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**Preliminary Technical Advice, Building Services Design for 90-102
Regent Street, Redfern**

Dear Stephen

The building Services proposed for the Student Accommodation building at 90-102 Regent Street, Redfern, comprises of general light and power, ventilation and exhaust of general areas, air-conditioning of accommodation rooms & common rooms, fire protection system and water and sanitary system. The services are standard for similar buildings/developments and are confined within the development boundary.

The building will be supplied from new Ausgrid substation within the property boundary and integrated to the building envelope. The substation will be designed and installed complying with Ausgrid Network Standards with underground connections to Ausgrid local High Voltage network on the street and therefore should not have any adverse impact external to the development.

The services systems will be designed in accordance with Australian Standards and utility providers requirement. As such, Sydney waters guidance in regards to Trade Waste treatment/discharge and storm water connection will be adhered to.

All mechanical plants will be provided with Acoustic Treatments as recommended by the acoustic consultant to minimise noise impact external to the property boundary. Any exhaust/discharge will also comply with Australian Standard requirement.

Any external lighting will be designed such that obtrusive lighting requirement is complied with.

As such the building services proposed for this development has minimal/no impact on surrounding properties/facilities and no additional mitigation strategy is required.

Yours sincerely



Kakoli Das
National Discipline Lead – Building Services
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