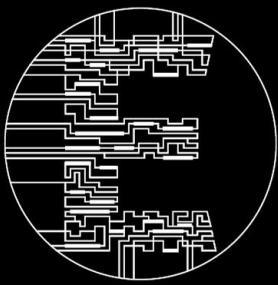


# BUILDING SERVICES ENGINEERING UTILITIES REPORT



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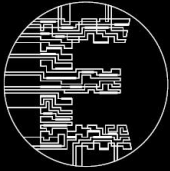


**28-32 Somerset NSW**  
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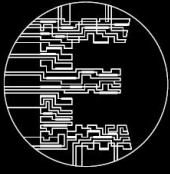


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### Revision Control





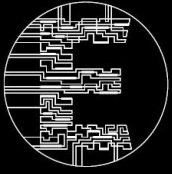
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REVISION	ISSUED DATE	REVIEWED BY	AUTHORISED BY
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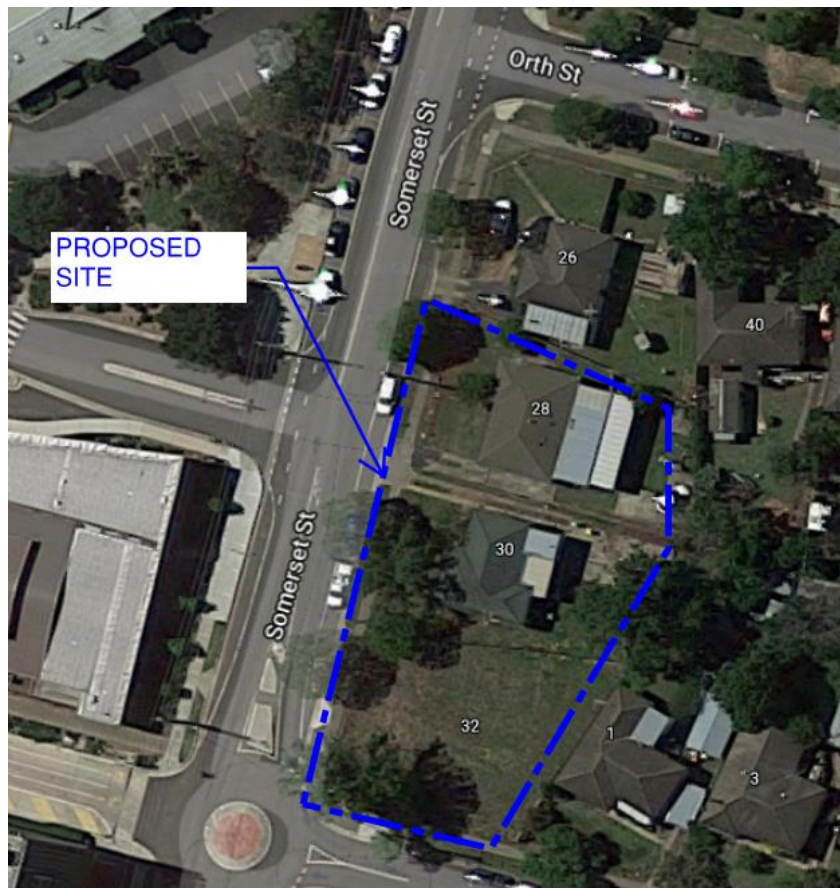




## 1. PROJECT OVERVIEW

### 1.1. General

The site is located at 28-32 Somerset Street, Kingswood. The existing site is composed of three residential lots. The area is classed as B4 mixed use area.

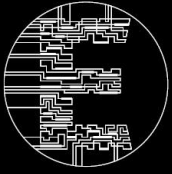


The site is bounded by Hargraves Street on the southern side and Somerset Street on the western side. It is approximately 1694 m<sup>2</sup> in size.

The proposed development will require the demolition of the two existing residential dwellings within the site boundaries. The proposed development is a 140-bed hotel with 6 level and 2 levels of basement.







