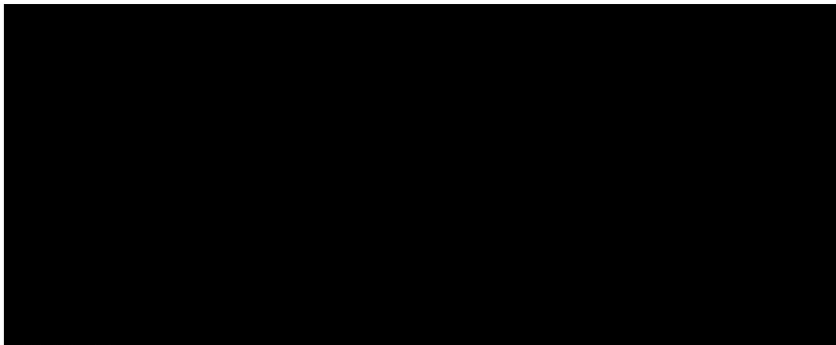




Consultant's Advice Notice

Discipline: General
Issue Date: 18 Aug 2023
Ref: 9044CAN-001

Project: 360-372 South Road, Moorabbin
Reference: 9044
Subject: Services & Civil Infrastructure Report



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Dear All,

We have undertaken a preliminary site assessment of the available site services and civil infrastructure to 360-372 South Road, Moorabbin, to cater for the proposed future development. Please refer to our following findings for your information;

Proposed Development:

We understand the proposed development will likely comprise of four levels of basement (with end of trip facilities provided to basement one), ground floor entrance lobby, retail and end of trip facilities, fourteen levels of commercial offices and roof terrace.



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Figure 1 - Land Area

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SERVICES INFRASTRUCTURE

Electrical:

United Energy is the responsible authority for the distribution of electricity in the area. There is existing low voltage (LV) and high voltage (HV) cable infrastructure surrounding the site. There are existing underground HV cables to the East of the site in Taylor Street and to the South of the site in the rear laneway. There are also existing overhead LV, HV and communications cables on South Road. We understand the overhead powerlines are to be undergrounded for constructability, completed building clearances and aesthetic purposes.

There are two substations located within close proximity to the site, one being a pole mounted substation on South Road and an indoor substation located within 17 Taylor Street, fronting the rear laneway.

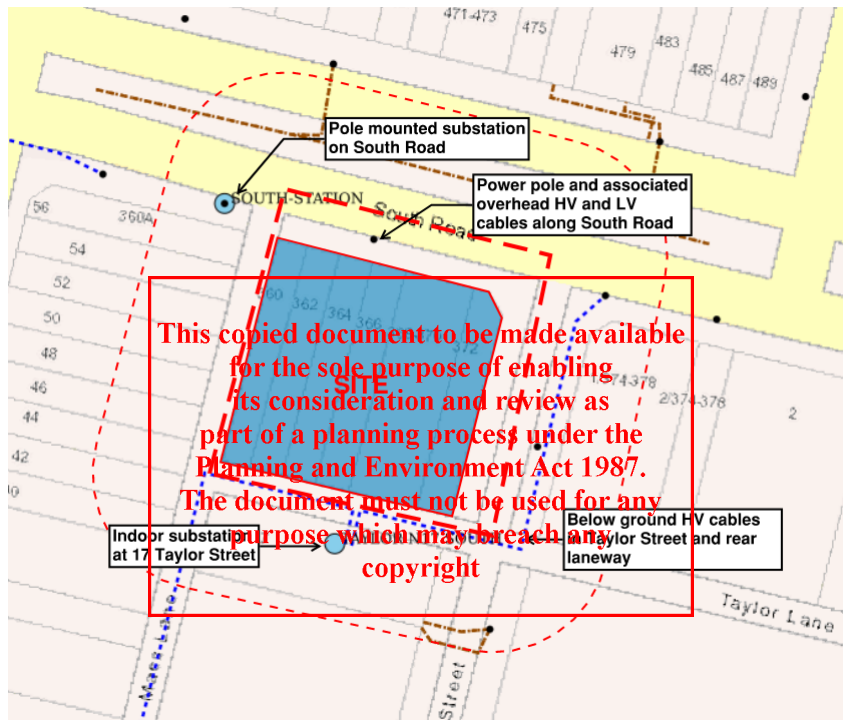


Figure 2 – United Energy Asset Map



Figure 3 – Overhead Power and Communication Cables



To provide power to the future development, we expect the following:

