

DRAWING NOTE:
AS PREVIOUSLY FLAGGED, NDY REQUIRE ADDITIONAL HYDRAULIC INFORMATION IN ORDER TO PROVIDE THE DESIGN. IN PARTICULAR, NDY REQUIRES THE PRESSURE AND FLOW RATE INFORMATION (PFI) FOR THE SITE. THIS INFORMATION HAS MAJOR IMPLICATIONS FOR THE HIGH-LEVEL DESIGN OF THE HYDRANT SYSTEM, WHICH HAS FURTHER SIGNIFICANT FLOW-ON EFFECTS ON COST.


IN PARTICULAR, THE PFI IS REQUIRED TO DETERMINE IF THE EXISTING STREET HYDRANTS MEET THE REQUIREMENTS OF AS 2419.1-2021. IF THEY DO NOT MEET THE REQUIRED PRESSURE AND FLOW RATE, FIRE PUMPS AND TANKS ARE REQUIRED TO BE PROVIDED, WHICH IN TURN REQUIRES THE PROVISION OF A FIRE BRIGADE BOOSTER VALVE ASSEMBLY (FBBVA) AND EXTERNAL HYDRANTS.

AS THE PFI INFORMATION WAS NOT PROVIDED TO NDY, IT IS UNCLEAR IF FIRE PUMPS AND TANKS ARE REQUIRED. AS SUCH, THIS DOCUMENT SHOWS TWO SCENARIOS:


- SCENARIO (A): PUMPS AND TANKS ARE REQUIRED, FBBVA IS TO BE PROVIDED, NEW EXTERNAL HYDRANTS ARE TO BE PROVIDED THROUGHOUT THE SITE.
- SCENARIO (B): NO PUMPS AND TANKS, NO FBBVA (PROVIDED ALL REQUIREMENTS OF CLAUSE 7.2 OF AS2419.1-2021 ARE ALSO MET), HYDRANT COVERAGE IS PROVIDED WITH EXISTING STREET HYDRANTS FOR THE MOST PART.

NDY IS REQUIRED TO DESIGN TO SCENARIO (A) AS THE WORST CASE SCENARIO WITHOUT THE PFI. THIS IS SIGNIFICANTLY MORE COSTLY AND MORE COMPLEX THAN SCENARIO (B). IT WOULD ALSO REQUIRE SIGNIFICANT MODIFICATION TO THE SITE LAYOUT TO ACCOMMODATE THE WATER STORAGE TANKS AND PUMP HOUSE (APPROX. 11m x 11m TANKS AND 6m x 5m PUMP HOUSE) AS SUCH, NDY'S RECOMMENDATION IS FOR CAG TO ENGAGE A CONTRACTOR TO TEST THE SITE AND PROVIDE THE REQUESTED PFI.


LEGEND:




HYDRANT HOSE LENGTH (70m MAX)




EXTERNAL DUAL HEAD HYDRANTS



STREET HYDRANT



EXISTING



NEW

GENERAL NOTES:

- THE FOLLOWING GENERAL NOTES APPLY TO EVERY PAGE OF THIS DOCUMENT.

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE INDICATED.

- ALL PIPEWORK SHOWN IS ASSUMED TO BE RETICULATED UNDERGROUND UNLESS OTHERWISE INDICATED.

- LOCATION OF EXISTING STREET HYDRANTS ARE TO BE CONFIRMED. LOCATIONS TAKEN FROM COUNCIL ASSET MAP PROVIDED TO NDY.

- LOCATE AND CONFIRM LOCATIONS, SIZE AND CONDITION OF EXISTING PIPEWORK AND AUTHORITY INFRASTRUCTURE. ALL PIPEWORK ROUTES SHOWN ARE INDICATIVE ONLY, SUBJECT TO CONFIRMATION AND FURTHER COORDINATION BETWEEN SERVICES.

- THIS DESIGN REFERENCES THE DRAFT BCA MARKUPS PROVIDED AT AN EARLIER STAGE BY BCA CONSULTANT. ALL DESIGNS ARE PENDING CONFIRMATION FROM BCA CERTIFIER AND LOCAL AUTHORITY.

- PORTABLE FIRE EXTINGUISHERS AND FIRE BLANKETS ARE TO BE PROVIDED TO SUIT SPECIFIC FIRE RISKS.

- FIRE HOSE REEL (FHR) COMPLIANCE AND COVERAGE NOT ASSESSED AT DA STAGE AND IS TO BE DEVELOPED AT FURTHER STAGE.

SCENARIO (A) FIRE LAYOUT (PAGE 1/3)
- FBBVA, PUMPS AND TANKS REQUIRED.

DUAL-HEAD EXTERNAL ATTACK
HYDRANT AFFIXED TO BUILDING
WALL.

HARDSTAND LOCATION FOR
THIS HYDRANT IS TO BE
REVIEWED BY LOCAL FIRE
AUTHORITY.

