



Infrastructure Capability Assessment 1-5 Railway St, Gulgong (Stage 1)

Prepared For
Mid-Western Regional Council

Project No.
TEL2021184


Issue A October 2021

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Document Information

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Issue A		Position	Date	Comments
Prepared By	Katrina Salloum	Civil Engineer	21 October 2021	
Reviewed By	Dr Michel Chaaya	Civil Engineer	21 October 2021	

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Client	Comments
Mr. Roy Amery	Nil

Disclaimer

The advice and information contained within this report relies on the quality of the records and other data provided by the Client and obtained from Canterbury Bankstown Council along with the time and budgetary constraints imposed.

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1 INTRODUCTION

Telford Consulting Pty Ltd have been commissioned to undertake an Infrastructure Capability Assessment for the Proposed Residential Subdivision at 1-5 Railway St, Gulgong (Stage 1). The aim of this report is to assess:

1. Concept Water Supply and Sewer Plan;
2. Review of existing services;
3. Review of encumbrances burdening the site.

The limitations of this report are: -

1. Services are based on historical records;
2. No field sampling or testing have been undertaken;
3. No analysis or calculations as to the capacity of existing services have been undertaken;
4. No geotechnical investigations have been undertaken;
5. Existing services location and size have been derived from Council and Statutory Authorities' search records which have been made available.

2 SITE DETAILS

2.1 Site Details Summary

Table 2.1 provides a summary of development details for the subject site.

Table 2.1 – Site Details / Development Summary

Development Details	Comments
Applicant's Name	Mr. Roy Amery
Street Address	1-5 Railway St
Suburb	Gulgong
State / Postcode	NSW / 2852
Local Authority	Mid-Western Regional Council
Zoning	R1 (General Residential)
Development Type	Subdivision
Number of Proposed Lots	5 (including 1 residue lot)
Site Area	4.19ha (total) 0.262ha (Stage 1)
Real Property Description	Lot 2 DP 613429
Stage	1 of 2

2.2 Location / Existing Development Details

The subject site is located at 1 Railway St, Gulgong and has a total site area of approximately 4.19 ha. The total site area of stage 1 is approximately 0.262 ha.

This site is bounded by residential areas to the west and south, Railway street to the north, and Homer Street to the east.



Figure 2.1 - Locality Map

2.3 Topography

The site falls from South to North with the lowest point occurring at the north eastern boundary of the site.

The lowest point is at RL 453.3m AHD while the highest point of the site is approximately at RL 460.5m at the most south western point.

The site falls towards the north at an average grade of approximately 3%.

2.4 Site Ingress/Egress During Construction

The site is accessed from Railway Street to the north.

3 PROPOSED PERMANENT SITE ACCESS

The proposed development shall be accessed from Railway Street. All lots front Railway Street can be accessed via the frontage.

Figure 3.1 below shows the road formation at Railway Street which is proposed to service Lots 7 to 10.

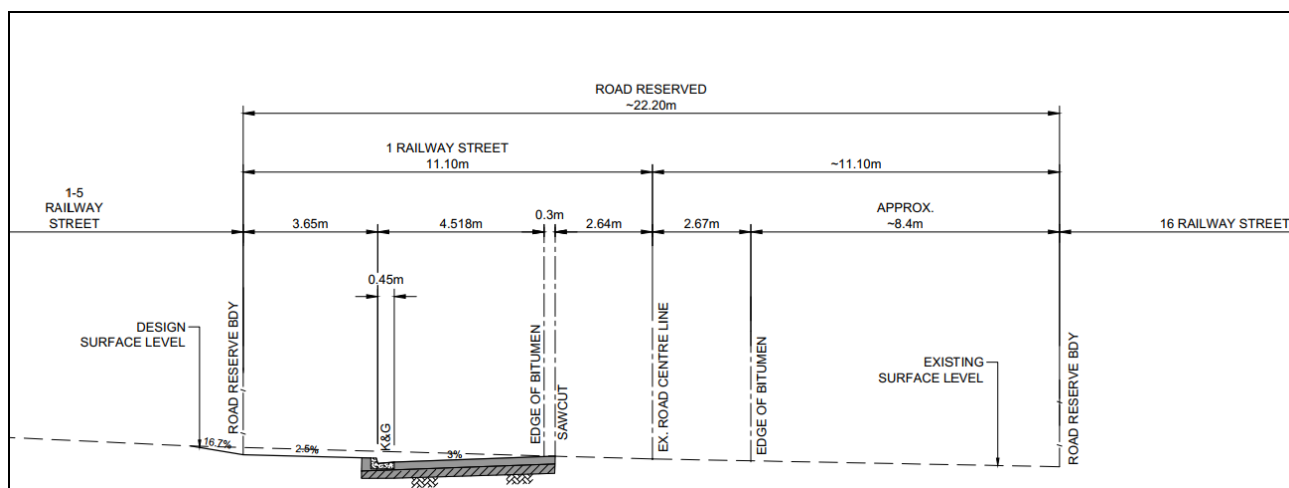


Figure 3.1 – Railway Street formation fronting Lots 7 & 10

4 WATER SUPPLY

4.1 Design Standards

Water shall be designed in accordance with WSA03-2011 Water Supply Code of Australia – Sydney Water edition 2014.