Given the scale of the development, a substation will be required on site and space for the substation should be allowed accordingly. Please see Figures 4 and 5 below, and refer to the United Energy standard indoor substation drawings included within The O'Neill Group services spatial sketches for details. The substation must be located on ground floor, and the least cost location will be fronting either Taylor Street or the rear laneway.

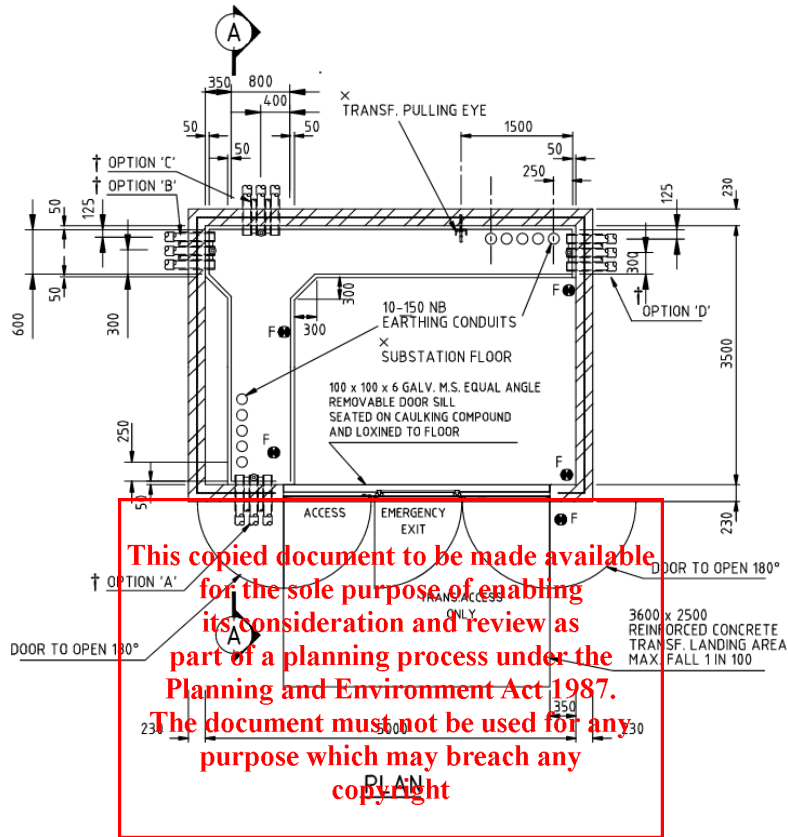


