

5th June 2026

Consultant Advice Notice

To	Landcom		
Attention	Reece Hollingsworth		
Project	607 Pacific Highway, Chatswood - BTR		
Subject	Agency RFI Responses – Ausgrid and Willoughby Council		
CAN Reference	1	Revision	2

1. Introduction

This Consultant Advice Notice has been prepared to provide IGS' response to agency RFIs received in relation to the Significant Development Application for Chatswood Dive Site – Build-to-Rent, SSD-1000006957.

The responses below relate to queries raised by Ausgrid and Willoughby Council regarding existing authority infrastructure in the vicinity of the proposed development.

2. Ausgrid RFI Response

2.1 Ausgrid Overhead Powerlines

Ausgrid has noted that overhead powerlines are located in the vicinity of the development.

IGS advises that the Construction Management Plan shall address the presence of existing overhead powerlines. The demolition and excavation methodology is to be developed by the respective contractor, with specific consideration given to the overhead cables located along the footpath.

The contractor's methodology is to ensure that appropriate protection measures, clearances, access controls and construction sequencing are implemented so that existing Ausgrid assets are protected throughout the works.

2.2 Ausgrid Underground Cables

Ausgrid has noted that HV underground cables are located in the vicinity of the development.

IGS advises that a surface-based services survey has been conducted identifying authority assets. A detailed survey will be undertaken prior to commencement of construction works to determine the depth and offset from lot boundary.

The outcome of this survey should be used to inform the detailed design, excavation methodology and construction management procedures, including any required protection, potholing, exclusion zones or authority coordination prior to works commencing.

2.3 New Driveways – Proximity to Existing Poles

Ausgrid has noted that any existing pole is required to be located a minimum of 1.5 metres away from the proposed driveway.

IGS has reviewed the proposed driveway arrangement and can confirm that the existing Ausgrid poles are located more than 1.5 metres away from the proposed driveway.

No further design action is considered necessary in relation to this item, subject to the driveway arrangement remaining generally consistent with the current proposal.

3. Willoughby Council RFI Response

3.1 Sydney Water Servicing Confirmation

Willoughby Council has requested written confirmation from Sydney Water that the existing sewer and water supply infrastructure can service the proposed development, including identification of any required upgrades and the delivery requirements for those upgrades.

IGS advises that a Feasibility Study has been lodged with Sydney Water via the appointed Water Servicing Coordinator under Case number 232483.

The feasibility study identified that the site falls within the Pymble Water Supply Zone, and the trunk main has been assessed as having sufficient capacity. However, amplifications to the reticulation mains may be required to service the development, and this will be formally reassessed at the Section 73 application stage.

Additionally, the existing DN150 gravity sewer servicing the site discharges to a DN150 main at Pacific Highway, and the reticulation system is preliminarily assessed as having adequate capacity. However, given the cumulative load from the adjacent development (CN223354, 934 units) which is upstream of a high-risk Category 3 overflow point, upgrading the downstream DN150 is likely to be required, and an approved hydraulic consultant must be engaged to carry out wastewater modelling to confirm overflow impacts and identify offsetting measures.

Any Sydney Water requirements identified through the Feasibility Study response will need to be incorporated into the subsequent design and authority coordination process.

4. Next Steps

The following actions are recommended:

- a) The Construction Management Plan is to address the protection of existing Ausgrid overhead powerlines, including demolition and excavation methodology adjacent to the footpath.
- b) A detailed services survey is to be undertaken to confirm the exact location, depth and offset of existing underground authority assets, including Ausgrid underground cables.
- c) The current driveway arrangement can be maintained on the basis that the existing poles are located more than 1.5 metres from the proposed driveway.
- d) Subject to hydraulic design development and S73 application lodgement, any required sewer or water infrastructure upgrades are to be reviewed and incorporated into the design and delivery strategy as required.

Signed on behalf of IGS Pty Ltd

Best Regards



Ehab Morsy

Associate – Team Leader
Integrated Group Services