

File: NSW220032 Council RFI Response

7th March 2024

Formus Property Pty Ltd
Level 4, 130 Pitt Street
Sydney NSW 2000

Att: Andrew Thackray

Re: Council RFI Response
Building Services
23 Kiora Road Miranda

We write further to the Request For Information provided by Sutherland Shire Council in relation to the planning application for this project, specifically;

Services

Based on Appendix J Services Impact Assessment, capacities for electricity and sewer drainage are to be investigated. Substation and fire fighting requirements (such as tanks and fire truck parking) may result in additional areas needing to be allocated for these services. This may ultimately limit the available ground floor or parking areas in site. Has this been considered?

We confirm that services have been investigated in association with development of the planning application to date as follows;

- **Electricity** – preliminary connection application has been made to Ausgrid. The development will require an electrical sub-station and spatial planning for this has been included on the current architectural drawings at level 1 off Kiora Road.
- **Sewer Drainage** – preliminary review has been undertaken with a Water Servicing Coordinator. Sydney Water required sewer main setbacks have been incorporated into the current design.
- **Potable Cold Water** – there are existing Sydney Water 150mm water mains located within both Kiora Road and Willock Avenue, either of which will be suitable for the developments potable cold water requirements.
- **Fire Fighting** – the development is more than 25m in effective height and as such requires dual fire fighting water supplies. The first will be towns main from Kiora Road and the second is on-site tanks which have been included on the current architectural drawings at level 1 off Kiora Road.



I trust that this response will meet with your approval, however please do not hesitate to contact me should you require any further information.

Regards

A handwritten signature in blue ink that reads "Brett Lipscombe".

Brett Lipscombe

General Manager - Projects NSW