INDICATED WALL IS TO BE
FIRE-RATED TO FRL 90/90/90
AND TO EXTEND NOT LESS
THAN 2m EACH SIDE OF THE
CENTRE-LINE OF THE HYDRANT
RISER AS PER CLAUSE 3.5.5.2
OF AS 2419.1-2021.

BOTTLE SHOP IS TO BE
PROVIDED WITH FIRE HOSE
REEL PROTECTION. INDICATIVE
LOCATION SHOWN. LOCATION
TO BE CONFIRMED.

PER NCC DIS PROVISIONS, THIS
BOTTLE SHOP DOES NOT
REQUIRE SMOKE DETECTION
OR ALARMS. HOWEVER, NDY'S
RECOMMENDATION (AS WITH
THE CLASS 6 PUB BUILDING) IS
TO PROVIDE A LOCAL SMOKE
ALARM SYSTEM SIMILAR TO THE
CLASS 3 ACCOMMODATION
BUILDING ABOVE DIS
PROVISIONS.

NEW UNMETERED
WATER SUPPLY FOR HYDRANTS.
TAKE-OFF TO BE
LOCATED
UPSTREAM OF
WATER METER.
LOCATION AND
DETAILS TO BE
COORDINATED
WITH HYDRAULIC
CONSULTANT.

INDICATIVE HARDSTAND
LOCATION ON INGLIS STREET,
SUBJECT TO INPUT FROM
LOCAL FIRE AUTHORITY.
DIMENSIONS TAKEN FROM
AS2419.1-2021 FIGURE F.4.5,
APPENDIX F: 11500 (W) x 6000
(D)

PER BCA CONSULTANT
COMMENTS, THIS CLASS 3
ACCOMMODATION BUILDING IS
TO BE PROVIDED WITH SMOKE
ALARM SYSTEM COMPLIANT
GENERALLY COMPLIANT TO
NCC S20C3.

LOCATION OF SUBSTATION AND
EASEMENT ZONES
TAKEN FROM
ELECTRICAL
CONSULTANT
MARKUP. REFER
TO PREVIOUS
COMMUNICATIONS
FOR FURTHER
DETAILS AND
EXPLANATION OF
EASEMENTS.

IN-GROUND
HYDRANT PIPE IS
TO BE HDPE.

FIRE BRIGADE BOOSTER VALVE ASSEMBLY
(FBBVA) SERVING ENTIRE SITE.

AS OUTLINED ON FIRST PAGE OF THIS
DOCUMENT, PUMPS AND TANKS MAY BE
REQUIRED. IN THAT CASE, A 288KL CAPACITY
TANK IS TO BE PROVIDED WITH PUMPS
ADJACENT TO BOOSTER. THIS WOULD
REQUIRE SIGNIFICANT ADJUSTMENT OF SITE
LAYOUT AND INCUR SIGNIFICANT COST.
PROVISION OF PFI MAY ALLOW DOWNSIZING
OR OMISSION OF TANKS AND PUMPS.
ABOVE-GROUND FIRE TANK DIMENSIONS:
11000 (W) x 11000 (D) x 3000 (H).

AREA SURROUNDING FBBVA TO BE CLEARED.
SPATIAL: 2300 (W) x 1000 (D) x 1500 (H) WITH
CLEARANCE OF 1500 IN FRONT OF THE
CABINET AND 250 EITHER SIDE.

LYONS LANE

INGLIS STREET

LEWIS STREET

ACCORDING TO BCA CONSULTANT MARKUP AND INFORMAL COMMENTS, NDY'S
UNDERSTANDING IS THAT THE NEW PUB BUILDING IS TO BE A CLASS 6 BUILDING
WITH LESS THAN 2000m2 OF FLOOR AREA (PENDING RESOLUTION OF THE
BASEMENT AREA).

PER NCC DIS PROVISIONS, THIS BUILDING DOES NOT REQUIRE SMOKE
DETECTION OR AN OCCUPANT WARNING SYSTEM, HENCE THIS FIP MAY BE
OMITTED. HOWEVER, NDY'S RECOMMENDATION, SEEING AS THE CLASS 3
ACCOMMODATION BUILDING IS TO BE PROVIDED WITH A SMOKE ALARM
SYSTEM, IS TO PROVIDE SUCH A SYSTEM (GENERALLY COMPLIANT TO NCC
S20C3) TO THIS BUILDING FOR IMPROVED PROTECTION.

DUAL-HEAD EXTERNAL
ATTACK HYDRANT AFFIXED TO
BUILDING WALL.

CLEAR PLANTERS AROUND
HYDRANT.

PROVIDE BOLLARD
PROTECTION IN FRONT OF
HYDRANT.

INDICATED WALL IS TO BE
FIRE-RATED TO FRL 90/90/90 AND TO EXTEND
NOT LESS THAN 2m EACH
SIDE OF THE CENTRE-LINE
OF THE HYDRANT RISER
AS PER CLAUSE 3.5.5.2 OF
AS 2419.1-2021.

PRELIMINARY

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- ALL DESIGNS, PRINTS & S&S PROPERTY OF BERGSTROM ARCHITECTS PTY LTD.

