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691-699 Pacific Hwy, Chatswood NSW 2067

Infrastructure Due Diligence Report

Date: 2 May 2025



Approvals

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IGS:	Sign: Date: Name:

Document Control

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1. INTRODUCTION

1.1 General

Develotek has commissioned IGS to carry out a desktop engineering services due diligence / infrastructure report of the proposed development site located at 691-699 Pacific Hwy, Chatswood NSW 2067 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 subject development of this report consists of Lot 1/DP 952311, Lot 2, Lot 1/DP 187216 at Pacific Hwy, Chatswood NSW 2067 shown below in the area highlighted in yellow.



Figure 1: Development Site Area (Source: SixMaps)

1.3 Report Outline

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

- Electrical
- Telecommunications
- Mains Water
- Sewer
- Stormwater
- Natural Gas

1.4 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 the November 2024 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 1 below:

Table 1: List of Notified Authorities

Seq. No.	Authority Name	Phone	Status
247910723	AARNet Pty Ltd Nsw	1300 275 662	NOTIFIED
247910713	Ausgrid	(02) 4951 0899	NOTIFIED
247910710	FiberSense Pty Limited (NSW)	1300 947 466	NOTIFIED
247910724	Jemena Gas South	1300 880 906	NOTIFIED
247910711	NBN Co NSW ACT	1800 687 626	NOTIFIED
247910718	Nextgen NCC - NSW	1800 262 663	NOTIFIED
247910726	Optus and or Uecomm NSW	1800 505 777	NOTIFIED
247910714	Sydney Metro	(02) 8265 9400	NOTIFIED
247910717	Sydney Trains Metro North	(02) 9848 9578	NOTIFIED
247910722	Sydney Water	13 20 92	NOTIFIED
247910725	Telstra NSW Central	1800 653 935	NOTIFIED
247910720	TPG Telecom (NSW)	1800 786 306	NOTIFIED
247910716	Transport for NSW	(02) 9983 3030	NOTIFIED
247910715	Verizon Business (Nsw)	(02) 8210 3243	NOTIFIED
247910719	Vocus Communications	1800 262 663	NOTIFIED
247910721	Vocus Communications 2	1800 262 663	NOTIFIED
247910712	Willoughby City Council	(02) 9777 1000	NOTIFIED

2. ELECTRICAL

2.1 Existing Ausgrid assets

The Ausgrid infrastructure shown below is an extract of Ausgrid WebGIS which shows the most up-to-date version of Ausgrid assets within the vicinity of the development site.