Figure 4 – United Energy Compact Substation Plan View

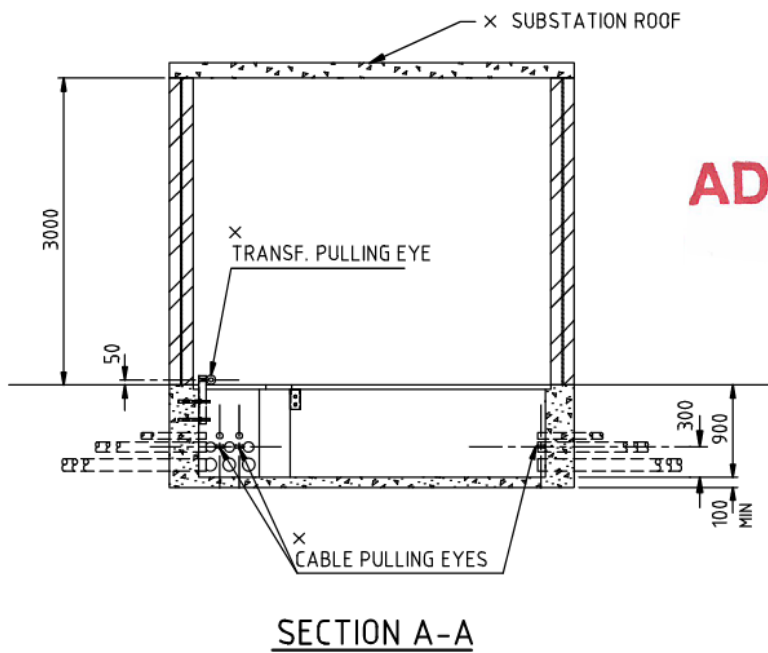
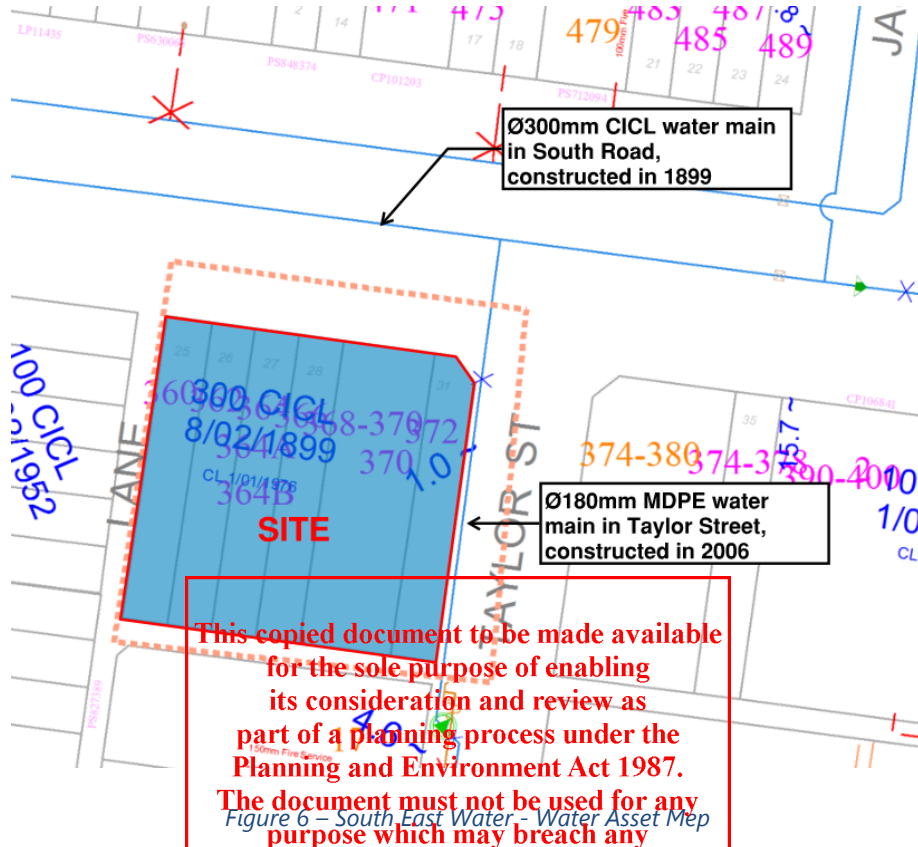


Figure 5 – United Energy Compact Substation Section View



Water:

South East Water is the responsible authority for the distribution of water in the area. There is an existing Ø300mm cast iron water main (constructed 1899 and concrete lined in 1976) within South Road and a Ø180mm MDPE water main (construction 2006) in Taylor Street.