## 2. ELECTRICAL AND COMMUNICATIONS SERVICES

### 2.1. Power Site Supply

Preliminary maximum demand calculations indicate the site demand will be in the order of 700kVA. It is anticipated that a pad mounted kiosk substation will be required on site, refer to the architectural drawings for proposed substation location.

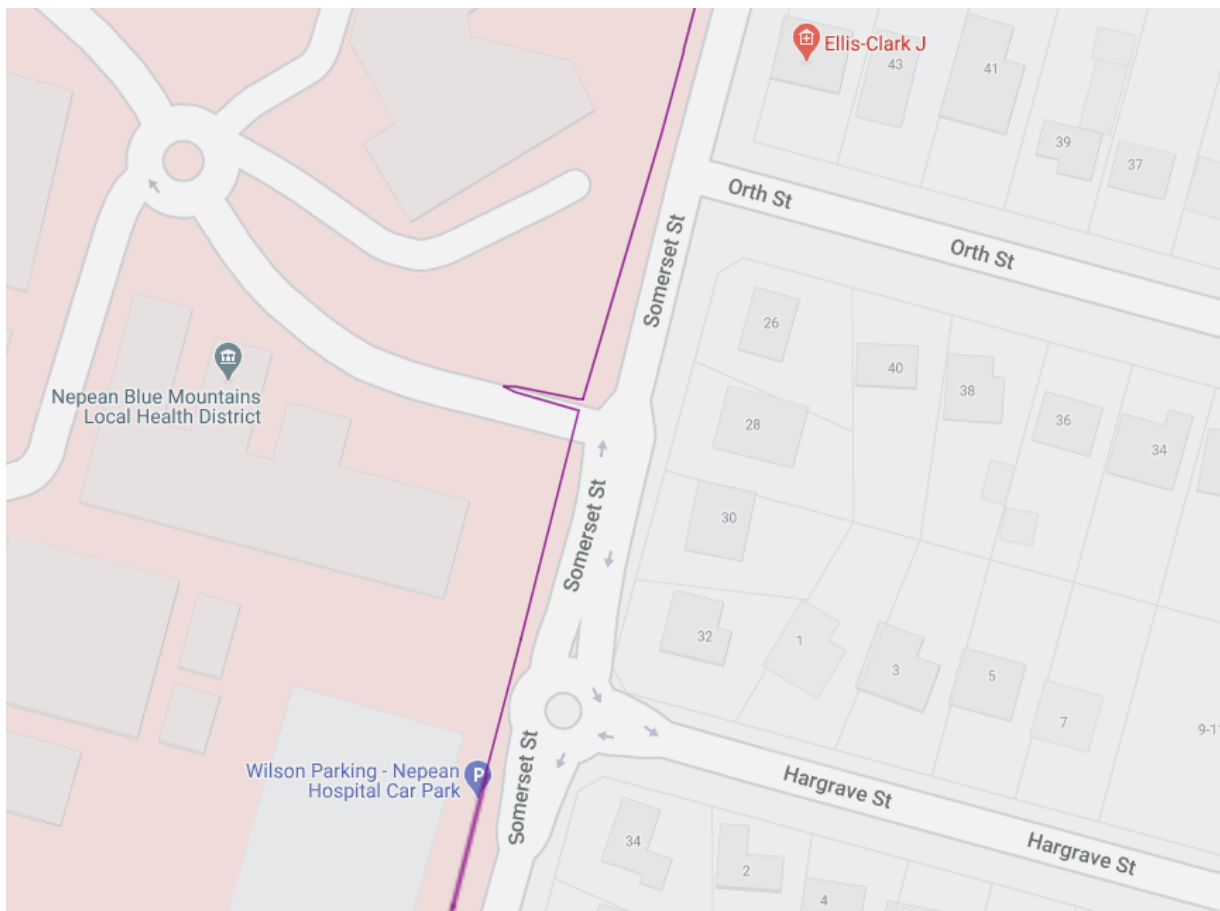


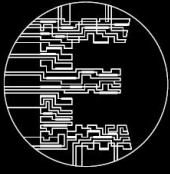
Figure 3-1 HV location

Endeavour Energy is the electrical supply authority/utility for the area where the site is located. Site investigation and Endeavor Energy maps indicated that there is overhead high voltage (HV) infrastructure on the western side of Somerset Street to the proposed site.

