



# INFRASTRUCTURE DELIVERY, MANAGEMENT AND STAGING PLAN

47228\_RPT\_01 - 57-61 Archer Street Street and 34 Albert Avenue, Chatswood

POWERED BY  
neuron

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# INTRODUCTION

This report has been prepared to accompany a detailed State Significant Development (SSD) development application (DA) for a proposed mixed use infill affordable housing development at 57-61 Archer St & 34 Albert Ave, Chatswood (SSD-72891212).

The minister for Planning and Public Spaces, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, housing and Infrastructure (NSW DPHI) for assessment.

This report has been prepared in response to the requirements contained within the Planning Secretary's Environmental Assessment Requirements (SEARs) dated 5 July 2024.

The specific SEARs that this report has been prepared in relation to is listed within Table 1.

**Table 1 - SEARs Requirements**

SEARs Item	Issue and Assessment Requirement	Document	Section of this report which responds to the SEARs requirement
<b>21. Infrastructure Requirements and Utilities</b>	<b>In consultation with relevant service providers:</b> <ul style="list-style-type: none"> <li>Assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</li> </ul>	Infrastructure Delivery, Management and Staging Plan	Building Connections - All
	<ul style="list-style-type: none"> <li>Identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained</li> </ul>	Infrastructure Delivery, Management and Staging Plan	Building Connections - All
	<ul style="list-style-type: none"> <li>Provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be coordinated, funded and delivered to facilitate the development.</li> </ul>	Infrastructure Delivery, Management and Staging Plan	Staging Implications

# SITE OVERVIEW

The site is located at 57-61 Archer Street and 34 Albert Avenue, Chatswood, within the Willoughby LGA. The site has a total area of 2,644.7m<sup>2</sup> and consists of two lots which are legally identified as SP81015 and SP101358.



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STAGING  
IMPLICATIONS

BUILDING  
CONNECTIONS

- > POWER
- > COMMS
- > WATER
- > GAS
- > SEWER

# STAGING IMPLICATIONS

The site will be built in a single stage. From a utilities connection perspective, the building power, water, communications, sewer & gas connections will be constructed as part of stage one. This will include all relevant infrastructure, such as substation, meters, fire pumps and the like.

The proposed development has three stages to consider for the infrastructure utility works and the programme for applications, design and construction need to be carefully developed in order to meet the overall development programme.

## Decommissioning Utilities

Decommission of existing services to buildings and then buildings demolished. Clean site for excavation.

- Power: Application to Ausgrid as part of the overall substation application process in conjunction with a Level 3 ASP.
- Communications: Existing NBN and Telstra connections to be decommissioned.
- Gas: No work required
- Water: Sydney Water Tapin application to disconnect water (or modify for construction purposes)
- Sewer: Sydney Water Tapin application to disconnect sewer (or modify for construction purposes)

## Early Works Utility Modifications

To allow the early works of shoring and excavation the following scope is to be considered;

- Power: HV Feeder extended to the site in consultation with Ausgrid and a Level 2 ASP. Substation to be designed by an Level 3 ASP
- Communications : Chosen fibre to be extended to the site.
- Gas: No work required.
- Water: Supply - No work required.
- Sewer: Review detailed sewer analysis with Sydney Water to confirm final connection location.

## Utility works for the Proposed development

Refer to the subsequent sections of this report for details.

- Power: Builders supply to be further coordinated with Ausgrid. Potential for a temporary power source from a nearby substation, or a temporary substation to be provided during the development phase. New substation arrangement to be built once the site has been developed to the ground floor.
- Communications: Telstra, NBN, Optus or Uecomm adjacent to the site.
- Gas: All electrical development, gas not required.
- Water supply: Finalised Section 73 application with proposed connection to the adjacent water main.
- Sewer: Finalised Section 73 Application with confirmation of sewer connection as per early works statement.