4.2 Existing Water Reticulation

A review of Council's records indicates there are existing water mains installed along the southern side of Railway Street.

The water reticulation infrastructure recorded at Railway street is a 100mm DICL pipe (Ductile Iron Clad).

Refer **Figure 4.1** for existing water main location.

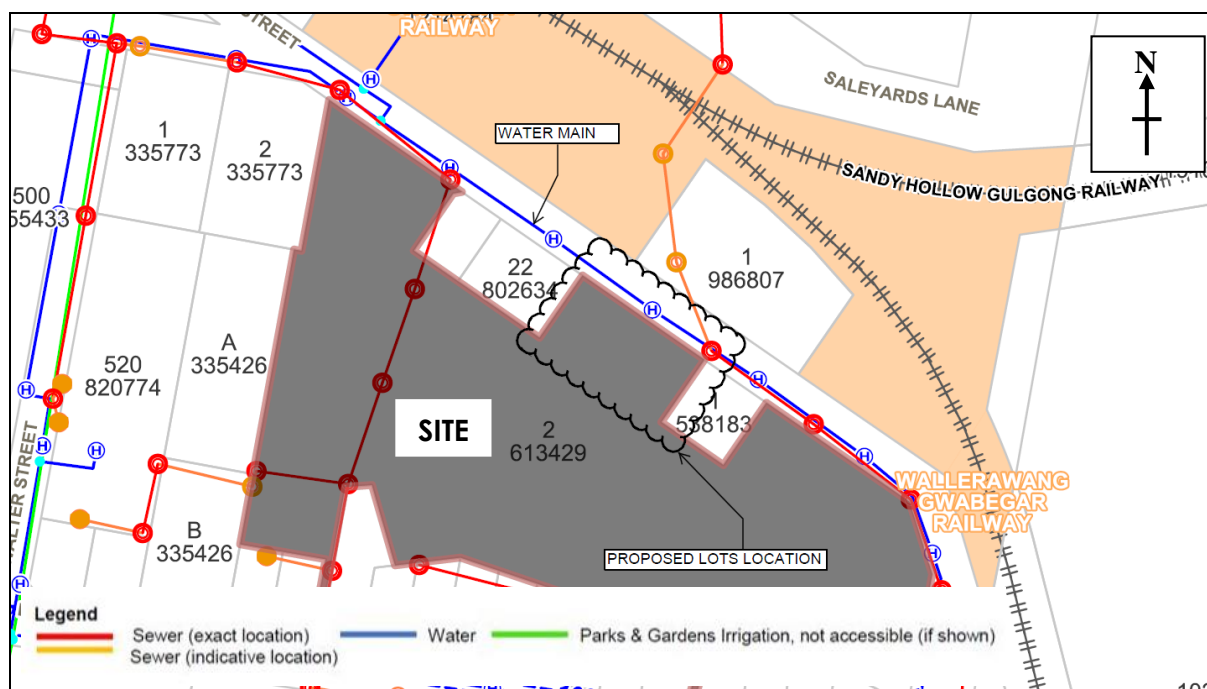


Figure 4.1 – Water Plan (Obtained from Council)

4.3 Concept Water Reticulation

The proposed lots shall be serviced via the water main along Railway Street fronting the site (Refer **Appendix D** for Concept Sewer and Water Plan).

5 SEWERAGE SUPPLY

5.1 Design Standards

Sewer shall be designed in accordance with WSA 02-2002-2.2 Sewerage Code of Australia – Sydney Water edition version 4 2017.

5.2 Existing Reticulation

A review of Council's records indicates there are existing sewer mains installed within the subject site to the west and on the southern side of Railway Street.

The sewer reticulation infrastructure recorded at Railway street is a 150mm Vitreous Clay pipe.

Refer to **Figure 4.1** for existing sewer location.