It is proposed that the existing HV network is utilised and extended to services the site electrical supply requirements.







## 3. HYDRAULIC SERVICES

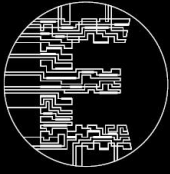
### 3.1. Sanitary Drainage

As the site currently consists of multiple lots containing residential dwellings, the site is adequately supplied with a sanitary drainage system. The existing connection points are located at the back of the lot along the eastern boundary and connect to a main that runs through 40 Orth St and 56 Hargrave St. Both connections are 150mm in diameter based on the mains map obtained from Sydney Water See below.



Sydney Water Mains Map

The existing sewer will require deviation works as a result of the construction of the new basement. This will need to be designed by a Water Servicing Coordinator.



### 3.2. Potable Cold-Water Service

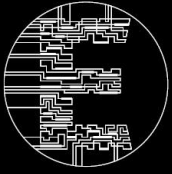
The site is currently serviced by a 150CICL (cast iron cement lined) towns main in Somerset St.

It is expected that this will be sufficient for the development however this will be confirmed by Sydney Water via the Section 73 Application.



Sydney Water Mains Map



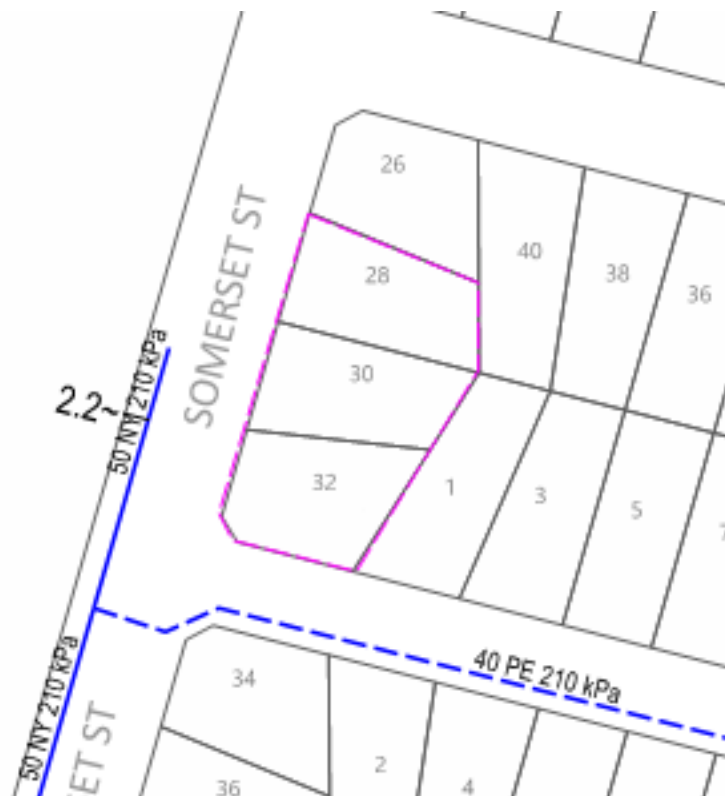


### 3.3. Natural Gas Service

The site is currently serviced by a 50dia nylon gas main in Somerset St (210kPa) in Somerset Street.

The however is capped approximately halfway along No. 30. If the meter set is to be provided at the northern end of the site (No. 28) the main may need to be extended.

This will be confirmed via Jemena once the gas application has been lodged.



*Jemena Mains Map*