# ELECTRICAL INFRASTRUCTURE

## AUTHORITY INTERFACE

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## SITE OVERVIEW

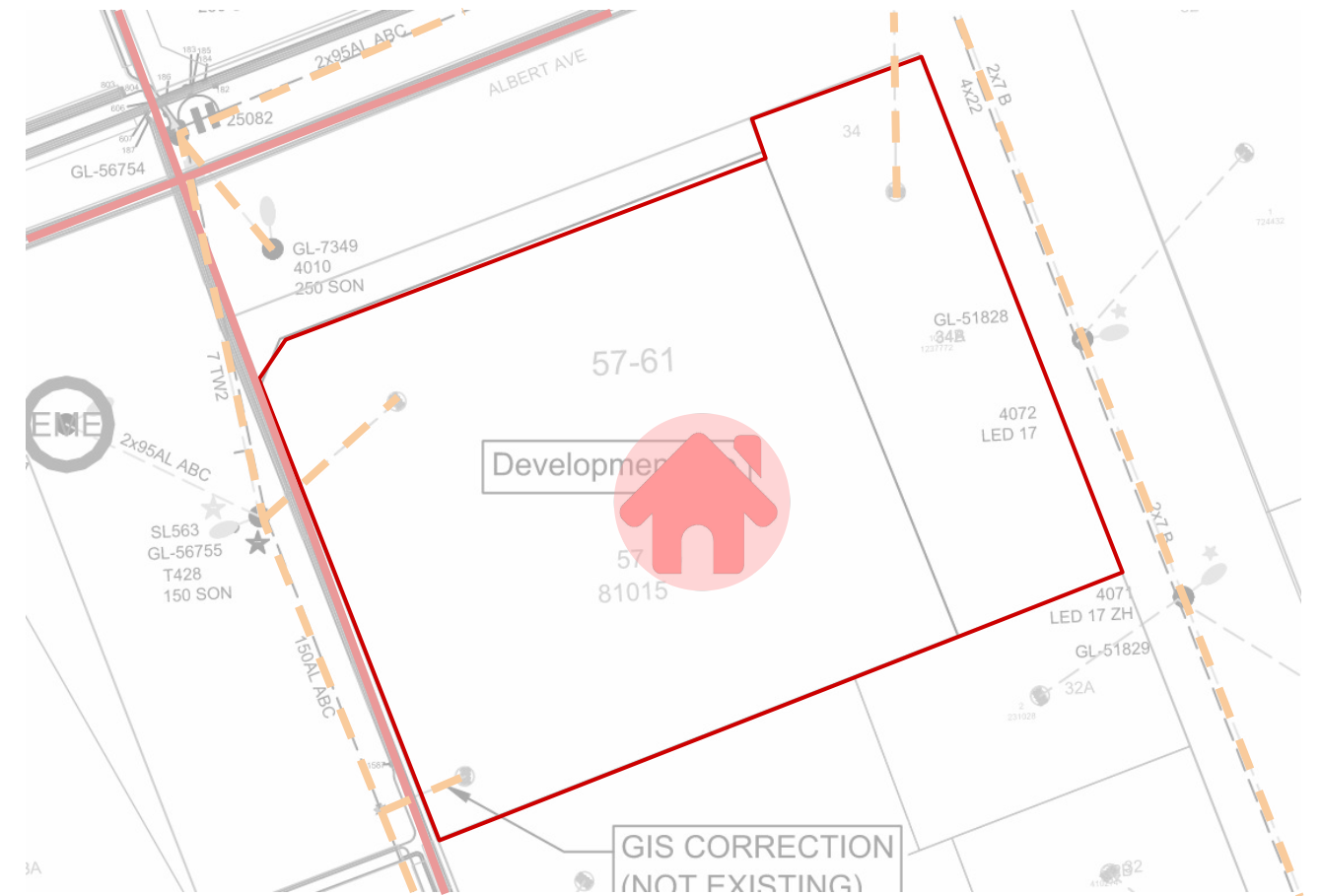
## STAGING IMPLICATIONS

## BUILDING CONNECTIONS

- > POWER
- > COMMS
- > WATER
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### EXISTING POWER INFRASTRUCTURE

The Ausgrid network maps indicate that the nearest High Voltage available for substation loop-in is adjacent to the site with connection opportunities along Archer & Albert Streets.



