

# 34 Queen Street, Campbelltown

## Initial Site Servicing Report

**Prepared for: H&R Properties and Arben Management**

**Document no: NS230681**

**Revision no: 01**



## Disclaimer

This Report has been prepared in accordance with the scope of services described in the agreement between ACOR Consultants Pty Ltd and the Client. The Report relies upon data, surveys, measurements and results based on instructions from, and in consultation with, the Client. Except as otherwise stated, ACOR Consultants Pty Ltd has not attempted to verify the accuracy or completeness of any information provided by the Client. If the information is subsequently determined to be false, inaccurate or incomplete then it is possible that changes may be required to the Report. Changes in circumstances or facts, the passage of time, manifestation of latent conditions or impacts of future events may also impact on the accuracy, completeness or currency of the information or material set out in this Report. This Report has been prepared solely for use by the Client, ACOR Consultants Pty Ltd accepts no responsibility for its use by any third parties without the specific authorisation of ACOR Consultants Pty Ltd. ACOR Consultants Pty Ltd reserves the right to alter, amend, discontinue, vary or otherwise change any information, material or service at any time without subsequent notification. All access to, or use of, the information or material is at the user's risk and ACOR Consultants Pty Ltd accepts no responsibility for the results of any actions taken on the basis of information or material provided, nor for its accuracy, completeness or currency. For the reasons outlined above, however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this Report, to the extent permitted by law.

## Revisions

Revision	Date	Purpose	Approved By
01	15.05.2023	Initial Issue to Project Manager	W Meadows

## COPYRIGHT

This document, including the concepts and information contained within it, are the property of ACOR Consultants Pty Ltd or any of its related or associated entities. Use or copying of this document in whole or in part without the written permission of ACOR Consultants Pty Ltd constitutes an infringement of copyright. No part of this document may be copied, reproduced, adapted, transmitted or stored in a retrieval system in any form or by any means without written permission or unless otherwise permitted under the Copyright Act 1968. Removal or modification of any copyright or other proprietary protection from this document will be a breach of copyright.

© ACOR Consultants Pty Limited

All intellectual property and copyright reserved.

## Table of Contents

1	Introduction .....	4
2	Services Assessment.....	5
2.1	Sydney Water.....	5
2.2	Endeavour Energy .....	7
2.3	Jemena .....	8
2.4	National Broadband Network .....	9
3	Summary.....	10

## 1 Introduction

This report is a desktop review of the services infrastructure information issued to ACOR in response to a Dial before you Dig inquiry for 34 Queen Street Campbelltown ("the site").

The reference site is shown as:



The purpose of this report is to inform the Urban Design Report prepared by Architectus for H&R Properties. Specifically, our engineering opinions as to whether the proposed redevelopment would be capable of being supported by the infrastructure services - either in their existing form or whether it is credible to expect that any alterations and additions could be reasonably accomplished as part of the redevelopment proposal.

For the purposes of these assessments the number of new dwellings is assumed to be around 400 and a retail component of approximately 2,000m<sup>2</sup> is likely to be included.

