

18 July 2025

Eastern Gas Pipeline Joint Venture

Jemena Eastern Gas Pipeline (1)
Pty Ltd
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Jemena Eastern Gas Pipeline (2)
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Attention: Chirag Patel,

Surry Hills, NSW 2010

Coronation Property Co. Pty Ltd

Level 2, 66 Wentworth Avenue,

Property: 57-61 Archer St & 34 Albert Ave, Chatswood

Application Number: SSD-72891212

State Significant Development: Mixed-use development with in-fill affordable

housing at 57-61 Archer Street and 34 Albert Avenue, Chatswood.

Jemena Gas Networks would like to confirm that a Safety Management Study (SMS) has been conducted for the development application referenced above.

All findings arising from this SMS are to be addressed by the developer as per the actions detailed in the study. Jemena would like to confirm that no structures are permitted within the easement.

Jemena confirms that it is working with Chatswood Property Pty Ltd / Coronation Property Co. Pty Ltd to fulfil the actions and requirements of the SMS, for the proposed development listed above.

Should there be any update or change to the application, Jemena reserves its rights to review and provide additional comment.

If you have any questions or queries, please do not hesitate to contact the undersigned.

Kind regards,

Farrah Albermani

Lands Management Officer

Jemena

34 Albert St Chatswood, NSW - Safety Management Study

Miscellaneous Actions

No.	Issue	Action	Responsibility	Due Date	Close Out Comments	Close Out Date
A1	Construction of the Development could damage the pipeline	Principal Contractor to prepare a Construction Management Plan, for review and acceptance by Jemena prior to any third party works. (CMP to reference SMS Report). Contractor to allow 2-4 weeks for Jemena to complete their review.	VA/Constructor	Prior to construction		
A2	Construction of the Development could damage the pipeline	Development Crossing design drawings (and Sewer installation) need to be presented to Jemena review and acceptance prior to completion of Design. Contractor to allow 2-4 weeks for Jemena to complete their review.	VA/Constructor / Jemena	Prior to issue for construction.		
A3	Construction of the Development could damage the pipeline	Jemena to provide Standard Utility crossing design requirement (refer to Jemena "Construction Guidelines"). Jemena to also provide Vegetation Guidelines	VA/Constructor / Jemena	9/05/2025	Completed - Email issued to VA from Mark Harris containing the "Construction Guidelines" and the "Vegetation Guidelines"	28/04/2025
A4	Excavator use over easement OR Auger OR HDD OR Boring Rig Damage to coating & or gouge to pipe requiring dig up and repair and temporary loss of supply.	Proponent to undertake NDD potholes on the pipeline north of Development	VA/ Jemena	Prior to Completion of Detailed Design		
Thr	eat Specific Actions					
Threat	: Consequence	Actions	Responsibility	Due Date	Close Out Comments	Close Out Date
88	Traffic Impact-from vehicles and machines	CMP to include vehicle impact protection requirements for when pipeline is exposed during utility crossing works	Prior to construction commencing	VA/Contractor		
89	Unauthorised Fencing / small post installation using hand tools no deeper than 600mm	placed south of the identified pipeline route to maintain Jemena access/visibility. Workshop confirmed that hoarding does not need to be mounted on fence posts	Prior to construction commencing	VA/Contractor		
92	<u>Unauthorised</u> Vertical Boring i.e. power pole installation, Geotech investigation	Due to the Intermediate Risk of LOC due to the ongoing risk to the development the Workshop recommended that HDPE slabbing be installed over the pipeline in front of the Development between Archer St and Bertram St. Jemena to provide their HDPE slabbing requirements to VA	Slabbing Design to be completed prior to completion of Detailed Design Slabbing installed prior to completion of pavement construction	VA/Contractor	Email issued to VA from Mark Harris (28/4/25) containing the "HDPE Plates Std Design"	
93a	<u>Unauthorised</u> Vertical Boring during construction of the Development Basement (1800 centres along Albert Ave)	CMP to include clear requirements around vibration monitoring at the Jemena pipeline including Vibration monitoring provided during piling (limits 5mm/s continuous vibration and 10mm/ for intermittent vibration). NOTE Vibration monitoring to be maintained during excavation of the basement to capture vibration from any rock breaking or other vibration inducing excavation.	Prior to construction commencing	VA/Contractor		
93b	Unauthorised Installation of Anchors to support basement excavation impacting the pipeline. (Anchoring can also cause localised ground displacement which may cause undue stress on the pipe coating leading to localise corrosion)	Developer to plot locations of Anchor w.r.t. the pipeline and provide to Jemena for their review and acceptance. Ground movement due to Anchoring will be modelled and provided to Jemena for their review and acceptance and then be monitored during installation.	Detailed Design	VA/Jemena		
95a	Authorised Sewer installation parallel to pipeline in footpath along Albert Ave. 10-15T equipment used. Excavation within 3m of pipeline	Trenching methodology and design of Sewer and Sewer Pits (MC's) to be prepared by Construction Contractor for Jemena Review and Acceptance, prior to works commencing. (Note Every effort is to be made retain a minimum 1m spacing from the pipeline to the sewer equipment subject to Jemena approval.)	Prior to completion of Detailed Design	VA/Jemena		
121	Tree - damage coating	The CMP to clearly define how established trees and their stump and roots will be removed without damaging the pipeline and pipeline coating in the area.	Prior to construction commencing	VA/Contractor		