### Power Infrastructure Map

- Below Ground High Voltage Power
- Overhead High Voltage Power
- Below Ground Low Voltage Power
- Overhead Low Voltage Power
- Substation
- Development Location
- Proposed Power Connection Strategy

# ELECTRICAL INFRASTRUCTURE

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## SITE OVERVIEW

## STAGING IMPLICATIONS

## BUILDING CONNECTIONS

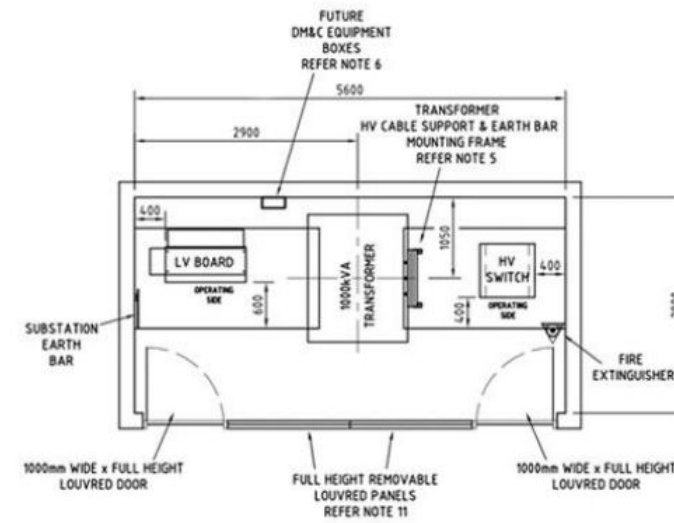
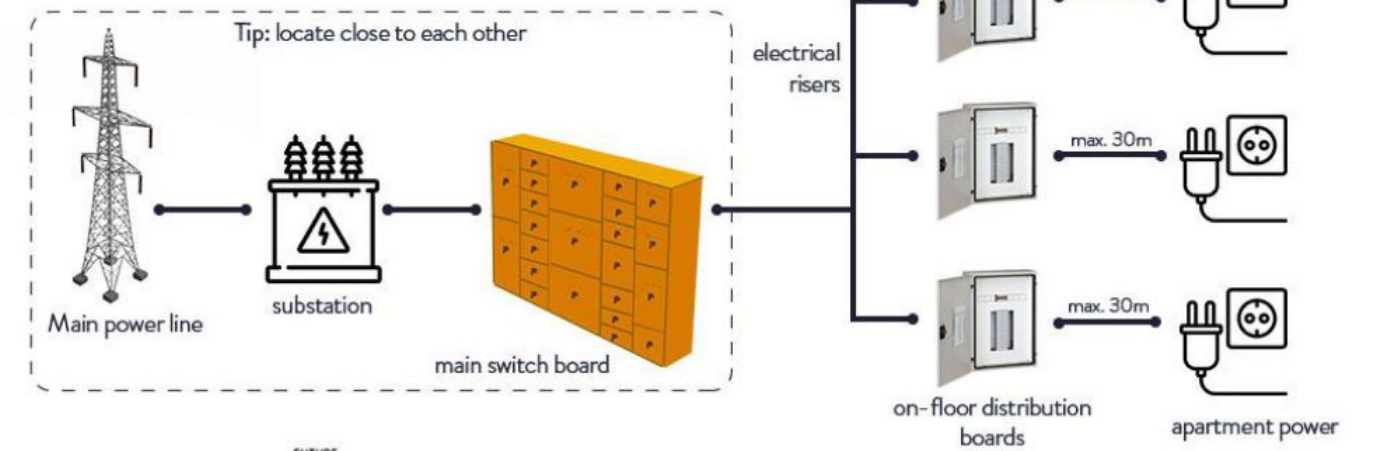
- > POWER
- > COMMS
- > WATER
- > GAS
- > SEWER

### PROPOSED ELECTRICAL SERVICES

The preliminary maximum demand for this site is 1,850 amps (868 kVA diversified). The site will likely require a new 1,000 kVA mini chamber substation.

