

23-343

7 December 2023

Mr Darcy Lade
Hub Property Group
2/276 Newcastle Street
PERTH WA 6000

Dear Darcy

Frenchman's Bay Retreat – Potable Water Supply

As part of a Due Diligence exercise for this project, Pritchard Francis undertook a review of the current water supply to the site and reviewed options for servicing the development.

Based on correspondence from the City of Albany on 30 June 2022, we understand there is an existing water line from Goode Beach through the City of Albany's reserve to Frenchman's Bay Road – refer Figure 1 and Appendix A. This is shown cutting through the property at the South-West corner. Correspondence with Water Corporation has outlined that this is not a recognised Water Corporation asset and the property sits outside of their water zone boundary.



Figure 1: City of Albany Map

As shown in Figure 2, there is an existing concrete tank on the property (location 1), and in close proximity there is a City of Albany asset which consists of new poly tank and bore with pump (location 2), that we understand to be a new construction to provide water to the Toilet Block (location 3) and beach tap. So this highlights that the City of Albany have also opted for a standalone supply for the new Toilet Block rather than connecting to the Water Corporation network.



Figure 2: Aerial photo with existing infrastructure shown

For potable water supply to site via a Water Corporation direct service, we make the following comments:

- As per correspondence from Water Corporation, to provide a direct service there would need to be a review of the existing scheme for not only our development but also the broader tourism precinct. They have advised that “it would be very useful if the proponents could commission an engineering consultant to undertake a water demand assessment of all the various developments that could require a water service (e.g. Whale World and your development).”
- Depending on the projected water demands, the development proposals could have significant implications for the water source, water treatment and transfer and the water storage capacity, which could trigger the need for upgrades across the network. To service our development a water main extension (of considerable distance) funded by the proponent will be required. As this area has not been planned to be serviced with reticulated water, so upgrading the existing scheme headworks may also be required and may need to be funded by the proponents. The extent of the works required is unknown until that scheme review takes place. Previous advice has suggested that there would need to be a new tank installed at the Goode Beach supply tank compound, as well as an upgrade to the pipework from the compound to our site. Opinion-of-probable costs for these items are as below:
 - 150 diameter x 1.5km pipework ~\$450,000
 - Water Corporation Headworks ~\$35,000 + tank costs \$500,000+ (indicatively)
- We don't believe re-activation of the existing trickle feed will be acceptable to Water Corporation and a viable option, and they would potentially still call on the above new tank with a re-activation of this service in any case. There would potentially be some additional costs with this option, but these are unknown until a more detailed and extensive study are undertaken, along with further engagement with Water Corporation which would likely take a long period of time.

Compared to the option that has been developed, of providing bore and rainwater catchment potable water, we believe the above Water Corporation direct service would not be feasible for the project.

Yours sincerely



JAMES LEIPER
Regional Director – Great Southern
Albany