

APPENDIX J

ENGINEERING SERVICING REPORT





Home Fire Screen Production Facilities— MALAGA

Site Servicing Strategy Report

for

CLIENT / Home Fire Creative Industries Pty Ltd

DOCUMENT NO / P21062-REP-C-0005 REV / D DATE / 9/03/2023

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CONTENTS

1	INTRODUCTION	1
2	CIVIL ENGINEERING DESIGN	2
2.1	Sewer Reticulation	2
2.1.1	Current Sewer Arrangements	2
2.1.2	Proposed Screen Production Facility Sewer Arrangements	2
2.2	Water Reticulation	3
3	ELECTRICAL SERVICES	4
3.1	Site Supply	4
4	COMMUNICATIONS SERVICES	4
4.1	Incoming Service	4
5	STAKEHOLDER CONSULTATION	5

Document Control

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D	09/03/2023	Updated Planning Report – Issued for DA	CB	CB	AW

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1 INTRODUCTION

This Site Servicing Strategy Report has been prepared in support of an application for development approval for the Screen Production Facility proposed at Lot 811 (No. 233) Drumpellier Drive, Whiteman. The Screen Production Facility (SPF) comprises a total of four separate sound stage areas with dedicated workshops and supporting amenities and facilities. The objective of the project is to deliver, develop and operate a globally competitive film and television studio Screen Production Facility within Western Australia, to develop the local screen industry and attract domestic and international screen productions to the State.

This document describes the designed approach for the planning of engineering services to support the redevelopment of the site to a level which accommodates the Screen Production Facility.

The report outlines investigations to date, design criteria adopted and solutions to develop the proposed site.

2 CIVIL ENGINEERING DESIGN

2.1 Sewer Reticulation

2.1.1 Current Sewer Arrangements

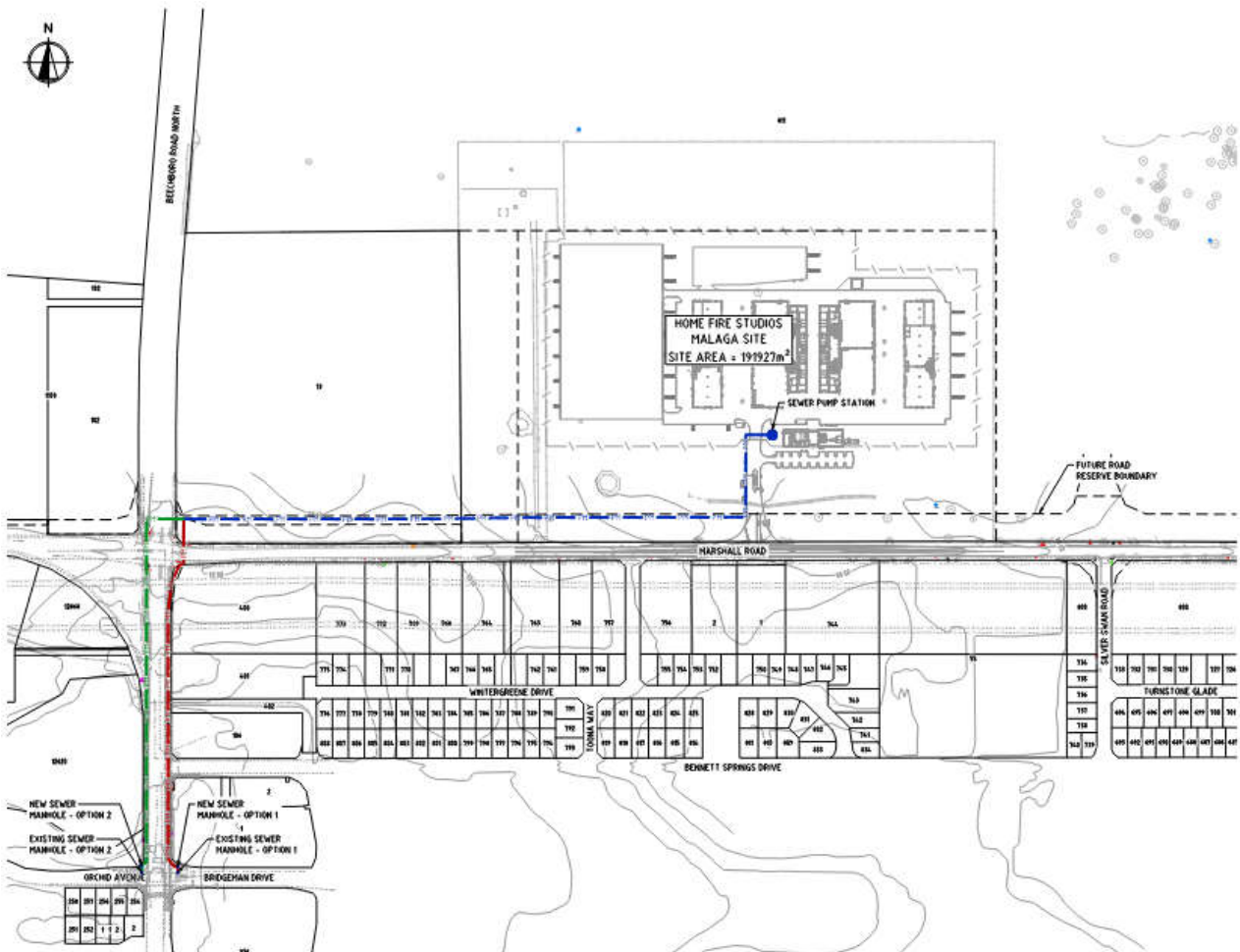
The current site is not serviced by the Water Corporation.