As part of the next phase of works, an ASP level 03 will be engaged to begin the detailed design of this substation including consultation with Ausgrid.

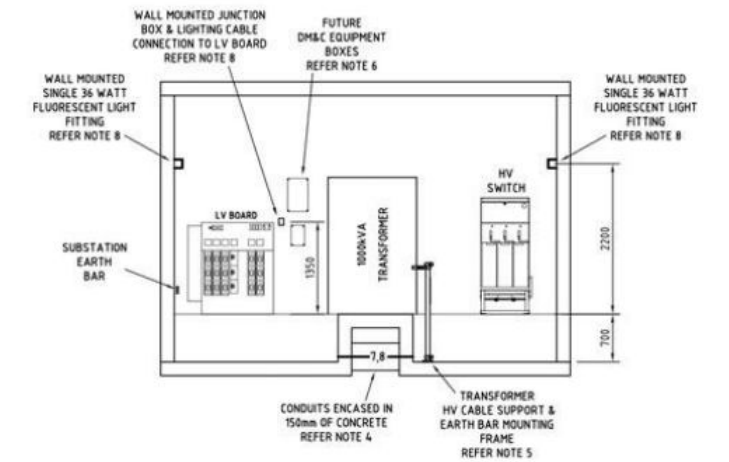
Electrical infrastructure overview



Chamber substation plan



Ventilation louvres on the front of a chamber substation



Chamber substation section



Inside a chamber substation

# COMMUNICATIONS INFRASTRUCTURE

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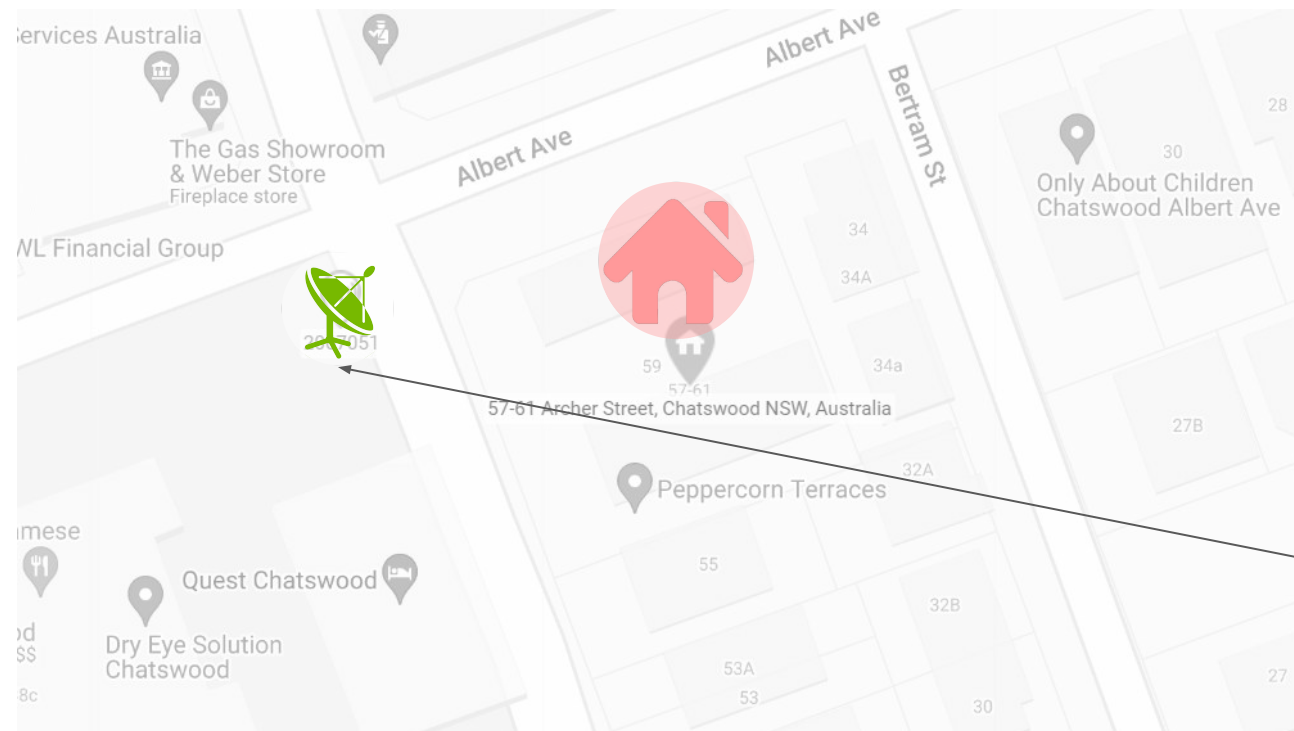
STAGING  
IMPLICATIONS

