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2A – 6 Conway Ave, 38-40 Carlisle St, 15-15A Fernleigh Ave
Rose Bay NSW

Infrastructure Due Diligence Report

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1. INTRODUCTION

1.1 General

Two Conway Pty Ltd has commissioned IGS to carry out a desktop engineering services due diligence / infrastructure report of the proposed development site located at 2A–6 Conway Avenue, 38-40 Carlsile Street and 15-15A Fernleigh Avenue Rose Bay NSW 2029 to understand the location and strategy of the existing services to further assess the services to be retained and reused, relocated, or demolished.

1.2 Development Site

The Lot and DP numbers associated with the site are outlined below:

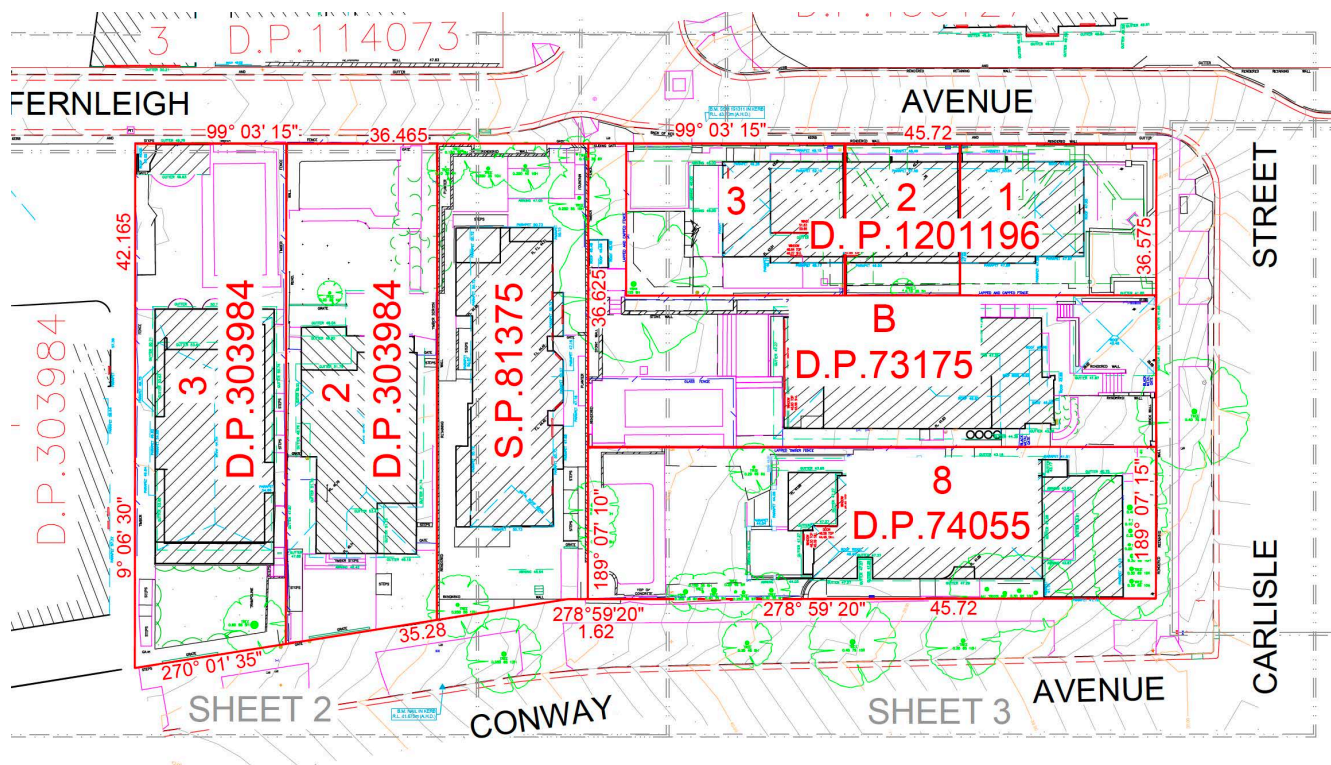


Figure 1 –Survey Information (Source: Rygate Surveyors)

The proposed new 8 storey residential development offers 70 luxury style apartments, including 17 affordable apartments with 130 car spaces in a 2-3 level basement. Architectural plans prepared by MHNDU accompany the development application.