2.1.2 Proposed Screen Production Facility Sewer Arrangements

The SPF site will be serviced by a private pump station located on site with a pressure main discharging at the intersection of Beechboro Road North and Orchid Ave to the southwest to an existing 225 dia gravity sewer.

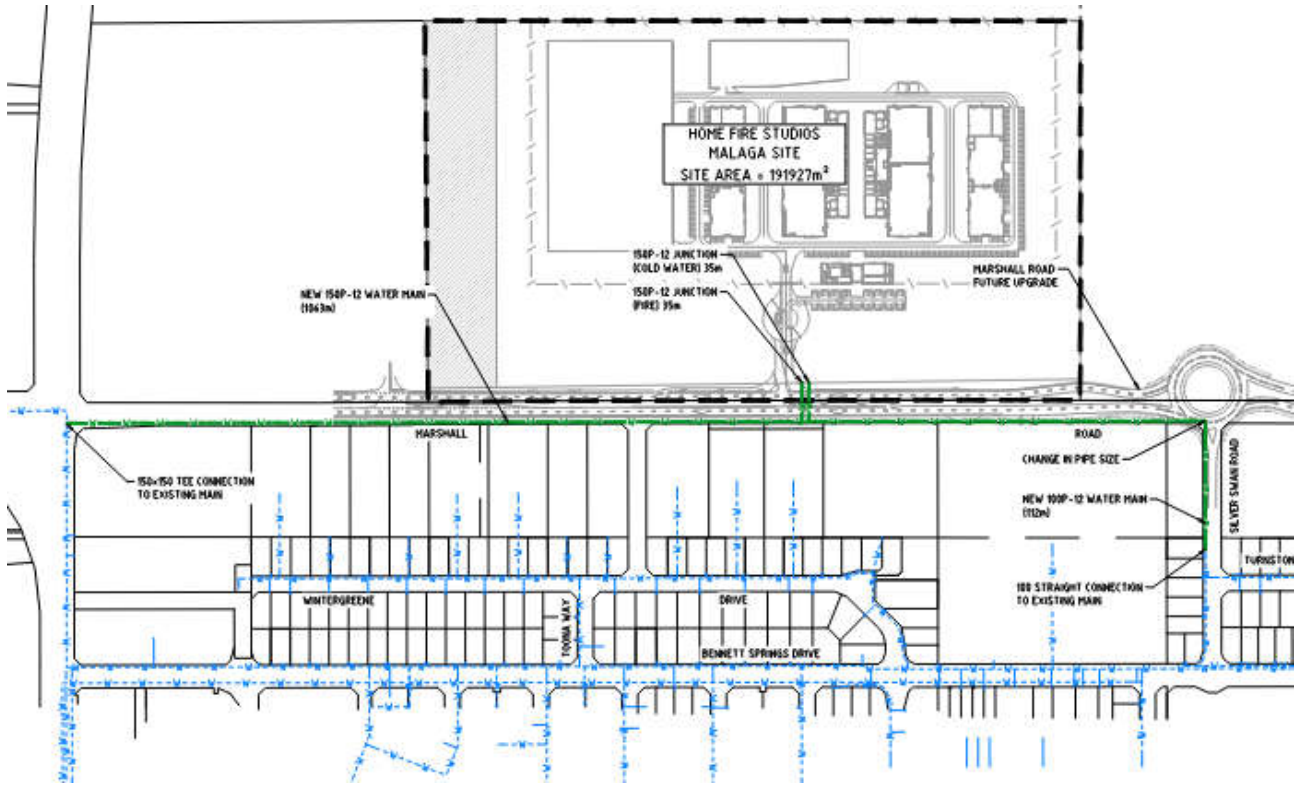
The designed discharge flow is 2.0l/s peak.