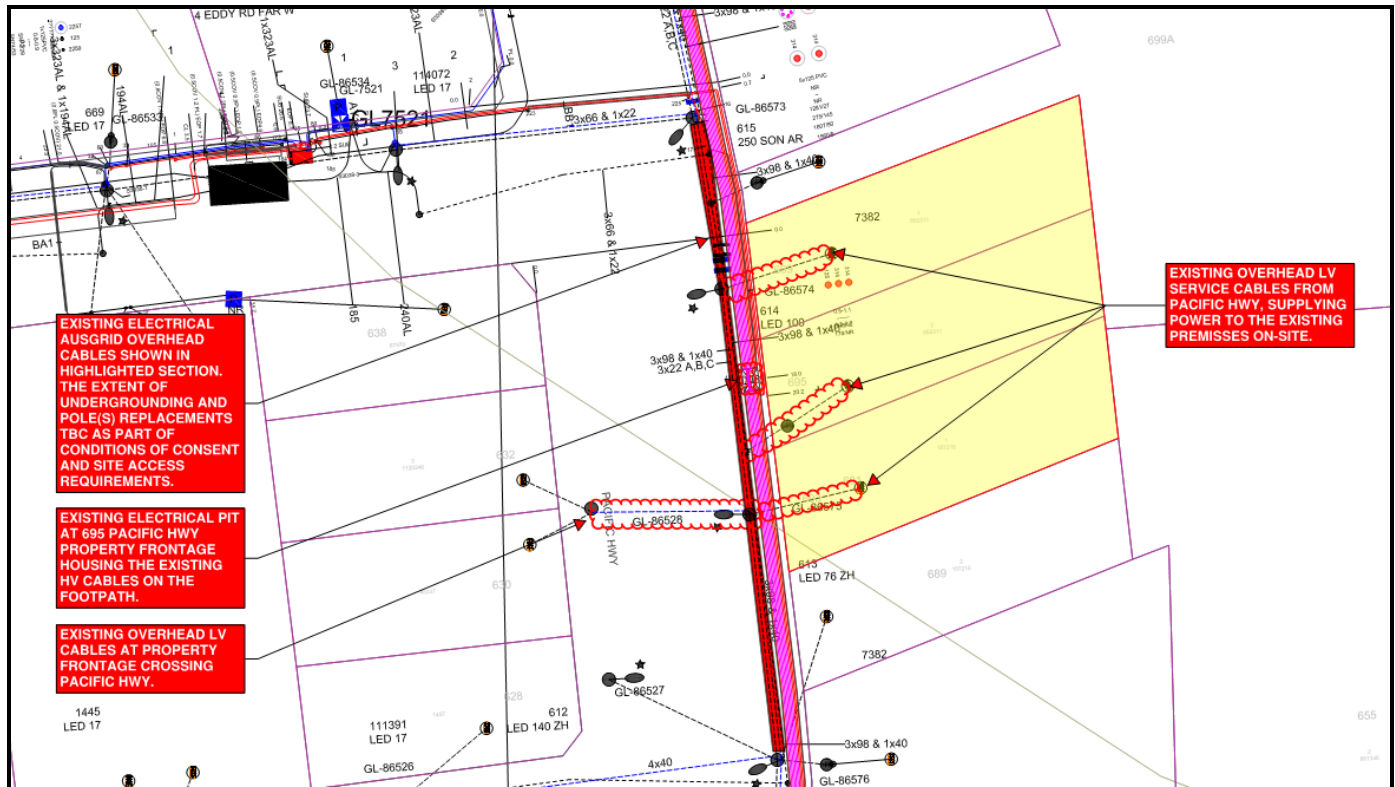


Figure 2: Ausgrid Network Plan Within the Vicinity of The New Development Site (Source: Ausgrid WebGIS)

We understand that Ausgrid High-Voltage Network within the vicinity of the development site is mainly underground whilst the Low-Voltage Network is mainly overhead.

The existing overhead supplies to 691, 695 and 699 Pacific Hwy shall be disconnected and removed prior to excavation as part of early works. We anticipate an outage to be required to disconnect the existing supplies to the premises. Construction programme shall allow for early engagement of appropriate Accredited Service Provider(s) (ASP1/2) to request an outage and disconnect the existing supplies (allow for 3-6 months).

There is an HV Pit at the property frontage which may be utilised as the HV connection point to supply the new on-site Surface Chamber Substation (TBC by Ausgrid as part of ASP3 design development). All underground HV lines running along Pacific Hwy shall be protected during the course of construction.

There are a series of Overhead Low-Voltage Ausgrid Cables running at the front of new development. The overhead cables may require undergrounding as part of early works to allow crane access to site. The extent of undergrounding shall be confirmed as part of Early Works Design Development and Conditions of Consent.



Figure 3: Ausgrid Overhead Assets Near The Property Frontage (Source: Google Maps)

2.2 Electrical Supply to The New Development

The new development as per the Yield Schedule issued by Squillance on 24-10-2024, consists:

- 7x 1 Bedroom Apartment Units;
- 35x 2 Bedroom Apartment Units;
- 45x 3 Bedroom Apartment Units;
- 14x 4 Bedroom Apartment Units;
- 348m² Ground Floor Retail NSA;
- 1150m² Levels 1-2 Commercial NSA;
- 6 Levels of Basement Carparking and EOT facilities.

The new development is deemed to require a new Chamber Substation to supply the fully electrified load of the building.

2.3 Summary and Conclusion

- **An Outage Request will be required to disconnect the existing supplies to the premises on site from the shared Ausgrid Low-Voltage Distributor;**
- **Existing Ausgrid Assets near the excavation zone including but not limited to overhead LV cables and street lighting poles shall be protected during excavation/construction and/or undergrounded subject to ASP3 Design Development and Conditions of Consent;**
- **A new chamber type substation is required to supply the new development.**

3. TELECOMMUNICATIONS

3.1 Telecommunications Infrastructure in the Vicinity of the Site

Response from the telco providers Ucomm, AARNet and NBN/Telstra shows existing conduits, pits and manholes within the vicinity of the site.