1.3 Report Outline

This report presents the findings of a desk study review with respect to the following utility infrastructure lead-in services and authority assets:

- Electrical
- Telecommunications
- Sewer
- Water
- Woollahra Municipal Council

1.4 Mandatory BCA Energy Efficiency Requirements

BCA classification(s) of the development are as follows in table 1:

Table 1: Construction Matrix

BCA Classification	Class 2 Residential / Apartments
Rise in Storeys	8
Type of Construction	Type A Construction
Effective Height	> less than 25m

Mandatory BCA Energy Efficiency requirements are as follows:

- Part J1&J2 – Energy Efficiency
- Part J4 – Building Fabric
- Part J5 – Building Sealing
- Part J6 – Air Conditioning and Ventilation
- Part J7 – Artificial Lighting and Power
- Part J8 – Hot Water Supply
- Part J9 – Energy Metering

Additional requirements considered as part of the development application (refer reports by others):

- BASIX
- NatHERS
- Apartment Design Guide (ADG)

1.5 Utilities Services Review

A utilities review has been carried out in consultation with the relevant local authorities to identify the existing utilities in the vicinity of the site.

Dial Before You Dig (DBYD) requests were submitted on 14 August 2025 to investigate the presence of existing infrastructure utilities.

The following utilities with interests/assets in the vicinity of the site were notified in this process as per table 2 below:

Table 2: List of Notified Authorities

Referral ID (Seq. no)	Authority Name	Phone	Status
259521783	Ausgrid	(02) 4951 0899	NOTIFIED
259521784	Jemena Gas South	1300 880 906	NOTIFIED
259521781	NBN Co NswAct	1800 687 626	NOTIFIED
259521786	Sydney Water	13 20 92	NOTIFIED
259521785	Telstra NSW Central	1800 653 935	NOTIFIED
259521782	Woollahra Municipal Council	(02) 9391 7029	NOTIFIED

END OF UTILITIES LIST

2. ELECTRICAL

2.1 Electrical Demand

The electrical maximum demand of the proposed development is 584A after 90% diversity factor applied. A 1000kva substation is required to cater for the full electrification of the proposed residential building.

Residential						
Basements	Area (m2)	Quantities	VA/m2	VA	I (A)	Subdivided I (A)
Carpark (Mechanically Ventilated)	4905		5	24525	35.0	
Carpark Lighting	4905		5	24525	35.0	
Charger (with Dynamic Load management System)		126	1500	189000	273.9	(not included in the load) 70.1
General	Area (m2)	Quantities	VA/m2	Load (A)	VA	I (A)
Common Space		418	10		0	0.0
Services Space		515	5		0	0.0
Lifts		3		40		30.0
						30.0
Apartments	Area (m2)	Quantities	VA/Bed	VA	I (A)	Subdivided I (A)
1 bed			3000	0	0.0	
2 bed		20	3500	70000	100.0	
3 bed		23	6000	138000	197.1	
4 bed		19	7000	133000	190.0	
Penthouse			8000	0	0.0	
ELECTRIC COOKTOP		62		1	62.0	
						549.1
Sub-Total (without ADMD ON MAINS)						549.1
Total (without ADMD)						649.2
Total (with 90% Diversity)						584.3

2.2 Existing Electrical Infrastructure

Ausgrid has existing Low Voltage (LV) infrastructure within the vicinity of the site.

Prior to commencement, a temporary power solution will be required. This can be arranged via a TBS connection application to Ausgrid using the future permanent connection.

There are existing Optus telecommunications cables that will be modified by the development. Refer to Figure 3 below.



