

85 HARRINGTON STREET, SYDNEY

BUILDING ENGINEERING SERVICES RESPONSE TO SEARS ITEM B12

10 December 2015

1.0 PURPOSE

This report has been prepared to summarise the engineering services proposed for the new mixed use development at 85 Harrington Street, The Rocks, Sydney, NSW 2000.

The engineering services extends over the mechanical, electrical, hydraulics and fire services including the provisions for stormwater systems to the point of discharge form the building.

The intention of this report is to inform the Local Authority of the intentions to service the building as part of the Development Application submission for the project.

This report specifically covers the items B 11 and 12 raised in the SEARS requirements.

2.0 UTILITIES CONNECTIONS

2.1 Power and Communications

The existing site is serviced by a direct distributor from a substation opposite the development on Harrington Street. An application has been made to Ausgrid and confirmation received that there is sufficient capacity in the network to supply the site.

Dial before you dig searches have been submitted and all existing telecommunications infrastructure and street lighting and power are underground in the street and are outside the influence of the proposed works.

The development does not qualify for NBN as it is less than 100 units. The existing telecommunications infrastructure is sufficient as the previously supported commercial office use.

2.2 Sewer and Water

Water and sewer connections are currently provided to the site.

Dial before you dig searches have been submitted and all existing sewer and water infrastructure is underground in the street. There is evidence of a 300mm dia, vitreous clay sewer running in the land to the North of the Site (easement). It is likely that this asset is outside the influence of the proposed works but this will be formalised by the Quick Check Agent in the Section 73 process. Any resulting protection that is required will be initiated through the development.

Augmentation of the local utilities infrastructure will be determined through the application for a Section 73 Notice of Requirements.

2.3 Stormwater

Stormwater systems shall capture rainwater and ground water entering the site and discharge to the street systems via the requisite water quality and detention systems.

Dial before you dig searches have been submitted and all existing stormwater infrastructure is in Harrington and Gloucester Streets adjacent to the development. The current development drains to Harrington Street. It is intended to continue this philosophy.

There is an asset indicated running through the land to the North of the Site (easement). Whilst it is likely that the asset is outside of the building influence, any resulting protection that is required will be initiated through the development.