3.2 Existing Telecommunication Providers

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

1. Ucomm
2. NBN/Telstra
3. AARNet

3.2.1 Ucomm

According to DBYD plans there are a series of Ucomm service ducts running along the opposite side of Pacific Hwy. Should the new development require an Ucomm supply, it can be obtained from across Pacific Hwy.

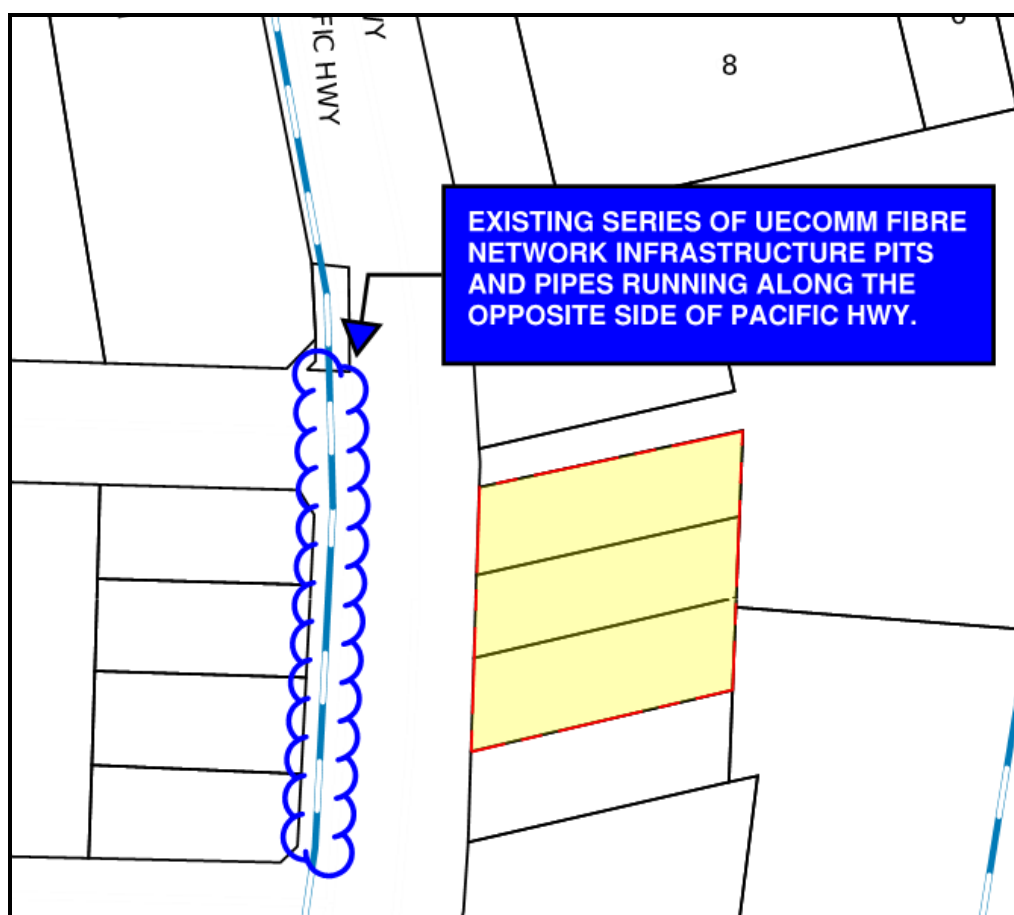


Figure 4: Ucomm Assets Within the Vicinity of The New Development Site (Source: DBYD)

3.2.2 NBN/Telstra

DBYD plans indicate NBN and Telstra share the same assets along Pacific Hwy.

