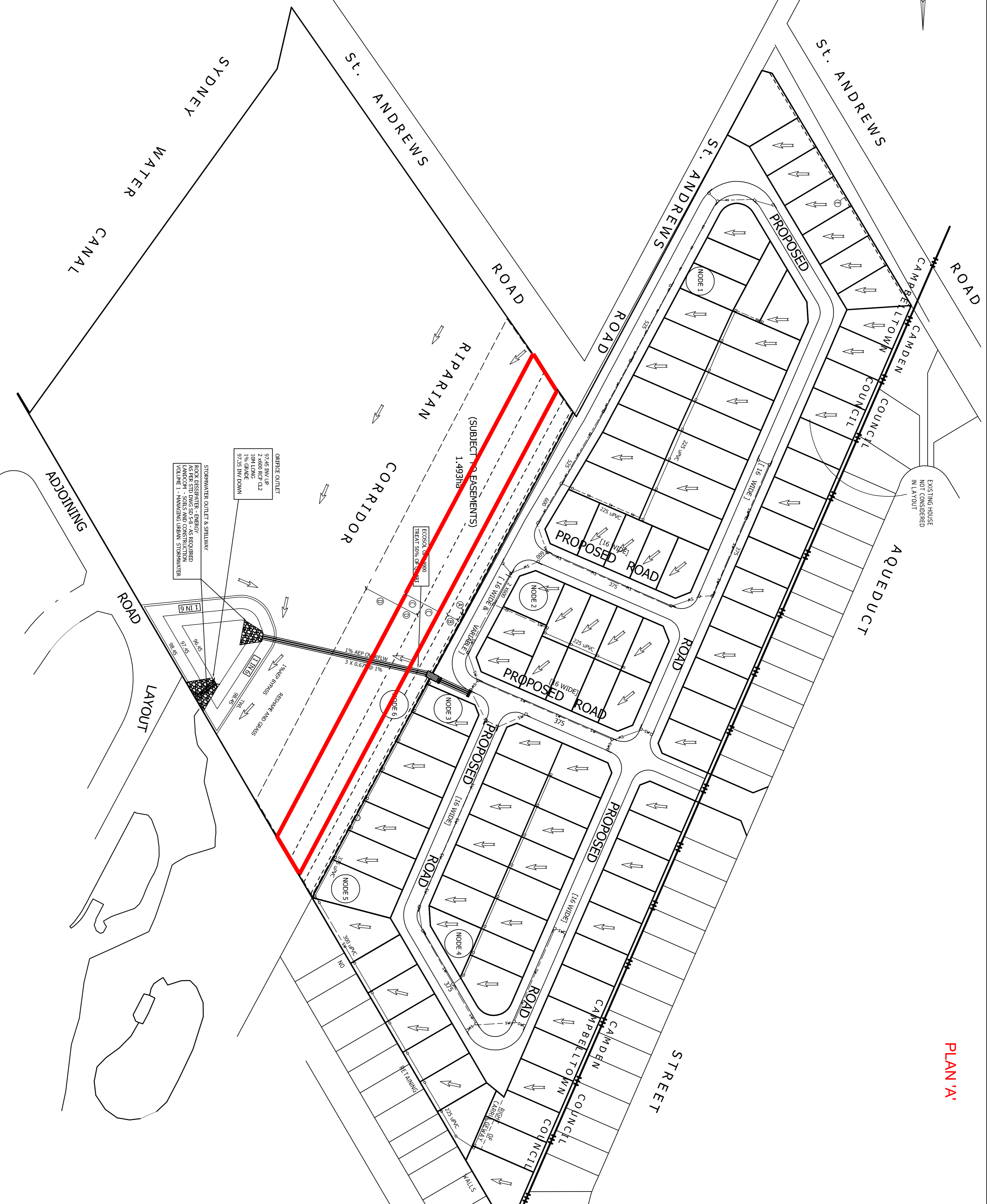
PROPOSED DRAINAGE

PROPOSED LOTS

- FRONTAGE (AVERAGE 15m)
- MINIMUM 450m² LOTS
- 16m WIDE ROADS
- AREA SPLITTING TRANSMISSION LINES LEFT AS RIPARIAN CORRIDOR

- ① EASEMENT FOR WATER SUPPLY 1.575 & 1.095 WIDE (L343711)
- ② EASEMENT FOR WATER SUPPLY 6.095 WIDE (N6-326 BK1855)
- ③ EASEMENT FOR PIPELINE (B352310)
- ④ EASEMENT FOR TRANSMISSION LINES (J98324-1)
- ⑤ EASEMENT FOR WATER SERVICE 1 WIDE (V354425)