BUILDING  
CONNECTIONS

- > POWER
- > **COMMS**
- > WATER
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## Mobile base stations

There are no carrier mobile base stations located on this site. However, there is a pole base station directly next to the site on the opposite footpath. We recommend consulting with TPG to determine if the new site (in particular the buildings height) will impact their infrastructure.



## Mobile Base Station Map



Existing Mobile Base Station



Development Location





# COMMUNICATIONS INFRASTRUCTURE

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## STAGING IMPLICATIONS

## BUILDING CONNECTIONS

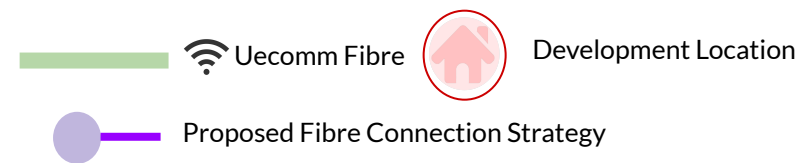
- > POWER
- > **COMMS**
- > WATER
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### Uecomm

The existing Uecomm carrier service infrastructure is illustrated below. As shown, there are connection opportunities available for this site. Consultation with Uecomm will be undertaken during the next stage of the project to coordinate the required works.

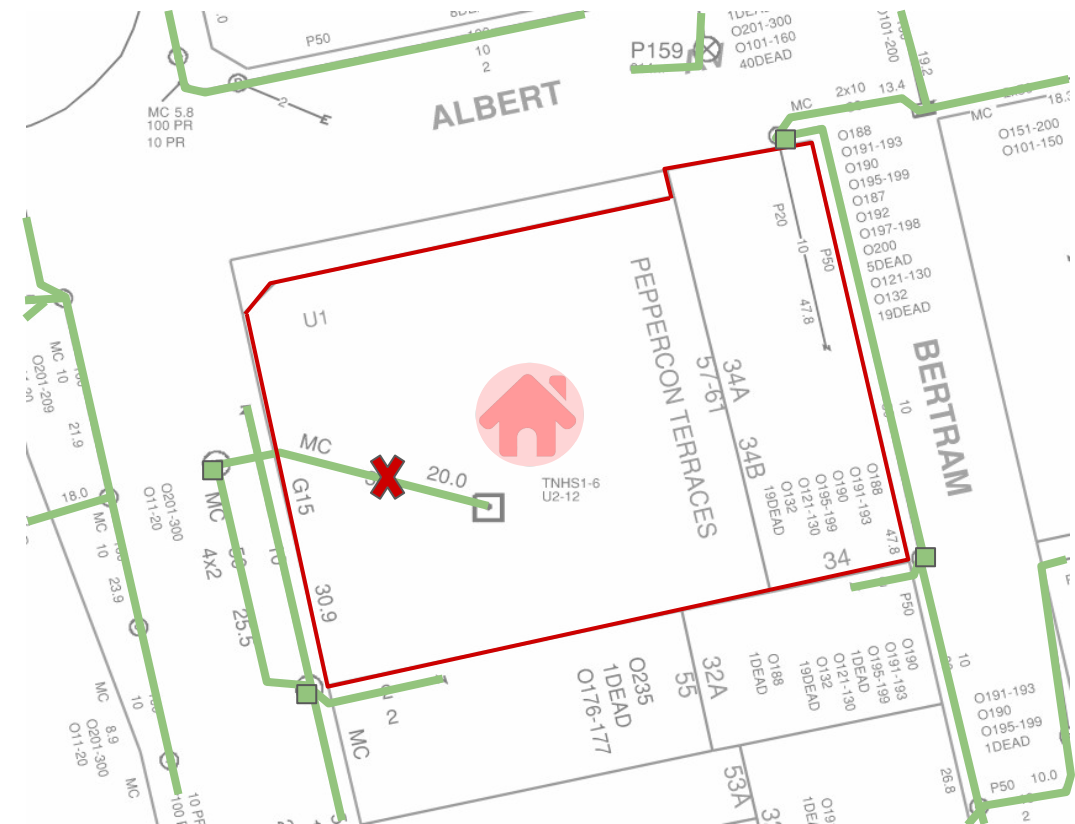


**Fibre Infrastructure Map**

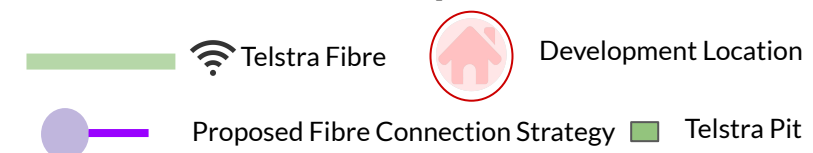


### Telstra

The existing Telstra carrier service infrastructure is illustrated below. As shown, there is a connection opportunity available for this site. The existing Telstra infrastructure running into the site will need to be removed prior to excavation. Consultation with Telstra will be undertaken during the next stage of the project to coordinate the required works.