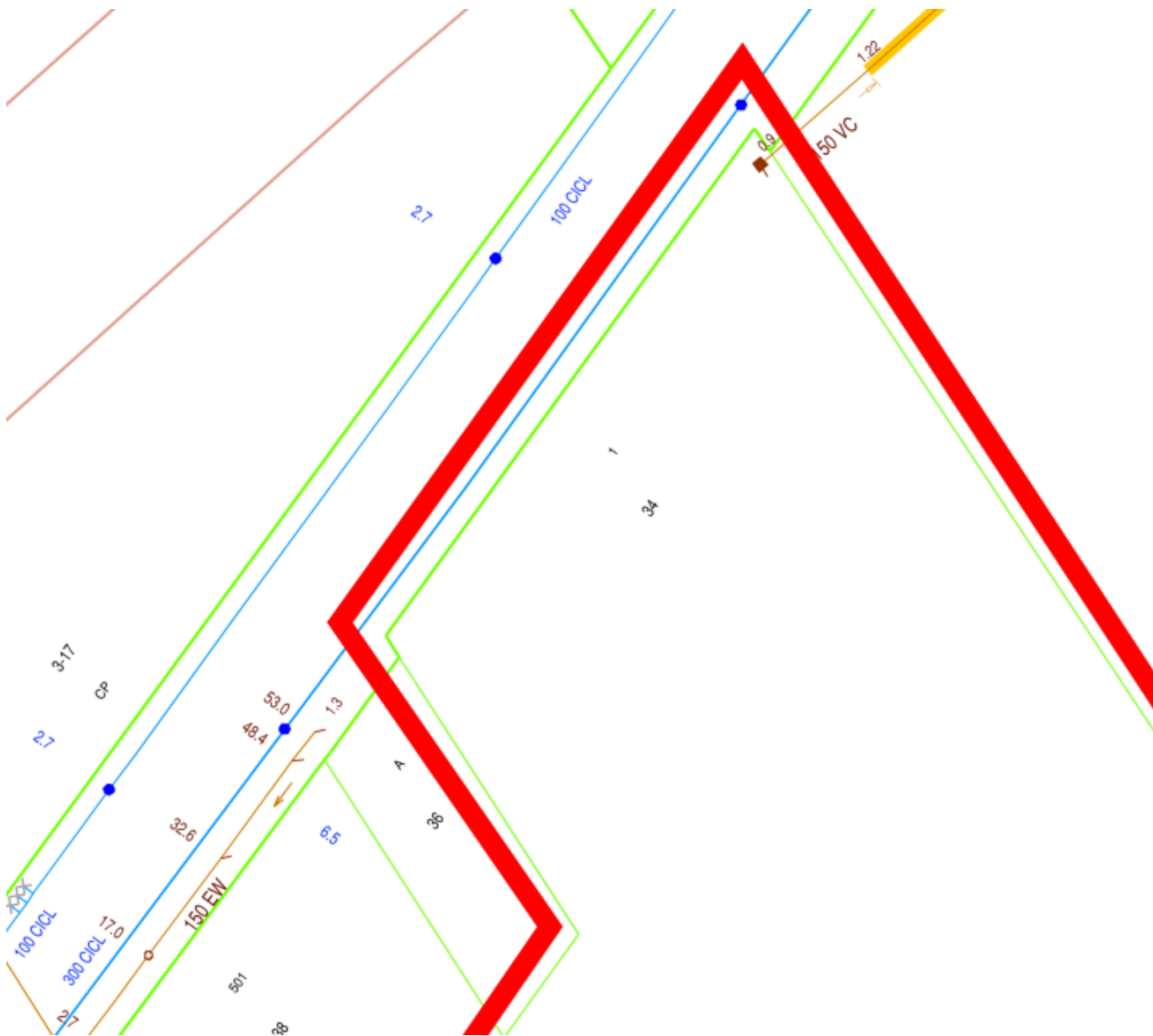
In undertaking these works ACOR visited the site on 3 May 2023, and sought services information from the Dial Before You Dig (DBYD) portal - [Home | Before You Dig Australia \(BYDA\)](#)

## 2 Services Assessment

### 2.1 Sydney Water

#### 2.1.1 Potable Water

A 300mm diameter Sydney Water owned potable water main located outside the site boundary in Queen Street is available for connection.