NEW WATER MAIN
CONNECTION TO
EXISTING
INFRASTRUCTURE,
TO BE PROVIDED
BY HYDRAULIC
CONSULTANT.
REFER TO
DRAWING
NDY-HSK-001 FOR
DETAILS.

DA NOTES:

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- DISABILITY ACCESS AND FACILITIES TO BE IN ACCORDANCE WITH AS 1428.1 AND AS 1428.4.
- THE PROPOSED WORKS WILL ADDRESS FIRE SAFETY MEASURES TO COMPLY WITH THE PERFORMANCE REQUIREMENTS OF THE BCA (EITHER DEEMED TO SATISFY OR ALTERNATIVE SOLUTIONS TO BE PREPARED BY A QUALIFIED FIRE ENGINEER).

C 1
B 30/05/2023 PRELIMINARY
A 24/05/2023 PRE DA ISSUE

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PROJECT
22-017 FEDERAL HOTEL

DRAWING
PROPOSED
GROUND FLOOR PLAN

SCALE
1:150@A1 1:300@A3

DRAWING NO.
DA 101

REVISION
C

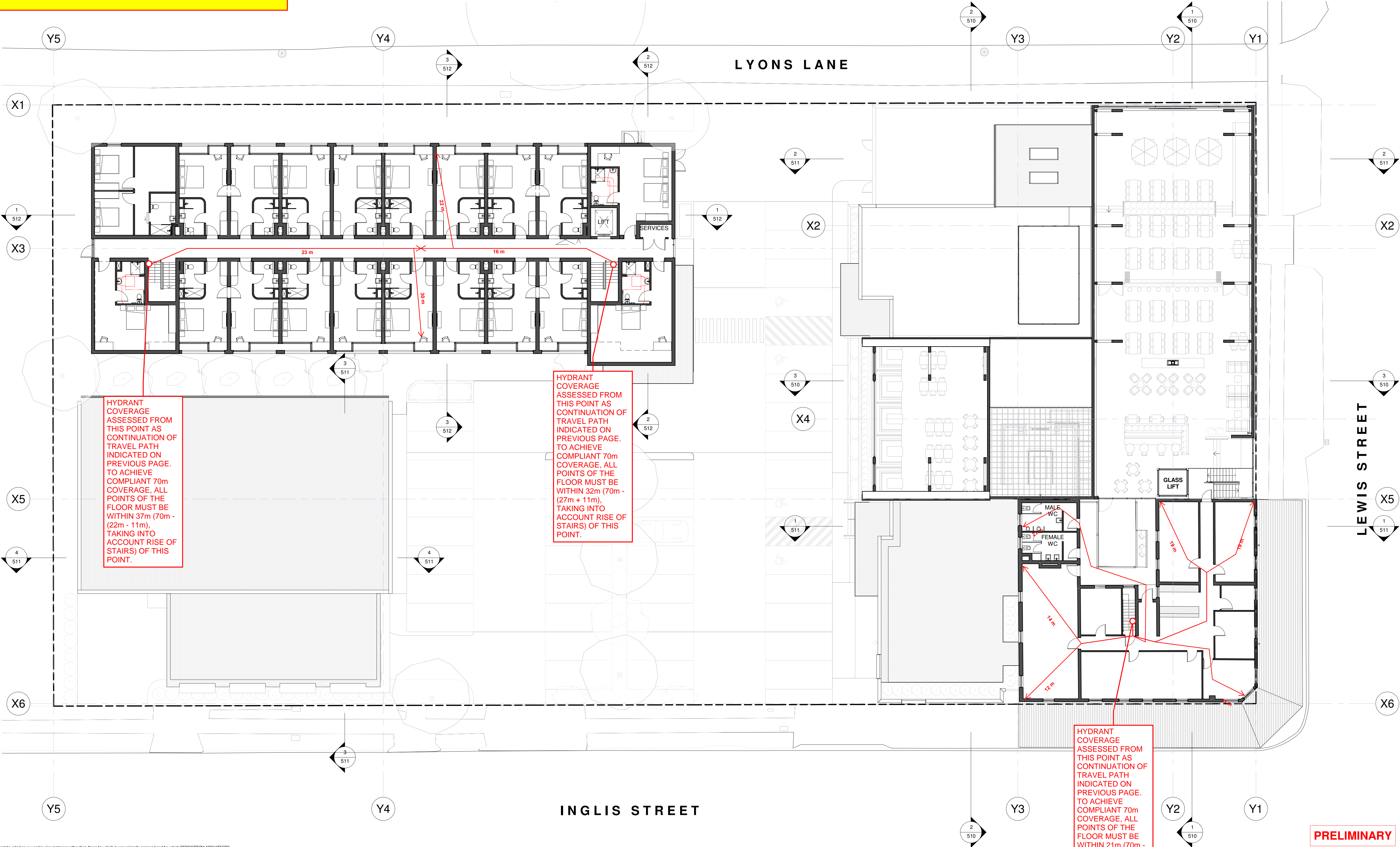
DATE: MAY 2023

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Job Number: 22-017

16/05/2023 4:37:44 PM

SCENARIO (A) FIRE LAYOUT (PAGE 2/3)
- FBBVA, PUMPS AND TANKS REQUIRED.