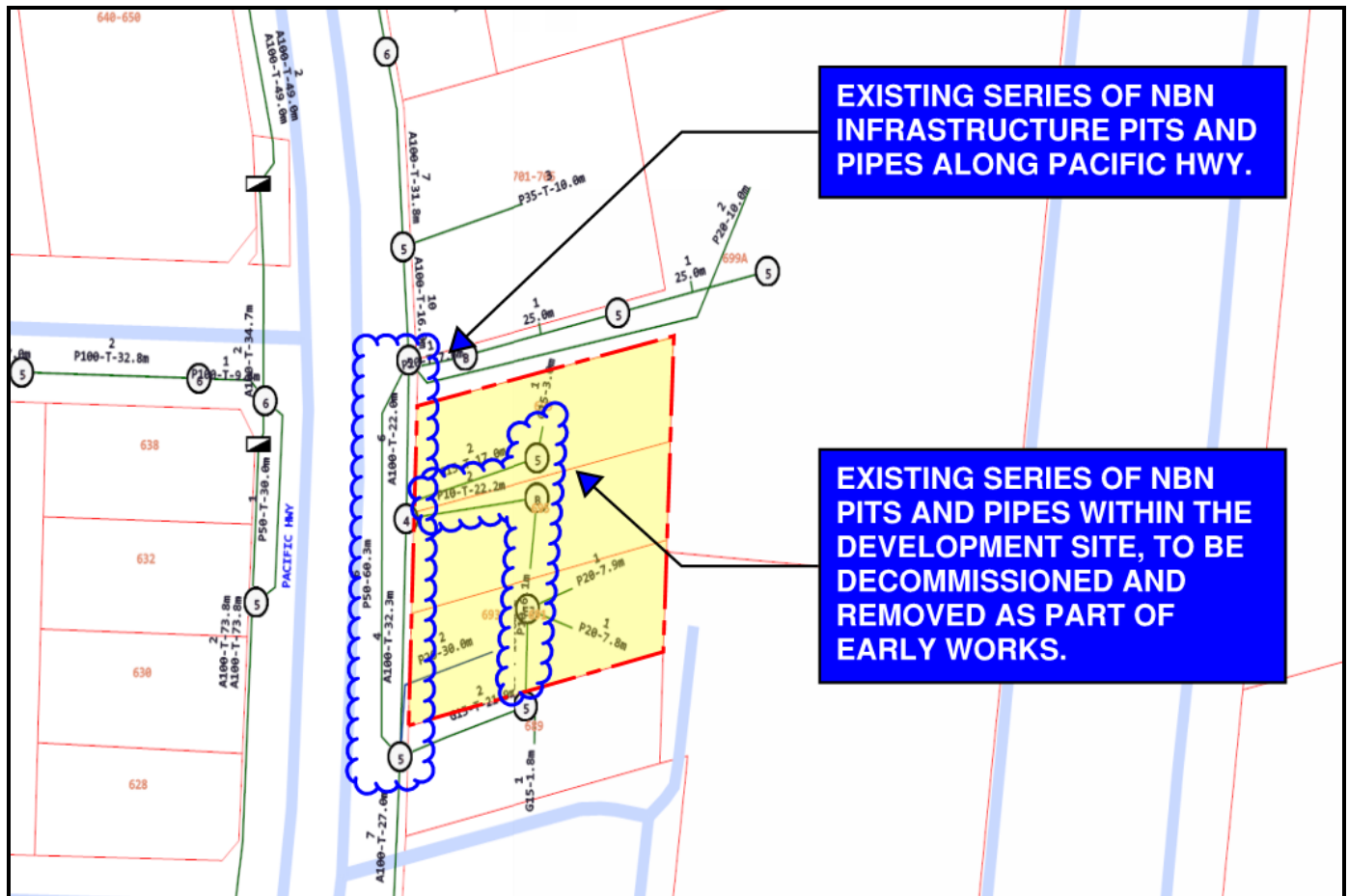


Figure 5: NBN/Telstra Assets Within the Vicinity of The New Development Site (Source: DBYD)

The NBN/Telstra fibre network as shown on DBYD plans is anticipated to be sufficient to supply fibre to the new development.

The existing NBN/Telstra series of pits and conduits within the property boundary, reticulate fibre to premises, shall be disconnected, decommissioned and removed prior to excavation. The scope of works associated with removing these assets will need to be further co-ordinated with NBN and/or Telstra.

The construction programme shall allow sufficient lead time for liaison with Telco authorities to obtain approval for decommissioning works.

3.2.3 AARNet

According to DBYD plans there are a series of AARNet service ducts running along the further up and on the opposite side of Pacific Hwy, turning into Eddy Rd before passing by the new development site. Should the new development require an AARNet supply, the fibre network will require minor extension(s).

