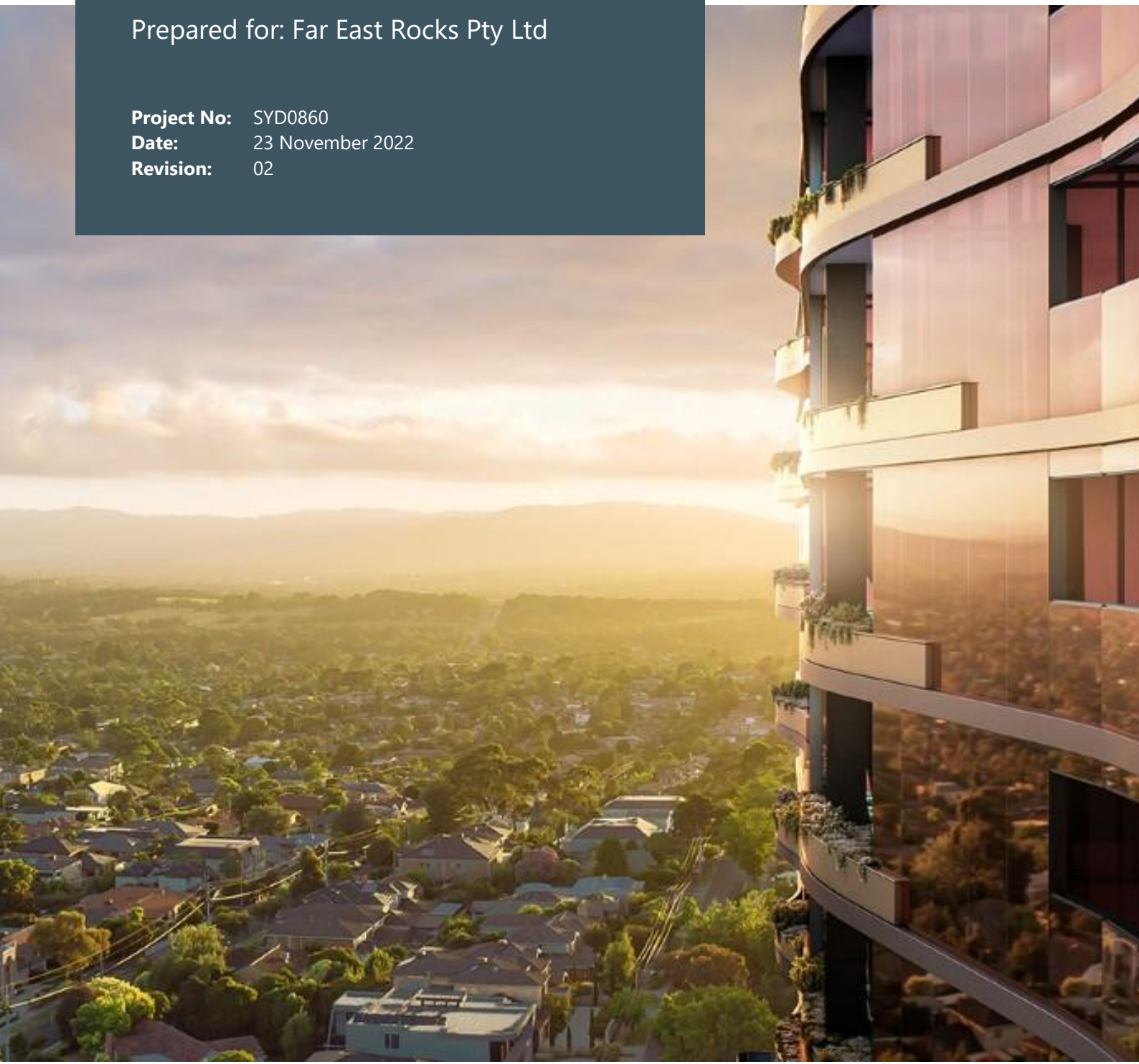


35-55 Harrington Street, The Rocks

Infrastructure Report

Prepared for: Far East Rocks Pty Ltd

Project No: SYD0860
Date: 23 November 2022
Revision: 02



Project: 35-55 Harrington Street, The Rocks

Location: Harrington Street
The Rocks, NSW 2000

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Project Team

Client / Principal Far East Rocks Pty Ltd

Services Consultant (MEP) ADP Consulting



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1. Executive Summary

This report provides a due diligence of the existing in-ground infrastructure at the proposed 35-55 Harrington Street development.