HYDRANT
COVERAGE
ASSESSED FROM
THIS POINT AS
CONTINUATION OF
TRAVEL PATH
INDICATED ON
PREVIOUS PAGE.
TO ACHIEVE
COMPLIANT 70m
COVERAGE, ALL
POINTS OF THE
FLOOR MUST BE
WITHIN 37m (70m -
(22m - 11m),
TAKING INTO
ACCOUNT RISE OF
STAIRS) OF THIS
POINT.

HYDRANT
COVERAGE
ASSESSED FROM
THIS POINT AS
CONTINUATION OF
TRAVEL PATH
INDICATED ON
PREVIOUS PAGE.
TO ACHIEVE
COMPLIANT 70m
COVERAGE, ALL
POINTS OF THE
FLOOR MUST BE
WITHIN 32m (70m -
(27m + 11m),
TAKING INTO
ACCOUNT RISE OF
STAIRS) OF THIS
POINT.

HYDRANT
COVERAGE
ASSESSED FROM
THIS POINT AS
CONTINUATION OF
TRAVEL PATH
INDICATED ON
PREVIOUS PAGE.
TO ACHIEVE
COMPLIANT 70m
COVERAGE, ALL
POINTS OF THE
FLOOR MUST BE
WITHIN 21m (70m -
(42m + 7m), TAKING
INTO ACCOUNT
RISE OF STAIRS)
OF THIS POINT.

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- ALL MEANS OF EGRESS, EMERGENCY LIGHTING, EXIT SIGNS, FIRE DOORS, FIRE HYDRANT SYSTEMS, FIRE HOSE REEL SYSTEMS, PORTABLE FIRE EXTINGUISHERS, SMOKE AND HEAT VENTS, SMOKE DETECTION, ALARM AND EXHAUST SYSTEM TO BE IN ACCORDANCE WITH THE BCA AND OTHER RELEVANT AUSTRALIAN STANDARDS.

C 16/06/2023 PRELIMINARY
A 30/05/2023 PRELIMINARY
A 24/05/2023 PRE DA ISSUE

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17 FEDERAL HOTEL

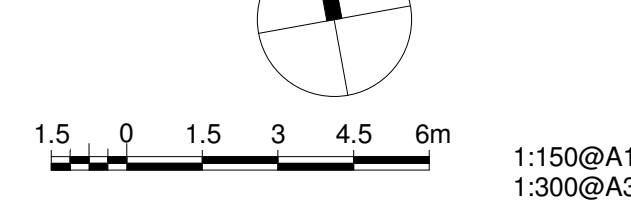
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PROPOSED LEVEL 1 PLAN

SCALE
1:150@A1 1:300@A3

DRAWING NO.
DA 102

REVISION
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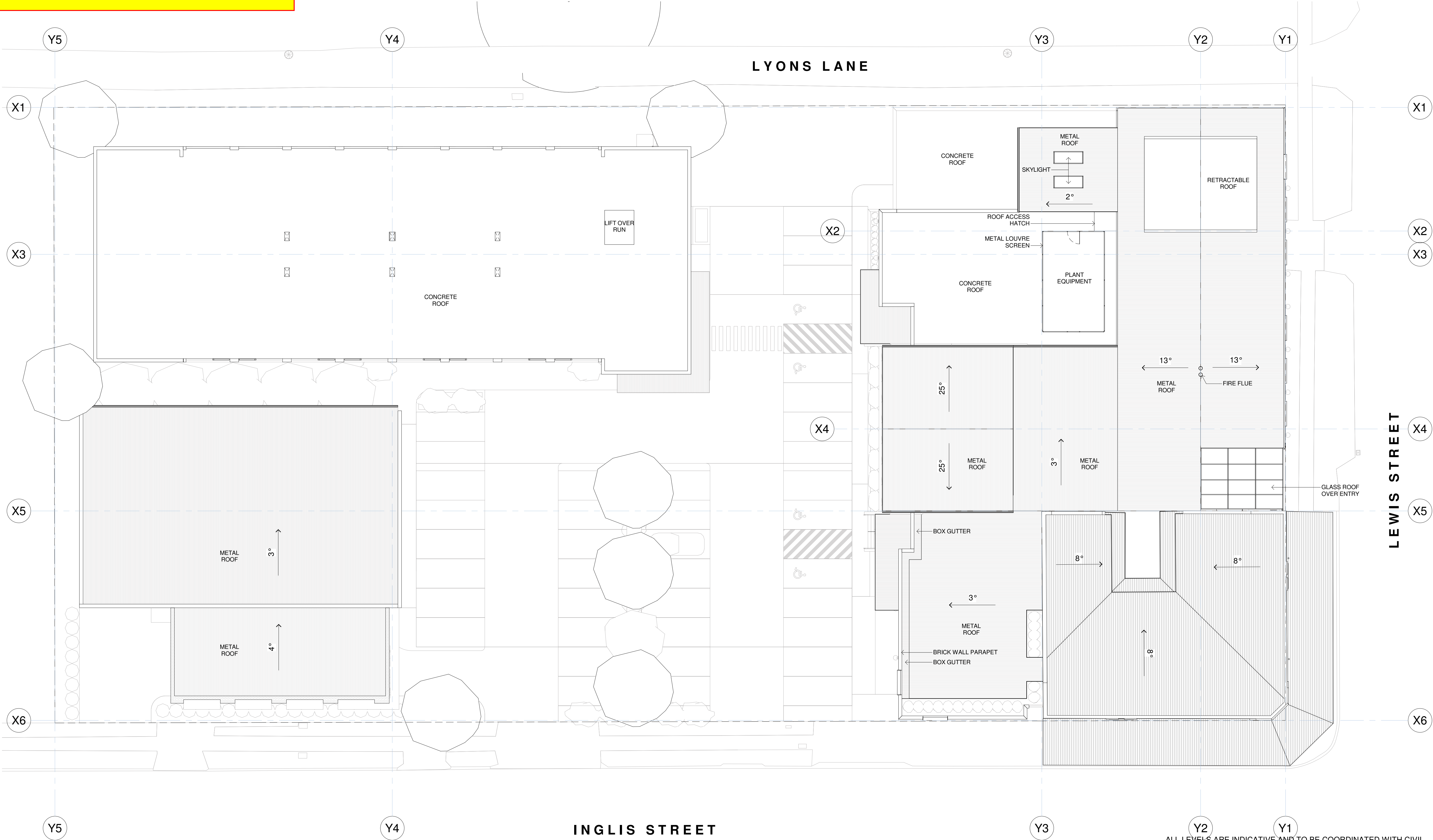
DATE: MAY 2023
DRAWN BY: Author
Job Number: 22-017