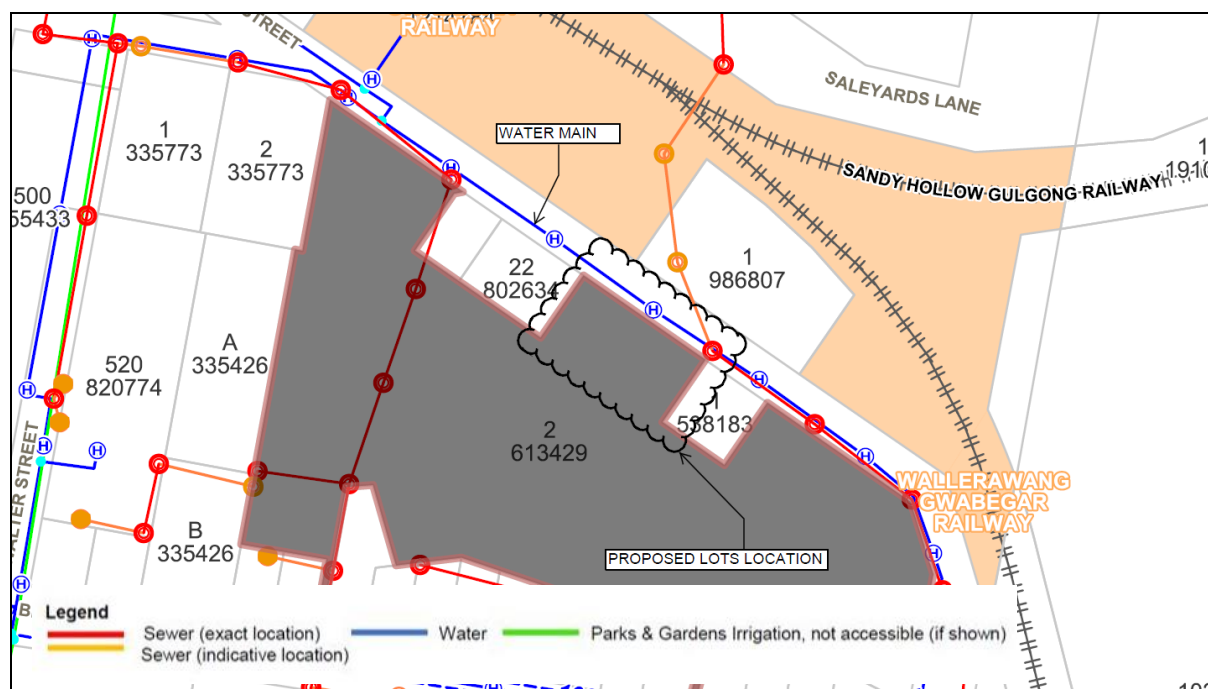


Figure 5.1 Sewer Plan (Obtained from Council)

5.3 Concept Sewerage Reticulation

It is proposed that the existing sewer line located at Railway street fronting the subject site to be extended further to the west to the frontage of Lot 10 (Refer to **Appendix D** for the proposed concept plan).

This extended sewer line will service lots 7 – 10 in Stage 1.

6 STORMWATER MANAGEMENT

Refer to the Site Based Stormwater Management Plan which has been prepared for this proposal (refer TEL2021184 – SBSMP (Stage 1) dated October 2021).

7 ELECTRICITY, COMMUNICATIONS AND GAS

7.1 Electrical

DBYD records show existing underground and overhead electrical services available along the southern side of Railway St.

Refer to **Appendix E** for the locations of the power poles and underground wires.

7.2 Communications

DBYD and Council records returned no data regarding underground communication conduits. A communications design will need to be produced during the CC process.

7.3 Gas

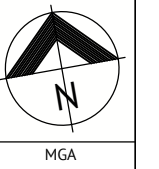
DBYD and Council records returned no data regarding underground gas conduits. Gas is an optional service. Should the developer require gas as part of this development, a design can be sought during the CC Stage.

8 CONCLUSION

This Engineering Services report has assessed Council's requirements and possible development restrictions which may apply to filling and excavation, roadways and corridors, water and sewer reticulation, electrical and communication.

The report concludes that there are no constraints preventing an orderly development of the subject site from occurring as planned and in accordance with Council's guidelines for development.

Appendix A SURVEY PLAN



MARK	MGACOORDINATES		RL
	EASTING	NORTHING	
PM 75042	739279.432	6417018.429	452.817
PM 6267	739155.311	6416697.248	463.897
PM 78145	739701.104	6416733.273	452.96
PM 6266	739128.303	6416528.726	481.096

PLAN IS ON MGA 2020 GROUND
ORIGIN IS PM 75042

NOTES

- THESE PLANS ARE PREPARED FROM A FIELD SURVEY FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- ALL UNDERGROUND SERVICES SHOWN ARE BASED ON A COMBINATION OF PREVIOUS RECORDS, VERBAL INSTRUCTIONS AND SURFACE INDICATORS LOCATED AT TIME OF SURVEY.
- CONTOUR INTERVAL OF 0.5m.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

THESE PLANS ARE PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY.

SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE SO LOCATED SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN. WHERE SUCH RECORDS EITHER DO NOT EXIST OR ARE INADEQUATE A NOTATION HAS BEEN MADE HEREON.