The existing site contains the Clocktower Square which is a 7-storey retail and office building.

The proposed development site has frontages to Harrington Street to the east (which serves as the main entrance to the hotel), Argyle Street to the north, and Cambridge Street to the west (a pedestrianized laneway).

Figure 1 Existing Site



The preliminary response from relative authorities indicated there are existing water, sewer, telecommunications and electrical services are located in close proximity to the site.

2. Introduction

This Infrastructure Report has been prepared by ADP Consulting on behalf of Far East Rocks Organisation (**FEO**) (**the applicant**) in support of a State significant development application (**SSDA**) submitted to the Minister of Planning under Part 4 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**). This SSDA seeks development consent for the detailed design and construction of a new hotel with ancillary retail, through-site links, and associated works (**the proposal**) at 35-55 Harrington Street, The Rocks (**the site**). The site is legally described as Lot 1 in Deposited Plan 775889. The site comprises the following buildings:

- > The 'Clocktower building' at 35-55 Harrington Street (to which this SSDA predominately relates); and
- > The existing Rendezvous Hotel at 75 Harrington Street.

The project has been declared as a State significant development (**SSD**) pursuant to Section 4.36(2) of the EP&A Act. In accordance with Schedule 2, Clause 6 of the State Environmental Planning Policy (Planning Systems) 2021 (**Planning Systems SEPP**), the project is declared SSD for the reason that it is development on land within The Rocks Site and it has a capital investment value (**CIV**) of more than \$10 million.

This SSDA seeks approval for the redevelopment of the existing building to facilitate the change of use of an existing building to new hotel accommodation. Specifically, the proposed development involves:

- > Demolition of the existing mixed use building (referred to as the 'Clocktower' building) and site features;
- > Construction of a new eight (8) storey hotel accommodation building comprising:
 - Two (2) levels of retail and commercial land uses at the ground level and first floor level
 - Five (5) levels of hotel accommodation, providing a total of 206 hotel rooms
 - One (1) level of roof-top space
- > Establishment of new publicly accessible through-site links;
- > Alterations to the existing basement car park to upgrade to contemporary code compliance;
- > Public domain improvements, including three (3) new public spaces, landscaping, and paving; and
- > Ancillary works, including site services.

Note. The proposed new hotel accommodation to which this SSDA relates will eventually connect with the existing Rendezvous Hotel which adjoins the subject site to the south (55 Harrington Street). This future connection will be facilitated by specific refurbishment works to the existing Rendezvous Hotel, consent for which will be sought via a separate approval(s).

Note. Vehicular access to the 'Clocktower building' is provided via an access point at 55 Harrington Street. This Infrastructure Report addresses the specific project requirements provided in the Secretary's Environmental Assessment Requirements (**SEARs**) issued by Department of Planning and Environment (**DPE**) on 14 December 2021 (DPE reference: SSD-32766230).

2.1 Project Description

The proposed development will be a unique and innovative mixed-use hotel and retail development.

The new Quincy building will consist of:

- > Hotel
- > Club and Lounge

- > Retail
- > Roof top bar, pool and gymnasium.
- > Basement 1 & 2

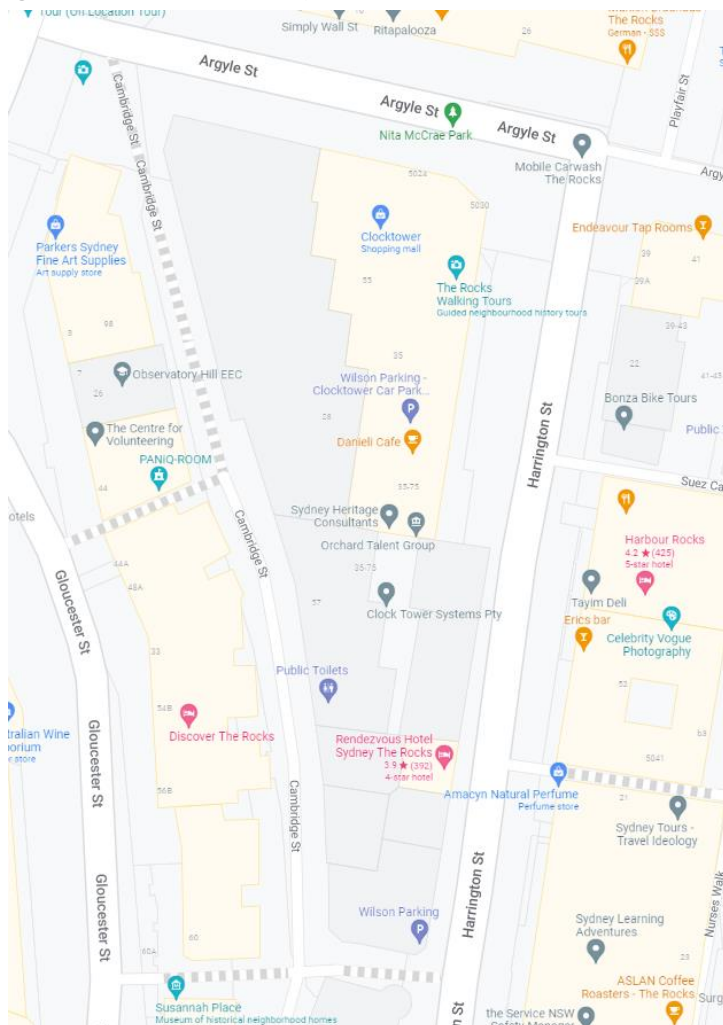
This report provides a review of the existing infrastructure within the proposed development area and the capacity to support this project. ADP have completed preliminary enquiries and undertaken a desktop review of the information provided from the site Dial Before You Dig (DBYD) search.