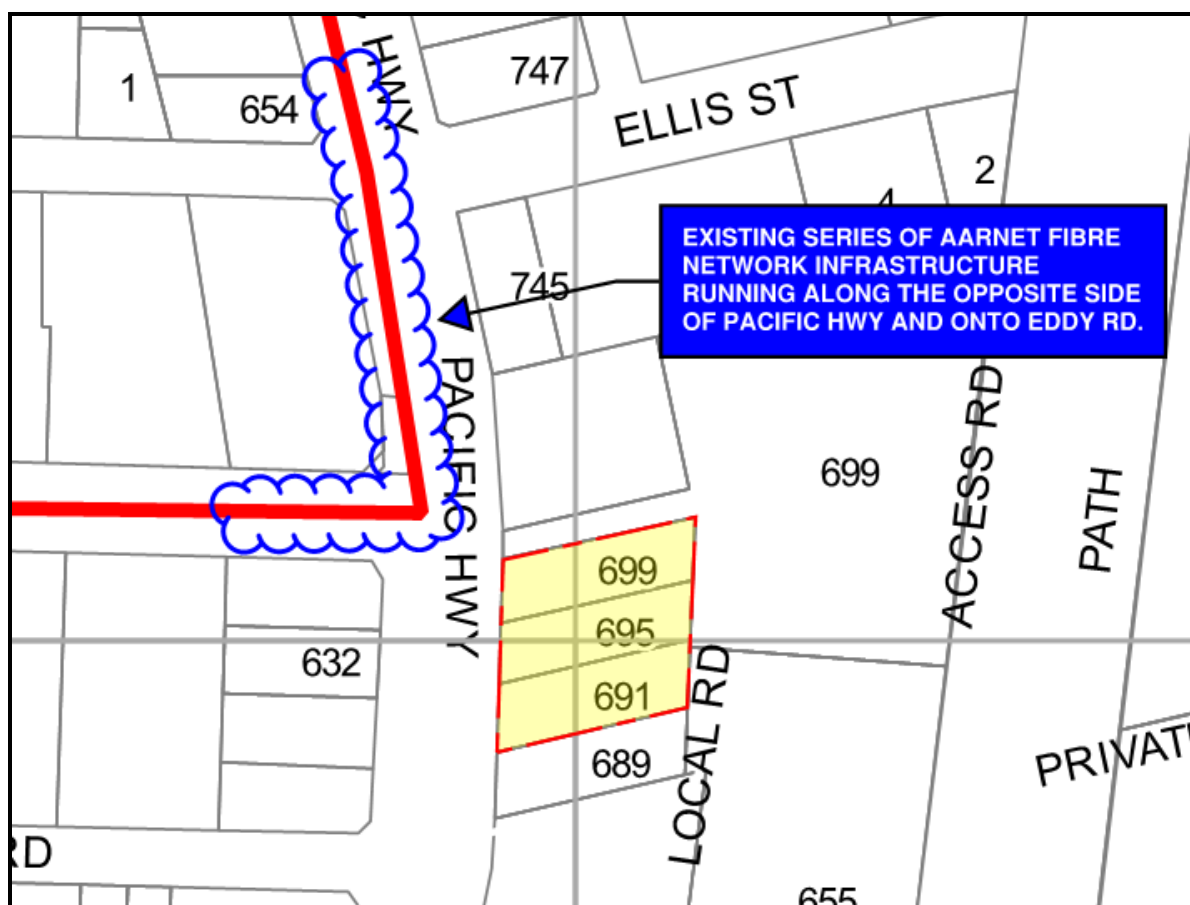


Figure 6: AARNet Assets Within the Vicinity of The New Development Site (Source: DBYD)

3.3 Summary and Conclusion

According to the DBYD, NBN/Telstra fibre network on Pacific Hwy is anticipated to be sufficient to service the new development.

Other Telco providers, including but not limited to, Optus/Uecomm, TPG, and AARNet have assets within the vicinity of the new development site, however, may not be readily available to supply the site.

The existing pits and conduits within the development site shall be decommissioned and removed. The decommissioning works and appropriate lead times shall be allowed for early works construction programme.

4. MAINS WATER

4.1 Mains Water Infrastructure in the Vicinity of the Site

Sydney Water has extensive cold-water infrastructure within the vicinity of the development site on Pacific Hwy to cater for the water demand of the new development site. The 150mmDIA main the opposite side of Pacific Hwy and 300mmDIA trunk main on the same side of the Hwy shall have sufficient capacity to cater for the domestic cold-water demand of the site.