1:150@A1
1:300@A3

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SCENARIO (A) FIRE LAYOUT (PAGE 3/3)
- FBBVA, PUMPS AND TANKS REQUIRED.



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- ALL MEANS OF EGRESS, EMERGENCY LIGHTING, EXIT SIGNS, FIRE DOORS, FIRE HYDRANT SYSTEMS, FIRE HOSE REEL SYSTEMS, PORTABLE FIRE EXTINGUISHERS, SMOKE AND HEAT VENTS, SMOKE DETECTION, ALARM AND EXHAUST SYSTEM TO BE IN ACCORDANCE WITH THE BCA AND OTHER RELEVANT AUSTRALIAN STANDARDS.

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PROJECT
22-017 FEDERAL HOTEL

DRAWING
PROPOSED ROOF PLAN

SCALE
1:150@A1 1:300@A3

DRAWING NO.
DA 103

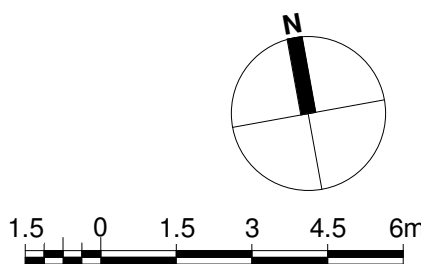
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DATE: MAY 2023

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Job Number: 22-017

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1:150@A1
1:300@A3

SCENARIO (B) FIRE LAYOUT (PAGE 1/3)
- NO FBBVA, PUMPS OR TANKS.

DUAL-HEAD EXTERNAL ATTACK
HYDRANT AFFIXED TO BUILDING
WALL (ASSUMING SUFFICIENT
PRESSURE & FLOW TO ACHIEVE
COMPLIANT HYDRANT
PERFORMANCE AS NOTED ON
THE FIRST PAGE

HARDSTAND LOCATION FOR THIS HYDRANT IS TO BE ADVISED BY LOCAL FIRE AUTHORITY.

INDICATED WALL IS TO BE
FIRE-RATED TO FRL 90/90/90
AND TO EXTEND NOT LESS
THAN 2m EACH SIDE OF THE
CENTRE-LINE OF THE HYDRANT
RISER AS PER CLAUSE 3.5.5.2
OF AS 2419.1-2021.

BOTTLE SHOP IS TO BE PROVIDED WITH FIRE HOSE REEL PROTECTION. INDICATIVE LOCATION SHOWN, LOCATION TO BE CONFIRMED.

PER NCC DTS PROVISIONS, THIS BOTTLE SHOP DOES NOT REQUIRE SMOKE DETECTION OR ALARMS. HOWEVER, NDY'S RECOMMENDATION (AS WITH THE CLASS 6 PUB BUILDING) IS TO PROVIDE A LOCAL SMOKE ALARM SYSTEM SIMILAR TO THE CLASS 3 ACCOMMODATION BUILDING ABOVE DTS PROVISIONS.

INDICATIVE HARDSTAND
LOCATION ON INGLIS STREET,
SUBJECT TO INPUT FROM
LOCAL FIRE AUTHORITY.
DIMENSIONS TAKEN FROM
AS2419.1-2021 FIGURE F.4.5,
APPENDIX F: 11500 (W) x 6000
(D)

PER BCA CONSULTANT COMMENTS, THIS CLASS 3 ACCOMMODATION BUILDING IS TO BE PROVIDED WITH SMOKE ALARM SYSTEM COMPLIANT GENERALLY COMPLIANT TO NCC S20C3.

