

23.0 Infrastructure

23.1 Infrastructure and services

The Concept Plan for road grading stormwater drainage, water reticulation and sewerage reticulation presented in this report may be revised to suit the design of individual sites and to resolve conflicts that may arise between these services and those yet to be designed including gas, electricity and telecommunications.

The following constraints must be taken into account when developing the detailed design for each block at the Project Application stage, and for any revision to the Concept Plan, if necessary.

- Existing levels need to be maintained along the frontages of adjoining properties (except as negotiated with the respective owners) and access to those properties must be maintained to at least the standard existing.
- Existing levels need to be maintained at the entrance thresholds of existing buildings to be retained for their heritage value.
- Overland flows may not be directed onto adjoining properties where this would result in a greater concentration of flow compared to existing conditions.
- There is a large concentration of existing services in Balfour Street which makes it difficult if not impossible to route new services within that road reserve. The services include a trunk sewer, three (3) water mains, a high-pressure gas main and many electrical cables. However, it is quite feasible to construct services crossing Balfour Street, as there is a useful gap between the shallow services (water mains, gas, electrical and telecommunications cabling) and the deep trunk sewer. Because of the difficulty of providing shoring of any trench excavation with so many services interfering with trench shield installation, bored pipelines would most likely be required.
- Similarly, the construction of a sewer line in Abercrombie Street to intercept the property branches from the existing buildings to be retained will be made difficult by the density of services on the eastern footpath, particularly electrical cables. Again, pipe boring may be the best option here.
- There is an existing sewer line in the Telstra services tunnel in Broadway, which could be used for connection of gravity sewers from the Brewery precinct. However, it is unclear how connections can be made to this sewer, as connections usually require the construction of an access chamber, and this may not be possible within the confines of a services tunnel. Any such proposal would need to be discussed in detail with both Sydney Water and Telstra.
- Permission must be obtained before building over any Sydney Water or other authority services, regardless of whether or not the services are contained within easements.