



15 CLOSE STREET, CANTERBURY

SERVICES REPORT

Prepared for JBA Planning

May 2014

Revision A

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1 EXECUTIVE SUMMARY

1.1 General

Diversi Consulting has been engaged by JBA Planning to advise on services for this site. This report should be read in conjunction with all other reports supporting the rezoning of 15 Close Street Canterbury. This report deals only with the existing services surrounding and supplying the site and new services that will be required for the future development.

1.2 Summary of this report

The site is generally unencumbered by authority services with the slight intrusion of buried Ausgrid cables along the southern boundary. This follows the line of the existing chainwire fence which should not be removed without their notification.

The remainder of the area is clear.

Three separate main supply lines do run parallel to three of the four main property boundaries.

- High Pressure Gas to the north
- 1200mm critical water main to the east
- High pressure petroleum to the south

None of these services should overly restrict the development of the site but care should be taken not to disturb them during construction especially if deep excavations for carparks are required close to the boundaries.

The existing services for Water, Sewer, Gas, Telecommunications and Electricity are probably not sufficient for the future use. Current action is already happening to upgrade the sewerage to the area and water may only require a short extension as may power and gas. NBN is able to service the area.

There would appear that all service providers that will be able to ultimately service the fully developed site. No existing services should need to be moved to allow the development to occur.

2 THE SERVICES

2.1 High Pressure - Oil Pipeline

Owner Shell - controlled by Savcor Art Ltd. This is a high-pressure oil pipeline originally constructed in the 1970's and is a steel pipeline with a tar felt wrapping. It should be noted that these wrapping typically contained some asbestos. There is a 5m exclusion zone around the pipeline. Work within this zone would require notification to the pipeline owner. This line would be located within 5m of the right-of-way road and extends up Close Street.

2.2 Gas

2.2.1 High pressure – Gas Pipeline

Owner Jemena - controlled by Savcor Art Ltd. This is a high-pressure gas pipeline originally constructed in the 1950's and is a steel pipeline with a tar felt wrapping. It should be noted that these wrapping typically contained some asbestos. There is a 5m exclusion zone around the pipeline. Work within this zone would require notification to the pipeline owner. Considering the age of the pipeline there is likely to be some issues if work was too close. It is likely that this main was only laid at a fairly shallow depth and that any excavation work nearby on site would be actually below the invert level of the pipe. The pipeline offset could be close to the 5m exclusion zone but this should be confirmed by accurate survey

2.2.2 Low pressure gas

Initial enquiries with Jemena indicate that house service gas would be available for the proposed development. This may require an upgrade of the existing infrastructure as only a 50mm service currently exists in Close Street however two larger 110mm Nylon reticulation mains are in Canterbury Road.

2.3 Savcor Art

Savcor Art is the contact custodian for both the High pressure gas pipeline to the West and the high pressure oil pipeline to the East. Mapping for either pipeline is deliberately not available for security reasons. These pipelines can have approximate locations and depths marked on site by Savcor by arrangement. These marks can then be incorporated into any actual site survey as locality plans are not otherwise available. It is recommended that this be undertaken before any survey work is commissioned so that these details can be incorporated into the plans.

2.4 Sydney Water

2.4.1 Water

Currently a 150mm pipe runs along the extension of Close Street, on the park side and services the development to the east of the subject property. This is feed by 2 x 100mm pipes down the first part of Close St and is connected to an older 300mm distribution main along Canterbury Rd. There are two classified critical water mains for Sydney Water near the property. These are mains with a higher service priority as they currently service large areas. These are a 450mm main along Canterbury Rd and a 1200mm major trunk main that runs parallel to the eastern boundary of the property. Neither can be directly connected to.

Once an application is made to Sydney Water they will assess the requirements of the development and advise on the requirements for any extension of services required to service the site. If the current service is not able to cope with the increased demand they may require a new short main to be connected from Canterbury Rd to the end of Close Street on the south western corner of the property.

2.4.2 Sewer

There is a 225mm sewer main on the low side of the property which the current site drains to a 300mm main crossing the Cooks River in a deep pipe just past Sugarhouse Road. This carrier is a 300mm pipe and currently drains a large portion of the present developments on that side of the river both to the East and west of Canterbury Road as well as the northern side of the railway.

It is doubtful that there is much capacity remaining in that particular pipe. Preliminary enquires were made to Sydney Water who indicated that any planned development would have to be proved by undertaking a detailed sewer model of the area and paying for upgrades of the pipe network if required. Further enquires revealed that other properties nearby, and using this same carrier have already approached SWC and are currently undertaking sewer modelling with the exact aim of determining what size upgrade this sewer pipe would require to service the local area, taking into account the planned redevelopment in this area. It is probably, but not confirmed that they have taken some degree of upgrading on this site and this has been applied to the model and paid for by others.

We recommend that Council appoint a Water Services Co-ordinator to make a pre-DA application to SWC to ensure that the full development potential of this site is included in the current modelling so that at the time of requesting connection for the expanded development the sewer pipes will have adequate new capacity.

The sewer load from the proposed development will be significantly higher than the present load.

2.5 Telecommunications

2.5.1 Telstra

The current site is connected via a smaller copper cable from Close Street. Telstra owns two larger telecommunication conduits that run parallel to the northern Boundary and connection from this area may be possible. Other major ducting exists in Canterbury Road.

2.5.2 NBN

NBN advises that they would be able to ultimately service the site.

2.5.3 Optus

The closest Optus cable is at the Canterbury Rd and Close St intersection. They currently do not service the site.

2.6 Electricity

The current site is serviced by three phase power via aerial cables but this will be inadequate for the proposed development. An electrical substation is located 60m from the site on Close Street. Both Aerial and underground cables high voltage cable are owned by Ausgrid.

An Ausgrid Cable appears to have the slightest of encroachments on the site in the southern boundary of the site. This generally follows the existing chain wire fence, the cable run meandering both slightly inside and Southside the fence and again slightly inside on the south eastern corner (see plan S_32971337_LE7412GMLA0_1.pdf attached in appendix E). The exact location of this cable should be determined before any works is undertaken, including the removal of the existing fence.

To fully assess the electrical capacity of the site and the ability to supply the development an application should be made directly to Ausgrid. Because of the close proximity of the substation and the underground 11kVA cables, it is likely the site can be serviced; however it will be necessary to check that there is available capacity within the system and provide an additional of one or more pad mounted transformers within the site. The most likely positioning of the new substation/transformer for this, would be with direct access from the Close Street boundary. The transformer does not have to be located on the boundary but would require a 4m easement to the pad mounted transformer location.

Appendix A

Sydney Water DBYD Plans (Sewer and Water)

Appendix B

Telstra DBYD Plans

Appendix C

Optus DBYD Plans

Appendix D

AUSGRID Plan