ACCORDING TO BCA CONSULTANT MARKUP AND INFORMAL COMMENTS, NDY'S UNDERSTANDING IS THAT THE NEW PUB BUILDING IS TO BE A CLASS 6 BUILDING WITH LESS THAN 2000m2 OF FLOOR AREA (PENDING RESOLUTION OF THE BASEMENT AREA).

PER NCC DIS PROVISIONS, THIS BUILDING DOES NOT REQUIRE SMOKE DETECTION OR AN OCCUPANT WARNING SYSTEM, HENCE THIS FIP MAY BE OMITTED. HOWEVER, NDY'S RECOMMENDATION, SEEING AS THE CLASS 3 ACCOMMODATION BUILDING IS TO BE PROVIDED WITH A SMOKE ALARM SYSTEM, IS TO PROVIDE SUCH A SYSTEM (GENERALLY COMPLIANT TO NCC S20C3) TO THIS BUILDING FOR IMPROVED PROTECTION.

NEW HYDRANT PIPEWORK TO BE BRANCHED OFF EXISTING COUNCIL INFRASTRUCTURE. HYDRAULICS CONTRACTOR TO PROVIDE CONNECTION TO EXISTING INFRASTRUCTURE AND ALL OTHER EQUIPMENT REQUIRED BY NCC OR LOCAL AUTHORITY (E.G. BACKFLOW PREVENTION).

EXISTING STREET HYDRANT
(ASSESSED AS STREET HYDRANT)

LOCATION ESTIMATED FROM
SCALED COUNCIL ASSET MAP
RELATIVE TO EXISTING HYDRANT
ON LEWIS STREET AND IS TO BE
CONFIRMED.

INDICATIVE ROUTE OF
EXISTING COUNCIL COLD
WATER MAIN AS SHOWN ON
COUNCIL ASSET MAP.

INDICATIVE HARDSTAND
LOCATION ON LEWIS
STREET, SUBJECT TO
INPUT FROM LOCAL FIRE
AUTHORITY. DIMENSIONS
TAKEN FROM
AS2419.1-2021 FIGURE
F.4.5, APPENDIX F: 11500
(W) x 6000 (D)

EXISTING STREET
HYDRANT (ASSESSED AS
FEED HYDRANT)

LOCATION, PFI TO BE
CONFIRMED.

PROVIDE WALL BETWEEN
HYDRANT AND BUILDING
COMPLIANT TO CLAUSE
3.5.5.2(c) OF AS2419.1:2021.
WALL IS TO BE FIRE-RATED
TO FRL OF AT LEAST
90/90/90 AND IS TO EXTEND
AT LEAST 1m EITHER SIDE
OF THE CENTRE LINE OF
THE HYDRANT AND BE AT
LEAST 2m TALL.

LOCATION OF WALL IS
SUBJECT TO APPROVAL OF
LOCAL FIRE AUTHORITY
AND COUNCIL.

PRELIMINARY

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4. DISABILITY ACCESS AND FACILITIES TO BE IN ACCORDANCE WITH AS 1428.1 AND AS 1428.4
5. THE PROPOSED WORKS WILL ADDRESS FIRE SAFETY MEASURES TO COMPLY WITH THE PERFORMANCE REQUIREMENTS OF THE BCA (EITHER DEEMED TO SATISFY OR ALTERNATIVE SOLUTIONS TO BE PREPARED BY A QUALIFIED FIRE ENGINEER).

EXISTING STREET
HYDRANT
(ASSESSED AS
STREET HYDRANT)

LOCATION
ESTIMATED FROM
SCALED COUNCIL
ASSET MAP
RELATIVE TO
EXISTING
HYDRANT ON
LEWIS STREET
AND IS TO BE
CONFIRMED.

OF EGRESS, EMERGENCY LIGHTING, EXIT
E DOORS, FIRE HYDRANT SYSTEMS, FIRE
SYSTEMS, PORTABLE FIRE EXTINGUISHERS,
D HEAT VENTS, SMOKE DETECTION, ALARM
ST SYSTEM TO BE IN ACCORDANCE WITH
ND OTHER RELEVANT AUSTRALIAN STANDARDS.