Figure 3:Overhead Ausgrid and Optus Infrastructure in Vicinity of the New Development (Source: Google Maps)

2.3 Electrical Summary

Below is a summary of the electrical findings:

- The proposed development will require 1 off kiosk 1000kVA Substation;
- Need to allow for undergrounding of telecommunications cabling on the Conway Avenue frontage.
- An Ausgrid new connection application above 100A has been submitted, Reference Code 2100033

3. TELECOMMUNICATIONS

3.1 Telecommunications Infrastructure in the Vicinity of the Site

Response from the telco providers shows existing conduits, pits and manholes within the vicinity of the site. The telecommunications services identified are expected to have the capacity to service the future needs of the proposed development.

3.2 Existing Telecommunication Infrastructure on Site

According to the DBYD plans, the identified telco providers that have assets within the vicinity of the new development site are:

3.2.1 Telstra

There is existing Telstra infrastructure servicing the site. Refer to figure 4.

The Telstra infrastructure in the vicinity of the site has the capacity to cater for the future redevelopment of the site.

3.2.2 NBN

There is existing NBN infrastructure servicing the site. Refer to figure 5.

The NBN infrastructure in the vicinity of the site has the capacity to cater for the future redevelopment of the site.

3.3 Telco Summary

Below is a summary of the electrical findings:

- No upgrades / amplifications will likely be required.
- The NBN infrastructure in the vicinity of the site will be sufficient to cater for the redevelopment of the site.
- The likely point of connection will be off Conway Avenue.
- Undergrounding of overhead telecommunications cabling on the Conway Avenue frontage may need to be considered.