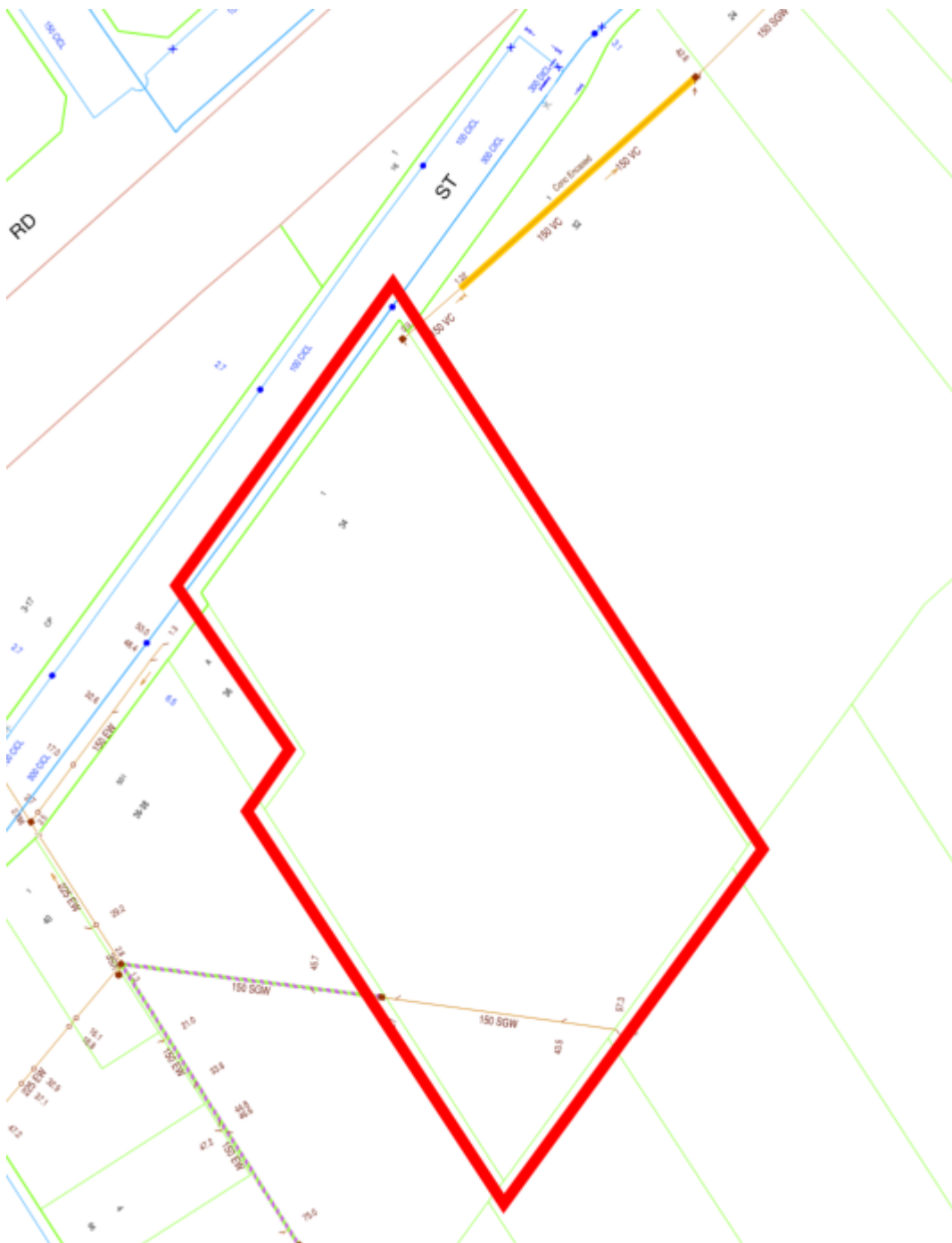
By experience, it is likely that infrastructure would be able to support a residential development of a scale proposed at the site.

#### 2.1.2 Non-Potable Water

No infrastructure for this service type was identified.

### 2.1.3 Sewer Service

A 150mm diameter Salt Glazed Ware (SGW) sewer service is present towards the rear of the site and grades south. A separate 150mm diameter Vitreous Clay (VC) sewer service is also provided to the front corner of the site adjacent to the Queen Street frontage. This service represents an “end of line” and traverses through the adjacent property at 32 Queen Street – grading to the north.



