

Our Ref: 18100(21)

28 October 2021

Bill McGarry
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Dear Bill

**RE: Infrastructure Services Report – Lot 21 in DP1000643
Water, Sewer, Gas and Communications**

Further to the issue of the plan of detail and contour over the subject Lot (refer Annexure A), I confirm that the plan details the approximate extent of existing services within the vicinity of the Subject Lot as interpreted from available “dial before your dig” service location information and our understanding of services within the Mt Gilead Retirement Village development.

It is understood from your instructions that the current proposal is to utilise part of the Subject Lot as an extension to the Mt Gilead Retirement Village which adjoins the Subject Lot to the south and that such extension will not effect an increase in development yield but simply provide for a reduction in development density by increasing the development area available for the currently approved Mt Gilead development.

The Mount Gilead Retirement Village development is currently serviced by an existing DN200 water main located on the western side of Glendower Street as indicated in Figure 1. The existing water main has adequate capacity for the current extent of development in the Mt Gilead site but will need to be upgraded in the near future to DN450 so that there will be adequate water supply to the remaining Mount Gilead Retirement Village development and the proposed Mt Gilead residential release area to the south of the Mt Gilead Retirement Village site.

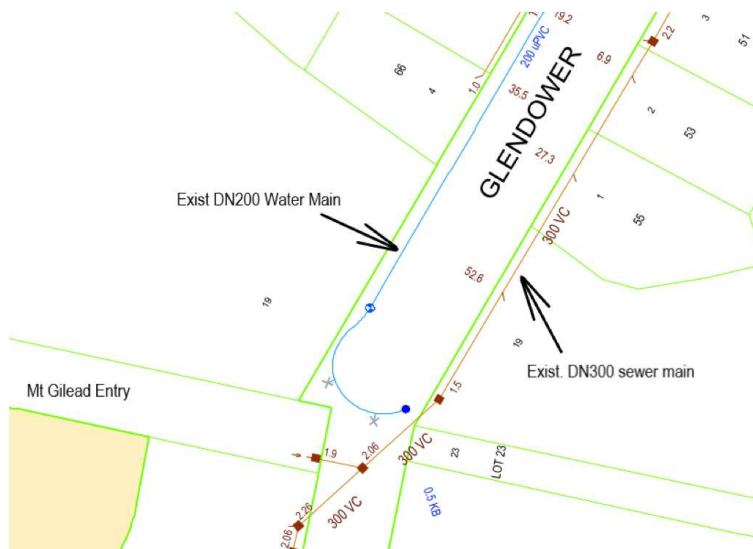


Figure 1 – Location of Existing Water and Sewer Services in Glendower St

Water services currently installed within the Mt Gilead Retirement Village have been designed to cater for the whole of the Mt Gilead Retirement Village development as

approved. If the Subject Lot were to be developed in conjunction with the Mount Gilead Retirement Village as proposed, the units to be located within the Subject Lot could be serviced with water by extending water mains off the existing mains within the main development.

The Mount Gilead Development is currently serviced by an existing DN300 sewer main located adjacent to the eastern side of the Glendower Street road reserve as indicated in Figure 1. The existing sewer main has been confirmed by Sydney Water to be adequate to service the Mt Gilead development as approved by Campbelltown Council.

The approved sewage management plan for the Mt Gilead Retirement Village development provides for the construction of a number of private sewage pump stations around the site. All units within the development are connected to a reticulated sewerage pipe network which drains to the pump stations which in turn discharge to a final gravity system at the top of the development. The final gravity sewer pipe then discharges to the existing Sydney Water sewerage system. The units to be located on the Subject Lot would also be drained via a reticulated sewerage pipe system which drains to a pump station. The pump station to be located on the Subject Site would then discharge to the existing final gravity system referred to above.

With regard to Gas and communication services, the Mt Gilead Retirement Village development has been reticulated with a private gas pipe system and communication cable network which are connected to Authority assets within Glendower St. It is understood that these private service networks could be extended into the Subject Lot to provide adequate gas and communication services to the units to be located therein.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'T. Hams'.

Terry Hams

Design Engineer/Project Manager
BEVERIDGE WILLIAMS

Annexure A – Plan of Detail and Contour Lot 21 in DP100643