CLIENT
IMG GROUP

ARCHITECT

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PROJECT	22-017 FEDERAL HOTEL
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PROPOSED GROUND FLOOR PLAN

SCALE	1:150@A1	1:300@A3
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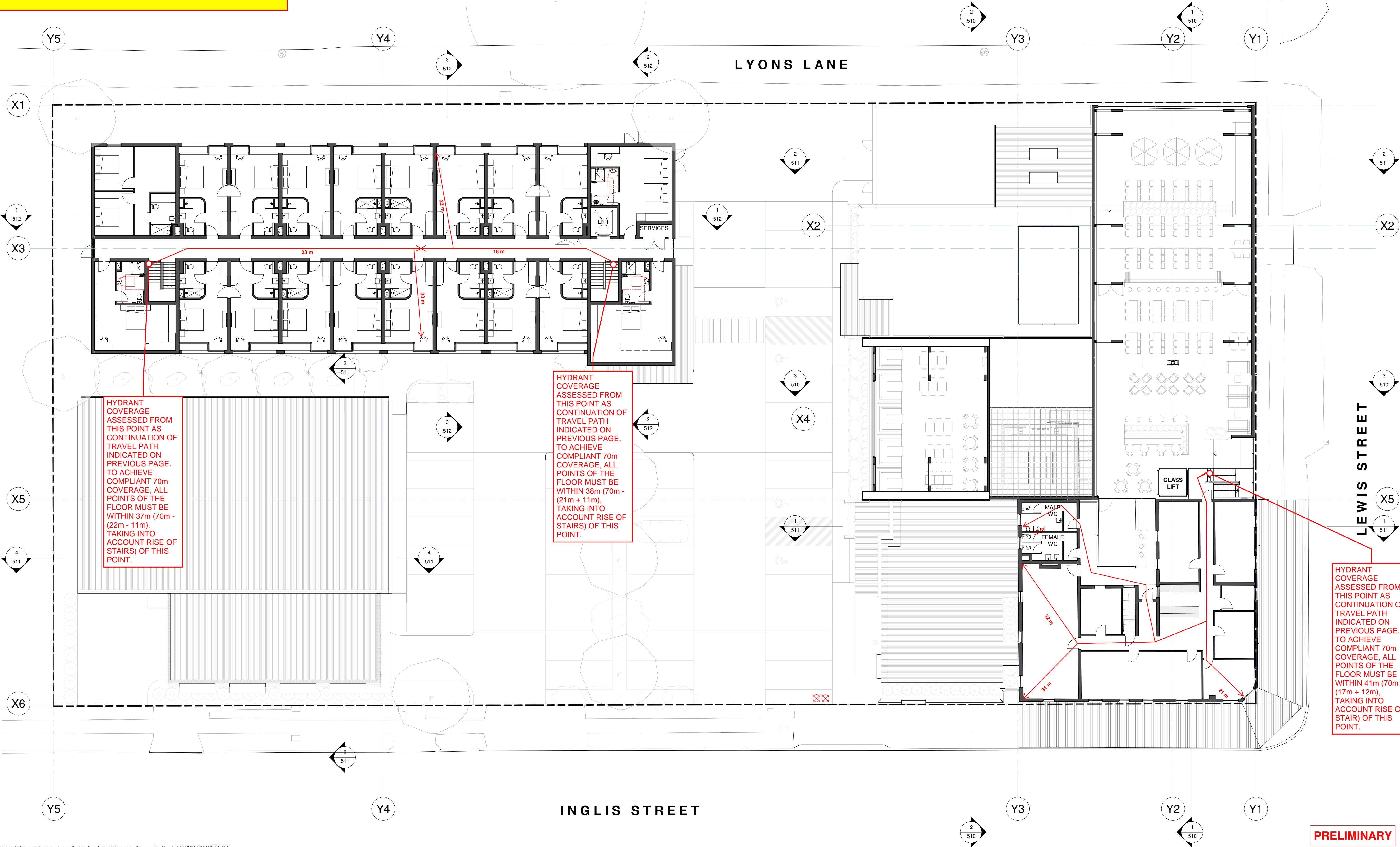
DRAWING NO.
DA 101

C

DATE: MAY 2023

Job Number: 22-017

SCENARIO (B) FIRE LAYOUT (PAGE 2/3)
- NO FBBVA, PUMPS OR TANKS.



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- ALL NEW BUILDING WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE NOTICE OF DETERMINATION FOR THIS DEVELOPMENT APPLICATION.
- DISABILITY ACCESS AND FACILITIES TO BE IN ACCORDANCE WITH AS 1428.1 AND AS 1428.4.
- THE PROPOSED WORKS WILL ADDRESS FIRE SAFETY MEASURES TO COMPLY WITH THE PERFORMANCE REQUIREMENTS OF THE BCA (EITHER DEEMED TO SATISFY OR ALTERNATIVE SOLUTIONS TO BE PREPARED BY A QUALIFIED FIRE ENGINEER).
- ALL MEANS OF EGRESS, EMERGENCY LIGHTING, EXIT SIGNS, FIRE DOORS, FIRE HYDRANT SYSTEMS, FIRE HOSE REEL SYSTEMS, PORTABLE FIRE EXTINGUISHERS, SMOKE AND HEAT VENTS, SMOKE DETECTION, ALARM AND EXHAUST SYSTEM TO BE IN ACCORDANCE WITH THE BCA AND OTHER RELEVANT AUSTRALIAN STANDARDS.