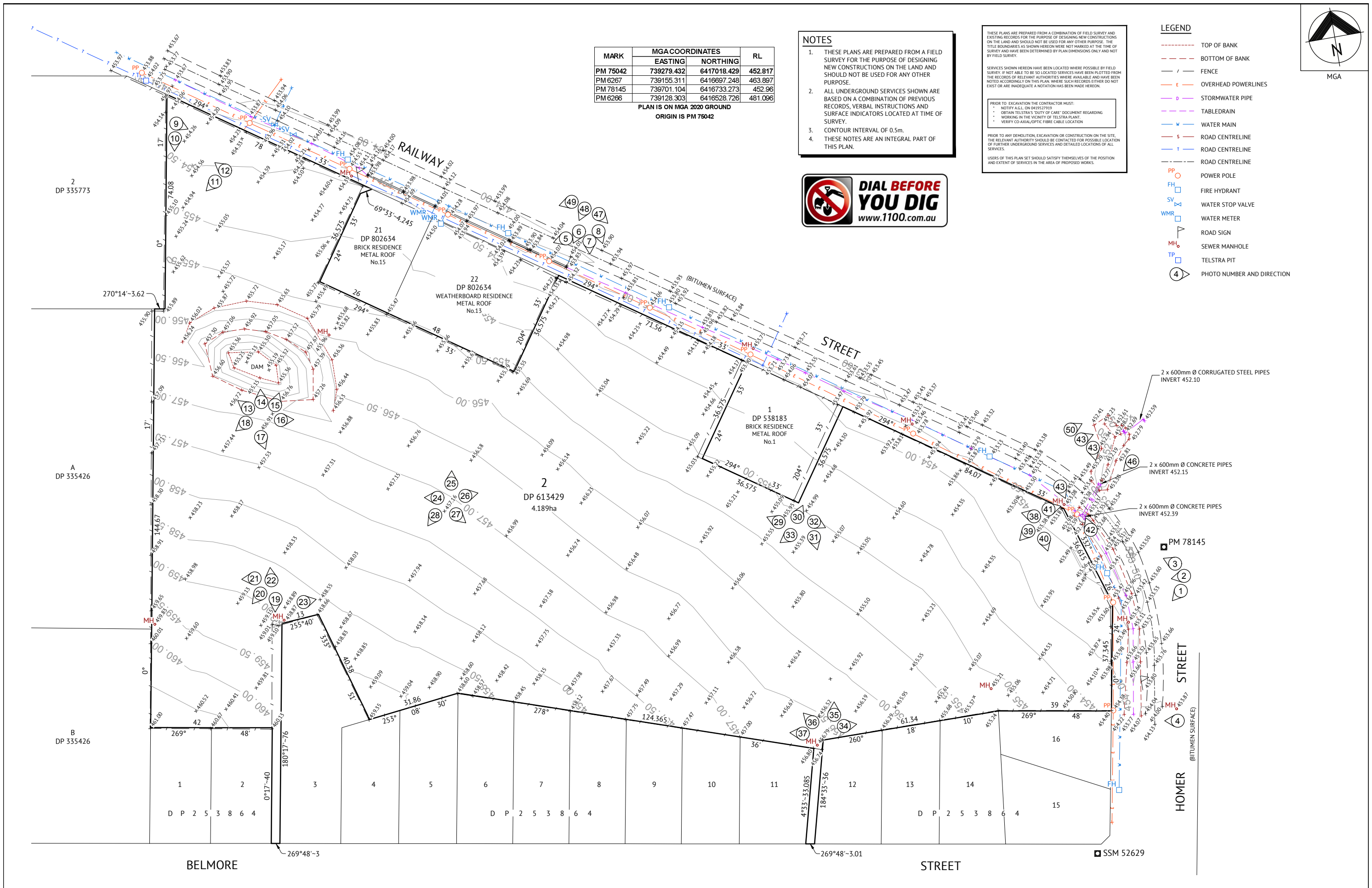
PRIOR TO EXCAVATION THE CONTRACTOR MUST:

- NOTIFY ALL ON 94932799
- OBTAIN TELSTRA'S 'DUTY OF CARE' DOCUMENT REGARDING WORKING IN THE VICINITY OF TELSTRA PLANT.
- VERIFY COAXIAL/OPTIC FIBRE CABLE LOCATION.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

USERS OF THIS PLAN SET SHOULD SATISFY THEMSELVES OF THE POSITION AND EXTENT OF SERVICES IN THE AREA OF PROPOSED WORKS.

- LEGEND**
- TOP OF BANK
 - BOTTOM OF BANK
 - / - FENCE
 - E - OVERHEAD POWERLINES
 - O - STORMWATER PIPE
 - D - TABLEDRAIN
 - W - WATER MAIN
 - S - ROAD CENTRELINE
 - T - ROAD CENTRELINE
 - - - ROAD CENTRELINE
 - PP O POWER POLE
 - FH □ FIRE HYDRANT
 - SV □ WATER STOP VALVE
 - WMR □ WATER METER
 - ROAD SIGN
 - MH □ SEWER MANHOLE
 - TP □ TELSTRA PIT
 - ④ PHOTO NUMBER AND DIRECTION



ISSUED FOR REVIEW

DATE	REV	DESCRIPTION	JE	CH
10/09/2021	A	ISSUED FOR REVIEW		

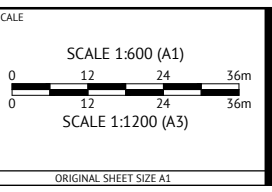
REVISIONS

Premise

DUBBO OFFICE
1ST FLOOR
62 WINGARRA STREET
DUBBO, NSW 2830
PH: (02) 6887 4500
WEB: www.premise.com.au