South East Water can provide preliminary servicing advice to determine how the site will be serviced. We anticipate that both mains in South Road and Taylor Street would have sufficient capacity to service the proposed development, however given South Road is a Vic Roads arterial road, we would suggest the least cost water tapping location would be from Taylor Street. The new water meter will need to be installed within 2m of the property boundary from which the connection is made. The water meter can be located in basement 1 providing it is within 2m of the property boundary.

The Pressure and Flow Information should be obtained for both water mains to establish whether the mains have sufficient pressures and flow. Given the building is greater than 25m effective height, dual pumps and tanks will be required regardless, however the pressure and flow information will still be required to allow for hydraulic computations.

It should be noted that the centre of the existing Ø180mm MDPE water main in Taylor Street is noted to be located approximately 1m off the property boundary. South East Water's build-over easement guidelines requires a minimum clearance of 1000mm from the outside edge of their assets to any structure. Given the diameter of the pipe is Ø180mm, it is possible that the outside edge of the water main is within 1m of the proposed structure. There is a possibility this may be picked up by South East Water as part of the sewer build over easement application, feasibility advice request or plumbing application.

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Sewer:

South East Water is also the responsible authority for the distribution of sewer in the area. There is an existing Ø600mm sewer main in South Road and an existing Ø225mm sewer main in the rear laneway. Any sewer branches to the existing properties on the site will be cut and sealed.

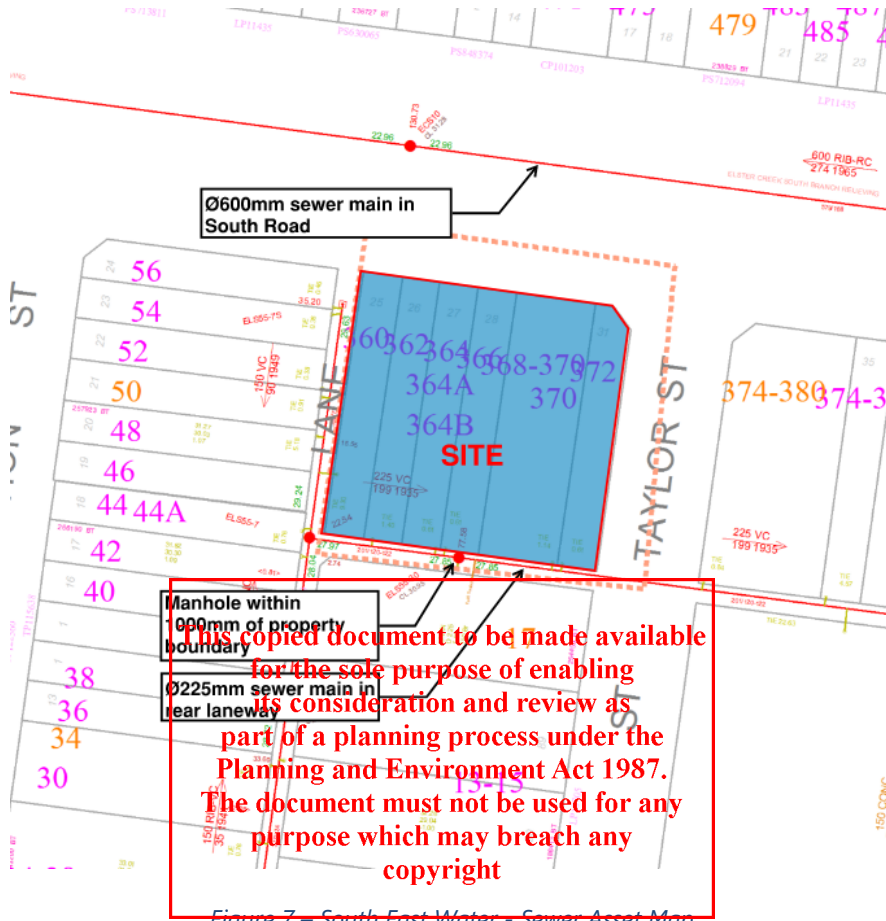


Figure 7 – South East Water – Sewer Asset Map

It is likely that the sewer connection point for the proposed development will be to the existing manhole in the rear laneway, however (as with water), feasibility advice can be obtained from South East Water to confirm this.

