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Multi-Discipline Design + Project Management

10th January 2024
Project No. **21 - 035**

Re : PLANNING PROPOSAL - Lot 1 DP 712505 - INFRASTRUCTURE REPORT

This report has been prepared to accompany a Planning Proposal in respect of Lot 1 DP 712505, 126 Somersby Falls Road, Somersby, and addresses the requirements of Part 3 Section D of the Application.

Intent of Planning Proposal

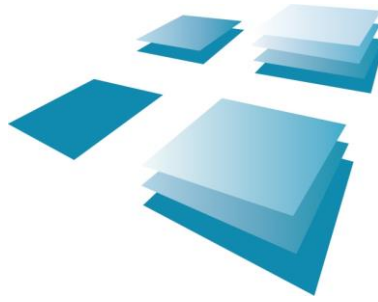
The proposal is to re-zone the subject land from RU1 - Primary Production to E4 - General Industrial.

The application is for land re-zoning only, and does not include application for any other development.

In this report, the unused road reserve on the eastern and northern sides of the subject site are referred to as Old Somersby Falls Road, as shown below :



ROAD NAMING PLAN



Requirement to Address Part 3 Section D

The Planning Proposal Application is required to address the current and future requirements for public utilities.

Public utility infrastructure is located within the road reserves of Somersby Falls Road and Old Somersby Falls Road and the site is currently connected to all available utilities.

The site is located within a developed industrial precinct with existing electrical power, water supply, sewer drainage and stormwater drainage servicing the area, however, further consideration is necessary, as follows :

Electrical Reticulation :

The local area is serviced by existing underground mains grid located on the western side of Somersby Falls Road.

The site is connected to the existing electrical grid by an underground connection below the road formation, however, any development on the site would require amplification of the electrical supply.

If the subject site was to be re-developed by establishment of a new industrial facility, a new sub-station, of suitable size and capacity to suit the proposed use/s, would be required to be established on the site.

Under-road boring of Somersby Falls Road, new connections to existing services and supply and installation of a new electrical sub-station, to the supply authority's requirements, would be funded by the developer.

Water supply :

Mains water services are extant adjacent the subject site on all boundaries.

The site is connected to the existing mains water supply located in Old Somersby Falls Road on the eastern side of the subject site.

If the subject site was to be re-developed by establishment of a new industrial facility, a new mains connection would be required.

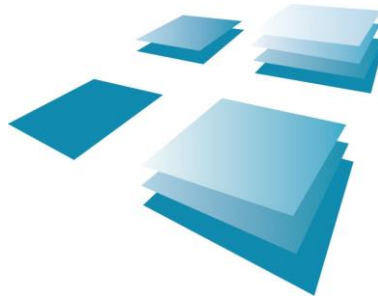
The size of the connection, requirements for backflow prevention, etc. would be determined by the proposed use/s on the site, in accordance with Central Coast Council's requirements, and would be funded by the developer.

Sewer drainage :

Sewer mains are extant adjacent the site on the eastern and western boundaries.

The site is connected to the existing sewer mains located on the located in Old Somersby Falls Road on the eastern side of the subject site.

If the subject site was to be developed by establishment of a new industrial development, a new mains connection would be required.



The size of the discharge connection, requirements for trade waste treatment, etc. would be determined by the proposed use/s on the site, in accordance with Central Coast Council's requirements, and would be funded by the developer.

Stormwater drainage :

Stormwater mains are located adjacent the subject property on the western side of Somersby Falls Road.

Kerb inlet pits on the eastern side of Somersby Falls Road are connected by underground pipework to the existing stormwater mains on the western side of Somersby Falls Road.

A stormwater point of discharge is also located on the north-eastern corner of Somersby Falls Road and Old Somersby Falls Road, to which the site is currently discharging stormwater.

If the subject site was to be re-developed by establishment of a new industrial facility, it is expected that On Site Stormwater Detention would be required to limit discharge from the site as is normal practice in new developments, and a connection made into the existing stormwater point of discharge.

The size of the discharge connection, requirements gross pollutant traps, On Site Stormwater Detention, etc. would be determined by the proposed use/s on the site, in accordance with Central Coast Council's requirements, and would be funded by the developer.

Telstra and NBN :

Connections for both Telstra and NBN are extant in Old Somersby Falls Road and the existing property is connected to these.

If the subject site was to be re-developed by establishment of a new industrial facility, new connections would be required to establish NBN connections suitable for the type of development to be established.

The new NBN connections would be funded by the developer, and individual users would commission a telco service provider of its own choice.

Summary

For the purposes of this Planning Proposal Application, there is no requirement to upgrade any service utilities, however, if future development is to occur, all utility services are available for connection.