The assessment has been undertaken in accordance with relevant requirements of the SEARs (Infrastructure Requirements and Utilities).

The report provides an overview the following information relating to each service:

- > Existing infrastructure surrounding and serving the site from the following in-ground services:
 - Water & Sewer (Sydney Water)
 - Power (Ausgrid)
 - Telecommunications (Telstra, NBN and Optus)
 - Gas (Jemena)
- > Estimated new infrastructure works associated with the development.
- > A summary of additional infrastructure items to be resolved as part of the project design.

Figure 2 Site location map



The following information sources have been utilised to prepare this report:

- > Dial before you dig (DBYD) information packages.
- > Preliminary feedback received to date from authorities, including access to authority services maps.

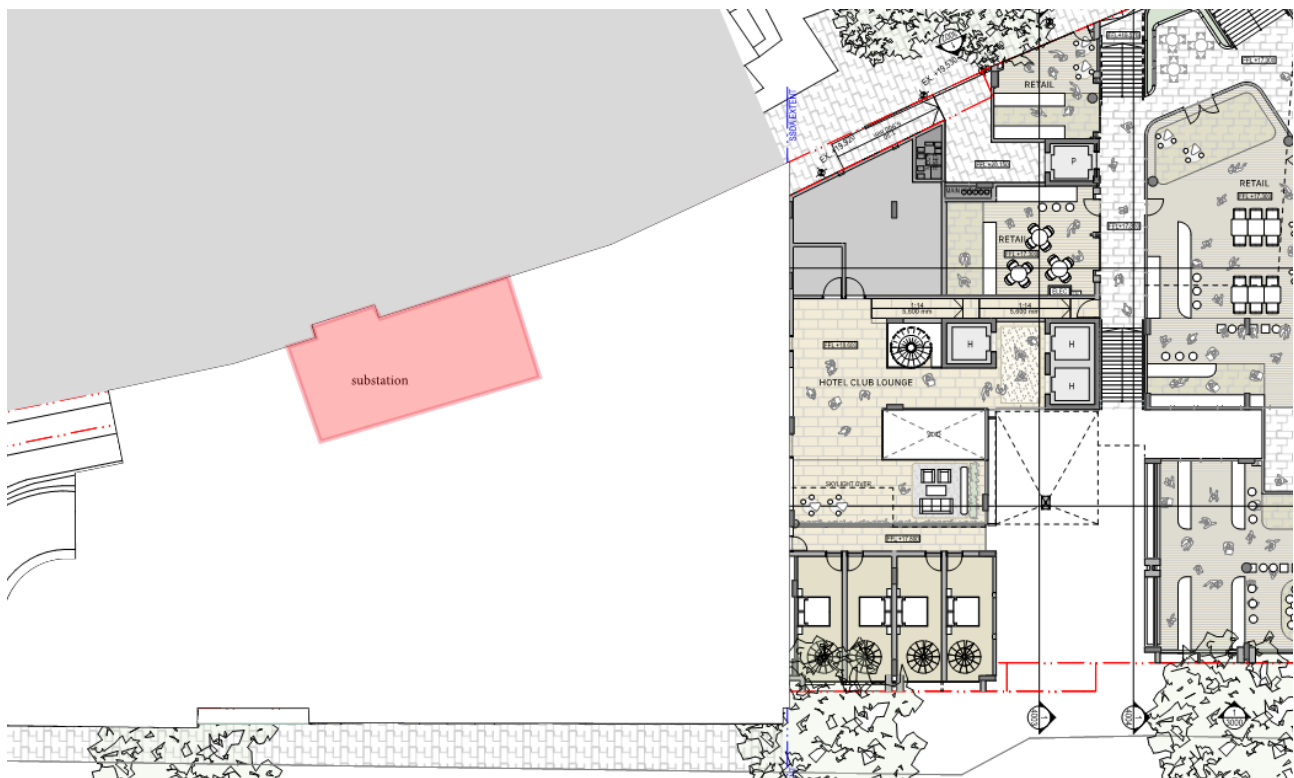
3. Electrical Infrastructure

3.1 Existing Infrastructure

Based upon the Ausgrid WebGIS, DBYD and preliminary enquiry response there is an existing Ausgrid triplex basement substation S.6486 Cambridge Argyle located within the development site boundary, the substation has 3x1500kVA transformers, and has a non-firm rating of 4500amps.