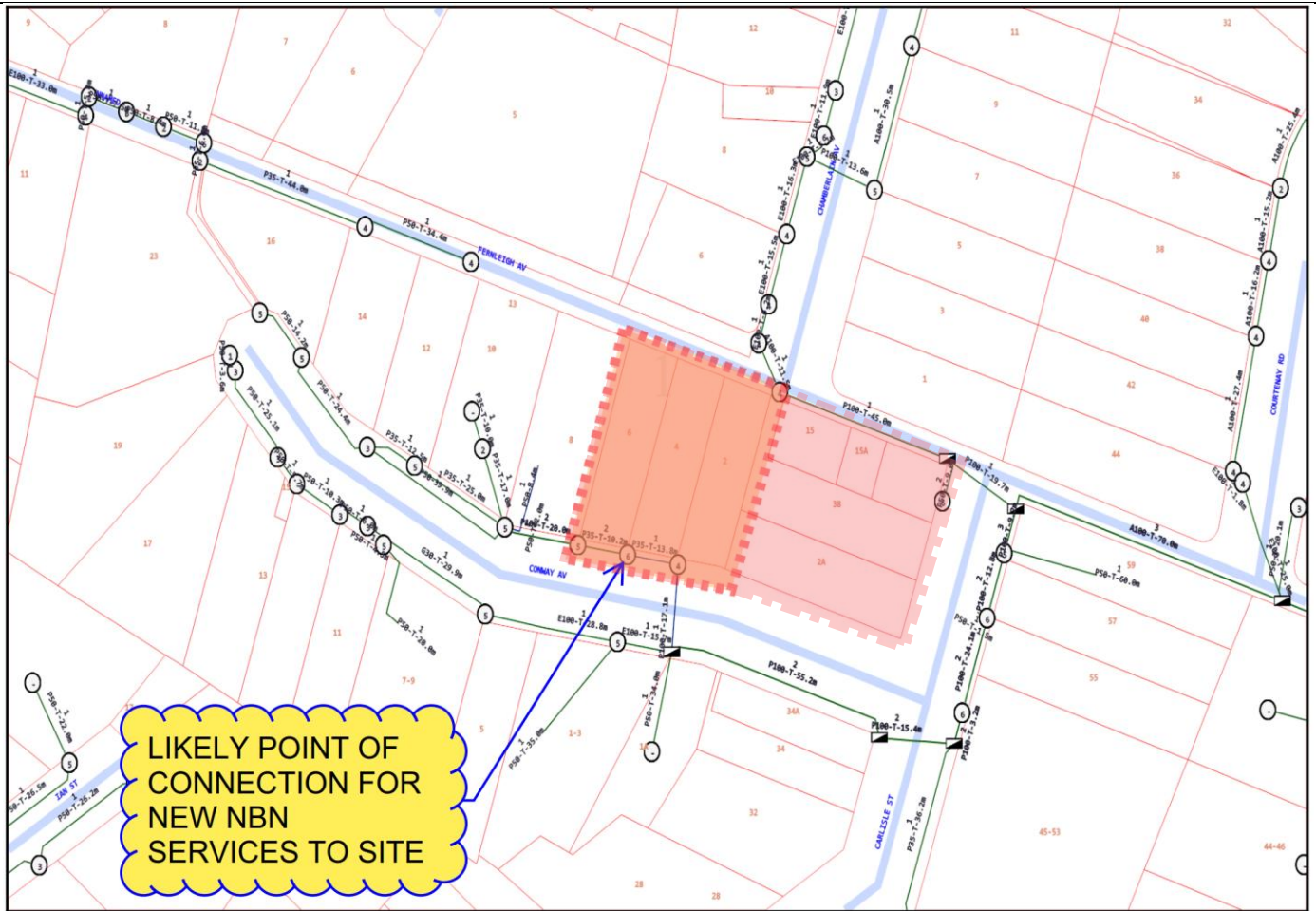


Figure 5: NBN Infrastructure Within the Vicinity of the New Development Site (Source: DBYD)

4. NATURAL GAS

4.1 Natural Gas Demand and Infrastructure

The preliminary gas demand of the proposed development has been assessed to be in the order of 2000MJ/hr. There is a 32mm, 210kPa gas main on Conway Avenue and a 110mm, 210kPa gas main on Fernleigh Avenue. The likely point of connection will be off the Conway Avenue gas main. Refer below:

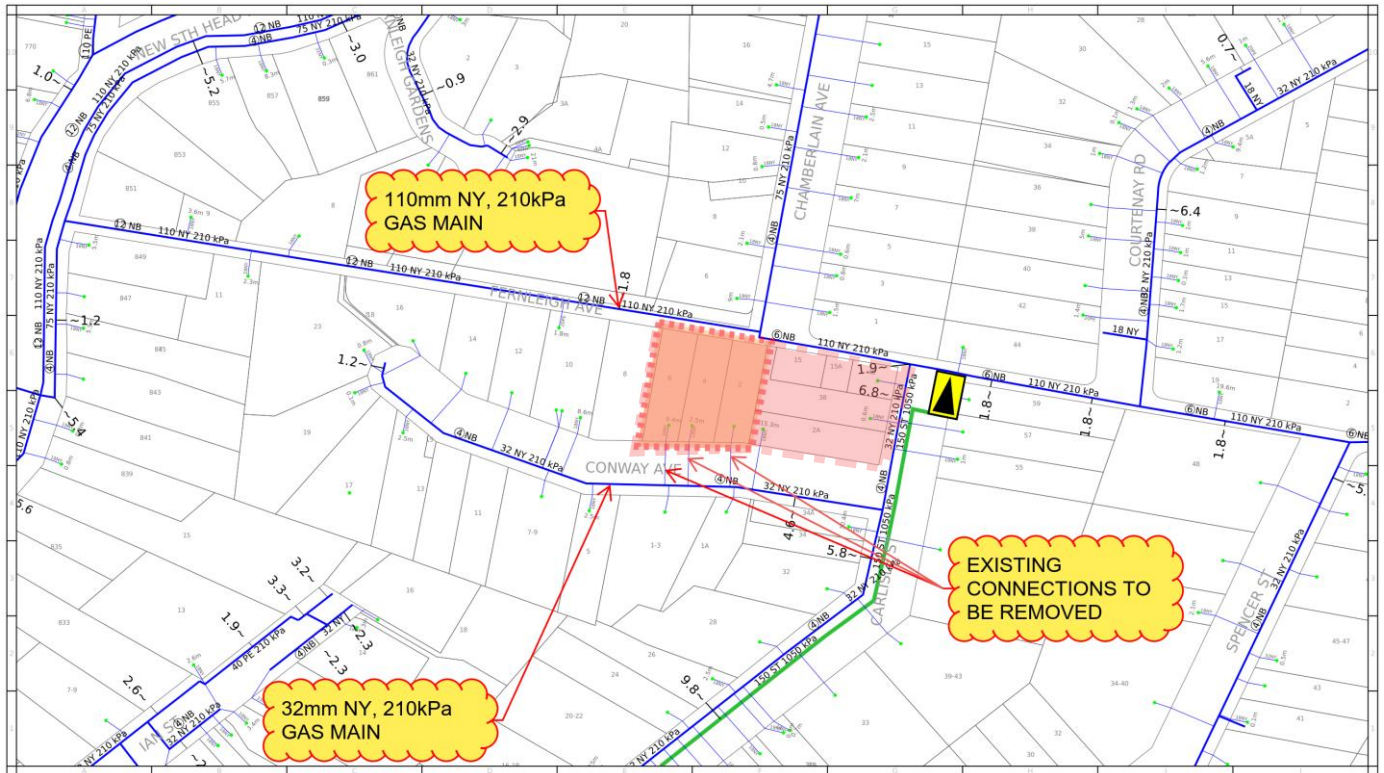


Figure 6: Jemena Infrastructure Within the Vicinity of the New Development Site (Source: DBYD)

4.2 Natural Gas Summary

- No upgrades / amplifications will likely be required.
- The gas infrastructure in the vicinity of the site will be sufficient to cater for the redevelopment of the site.
- The likely point of connection will be off the existing 32mm, 210kPa Conway Avenue gas main.

5. SEWER

5.1 Sewer Discharge

Response from Sydney Water shows existing sewer / drainage (and water) infrastructure in the vicinity of the site. Refer to Figure 7.

There is a 225mm sewer main in Fernleigh Avenue. The 225mm sewer main in Fernleigh Avenue is the likely point of connection.

There is an existing sewer vent shaft in the north / western corner of the property (refer to Figure 10) that will need to be confirmed whether it is in the development site or in the adjoining property. Notwithstanding this, the vent shaft will need to be maintained during construction and a solution post construction and integrated into the development / building (if not accommodated within No 8 Conway).