DESCRIPTION	EXISTING
ELECTRICITY (AERIAL)	
POWER POLE, POWER POLE & LIGHT LIGHT POLE	
ELECTRICITY (UNDERGROUND), PILLAR PIT	
TELECOMMUNICATION CABLE (UNDERGROUND), PIT, ACCESS PIT, PILLAR, EQUIPMENT HOUSING	
TELECOMMUNICATION CABLE (AERIAL), POLE	
SHARED TELECOMMUNICATION/ELECTRICITY	
WATER MAIN	
METER, HYDRANT, STOP VALVE	
GAS MAIN	
METER, MARKER, VALVE	
SEWER MAIN	
ACCESS CHAMBER, INSPECTION POINT, LAMP HOLE	
DRAINAGE PIPE	
KERB INLET PIT, SEALED PIT, GRATED PIT,	
DOWN PIPE, GUTTER OVERFLOW	
SIGN (GENERAL), TRAFFIC LIGHT, TRAFFIC LIGHT CONTROL BOX	
FENCE	
WATERCOURSE/TABLE DRAIN	
EMBANKMENT/BATTER	
CONTOURS	
LEVELS, TOP OF KERB LEVEL	



LEAN LACKENBY & HAYWARD LP/OL PVTY LTD.
 CONSULTANTS IN SURVEYING, ENGINEERING & LAND DEVELOPMENT
 1ST FLOOR, 180 BARRACLOUGH ST, LIVERPOOL, PH/02 9602 1200 FAX/02 9602 6699
 PO BOX 180 BARRACLOUGH ST, NSW 1571 Email: info@llh.com.au

REV	DESCRIPTION	DATE	BY
D	RESUBMITTING AND RELOCATION OF OSD AND POND	22/11/18	ANH
C	LOT LAYOUT AMENDED	12/12/17	ANH
B	LOT LAYOUT AMENDED	24/10/17	ANH
A	ISSUE TO COUNCIL AND CLIENT FOR REZONING AMENDMENT	12/10/17	ANH

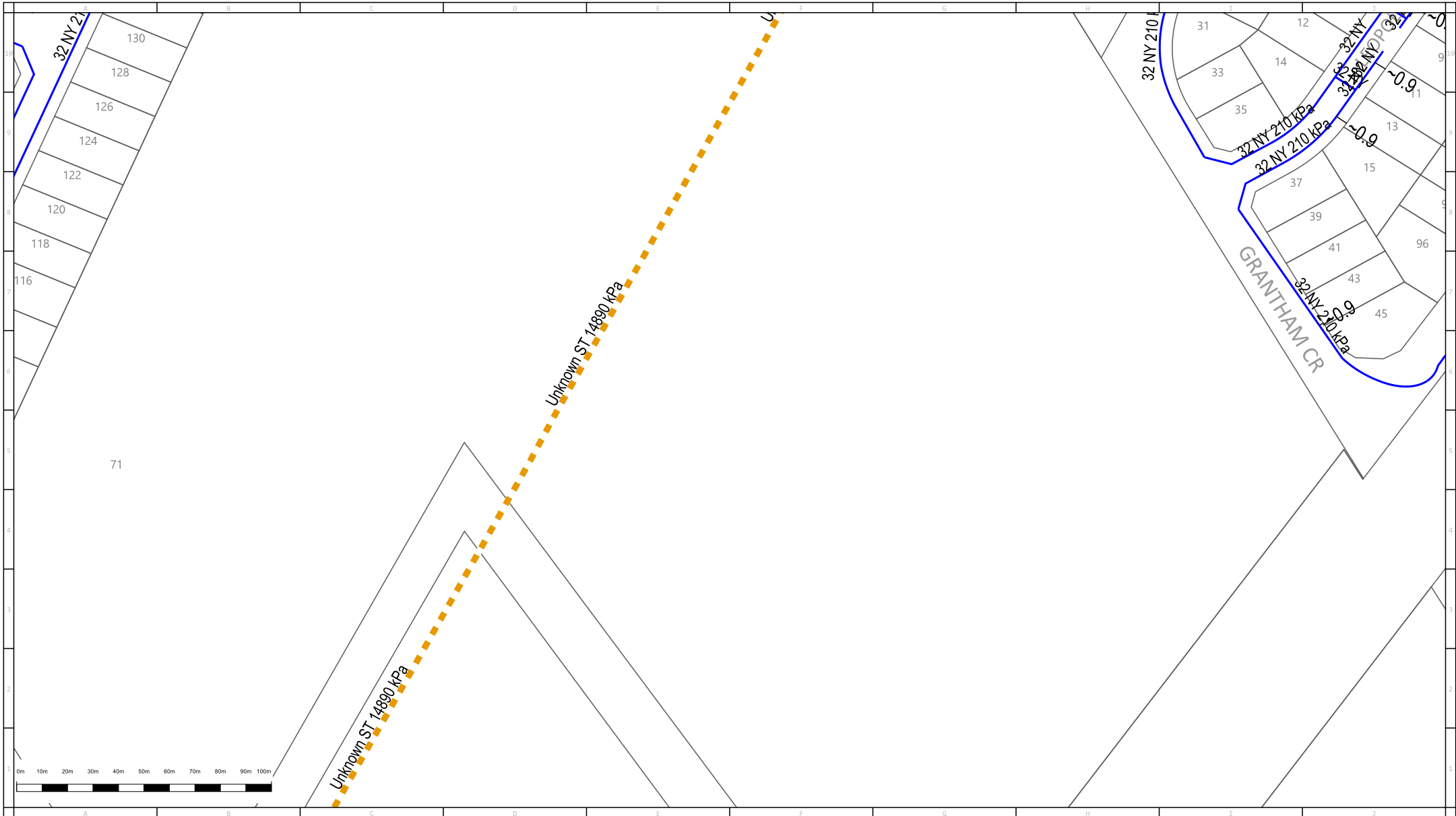
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LG.A:	SCALE:
CAMPBELLTOWN	1:1,000
LOCALITY: DENHAM COURT	PROPERTY DESCRIPTION:
SURVEY: NA	LOT 71 IN DP706546
DESIGN: KB	DATUM & ORIGIN OF LEVELS:
APPROVED: ANH	AHD CONTOURS SCALED FROM ORTHOPHOTO MAPS