The existing substation is located within the south wing (Rendezvous Hotel) as indicated within Figure 3. The existing substation will service the 35-55 Harrington Street development.

Figure 3 Existing Basement Triplex Substation



Substation S.6486 is currently connecting to three HV feeders:

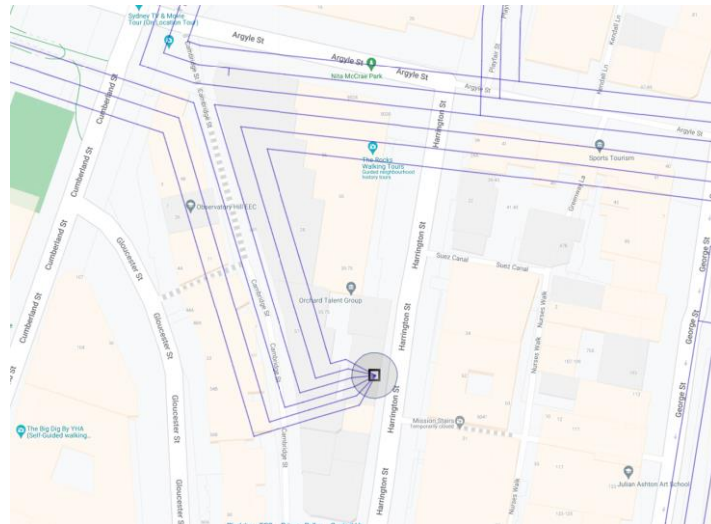
CITY NORTH ZN8700:62M,

CITY NORTH ZN8700:62L &

CITY NORTH ZN8700:62K

All the three HV feeders are running UG on Cambridge St and enter the substation via cable pit.

Figure 4 Existing Ausgrid GIS – HV network



Existing substation S.6486 has multiple LV distributors supplying the existing site and external customers:

Distributor 5: Cambridge St (External Customer)

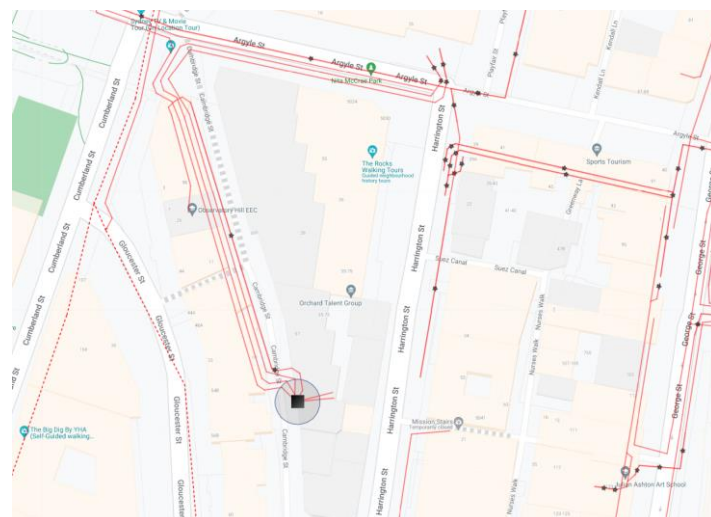
Distributor 7: Argyle Bond (External Customer)

Distributor 13: 35-55 HARRINGTON ST SUPPLY NO.1

Distributor 14: 35-55 HARRINGTON ST SUPPLY NO.2

Both distributor 13 & 14 have a 3000A busbar arrangement which will supply the proposed redevelopment.