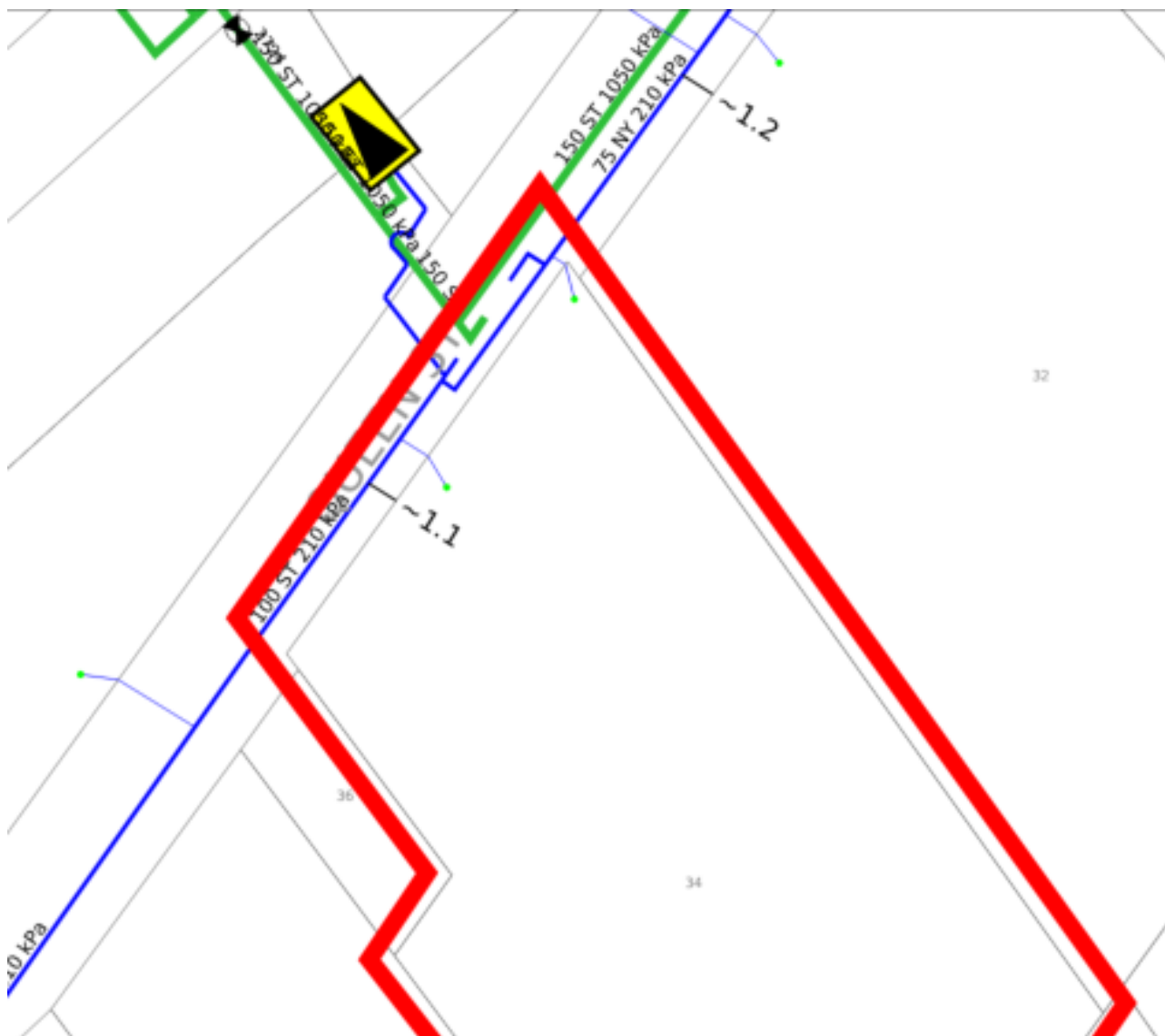
By experience, it is likely that infrastructure would, with extension of supplementary connections to surrounding main, be able to support a residential development of a scale proposed at the site.

It would be prudent to engage with the developer at 32 Queen Street to seek opportunities for avoidance of redundant works associated with either redevelopment.



## 2.3 Jemena

Natural Gas infrastructure is located in Queen Street including a 150mm High Pressure (1050kPa) transmission main (GREEN) and 100mm Medium Pressure (210kPa) gas main (BLUE).

