

Our Ref: 10c015  
28 March 2010

## **REVIEW OF SITE SERVICING INVESTIGATION REPORT DATED 07 JULY 2009 FOR SECTIONS 52 AND 57, BRADDON**

### **Correspondence with authorities:**

The 2009 report indicates that the following service authorities advised of network capacity to service the redevelopment

- ActewAGL (water and sewer),
- Telstra (communications)
- Jemena (gas)

There is no reference in the 2009 report with regard to liaison with ActewAGL on electricity network.

The 2009 report referred to liaison with service authorities but did not include copies of any correspondence confirming existing service network capacity to accommodate the proposed redevelopment. **Hughes Trueman are currently confirming capacity issue with service authorities in writing.**

### **Proposed Upgrades/Realignment of Existing Services**

#### **Water**

- 2009 report recommends upgrade existing 100mm mains adjacent to the site in Donaldson Street 150mm diameter to meet fire pressure requirements. It is assumed a similar upgrade in Currong Street will be required. **This is being confirmed by Hughes Trueman with ActewAGL.**

#### **Sewer**

- 2009 report refers to relocation of existing 300mm diameter sewer located within Section 57 to an alignment external to the site in the Donaldson Street and Currong Street verges for the purposes provided more useable space for the redevelopment consistent with the master plan layout.
- As part of the next stage of design redevelopment the feasibility of this realignment needs to be confirmed taking into account existing sewer invert levels as well as determining the potential level clashes with existing services.

The 2009 report included a water and sewer master plan for the site. **Hughes Trueman are currently confirming the status of this plan with ActewAGL and will obtain in principle from ActewAGL if required.**



## Stormwater

- The 2009 report refers to the realignment of several large existing stormwater pipes (up to 1200mm diameter) within and external to the site in order to provide more useable space for the redevelopment consistent with the master plan layout.
- The proposed stormwater realignment requires further investigation as part of the next stage of design redevelopment to confirm it's feasibility. This would take into account existing services levels, cover requirements and in particular potential services clashes because of the relatively large diameter of the stormwater line.

The 2009 report identifies an overland flow path that crosses diagonally across the northern side of the site from a low point in Currong Street.

- It is noted that Figure 16 of master plan that a gap consisting of a strip of land between proposed buildings has been provided to provide for the overland flow path.
- This strip of land is intended to connect to the internal street network which will assist in conveying overland flow to Cooyong Street.
- Careful attention will be required to the internal street layout and grading to ensure that level protection be given to carpark basement driveways on the route of the overland flow path.
- A check of Figure 16 of the master plans indicates that the gap between buildings on Section 57 is offset some 5-6m south of the low point in Currong Street.
- To properly accommodate overland flow it would be required that this gap between buildings is aligned directly opposite the Currong Street low point.
- ***DUS stormwater standards require that overland flows be accommodated external to leases, on this basis the strip of land between the proposed buildings should be public land.***
- 2009 report recommends that there may be an opportunity to reduce magnitude of overland flows by provision of high capacity sumps upstream of the redevelopment – this would require further investigation as part of the next stage of design development.

## Cost Estimates

The 2009 report estimated the costs for the proposed water, sewer and stormwater infrastructure works to service the redevelopment is approximately \$1.6 million, broken up as follows.

- Water \$380,000
- Sewer \$280,000
- Stormwater \$910,000

Hughes Trueman have reviewed these preliminary estimates against the plans provided in the 2009 report. These costs appear to be reasonable estimates with appropriate contingency built in to the costs at this stage of the project. Further on site investigation through the design redevelopment process may require adjustments to these preliminary estimates.

HUGHES TRUEMAN

**MIKE BREEN**

Director