Figure 5 Existing Ausgrid GIS – LV network



3.2 New Works Associated with Electrical Infrastructure

Based on Ausgrid Preliminary Technical Enquiry Response (AE Reference:700007191) refer to Appendix A, the existing substation S.6486 Cambridge Argyle has sufficient capacity to supply the development load at 1900 Amps, via existing 2 x 3000A busbar from S.6486.

The existing substation electrical infrastructure is proposed to remain.

4. Telecommunications

4.1 Existing Infrastructure

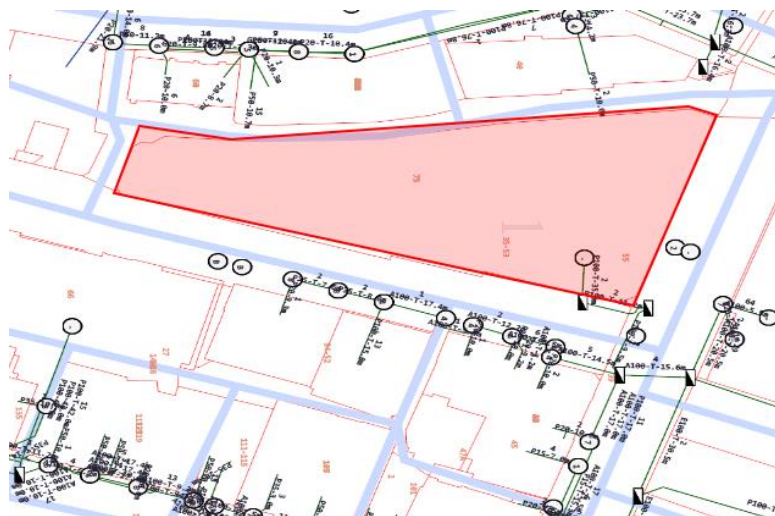
The DBYD information indicates there are in-ground communication services in the vicinity of the proposed development site. The NBN and other carriers are in close proximity to the site at Argyle Street. The following telecommunications services are available to the development site.

- > NBN Co
- > Telstra
- > Optus
- > Verizon

4.1.1 NBN

The current DBYD information indicates there are NBN Co in-ground communication services, consisting of lead-in conduits from the nearby NBN pits that run along Harrington Street and Argyle Street, suggesting there is adequate capacity to service the site and no backhaul charges would be incurred to reticulate fibre to the site boundary.

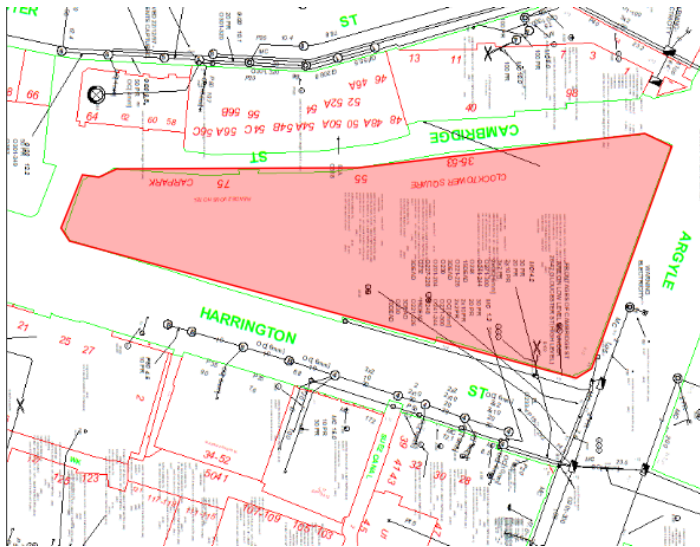
Figure 6 Existing NBN Infrastructure around site



4.1.2 Telstra

Existing inground Telstra telecommunications assets in the development area are shown in Figure 8. Telstra inground services consists of pits, conduits, fibre, and manholes running along the Harrington Street and Argyle Street.

Figure 7 Existing Telstra pit and pipe infrastructure



4.2 New Works Associated with Telecommunications Infrastructure

The new development will require a new incoming telecommunications feed from the frontage of the development site.

The final connection point will be coordinated with the telecommunications network operator.