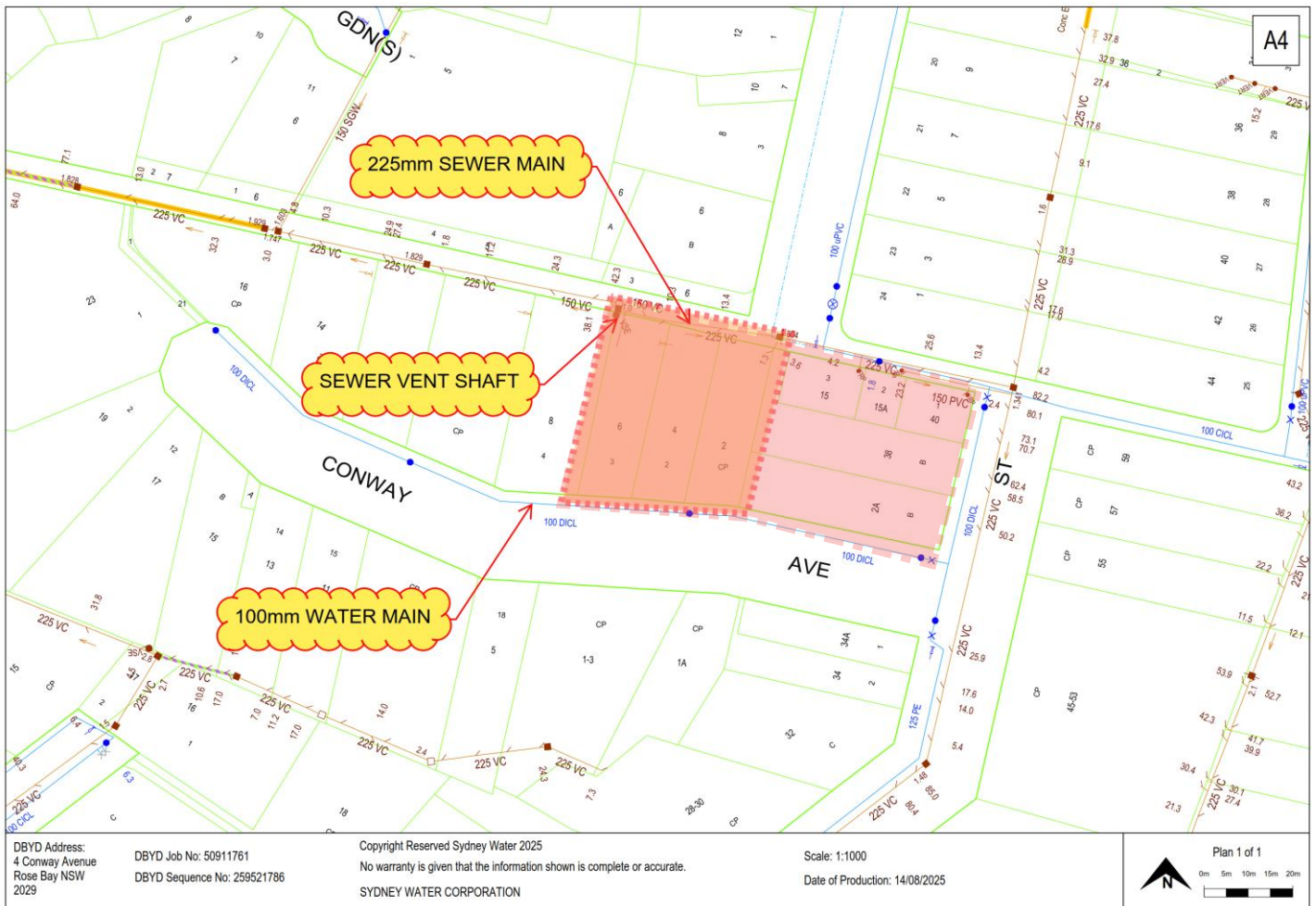


Figure 7: Connection Point to DN225 VC Sewer Water Main on Fernleigh Ave (Source: DBYD)



Figure 8: Sewer Vent Shaft (Source: Google Maps)

We understand this Vent Shaft has been decommissioned or modified as part of the No 8 CONway recent construction, however Sydney Water records need to be updated.

5.2 Sewer Summary

- No upgrades / amplifications will likely be required.
- The sewer / drainage infrastructure in the vicinity of the site will be sufficient to cater for the redevelopment of the site.
- The DN225 VC Sewer / Wastewater main on Conway Avenue will likely be used for the new connection to service the redevelopment

-
- Sewer vent shaft location to be confirmed (whether in the development site or adjoining property).

6. WATER

6.1 Water Demand and Infrastructure

Response from the Sydney Water shows existing water main infrastructure in the vicinity of the site. Refer to Figure 7.

There is a 100mm water main in Conway Avenue.

Assessment of Sydney Water Pressure and Flow results (refer to Figure 9) is needed to confirm the size of the main required to cater for the future redevelopment of the site and whether a water main extension may be required.

Pressure & Flow Application Number: 2267753
Your Pressure Inquiry Dated: 2025-10-28
Property Address: 4 Conway Avenue, Rose Bay 2029

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

ASSUMED CONNECTION DETAILS

Street Name: Conway Avenue	Side of Street: North
Distance & Direction from Nearest Cross Street	58 metres West from Carlisle Street
Approximate Ground Level (AHD):	43 metres
Nominal Size of Water Main (DN):	100 mm

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	32 metre head
Minimum Pressure	26 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	25
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10	21
	15	14
	18	7
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10	18
	15	11
Maximum Permissible Flow	18	4

(Please refer to reverse side for Notes)

Figure 9: Sydney Water Pressure and Flow Statement

6.2 Water Main Summary

- It is recommended to prepare a Section 73 application to Sydney Water ASAP to confirm Water Main connection requirements.

7. COUNCIL

7.1 Woollahra Municipal Council Assets

Woollahra Municipal Council has stormwater assets within the vicinity of the new development. These assets will need to be protected during construction as per council guidelines/advice.

The stormwater assets in the vicinity of the site (refer to Figure 10) will have the capacity to cater for the future redevelopment of the site.

Please refer Civil Stormwater design and modelling prepared by RTS Civil that accompany the DA.