DATE:	SHEET:	DRAWING NUMBER:	AMEND FILE:
OCT 2017	2 of 4	59904PFS4-DR	D No: 59904

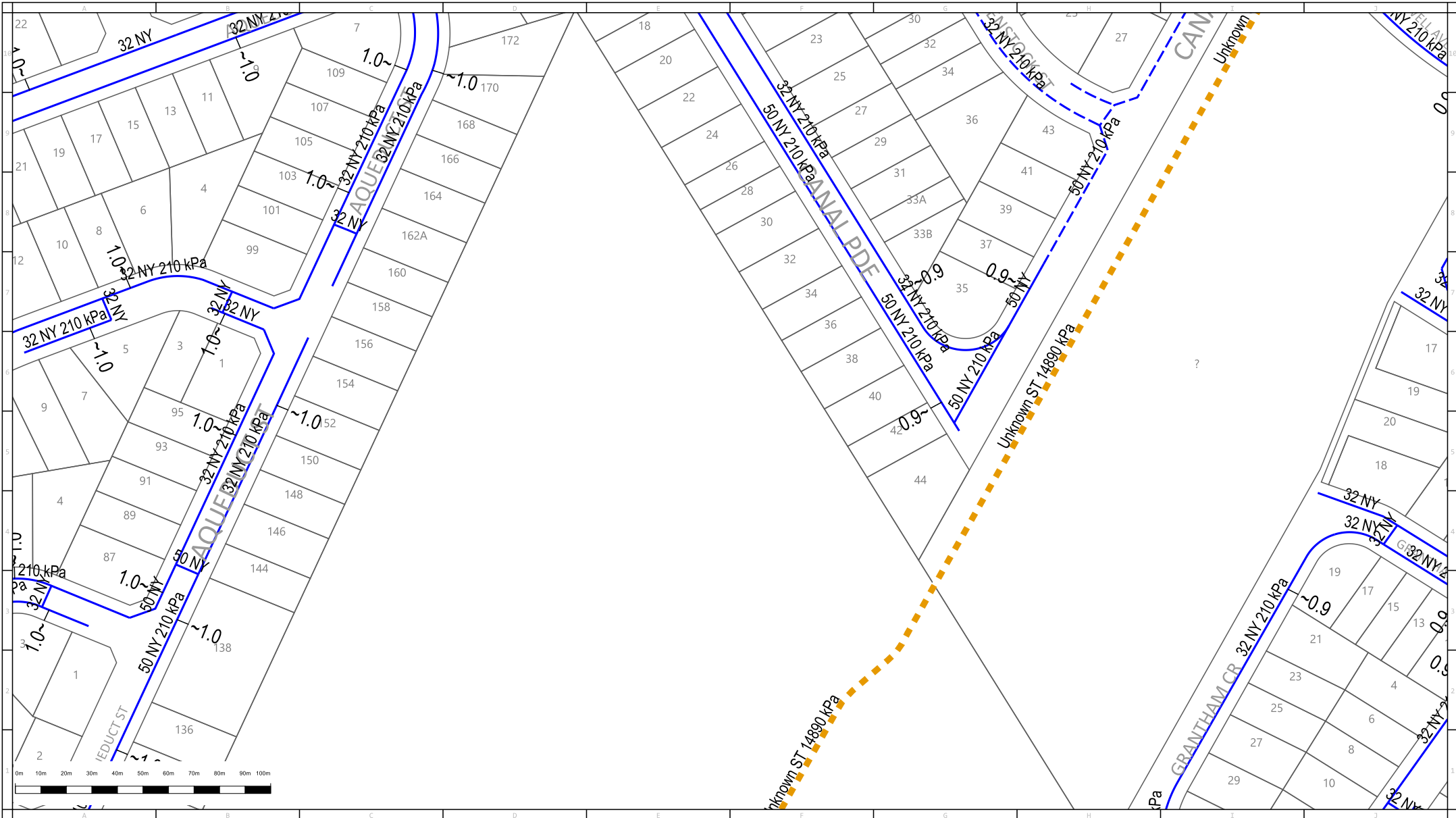
CONCEPT DRAINAGE & ON SITE DETENTION/W/SUD





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