

CONSULTANT ADVICE NOTICE

Project: 12-20 Berry Rod, 11-19 Holdsworth Ave,
St Leonards 2065

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Hydraulic and Wet Fire Services – Proposed Infrastructure Connections

INTRODUCTION

This Consultant Advice Notice has been prepared as supporting document for the Development Application by Aqualand for the proposed new development in 12-20 Berry Road & 11-19 Holdsworth Avenue St Leonards South. This document is outlining required infrastructure connections associated with building hydraulic and wet fire protection services and is limited to potable water, sewer and natural gas supply.

WATER

It is noted that proposed building architectural design allows for a new water connection to a suitably sized Sydney Water Corporation (SWC) main in Holdsworth Avenue. A master water meter has been integrated in the proposed new architectural scheme in compliance with Sydney Water policies. In addition, a fire brigade booster assembly and statutory backflow prevention have also been integrated in architectural design in compliance with FRNSW policies and statutory codes. During concept design stage, it has been identified that the existing SWC water main requires amplification to service the proposed new development. It is noted that SWC water main amplification design is subject to Water Servicing Coordinator scope of works commissioned by Aqualand, also subject to Sydney Water Section 73 Notice of Requirements and associated works.

SEWER

It is noted that the development requires a minimum of one connection to a suitably sized Sydney Water Corporation sewer main. The existing sewer main in Holdsworth Avenue has been identified as the most suitable point of connection for the proposed new development. During concept design stage, it has been identified that an existing SWC sewer main is located on the development site that is high likely to require diversion to accommodate proposed new building structure. Any sewer main amplification/diversion design is subject to Water Servicing Coordinator scope of works commissioned by Aqualand, also subject to Sydney Water Section 73 Notice of Requirements and associated works.



NATURAL GAS

It is noted that proposed building architectural design has provision for a new natural gas connection to a suitably sized Jemena natural gas main in Holdsworth Avenue. A boundary regulator and master meter have been integrated in the proposed new architectural scheme taking Jemena policies into consideration.

No amplification or diversion of authority gas infrastructure is anticipated. Natural Gas connection and supply to the development is subject to formal application and offer by Jemena, which is typically obtained prior to issue of Construction Certificate.

It is noted that the use of Natural Gas in the proposed new development is optional and subject to design development and potential use of electricity for the centralised hot water system and electric cooktops in the residential part of the development. Any future solutions are required to comply with BASIX and any other applicable statutory requirements. In summary, the proposed architectural design has been coordinated to accommodate both options, including and excluding natural gas supply in the future.

NORMAN DISNEY & YOUNG

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