SURVEYED
CH/NM
CHECKED
WARREN SAUNDERS
PROJECT MANAGER
WARREN SAUNDERS
REGISTERED SURVEYOR

W.Saunders



CLIENT **GULGONG HOLDINGS PTY LTD**

PROJECT **CONTOUR AND FEATURE SURVEY**

LOCATION **1 RAILWAY STREET, GULGONG**

SHEET TITLE **SITE PLAN**

JOB CODE

322037_01

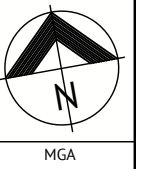
SHEET NUMBER

DS01

REV

A

Appendix B PROPOSED SUBDIVISION PLAN



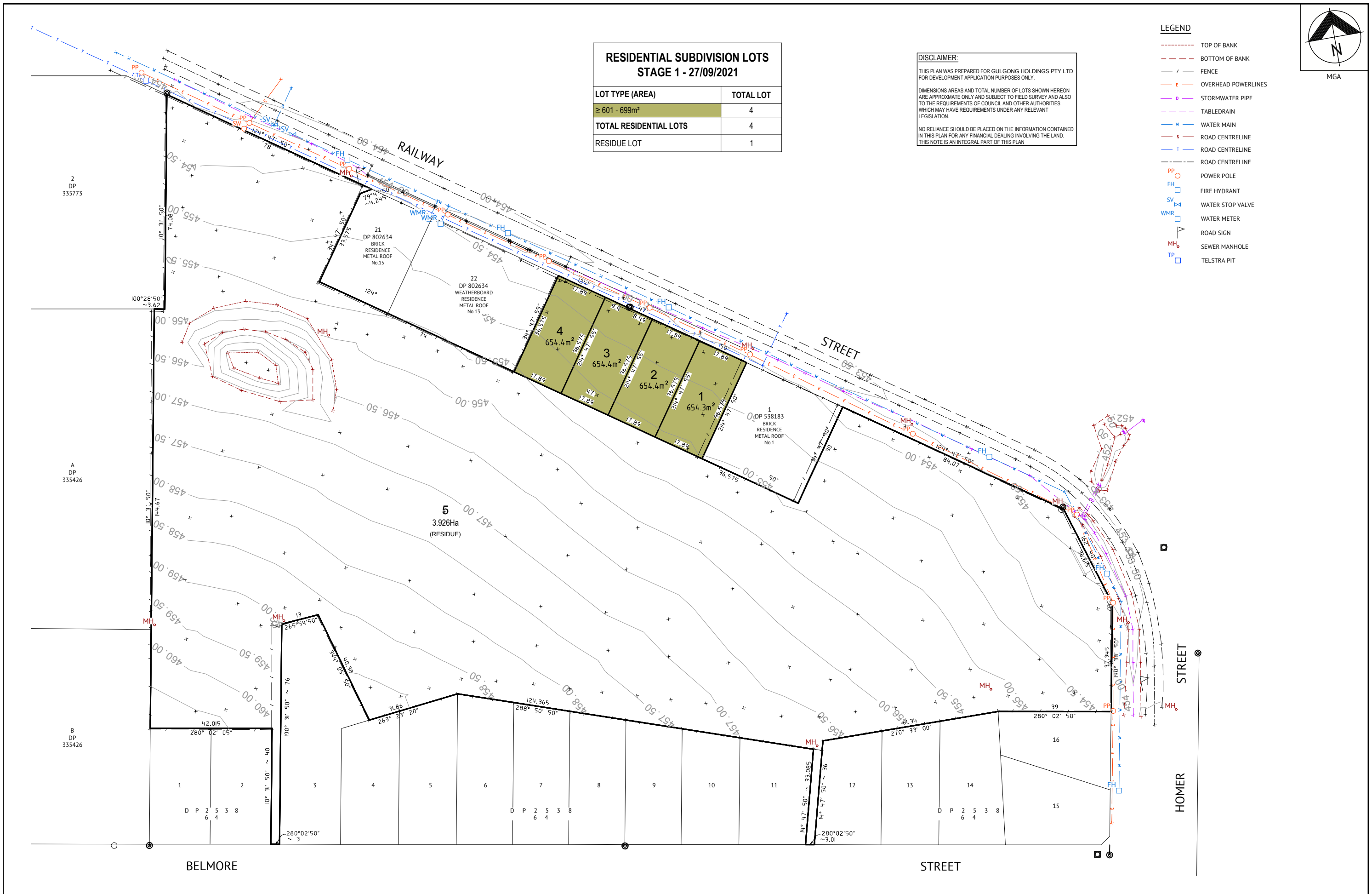
LEGEND

- TOP OF BANK
- BOTTOM OF BANK
- - - FENCE
- - - OVERHEAD POWERLINES
- - - STORMWATER PIPE
- - - TABLEDRAIN
- - - WATER MAIN
- - - ROAD CENTRELINE
- - - ROAD CENTRELINE
- - - ROAD CENTRELINE
- PP ○ POWER POLE
- FH □ FIRE HYDRANT
- SV □ WATER STOP VALVE
- WMR □ WATER METER
- △ ROAD SIGN
- MH ○ SEWER MANHOLE
- TP □ TELSTRA PIT

**RESIDENTIAL SUBDIVISION LOTS
STAGE 1 - 27/09/2021**

LOT TYPE (AREA)	TOTAL LOT
≥ 601 - 699m ²	4
TOTAL RESIDENTIAL LOTS	4
RESIDUE LOT	1

DISCLAIMER:
THIS PLAN WAS PREPARED FOR GULGONG HOLDINGS PTY LTD FOR DEVELOPMENT APPLICATION PURPOSES ONLY.
DIMENSIONS AREAS AND TOTAL NUMBER OF LOTS SHOWN HEREON ARE APPROXIMATE ONLY AND SUBJECT TO FIELD SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND OTHER AUTHORITIES WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION.
NO RELIANCE SHOULD BE PLACED ON THE INFORMATION CONTAINED IN THIS PLAN FOR ANY FINANCIAL DEALING INVOLVING THE LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

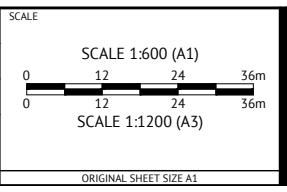


ISSUED FOR REVIEW

DATE	REV	DESCRIPTION	REVISIONS
27/09/21	B	ISSUED FOR REVIEW - TOTAL 4 RESIDENTIAL LOTS & RESIDUE LOT	PS WRS
16/09/21	A	ISSUED FOR REVIEW - TOTAL 48 LOTS	PS WRS