There is a requirement for all structures to be constructed a minimum of 1000mm away from the edge of any South East Water assets. The edge of the existing manhole within the rear laneway appears to be set approximately 200mm off the Southern property boundary, which will not be permitted by South East Water. We understand there are currently construction methodologies being discussed with South East Water, however it is likely that the basement levels will need to be stepped in to maintain the required clearance, or the sewer main and manhole will need to be relocated. However, it will prove tricky to relocate the sewer main and manhole so that 1000mm clearance is met either side given the laneway is only 3000mm wide. Locating the sewer in the centre of the laneway will also clash with the existing stormwater channel that reticulates over the surface, in the centre of the laneway.

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Stormwater:

City of Kingston Council is the responsible authority for distribution of stormwater in the area. There is an existing Ø300mm stormwater main and associated grated pit in the laneway at the South East corner of the site, a Ø450mm stormwater main within Taylor Street to the East of the site, a Ø300mm main and associated side entry pits on the corner of South Road and Taylor Street and a Ø675mm stormwater main within South Road.

In order to ascertain the stormwater discharge point, the Legal Point of Discharge should be applied for to City of Kingston Council, however it is likely the Legal Point of Discharge is to the side entry stormwater pit on the corner of South Road and Taylor Street.

Council will likely request that a stormwater detention system be installed to limit the flow of the stormwater discharging in to Council's assets. City of Kingston Council also will not permit the discharge of seepage water in to their assets, so a separate holding tank will likely be required to collect seepage water to be disposed of regularly offsite.

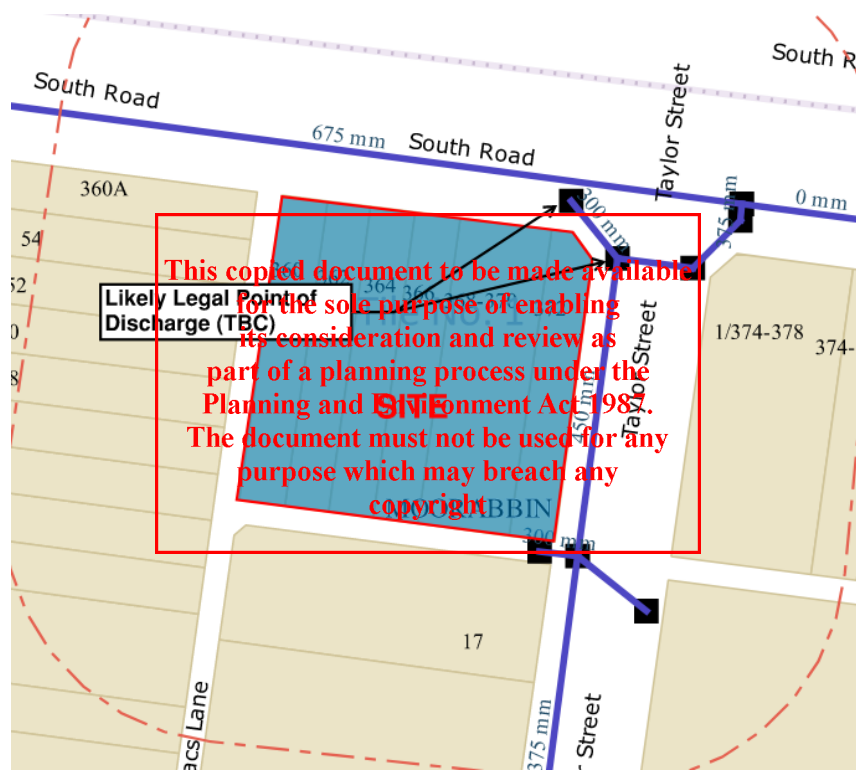


Figure 8 - Boroondara Council Stormwater Asset Map

Currently there does not appear to be any flood barriers allowed for within the Architectural documentation, which will likely be requested by City of Kingston Council regardless of whether there is a flood level present on the site or not. We can undertake further review of the Architectural documentation and provide advice as to the likely requirements of City of Kingston Council.