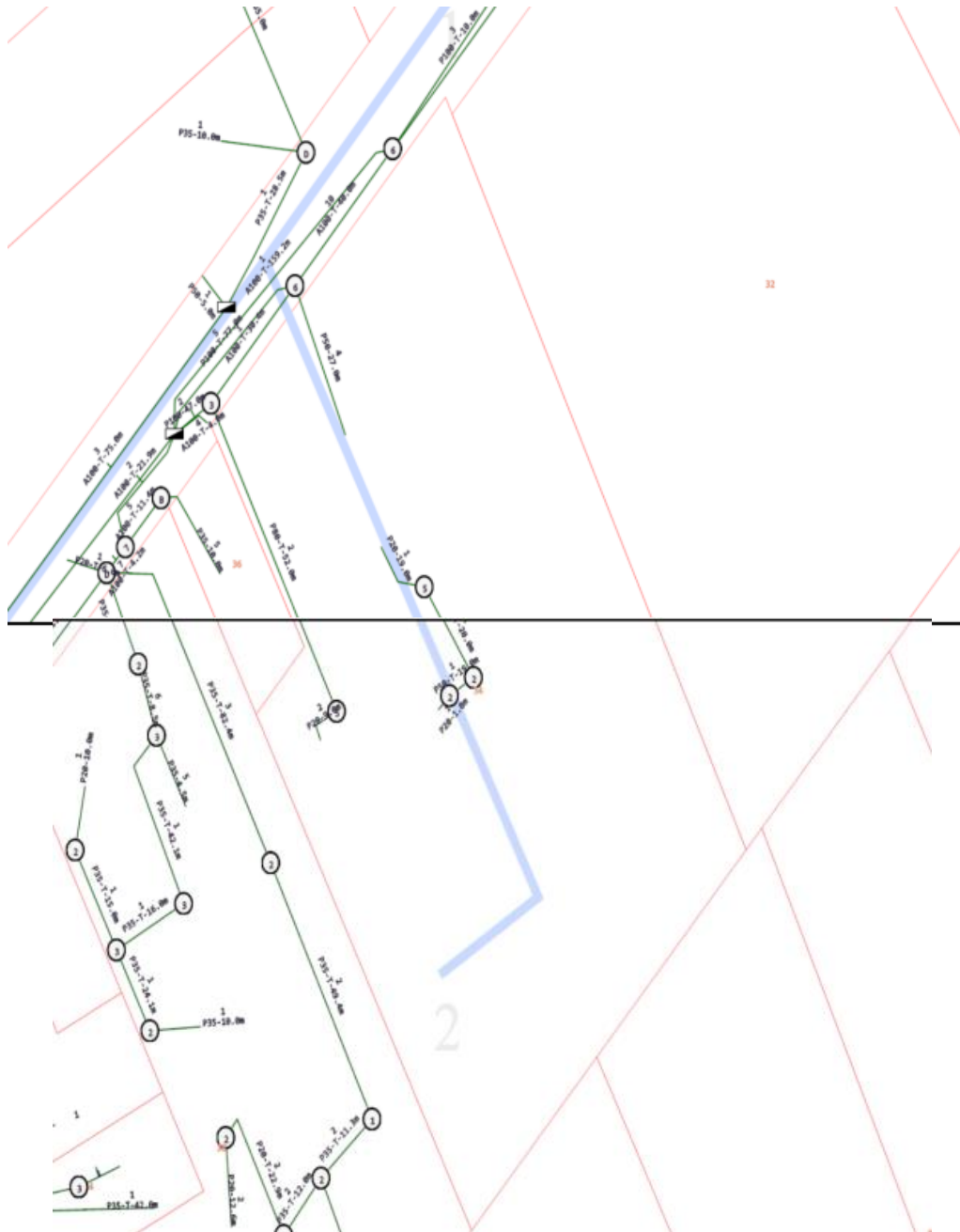


The existing supplies indicated to the site were not readily visible and will become redundant within the new development.

If the redevelopment chooses to offer natural gas, then, by experience, it is likely that the existing infrastructure would be able to support a residential development of a scale proposed at the site.

## 2.4 National Broadband Network

There are NBN conduit pathways and existing lead-in cables serving the existing site. These will become redundant and should be readily removable without impacting adjacent users.



By experience, it is likely that the existing NBN infrastructure would, with appropriate expansion or supplementing in association with the adjacent approved development, be able to support a residential development of a scale proposed at the site.

### 3 Summary

There are substantial existing building services infrastructure provisions located within the Queen Street road reserve.

It appears that these would be capable of - either immediately or with normal supplementary provisioning – of accommodating the expected peak maximum demands of a residential and retail development proposed at this site.

**ACOR Consultants Pty Ltd**