ORAN PARK OFFICE
SUITE 301, LEVEL 3 ORAN PARK PODIUM
351 ORAN PARK DRIVE
ORAN PARK, NSW 2570
PH: (02) 4632 6500
WEB: www.premise.com.au

DESIGNED
P. SITHIRAJVONGSA
CHECKED
W. SAUNDERS
PROJECT MANAGER
W. SAUNDERS
REGISTERED SURVEYOR



CLIENT
GULGONG HOLDINGS PTY LTD

PROJECT
SUBDIVISION OF LOT 2 IN DP 613429

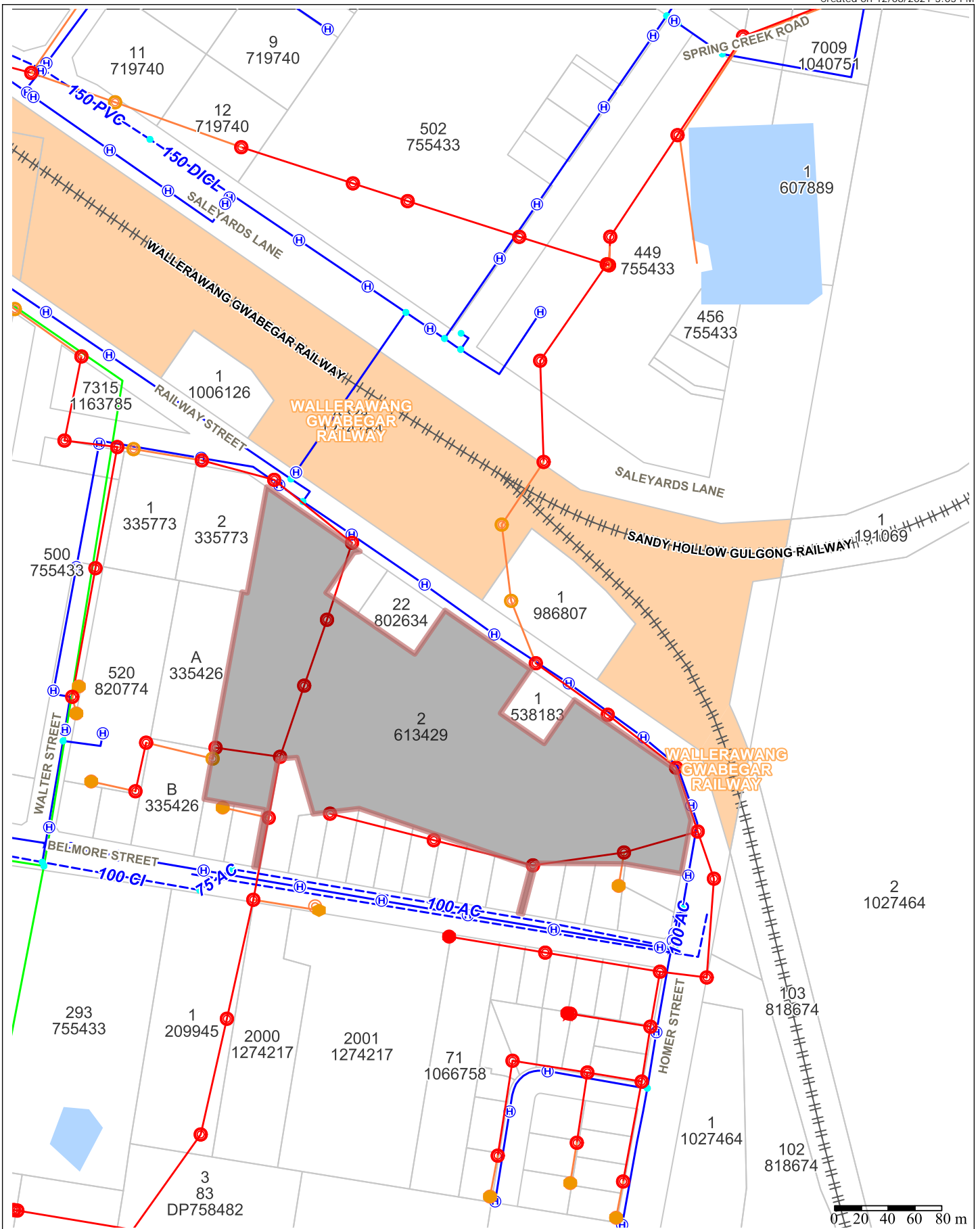
LOCATION
1 RAILWAY STREET, GULGONG

SHEET TITLE
PROPOSED SUBDIVISION PLAN - STAGE 1

JOB CODE
322037_02

SHEET NUMBER	REV
TP01	B

Appendix C SEWER & WATER (OBTAINED FROM COUNCIL)



Mid-Western Regional Council
 PO Box 156
 86 Market Street
 MUDGEES NSW 2850
 Telephone: 02 6378 2850
 Fax: 02 6378 2815
 Email: council@midwestern.nsw.gov.au

Important Notice!