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Gas:

APA is the responsible authority for distribution of gas in the area. There is an existing gas meter serving the site at the South West corner of the site. On the bend of Grace Street. This existing meter is likely not sufficient to serve the proposed development and will need to be abolished.

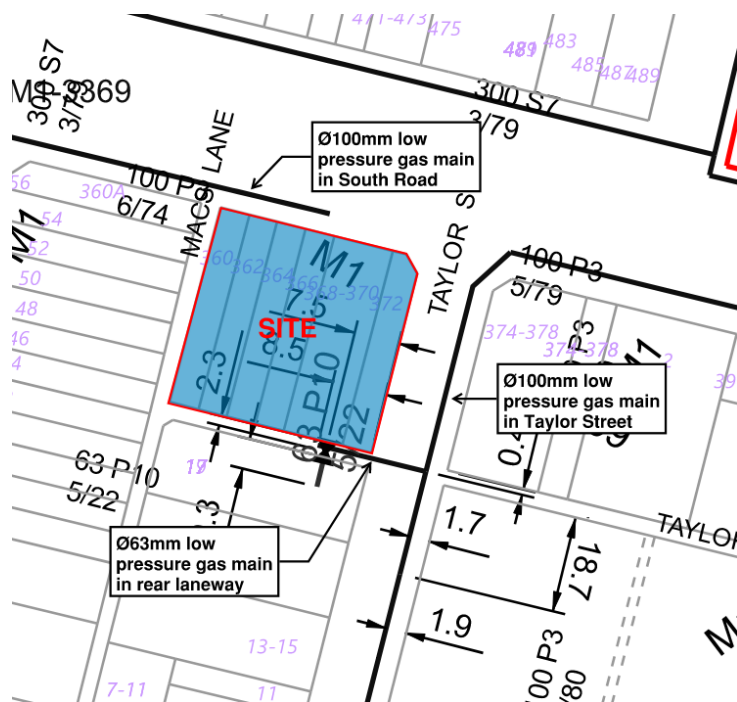


Figure 9 - Existing Gas Meter

There is an existing Ø63mm low-pressure dead-end gas main to the South of the site in the rear laneway, an existing Ø100mm low pressure gas main to the East of the site in Taylor Street and an existing Ø100mm low-pressure dead-end gas main in South Road.

We understand the development will be gas free, however should a gas meter be required, the least cost location is likely facing Taylor Street.

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Communications:

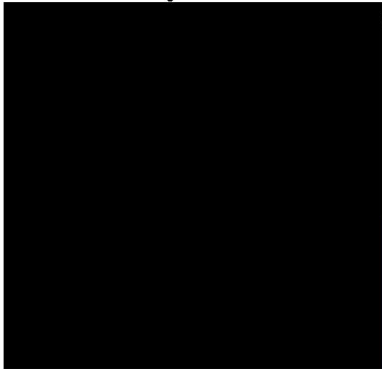
There is existing Telstra and NBN infrastructure to the North and East of the site in South Road and Taylor Street respectively. We would anticipate that this should be sufficient for the proposed development. New connections will likely be provided from the street infrastructure to the new development. The existing Telstra connections from the pit to the South of the site will likely be abolished.



Figure 10 - Telstra Asset Map

The Telstra and NBN Dial Before You Dig information indicate there are several pits / manholes surrounding the site. These pits and manholes should be considered during the design phase. The edge of the proposed crossover must be located a minimum of 1.2m away from the edge of a communications pit or manhole and located away from the proposed substation. From a review of the proposed plans, it appears both of these required clearances are adhered to.

Yours faithfully,



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