

Project: Rottnest Island Authority – Worker Accommodation Village **Project No:** 301252002
To: Antiopi Orkopoulos - Associate Director - Christou **Date:** 03 October 2024
From: Haitham Okley/Benjamin Hyde

RE: Information for Public Consultation – Site Services

Stantec have been engaged by the Rottnest Island Authority alongside with Christou Architecture to develop a design for the RIA Worker accommodation village.

The chosen site is located on the SE corner of Rottnest Island. The site is located 1.5km South of the main access point from Thomson Bay which is the main landing jetty for material, workers and tourists.

The project comprises the construction of an accommodation facility located alongside similar accommodation proposed to be developed by other proponents i.e. Lodge Wadjemup and Samphire work accommodation.

Stantec have completed preliminary site investigation and briefing phases for the accommodation modules and overall site. The purpose for this document is to provide an overview on the proposed site services and connections to the development based on the finding to date.

Hydraulic Services

A metered potable water supply shall be provided to the RIA Worker Accommodation Village from the RIA water mains. Cold water shall reticulate below ground to all prefabricated building connection point(s), complete with individual building/unit isolation valves. The potable water reticulation within each prefabricated building shall be constructed as part of the modular building fabrication process. Consultation with RIA is ongoing to identify available flow and pressures from the RIA water mains.

Sanitary drainage shall be provided from each prefabricated building connection point(s), and shall extend below ground to the RIA Worker Accommodation Village property sewer connection point. The property sewer connection point shall be provided from the RIA sewer mains. Sanitary drainage within each prefabricated building shall be constructed as part of the modular building fabrication process. Consultation with RIA is ongoing to identify available sewer connection size, location and inverts from the RIA sewer mains.

Gas within the RIA Workers Accommodation Village is to be confirmed.

Electrical Services

The power supply to the site is proposed to be established from the existing island Medium Voltage (MV) grid. A distribution substation is proposed to be installed within the development site near the entry point. The substation will comprise of pad mounted transformer and switchgear. The maximum demand is estimated to be 630 kVA. This is being reviewed against the available capacity in the existing grid and the requirement for air conditioning systems.

The power distribution from the onsite substation will be via inground Low Voltage (LV) reticulated network. A main meter will be provided at the site main switchboard adjacent to the substation compound. The latter switchboard will provide radial connections to LV pillars distributed within the site to provide final connections to the accommodation blocks. LV cabling will be reticulated within inground conduits and pits. The location and finish of outdoor equipment and pits will be coordinated to blend with the landscape.

Communication services for voice and data connections will be established from the existing network on the island. Communication cables will be reticulated to each of the accommodation units via inground communications conduits and pits. Free to Air TV services will be provided from local antennas and via comms network streaming services.

Lighting will be provided to the internal access road using Solar powered light poles. Walkways and landscape areas are proposed to be provided with low level bollard lighting. Energy efficient luminaires with high cut off will be used for the control of obtrusive light. Lighting controls will be provided in the distribution pillars using photovoltaic cells and astronomic time switches for daylight harvesting.

The above assumptions are based on early due diligence and will be further reviewed upon receiving further information on the existing network and as the works progress into the design development stage.

Should you require any further information, please do not hesitate to contact us.

Yours sincerely

Stantec Australia Pty Ltd



Haitham Okley
Associate, Project Technical Lead, Team Leader

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