**Fibre Infrastructure Map**



# WATER INFRASTRUCTURE

## AUTHORITY INTERFACE

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## SITE OVERVIEW

## STAGING IMPLICATIONS

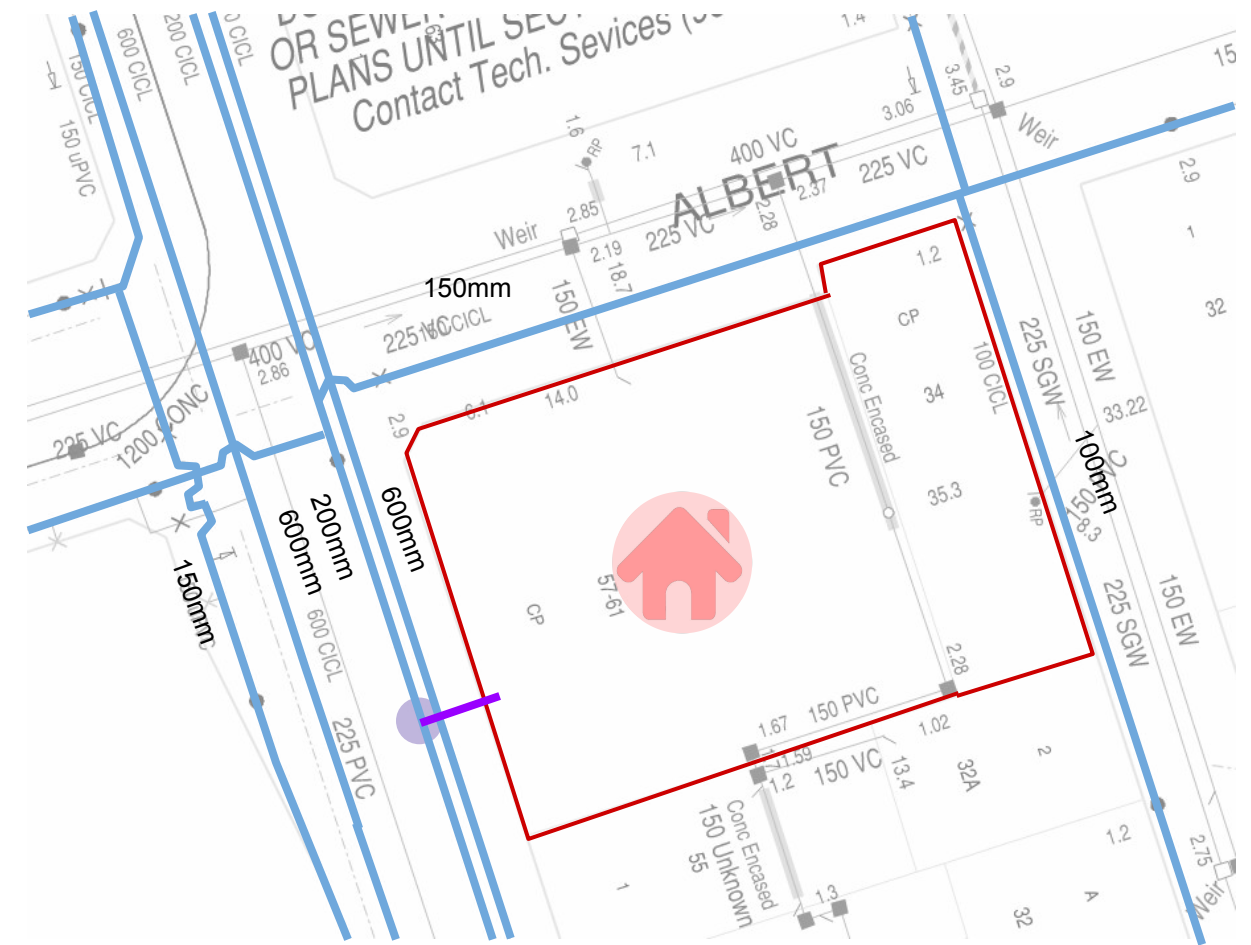
## BUILDING CONNECTIONS

- > POWER
- > COMMS
- > **WATER**
- > GAS
- > SEWER

The proposed connection point and existing water mains are illustrated in the adjacent image. The site has multiple large water mains running adjacent to the site.

Based on the preliminary calculations, this site is likely to require a new 200mm mains water connection. The existing water supply on Archer Street may be sufficient to support this development. We recommend a new 200mm water main connection to the connection point as illustrated in the adjacent image.

A Sydney Water Coordinator will be engaged during the next stage of the project to begin consultation with Sydney Water.



### Water Infrastructure Map

- Water Main
- Recycled Water Main
- Development Location
- Proposed Water Connection Strategy

