



ABN 48 612 666 172

Sydney | Brisbane | Melbourne

Level 20, 2 Market St  
Sydney NSW 2000

PO Box Q453  
Queen Victoria Building  
NSW 1230

Ph (02) 9437 1000

20 October 2023

ADCO Constructions  
L2, 7-9 West Street  
NORTH SYDNEY NSW 2060

Attention: Mr A Raad

Dear Abdallah,

**RE: NRSC (Broadwater PS) – Infrastructure Services Statement**

**JOB NO.: 230185**

**REVISION NO.: [B]**

## 1 INTRODUCTION

The existing buildings at Broadwater Public School, 9 Byrnes Street, Broadwater (Lot 4 & 5, Deposited Plan (DP) 1043232 and Lot 501 DP 755624) were significantly inundated during the February 2022 floods and most of the structures are no longer habitable due to the damages caused by the flood waters. As a result, the NSW Department of Education is proposing to demolish the existing school buildings and construct a new elevated school building to replace it. The floor level of the new building will be located above the design flood level to increase flood resistance and create useable undercroft spaces.

A development application will be submitted to Richmond Valley Council for these works. Works will comprise the following:

- Site preparation including site establishment works, earthworks and relocation of heritage bell.
- Demolition of existing school buildings.
- Construction of a new elevated school building, with at-grade (undercroft) amenities and storage, including:
  - Ground Level:
    - Open undercroft space for covered outdoor learning and play
    - Male and female amenities and accessible toilet / change room facility.
    - Cleaners Store.

- Sports Store.
- Equipment and general store.
- Elevated Level:
  - New administration comprising interview room, clerical spaces, Principal's office, staff room, sick bay, store and male, female and accessible amenities.
  - School library with computer room, store, main communications room and library office.
  - Three (3) General Learning Spaces (GLS) with learning commons and multi-purpose space.
  - Canteen with open servery space.
  - Store.
  - Male, female and accessible amenities.
  - Mechanical plant.
- New hard and soft landscaping including replacement playing field, playground, half games court and vegetable garden and new yarning circle.

It is not proposed to increase staff or student numbers as a result of these works.

## 2 SCOPE OF WORKS

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### 2.1 HYDRAULIC SERVICES

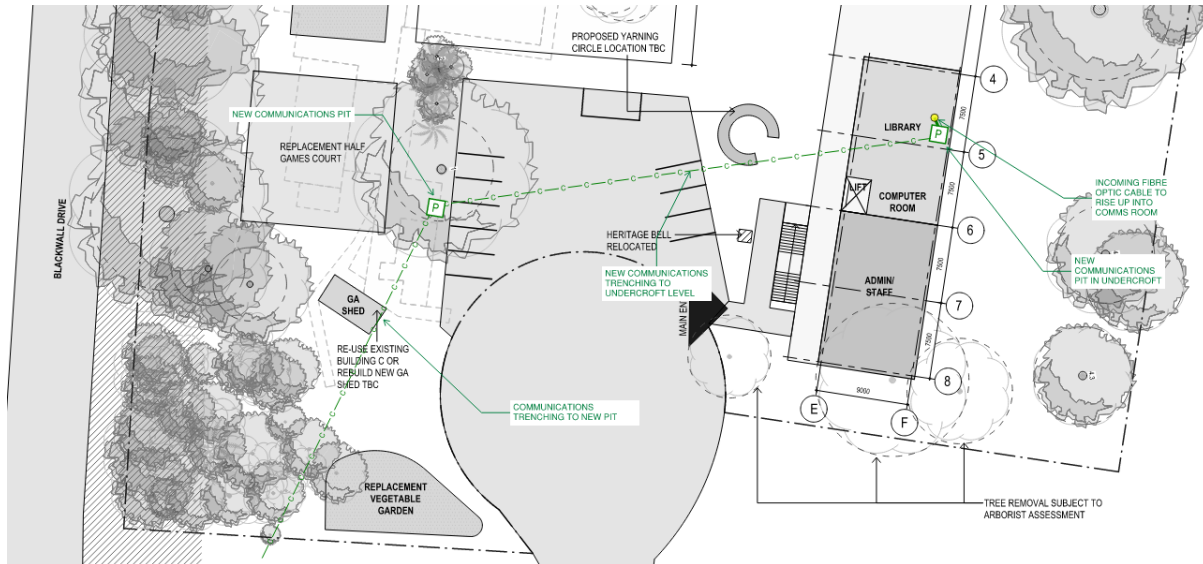
- Domestic water services / Reused rainwater system
- Sanitary plumbing and drainage services
- Roof drainage and rainwater harvesting system
- Fire hydrant system