To accommodate the sewer discharge the construction of a new sewer discharge manhole and 150 dia gravity sewer will be required. This gravity sewer will be located adjacent the existing 225 diameter sewer, within the Orchid Ave / Bridgeman Drive road reserve. Ultimately this sewer connects to the sewer network servicing the subdivision to the south.



2.2 Water Reticulation

The site is not serviced by the Water Corporation network. A 150mm diameter main will require construction in the southern verge of Marshall Road from an existing 150 dia main at the corner of Beechboro Road North and Marshall Road extending east to an existing main in Silver Swan Road.



3 ELECTRICAL SERVICES

3.1 Site Supply

There is currently no Western Power (WP) overhead or underground distribution network along Marshall Road and will require utility infrastructure works to supply power to site. The supply to the new site will require trenching along Marshall Road and new high voltage (HV) supplies from WP zone substations (either in Beechboro or Malaga). The WP service will terminate at a newly constructed WP intake substation at the entry of the site.

4 COMMUNICATIONS SERVICES

4.1 Incoming Service

There is currently no NBN infrastructure along Marshall Road and will require utility infrastructure works for NBN connection to site. The NBN service will terminate in the main comms room located in the Office building.

5 STAKEHOLDER CONSULTATION

In developing the site servicing strategy for the SPF, the project team have consulted with Western Power, Water Corporation and NBN. The summary table provided below details the consultation progressed to date with the aforementioned utility providers.

Agency/Utility	Date	Attendees	Discussion Points
Western Power	06/12/2022	Home Fire State Western Power	<ul style="list-style-type: none"> • General update on progression of project. • Discussion on which zone substation will supply the HV to the site. • Design of the intake substation. • Discussion on maximum demands for the site. • Lodgement of the DQA.
Water Corporation	15/12/2022	Home Fire State Water Corporation	<ul style="list-style-type: none"> • General update on progression of project. • Discuss sewer reticulation and connection to existing infrastructure. • Discuss potable water & fire services provision to the site. • Understanding of the current and future plans for providing water and sewer services to the area. • Discussion on timing on provision of services.
NBN	15/12/2022	Home Fire State NBN	<ul style="list-style-type: none"> • General briefing regarding the project. • Provision of NBN services to the site. • Programme/lead times on service installation • Potential value adds for this project.