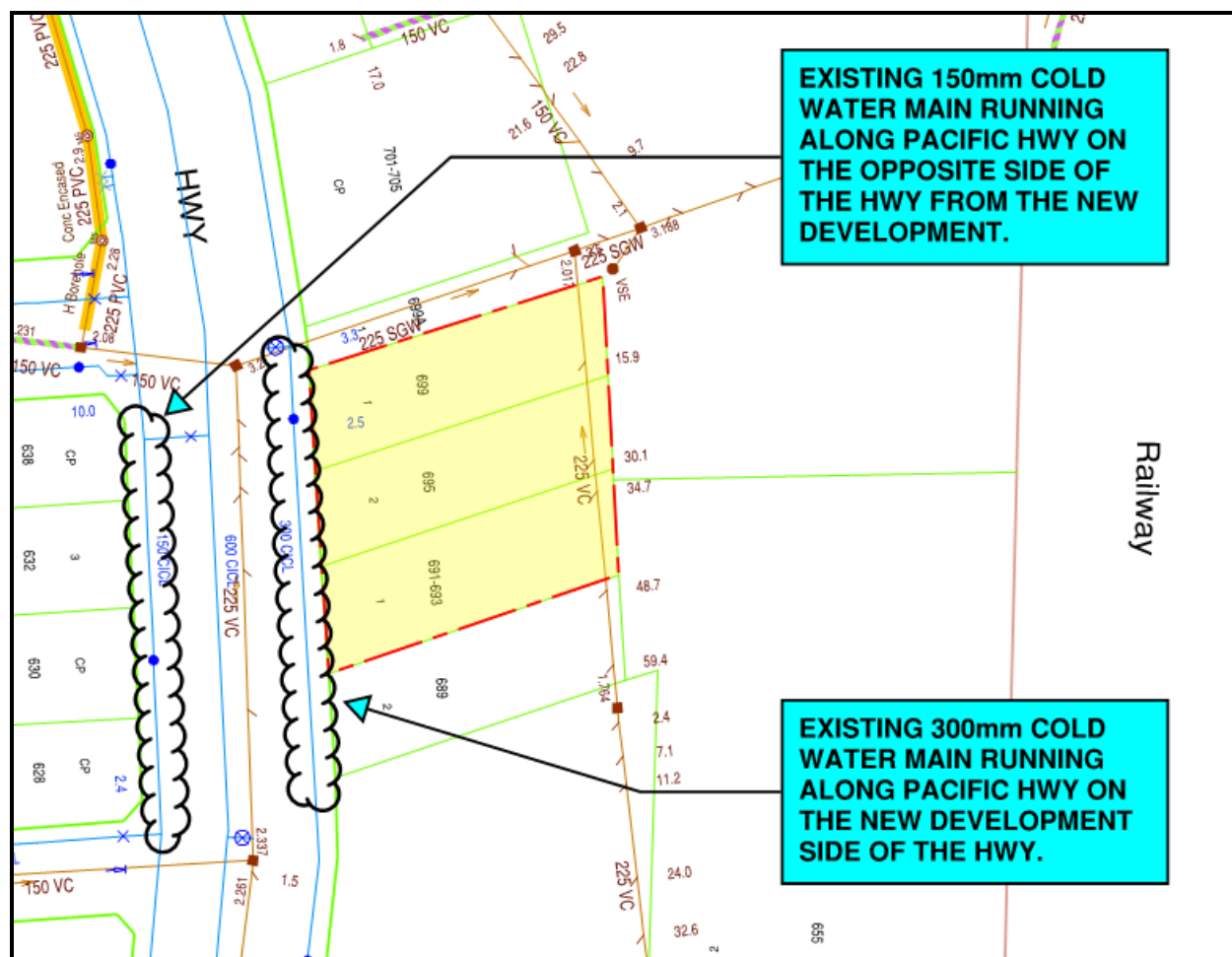


Figure 7: Cold Water Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

The new development is deemed to require a fire tank and pumproom for the fire protection system. Final connection point to the street network TBC by Sydney Water as part of design development.

4.2 Summary and Conclusions

The development site is surrounded by Sydney Water cold-water infrastructure which allows the water network to be capable of servicing the new development.

The pressure and flow statement obtained from Sydney Water on the 150mmDIA main has indicated a fire tank and pumproom to be required for the new development..

5. SEWER

5.1 Sewer Infrastructure in the Vicinity of the Site

Sydney Water has extensive sewer infrastructure within the vicinity of the development site which need to be further coordinated prior to excavation.

The existing 225mmDIA sewer main running through the rear of the development site will need to be diverted from excavation zone and/or protected with sufficient easements during the course of construction.

