
8/8/2018

Platino Properties Suite
11, 20 Young St Neutral
Bay NSW 2089

Att: Sarkis Elia

REF: 67-75 Lords Rd, Leichhardt

Dear Sarkis,

In response to Platino Properties request to assess the electricity infrastructure, AAPE have engaged Ausgrid and can confirm power availability to the proposed development site at 67-75 Lords Rd, Leichhardt.

AAPE as an accredited Level 3 Designer (NSW Trade & Investment Resources & Energy Accreditation Number 3712) accredited to complete designs on the Ausgrid network, have assessed the proposed development site and surrounding Ausgrid network, regarding future power requirements, to accommodate a 315-unit development.

AAPE can confirm there is an existing Ausgrid substation located on the property, which currently services both the existing site and the low voltage network in the surrounding area.

To facilitate the proposed development, the existing substation located on site would be required to be decommissioned/removed, followed by the installation of two new substations. The proposed substations are required to maintain the existing services to the Ausgrid network and supply the development at 67-69 Lords Rd. Ausgrid high voltage feeders are located along the duration of the property boundary on Lords Rd, which is the current connection point for substation S.2386 (located on site) and the most likely connection point for the proposed substations.

AAPE can confirm power will be available to the development site, subject to the installation of new substations.

If you have any questions or inquiries, please don't hesitate to contact me on (02) 9553 1857.

Regards,



Ali Alaouie

ING CONSULTING ENGINEERS PTY LTD

ABN: 80129113293

P O Box 1543 Baulkham Hills NSW 1755

Tel (02) 8807 5656

:

Mobile 0433 778 109

:

Email ken@ingengineers.com.au

7 August 2018

Mr Sarkis Elia
Platino Properties
11/20 Young Street
Neutral Bay NSW 2089

Dear Sarkis

**RE : PROPOSED DEVELOPMENT AT 67 to 75 LORDS ROAD LEICHHARDT NSW 2040 -
STORMWATER INFRASTRUCTURE**

1. We understand that it is proposed redevelop the above property into 235 apartments and commercial space.
2. We have been asked to comment on whether there is at present sufficient stormwater drainage infrastructure to adequately drain runoff from the above development.
3. Reference is made to the letter by NPC National Project Consultants Pty Ltd dated 26 July 2013 which we are informed will be submitted with the application.
4. We note that the site has an area of 10,617m² and that 96% of the site is covered by impervious surfaces:- being either roof, concrete or bitumen.
5. With appropriate engineering design, the site is capable of accommodating the requirements of the proposed development.
6. We confirm that there will be no requirement for Council or any other authority to provide any additional infrastructure or services to adequately manage the surface runoff and stormwater discharge from the proposed development.

Yours faithfully

ING CONSULTING ENGINEERS PTY LTD



Kenneth Ng (Principal)
MIEAust CPEng NER RPEQ
Accredited Certifier (Cat. C1-C4, C6 & C15)
Building Professionals Board NSW



26 July 2013

Platino Properties
11/20 Young Street
Neutral Bay NSW 2089

Attention: John Codling

John,

Platino Properties propose a Planning Proposal to change the zoning of the industrial site at 67-71 Lords Road, Leichhardt to residential for an apartment development. Platino Properties have requested a desk top review of the flood behaviour at the site and preliminary flood advice based on the Council requirements as specified in their DCP. They have provided a site survey plan and a flood certificate from Council which provides the 100 year and PMF flood levels at the western end of the site and in the adjacent Hawthorne Canal.

The site consists of two lots being Lot 1 DP 940543 and Lot 1 DP 550608 with a total area of approximately 10,617m². The western boundary of the site is adjacent to the former freight line embankment which separates the area from the Hawthorne Canal which is located on the western side of this embankment. Lords Road and the local catchment drains to a point adjacent to the south western corner of the site. There is a stormwater pipe drainage system in Lords Road which is piped under the embankment to the Canal. Overland flows in excess of the pipe capacity would overtop the kerb and drain to the canal via a pedestrian tunnel provided through the embankment. This 3m wide by 3m high tunnel is located adjacent to the south western corner of the site.

The flood levels provided by Council from the Cardno 2010 Flood Study are presented in Table 1.

