

Attachment 8

Engineering Assessment

Services Advice for Site Compatibility Statement

1 Edgecliff Road Glenhaven and 9 Old
Glenhaven Road Glenhaven

Prepared for CCR Interiors Pty Ltd

Our Ref: 17013

30 August 2017

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1 Executive Summary

Cubo Consulting Pty Ltd has been engaged by CCR Interiors Pty Ltd to undertake a preliminary review for the availability of utility services for the proposed residential development at Lot 100 DP1230439, 1 Edgecliff Road Glenhaven and 9 Old Glenhaven Road Glenhaven.

The report includes the following services:

- 1) Sewer connection – Sydney Water Corporation;
- 2) Water connection - Sydney Water Corporation;
- 3) Electrical Connection – Endeavor Energy;
- 4) Gas Connection – Jemena;
- 5) Telecommunications Connection - National Broadband Network (NBN);
- 6) Fire Services – Fire and Rescue NSW.

The utility service infrastructure requirements can be provided to the proposed development with minimal external construction required outside the existing retirement village or proposed development.

Yours Faithfully



Vince Cubis
Senior Engineer

2 Background Information

This document presents the outcomes preliminary studies of public utility infrastructure availability undertaken by this office and is subject to actual confirmation by the utility companies when application is made for connection to the appropriate service.

3 Process

Dial Before You Dig (DBYD) enquiries have been made to establish the services availability near the proposed development site.

The enquiries have established the following connection points:

- 1) Water services are located adjacent to the site within the existing retirement village.
- 2) Sewer services are located adjacent to the site within the existing retirement village.
- 3) Gas services are located adjacent to the site within the existing retirement village.
- 4) Electrical services are located adjacent to the site within the existing retirement village.
- 5) Telecommunication services are located adjacent to the site within the existing retirement village.
- 6) Fire services are located adjacent to the site within the existing retirement village.

4 Services Availability

Connection availability is as follows:

4.1 Water Connection

The water network within the existing retirement village to be extended to the proposed development to provide water services.

4.2 Sewer Connection

The sewer network serving the proposed development to be extended to the to the existing development Private Pump Station. The PPS will require increased storage capacity to handle the increased sewerage load with full requirements determined at Design Stage in negotiation with Sydney Water.

4.3 Electricity Connection

The existing electricity substation network to be extended to service the proposed development. The increased electrical load will be determined at the Design Stage in negotiation with Endeavour Energy.

4.4 Gas Connection

The Gas network within the existing retirement village to be extended to the proposed development to provide gas services. The increased Gas load will be determined at the Design Stage in negotiation with the Gas Provider.

4.5 Telecommunications Connection

The Telecommunication network within the existing retirement village to be extended to the proposed development to provide services. The increased service level will be determined at the Design Stage in negotiation with the NBN.

4.6 Fire Services

The Fire Services network within the existing retirement village to be extended to the proposed development to provide services. The increased service level will be determined at the Design Stage in negotiation with the Fire and Rescue NSW.

5 Summary

The Water, Sewer, Power, Gas, and Telecommunication utility service infrastructure requirements can be provided to the proposed development with minimal external construction required outside the existing retirement village or proposed development.

Note that this report only provides advice on services availability for the proposed development. The capacity of each system will need to be assessed in negotiation with the respective service provider at the design stage.