5. Water & Sewer Infrastructure

5.1 Existing Infrastructure

5.1.1 Sewer

The DBYD information provided by Sydney Water indicates:

- > An existing Ø300VC (Vitrified Clay) sewer main running along Harrington Street with provisions to 35-55 Harrington Street.
- > An existing 660 x 990 CONC sewer main running along the Western side of Harrington Street with a section of the pipe further concrete encased.
- > An existing 406 x 609 CONC sewer main running along the Southern side of Argyle Street.
- > An existing Ø300VC (Vitrified Clay) sewer main running Cambridge Street, providing connections to the existing properties adjacent to Cumberland Street and Gloucester Street.

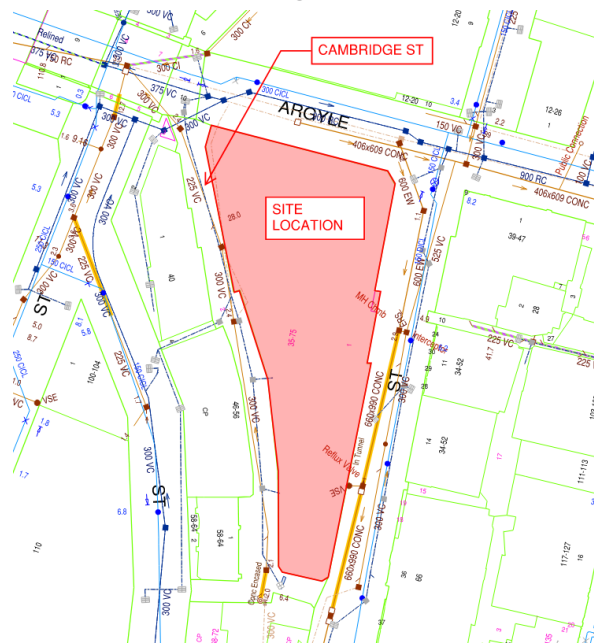
5.1.2 Water

The DBYD information provided by Sydney Water indicates numerous water mains local to the site:

- > An existing Ø150mm DICI (Ductile Iron Cement Lined) water main located in Harrington Street.
- > An existing Ø300mm CICI (Cast Iron Cement Lined) water main located in Argyle Street.

For the Pressure and Flow Inquiry, refer to Appendix B.

Figure 8 Existing Sewer and Water Infrastructure surrounding site



5.2 New Works Associated with Sewer & Water Infrastructure

5.2.1 Sewer

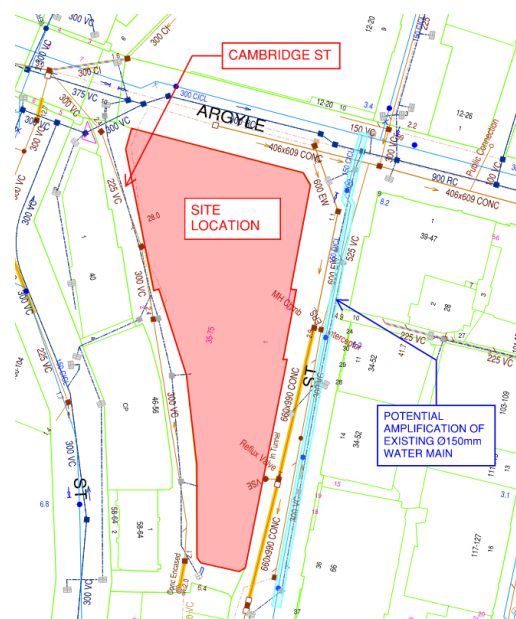
It is anticipated that the capacity of the existing Ø300mm sewer system running adjacent the site will be adequate for the proposed development. A WSC will be required to confirm the requirements and exact location for new sewer connection.

5.2.2 Water

The change of use for the Northwing redevelopment from an office building to a hotel building will increase the water demand. Considering the existing surrounding properties and the redevelopment of the Northwing the existing Ø150mm water main at Harrington Street may require amplification. This is subject to confirmation for the Section 73 Notice of Requirements which will be confirmed by a WSC.

The property boundary main water meter and backflow prevention assembly shall be located at the frontage of the property.

Figure 9 Potential authority connections and WSC works



5.3 Risks

The following items will be required to be addressed as part of the water connection works to the site:

- > Possible amplification of the existing Ø150mm water main at Harrington Street. This will require confirmation from the Water Services Coordinator.
- > Water Services Coordinator is required to be engaged for liaison with Sydney Water on Section 73 application, and to advise sewer drainage and water services connection locations to the respective Sydney Water mains.

Appendix A

Ausgrid Preliminary Technical Enquiry Response

Appendix B

Sydney Water Pressure and Flow Statement