### 2.2 ELECTRICAL SERVICES

- General Internal Lighting
- Emergency and Exit Lighting
- General Power and Data Distribution
- Security System

### 3 BROADWATER UTILITY CONNECTIONS

**Communications:** Connection will originate from the existing pit out the front of school entrance on Blackwall Drive and reticulate to the new main comms room:

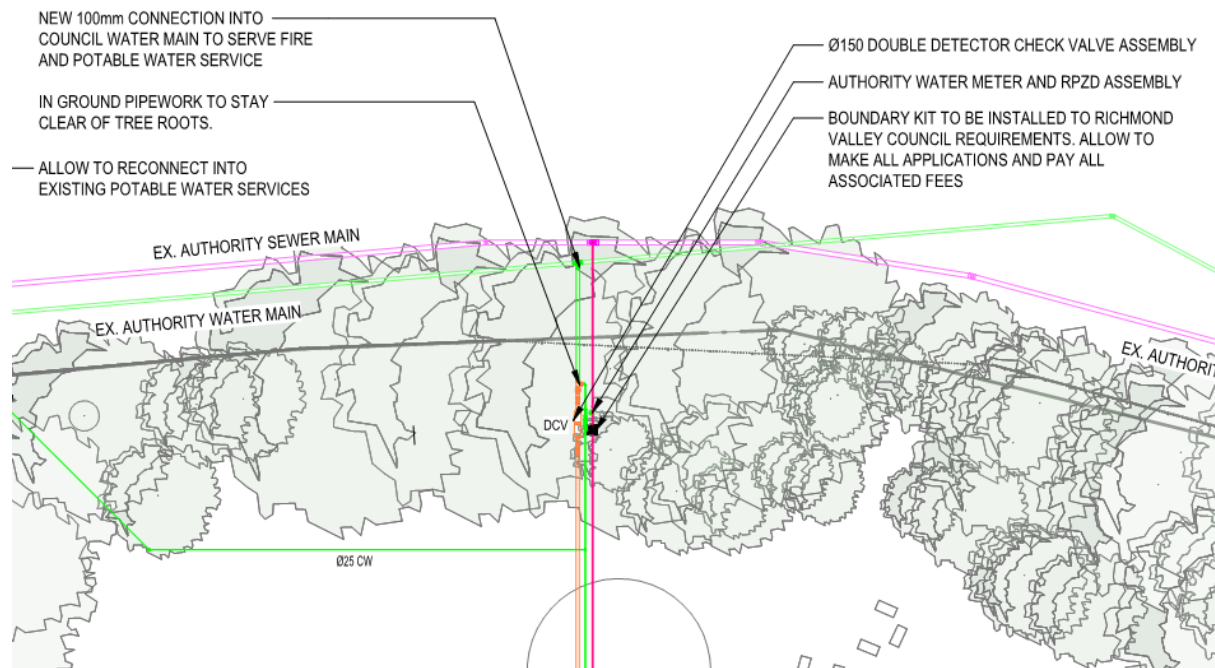


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**Power:** Proposed power supply will be an underground cable from existing pole 3750 in the western boundary of the site next to the existing fence:



**Water:** A new 100mm water connection off the existing Richmond Valley Council's Water Main on Blackwall Drive will be utilized for the potable water and fire service requirements for this project.



The fire hydrant system includes a new connection into the council water main, a double detector check valve (DDCV) and an external feed fire hydrant located a min. 10m away from the new building.

The feed fire hydrant shall supply the fire brigade pumping appliance to provide coverage to the new building.

The potable water supply will be a separate 32mm supply off the new 100mm water connection. The supply will extend into a new council water meter and backflow assembly to provide potable water to the new building, whilst connecting into the existing water service serving the remainder of the school site.

**Sewer:** The new building shall discharge into an inground sewer pumping station (SPS) located to the east side of the building. The sewer pumping station shall then discharge, via a sewer pump out line, into the existing Richmond Valley Council's sewer main on Blackwall Drive.

As part of councils sewer connection requirements, a boundary kit prior to connection into the sewer main is proposed adjacent to the water meter and DDCV.