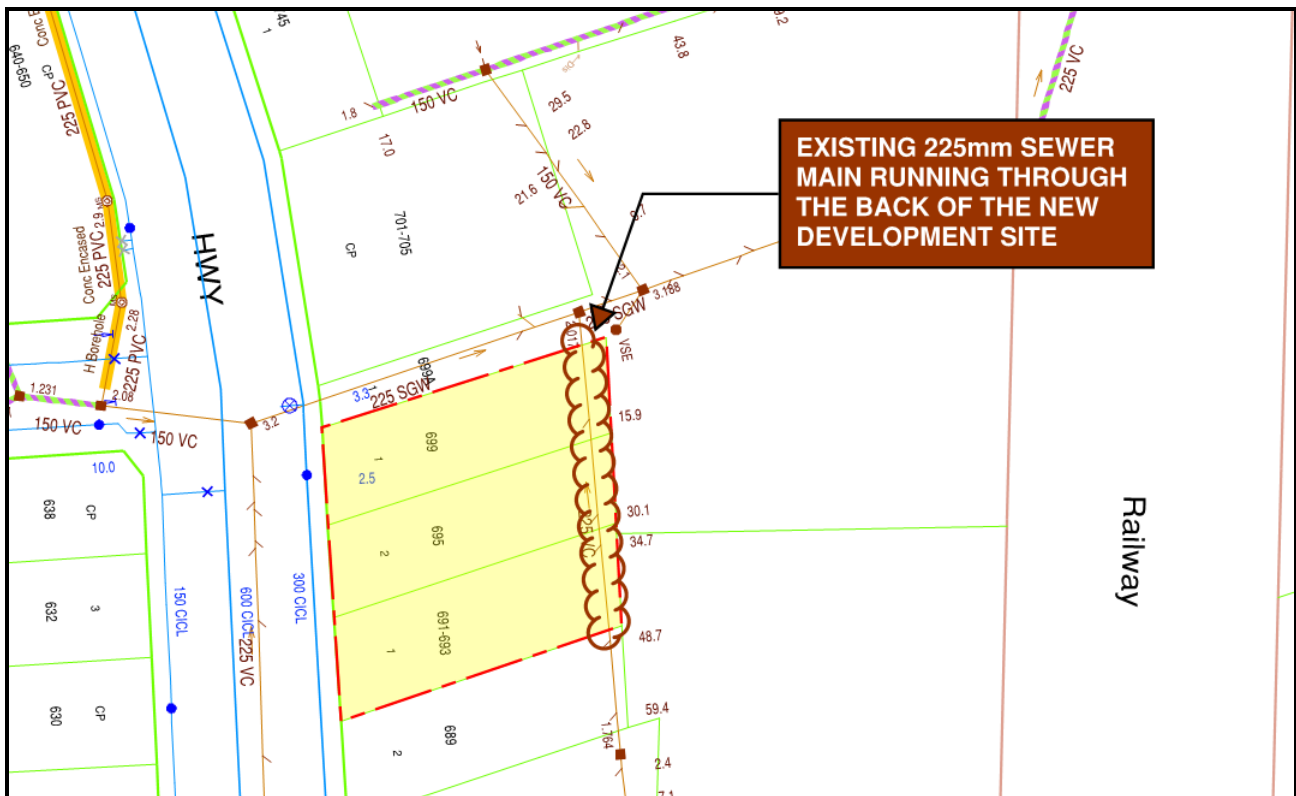


Figure 8: Sewer Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

The Sanitary Discharge of the new development is anticipated to be connected to this main.

An Out of Scope Building Planning Approval (BPA) will be required for this sewer main. A Specialist Engineer Assessment (SEA) is deemed to be required as well. A Water Services Coordinator (WSC) will need to be engaged to understand the extent of works associated with diverting and/or protecting this sewer main during the course of coordination. The documentation required for diversion works (if applicable) are required to be prepared by a qualified Civil Engineer.

Significant lead times are required and shall be allowed for accordingly in the development programme.

5.2 Summary & Conclusions

A Water Services Coordinator (WSC) will need to be engaged to analyse and communicate the following to Sydney Water:

- **Protective measures and/or diversion strategy for the 225mmDIA Sewer Main running through the rear of property;**

6. STORMWATER

6.1 Stormwater Infrastructure in the Vicinity of the Site

The DBYD plans from Willoughby City Council shows stormwater pipes and series of stormwater nodes along Pacific Hwy, in front of 695 and 699 Pacific Hwy, for Stormwater discharge of the new development.



