



POWER PLUMBING



CASE STUDY



A Last-Minute Surprise Almost Threw
This Project Into Expensive Limbo

ATRIUM APARTMENTS

Hamilton, Newcastle



Located at 119 Tudor St, in the vibrant cafe district of Hamilton, Newcastle... is the stunning new development called Atrium.

Designed by award-winning architect Kevin Snell for DJB Developments, the project blends existing heritage with the sleek and modern.

Comprised of various 1 and 2 bedroom luxury apartments, Atrium is a place anybody would proudly call home.

But, just as the finishing touches to the development were being put into place...

A plumbing problem surfaced (which could happen anywhere) that threatened to grind everything to a halt.

THE OBSTACLE

Through no fault of their own, DJB faced the prospect of not receiving their occupation certificate.

Why?

Because of an under-performing street water main that supplied the apartments fire hydrant system.

Due to the Water Authority's aging infrastructure, the street water mains were unable to supply the Atrium's fire hydrants with the appropriate amount of water needed for firefighting, in the case of an emergency.

"Even though we were assured through flow-rate modelling at the beginning of the project, that the mains would be sufficient," said Daniel Connolly, the senior project manager from DJB, "we suddenly found that things had changed."

"Whilst construction was taking place, the Authorities had to make critical repairs to their infrastructure and had to reduce the pressure in certain sections of their piping

network," he continued, "and these repairs unfortunately affected our buildings water supply."

Developers DJB were completely unaware of this problem until the 11th hour, and now suddenly found themselves stuck.

But, what's worse, the Authorities couldn't give an accurate time-frame for when the repairs would be completed, as the job had become bigger than they had first anticipated. Leaving DJB in a precarious position.

Being caught out, DJB needed to find a solution, fast.

Because not only would this be highly embarrassing for them... and inconvenient for the apartment owners... it would also come with an additional cost to the developers of \$1500 a day in bank fees, for every day, after the scheduled occupancy date was delayed.

Not to mention the possibility of further legal action from angry tenants, unable to access their apartments on the dates promised.

So, things were starting to look bleak.

A QUICK FIRE SOLUTION IS FOUND

It was then that Daniel from DJB contacted Power Plumbing to see if there was any way to resolve the dilemma he now found himself in.

Luckily, Power Plumbing was up for the challenge.

After performing additional flow rate tests, Dave Wade from Power Plumbing confirmed the developer's worst fears. He acknowledged that the flow rates were indeed inadequate... but was however, able to provide Daniel with an alternate solution, on the spot.

Dave proposed the installation of a temporary diesel pump



that could be connected “in-situ”, to the hydrant suction/ booster frame at the property’s boundary.

This would then be able to provide the correct volume of water needed in the event of a fire breaking out within the property.

Fortunately, the developers were able to access a diesel fire pump from another site of theirs, which could be positioned on the sidewalk beside the building, and made operational immediately.

But things had to happen quickly, as the clock was ticking and the occupation certificate was due the following day.

PUTTING THE PLAN INTO ACTION

After DJB made multiple phone calls to the Water Authorities and Building Certifier, and all involved had wiped the sweat from their palms in nervous anticipation...

Approval for the pump installation was finally given... so, work got underway.

Toiling late into the afternoon and with the sun going down, Power Plumbing had the pump installed, tested, and ready for operation.

By connecting into the existing suction/booster set at the side of the property -- and using temporary fencing to cordon off the area to keep the public safe – the pump was

now ready to meet the required flow rates if needed.

With some quick thinking from Power Plumbing the crisis was averted... just in the nick of time.

THE FINAL WASH-UP

It eventually took the Authorities over 8 months to complete the repairs to their network... and to restore the pressure in the system back to its original levels.

Which equates to a potential saving of approximately \$366,000 to DJB, if they indeed had to carry the \$1500 a day on cost, for that full period of time.

Not to mention the possible threat of further financial damage, due to any other legal ramifications they may have incurred.

Needless to say, DJB Developments were very happy with the solution and result Power Plumbing provided for them.

“Thanks again Dave, you really helped to get this project across the line for us... if you were better looking I’d kiss you!”

Daniel Connolly,
SENIOR PROJECT MANAGER, DJB DEVELOPMENTS

If you would like to contact us for help with any problems you may be currently facing.

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Are Our Solutions!*

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