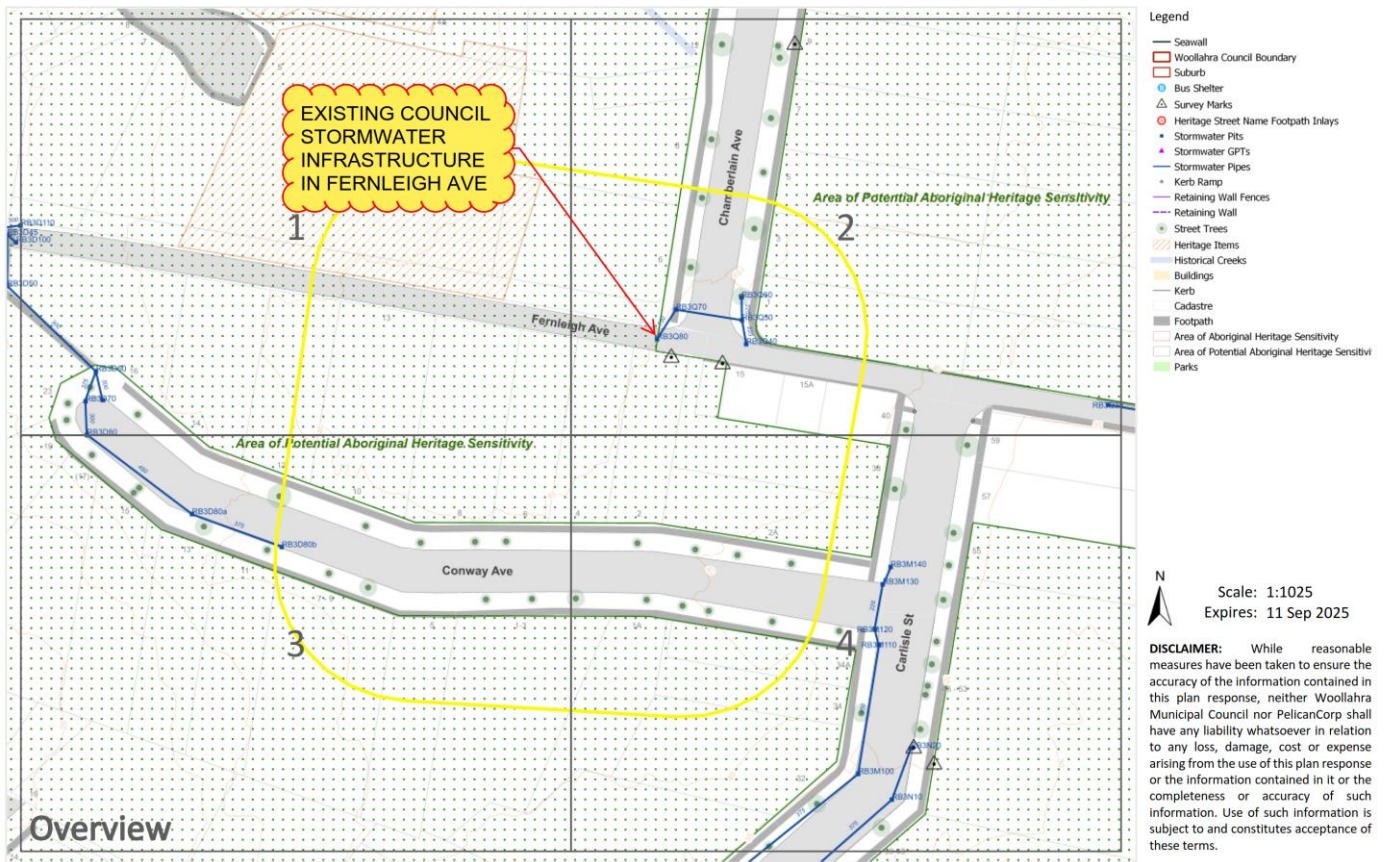


Figure 10: Stormwater Infrastructure Maps (Source: Woollahra Municipal Council)

7.2 Council Assets Summary

- Refer Civil Stormwater Design and Reports that accompany the development application

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