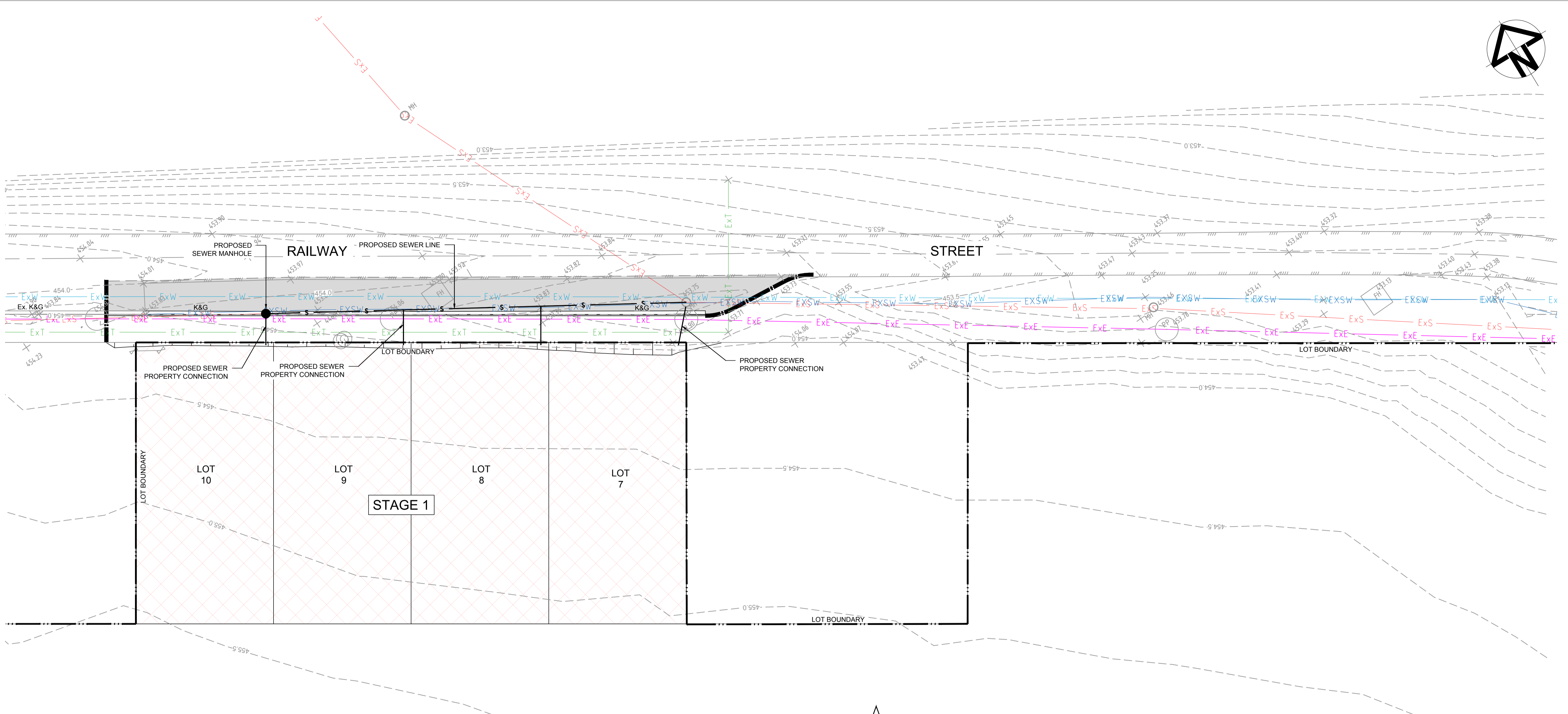
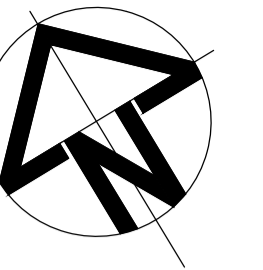
This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground. This information has been prepared for Council's internal purposes and for no other purpose. No statement is made about the accuracy or suitability of the information for use for any purpose (whether the purpose has been notified to Council or not). While every care is taken to ensure the accuracy of this data, neither the Mid-Western Regional Council nor the SS makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
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Date: 12/08/2021 3:03 PM

Map Scale: 1:3514 at A4

Appendix D CONCEPT WATER & SEWER PLAN



LEGEND

- LOT BOUNDARY
- K&G
- PROPOSED KERB & GUTTER
- PROPOSED LINE OF SAWCUT (CONTROL LINE)
- PROPOSED ROAD CENTERLINE
- PROPOSED SEWER MAIN
- PROPOSED SEWER PIT
- FINISHED CONTOURS
- PROPOSED ROAD PAVEMENT
- STAGE 1
- EXISTING ROAD CENTRE LINE
- Ex. K&G
- ExW
- ExT
- ExE
- ExS
- ExSw
- EXISTING EDGE OF BITUMEN

NOTE:
ALL EXISTING SERVICES TO BE ADJUSTED TO MATCH PROPOSED SURFACE LEVELS.



NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	13/10/2021	P.B.T.	J.A.B.