# GAS INFRASTRUCTURE

## AUTHORITY INTERFACE

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## SITE OVERVIEW

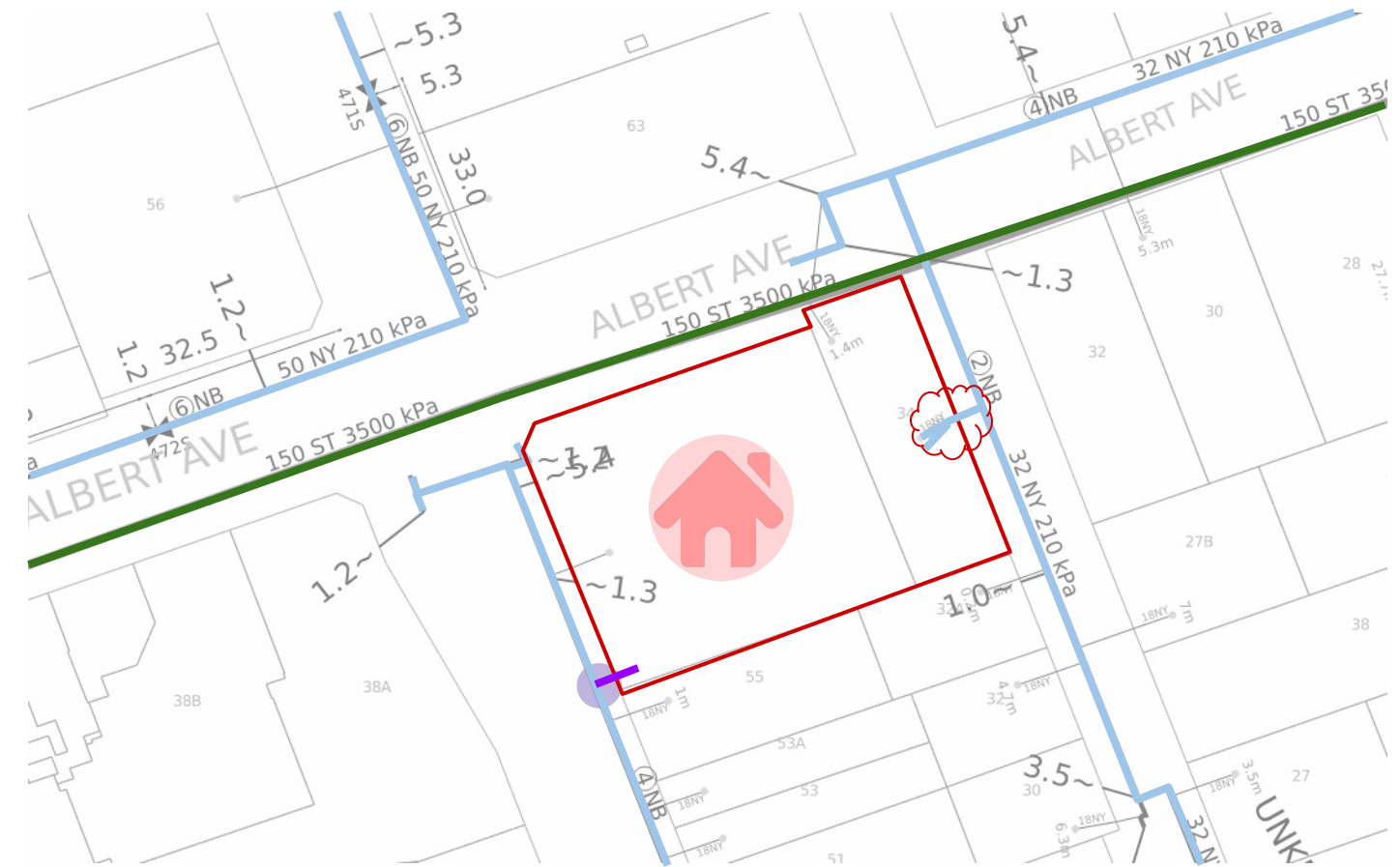
## STAGING IMPLICATIONS

## BUILDING CONNECTIONS

- > POWER
- > COMMS
- > WATER
- > **GAS**
- > SEWER

There is a medium pressure 210 kPa gas main running adjacent to the proposed site with possible connection points on Archer and Bertram Street as illustrated in the adjacent image. Archer Street would likely be the preferred option based on the architectural plans.

We assume the residential component of the development will be all electric and therefore will not require a gas connection and regulator set. However if the retail component is envisioned to use gas, consultation with Jemena will be undertaken during the next stage of the project to coordinate the required connection works.



**Gas Infrastructure Map**

- Low/Medium Pressure Gas Main
- High Pressure Gas Main
- Development Location
- Proposed Gas Connection Strategy

