

Job No: L03017

26 November 2007

**Johnson Property Group**

PO Box A1308

SYDNEY SOUTH NSW 1235

**Attention :** Greg Moore

Dear Greg,

**RE: DIRECTOR GENERAL'S REQUIREMENTS – UTILITIES AND INFRASTRUCTURE**

Further to the Director Generals Requirements dated 15 November 2007, the following addresses Item 6 (1) of the document.

**Existing Infrastructure:**

**Water**

Pitt Town is serviced by a watermain that is currently operating at capacity in peak periods. Any further development will require augmentation of the existing system.

**Sewer**

There is an existing pump station in Pitt Town that transfers sewage via a rising main to McGraths Hill. There is limited capacity in the existing storage facility at Pitt Town.

**Telecommunication**

Telstra have an existing exchange within Bathurst Street, Pitt Town that serves the existing town.

**Electricity**

There is limited capacity in the existing network. However, Integral Energy has advised that up to 130 lots within the proposed release area can be serviced prior to an additional feeder being required.



## Gas

There is no natural gas currently reticulated to Pitt Town.

### Proposed Infrastructure:

## Water

Construction has commenced on laying a 4.0km 375mm diameter water main from the corner of Pitt Town Bottoms Road and Pitt Town Road to Bootles Lane to service the Bona Vista Estate and the construction of a 2.5km 500mm diameter water main from McGraths Hill (Corner Windsor Road & Pitt Town Road) to the corner of Pitt Town Bottoms Road and Pitt Town Road. The proposed works once complete is expected to service the entire Pitt Town release area.

## Sewer

In collaboration with Hawkesbury City Council, it is proposed that a new pumping station and rising main be constructed to service the proposed Pitt Town release area and to divert the existing flows from Pitt Town. The sewage will be pumped by a 375mm diameter rising main to the McGrath Hill treatment plant. The treatment and disposal of the sewage is still under discussion with Hawkesbury City Council.

## Telecommunication

It is proposed that an optic fibre cable be extended from the exchange to the Pitt Town release area. The residential areas will be serviced by Telstra communication boxes ie.(SEMAC – telephone and faxes, ISAM – broadband). Telstra has advised that the existing system has sufficient capacity to service the entire release area.

## Electricity

It is proposed that a high voltage main from either the Windsor or Cattai Zone substation be extended to Pitt Town to service the entire Pitt Town release area.

## Gas

Alinta is planning to provide a 160mm P.E. natural gas main from Pitt Town Rd, corner of Ivy Avenue to Bootles lane, Pitt Town. This natural gas main has an approximate reticulation pressure of 210kPa and has been designed to accommodate estimated growth within the Greater Pitt Town area for residential and light commercial applications.

Should you require any further information please do not hesitate to contact me on 8808 5000.

Yours faithfully,

**BROWN CONSULTING (NSW) PTY LTD**

**FEDIE KASSEM**

Project Manager