Certification By: Dr. Michel Chaaya
in affiliation with Joe Bacha (formerly Australian Consulting Engineers):

Client
MR. ROY AMERY
Council
MID-WESTERN REGIONAL COUNCIL

Surveyor

DUBBO OFFICE
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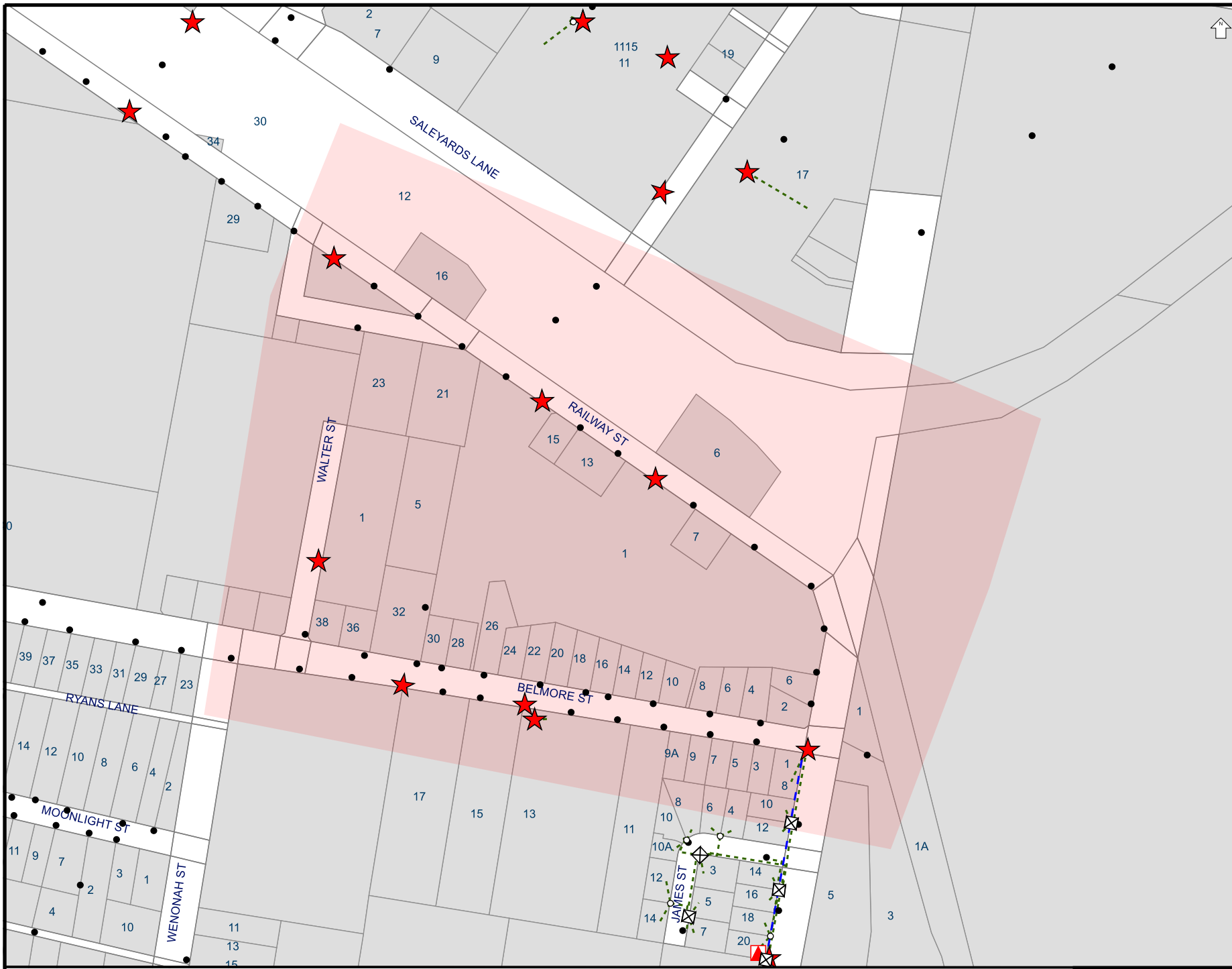
Scale
0 2 4 6 8 10 12m
SCALE 1:250 @ A1

TELFORD CIVIL
DESIGN & CONSTRUCTION EXCELLENCE
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PO BOX 3579 Parramatta 2124
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PHONE: 02 7809 4931

Project
**1-5 RAILWAY STREET, GULGONG
PROPOSED RESIDENTIAL SUBDIVISION
CIVIL ENGINEERING PLANS
DEVELOPMENT APPLICATION**

Drawing Title
**CONCEPT SEWER
RETICULATION PLAN**
Scale A1 AS SHOWN Project No. 2021184 Dwg. No. SK01 Issue A

Appendix E DIAL BEFORE YOU DIG (DBYD) RECORDS



Overhead wires not shown
LOOK UP & LIVE!

LEGEND

- - - LV Underground Cable
- - - HV Underground Cable
- - - Underground Pipe
- ★ Underground Earth or Wires
- ▲ Ground Substation
- Pole
- X Cubicle
- Pit
- Area of Interest

Critical Assets

Contact Essential Energy
on 13 23 91

- Zone Substation
- - - Underground Cable
- · - · - Underground Fibre

Proposed Works

- Area of proposed works

Proposed assets are shown as orange symbols

THE INFORMATION ON THIS MAP MAY NOT BE ACCURATE.
If details are incorrect, please notify
Essential Energy on 13 23 91
(or fax 1800 354 636)

ISSUE DATE: 09/10/2021

You must resubmit your request if you have not started work within 4 weeks of the 'Issue Date' above

A4 SCALE: 1:4280