Table 1 – Council Flood Levels

Location	Ground level	100 yr flood depth	100 yr flood level	PMF level
Entry to site	3.21	0.85	4.05	6.75
Canal –opp site entry			3.55	5.60
Northern end of site	3.90	0.15	4.05	6.80
Canal – opp northern end			3.55	5.45

Based on the flood levels quoted by Council, the 100 yr flood extent on the site generally accords with the site survey levels. The extent of the PMF flood would be up to the eastern extent of the existing buildings on the site. The flood hazard in the 100 yr flood at the western end of the site is recorded by Council as high due to the ponding depth of 0.85m. There is evidence of resheeting of the parking area along the western boundary of the site which may have reduced these flood ponding depths. This can be checked in the detailed design stage of the development. Elsewhere the flood hazard on the site is low which means the site can be redeveloped.

The implications posed by the flooding for the proposed redevelopment of the site have been derived from Part C – Hazard Management of the Council's DCP. This requires the following:

1. Adoption of a flood planning level (FPL) which is 500mm above the 100yr flood level – FPL=RL 4.55m AHD;
2. All residential floors need to be at or above the FPL;
3. In a mixed use development, non residential floors can be below the FPL provided they are flood proofed;
4. Any entrances or flood evacuation routes have to be at or above the FPL;
5. Basement car parks are required to have an entry at the higher of the FPL or PMF – this will require an entry level of RL 6.75m AHD;
6. Access to the basement from residential apartments has to be controlled such that flood waters can only enter the basement when flood waters reach the PMF level;
7. All residential dwellings/apartments will require an evacuation route internally to levels above the PMF.

Other stormwater related issues noted from the Council's DCP are:

1. Onsite detention is generally required by Council but as this site already consists entirely of impermeable surfaces, then no detention is necessary;
2. Requires incorporation of stormwater water quality treatment facilities to achieve the stated extent of pollutant removal;
3. Any development should not compromise the existing Council stormwater pipe drainage under the railway embankment from the western boundary of the site.

Please do not hesitate to contact the undersigned on 0409 912 631 should you require further advice.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Tooker', is written over a horizontal line. The signature is stylized with a large 'M' and a long, sweeping tail.

Mark Tooker

GF:sw
S17647 H

8th August 2018

Platino Properties
Suite 11
20 Young Street
Neutral Bay NSW 2089
EMAIL: sarkis@platino.com.au

ATTENTION: Mr. Sarkis Elia

Dear Sarkis,

**RE: PROPOSED DEVELOPMENT AT
67-69 LORDS ROAD, LEICHHARDT NSW 2040**

We understand that a planning proposal has been lodged to redevelop the above property into 235 apartments and 3,000m² of non-residential space.

We have been asked to comment on whether there is at present capacity in Sydney Water's systems to allow the development to be serviced by sewer and water.

Attached is a copy of the Sydney Water diagram depicting the site and the adjacent water and sewer services in Lords Road and the laneway.

We confirm that there is sufficient capacity in Sydney Water's system to allow the proposed development to be serviced by amplification of the existing sewer and water mains by Sydney Water.

The cost of these works would be borne by the developer.

Trusting the above meets your immediate requirements.

Yours faithfully,
FLOTH PTY LTD



GEORGE FLOTH
DIRECTOR
gfloth@floth.com.au

MINIMUM PIPE SIZES FOR RETICULATION AND PROPERTY CONNECTION SEWERS

Sewer	Minimum size DN
Property connection sewer servicing 1 or more residential lots Property connection sewer servicing commercial and industrial lots $\leq 300 \text{ m}^2$ Reticulation sewers servicing residential lots	150
Reticulation sewer servicing commercial and industrial lots $> 300 \text{ m}^2$ and other complexes where large flows may be expected	225

MINIMUM PIPE SIZES FOR PARTICULAR DEVELOPMENTS

ZONING/DEVELOPMENT	MINIMUM PIPE SIZE (DN)	
	Cast iron outside diameter series	ISO series ⁽³⁾
Low and medium density residential	100 ⁽¹⁾	125 ⁽¹⁾
High density residential (≥ 4 storeys)	150	180
Multiple developments of high density residential (≥ 8 storeys)	200 or 225 ⁽²⁾	250 or 280 ⁽²⁾
Industrial and commercial	150	180