C 16/06/2023 PRELIMINARY
B 30/05/2023 PRELIMINARY
A 24/05/2023 PRE DA ISSUE

REVISIONS

CLIENT
IMG GROUP

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NORTH SYDNEY NSW 2060
Ph. 02.8920.1499 Fax. 02.8920.1599

PROJECT
22-017 FEDERAL HOTEL

DRAWING
PROPOSED LEVEL 1 PLAN

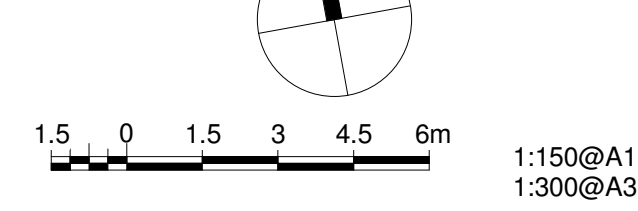
PRELIMINARY

SCALE
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DRAWING NO.
DA 102

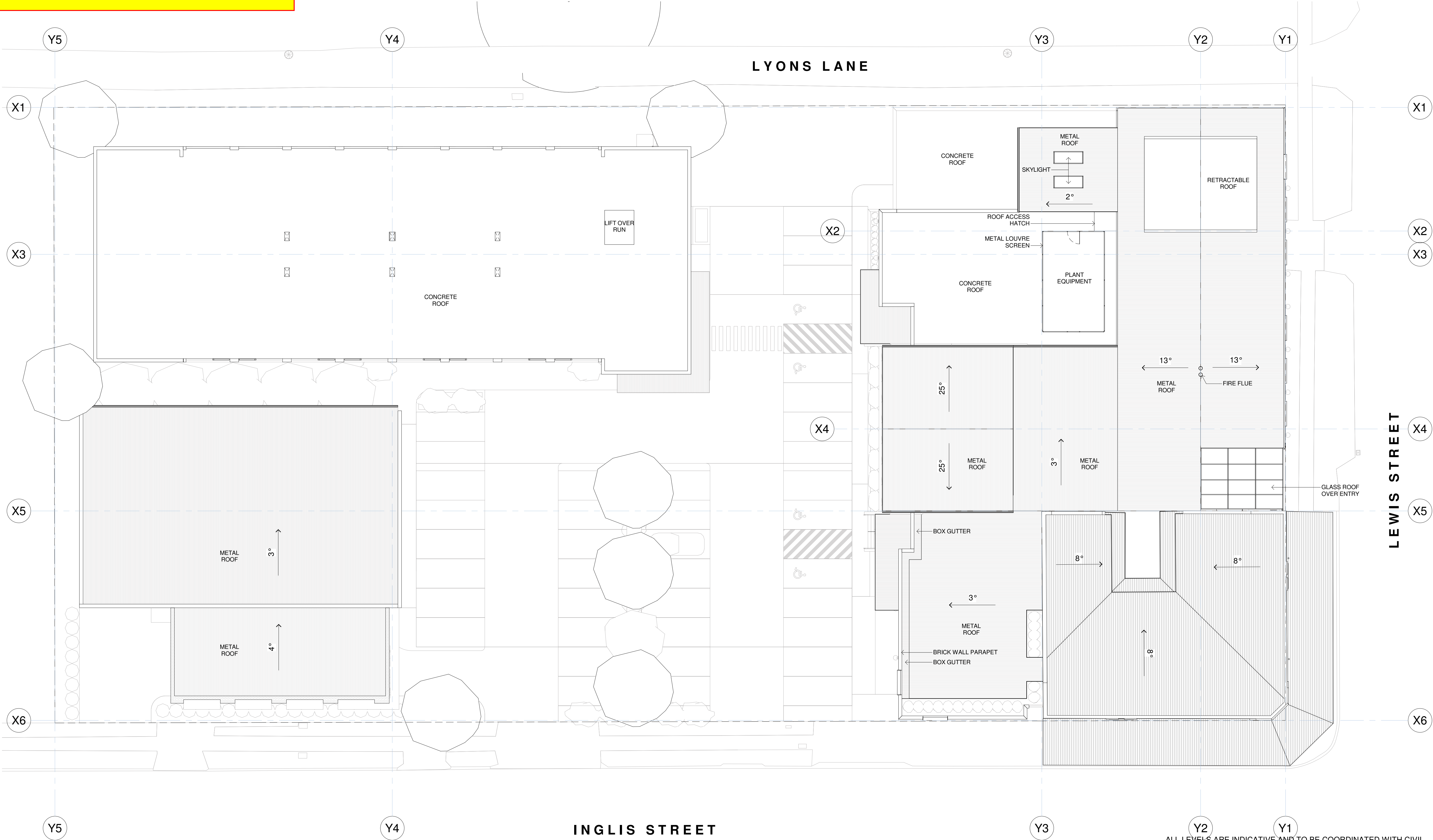
REVISION
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DATE: MAY 2023
DRAWN BY: Author
Job Number: 22-017



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SCENARIO (B) FIRE LAYOUT (PAGE 2/3)
- NO FBBVA, PUMPS OR TANKS.



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PROJECT
22-017 FEDERAL HOTEL

DRAWING
PROPOSED ROOF PLAN

SCALE
1:150@A1 1:300@A3

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