

UTILITY SERVICES INVESTIGATION 105 COOBY ROAD - TULLIMBAR

PREPARED FOR
TULLIMBAH HEIGHTS PTY LTD

December 2018



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1. INTRODUCTION

Indesco has been engaged to prepare a Utility Services Investigation to support a Planning Proposal for the rezoning of 105 Cooby Road, Tullimbar, to allow for future residential development. This report assesses the known infrastructure in the area and also provides recommendations for future connection points for the site.

Figure 1 below, shows the location of 105 Cooby Road, Tullimbar (boundary shown in blue).



Figure 1: Site Location (Nearmap 2018)

2. WATER AND SEWER SERVICES

A Feasibility Application was issued to Sydney Water in May 2017 with regard to the potential servicing of 105 Cooby Road, Tullimbar. Sydney Water provided the following advice:

2.1 WATER

Due to the relatively high ground levels of this site, Sydney Water advised that the connection to Water services would need to come from the existing 375mm diameter water main located within Lot 4 DP 1223910, approximately 800m to the east of the site. We understand that Sydney Water believes connection to this main is required to supply sufficient water supply to not only this site, but also the higher development areas of Tullimbar and Calderwood.

Sydney Water noted that further design details can be resolved during the Development Application stage of the project.

2.2 SEWER

Sydney Water found that based on the status of surrounding development areas, a connection to the existing 375mm diameter main within the existing Tullimbar development area would be the proposed connection point for sewer. It is noted that the design of the sewer network within Tullimbar did allow for the potential future development of 105 Cooby Road, and therefore has sufficient capacity to service this site.

3. ELECTRICITY SERVICES

In accordance with Endeavour Energy procedures, a formal Technical Review has been lodged for this site to determine indicative servicing arrangements. It is likely that future electricity services will extend from the existing and future development areas of Tullimbar, immediately north of this site.

Future method of supply applications will be lodged with Endeavour during the Development Application stage to confirm network capacity and infrastructure requirements.

4. TELECOMMUNICATIONS SERVICES

The future Developer of 105 Cooby Rd will be required to provide pit and pipe networks, in accordance with NBN Co. standards to enable the provision of optical fibre throughout the estate. In accordance with NBN Co's current Fibre Policy, NBN Co. will take ownership of the pipe network.

The Developer will lodge future applications, as required, to ensure services are provided to suit the development schedule of the site. Connection will likely be via the future developed areas or the currently serviced areas of Tullimbar, subject to timing of development.

5. GAS SERVICES

Gas will be supplied to the development via the extension of existing services within Tullimbar, consistent with Jemena's standard procedures.

6. CONCLUSION

Water, sewer, electricity, telecommunications and gas can be provided to service a potential future development at 105 Cooby Road, Tullimbar.

Provision of utility services will either be provided via the extension of existing mains and services from the existing Tullimbar development or, depending on timing, development that is currently planned on the northern boundary of this site.