

2nd August 2022**M E M O**

TO: Mecone
Att: Tom Cook

From: Richard Nicolliello

No of Pages: 2

1-5 Woodburn Street 6-8 Woodburn Street & 175-177 Cleveland Street, REDFERN**Environmental Assessment - Condition 22 – Infrastructure Requirements & Utilities**

The below description outlines the General condition related to the above site and condition 22.

The below is to acknowledge that Waterman Services are aware of the key issues listed in the above condition and have or will be taking them into consideration during the design development process.

Condition 22- Infrastructure Requirements & Utilities

22. Infrastructure Requirements & Utilities	<p>Waterman submitted to Ausgrid a Preliminary Enquiry (AP Reference 800377547) on the 18th of December 2020 and a connection offer was issued on the 04 January 2021 for the so-called Redfern 1 site at 175-177 Cleveland Street, Surry Hills. However, due to the restrictions of the site and building, further design planning had to be undertaken and further options considered.</p> <p>In the meantime, the overall site expanded to the neighboring property and as a result these are now two separate addresses Ausgrid request formal notification of the amalgamated sites into one address prior to submitting a further application as the above application has expired. (This is still in progress by the design team).</p> <p>Refer to the below extract from Ausgrid indicating that there is an existing HV connection on Cleveland Street that can be connect to our site.</p> <p>Correspondence will continue with Ausgrid as the design progresses and the Level 3 Engineer will also be involved in the process. Once the above has been determined Ausgrid will advise timing of all these works.</p>
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The Following items is to be discussed and addressed during on-going design process.

- We need to check how conduits enter from street to HV & LV pits. Is there capping beam? How Ausgrid conduits enter substation pit.
- Ausgrid 24/7 access from street to substation.
- All structure within 3m from substation louvred door must be 180/180/180 FRL.
- No fixed glass within 3m from substation louvred door.
- No ventilation ducts/exhaust within 6m from substation louvred door.
- Must have 3m separation from neighbour property to substation louvred door. You need to provide barrier wall to separate.

Suite 4, Level 8, 20 Bridge Street | Sydney | NSW | 2000 | Australia
t: 02 9411 9900 | e: sydney@waterman-australia.com.au | w. www.waterman-australia.com.au

Trading as Waterman Group (AUS) Pty Ltd

ACN 121 003 334 ABN 46 121 003 334

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- No fire hydrant within 10 m from substation louvred door.
- Please show 3m, 6m & 10m radius on ground floor plan.
- Substation earth rods will be installed at bottom basement natural ground. Please provide details of bottom basement. How many basements are below substation room.
- Where is main switch room in an adequate location for this development.
- Provide level 1 plan as well. Is there bed room above substation?



Diagram 1 – High-voltage connection on Cleveland Street, Redfern

Ausgrid have advised that they will not develop and provide further investigation until the two sites are amalgamated into one.

Hydraulic services

- DBYD has been undertaken.

The water infrastructure is sufficient for fire and domestic water service requirement from the outcome of Sydney Water water flow & pressure on existing 150mm water main.

The Sewer infrastructure has been reviewed and the result of the investigations and enquiries outlined herein is that there appears to be sufficient capacity in the surrounding infrastructure to support the Project. There is a 225mm existing Sydney Water sewer main. If the existing sewer main will be required to be upgraded by Sydney Water a Section 73 will be engaged once this SEARs is approval.

Kind Regards

Richard Nicolliello
Director

Waterman Group