Figure 9: Stormwater Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

An On-site Stormwater Detention (OSD) Tank may be required (subject to the development plans and catchment details) to control the flow of discharge to council assets.

6.2 Summary & Conclusions

An OSD Tank is deemed to be required for the new development.

7. NATURAL GAS

7.1 Natural Gas Infrastructure in the Vicinity of the Site

The DBYD plans received from Jemena show 32mmDIA 210kPa medium pressure gas main running along Pacific Hwy, readily available to supply the new development.

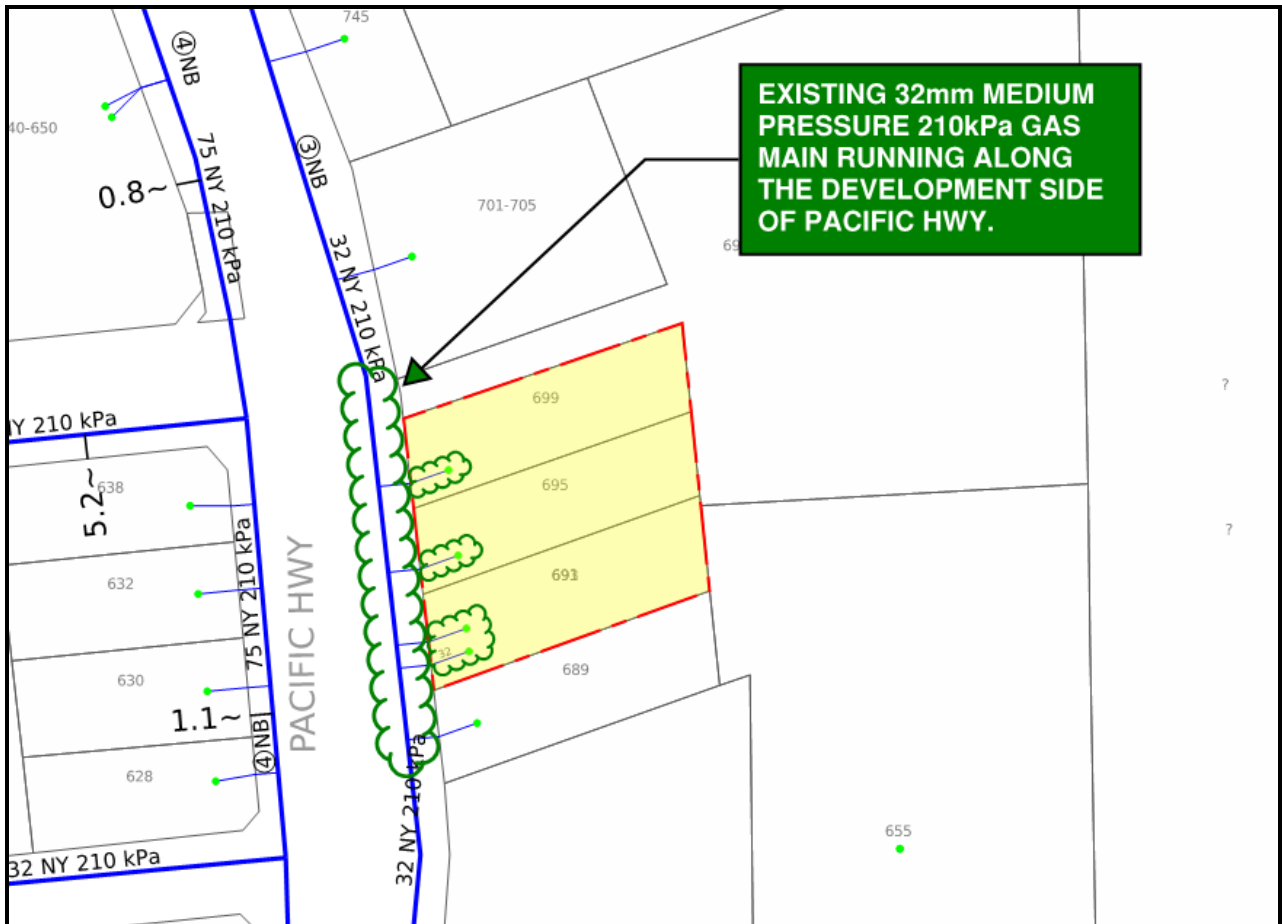


Figure 10: Jemena Natural Gas Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

The decommissioning of the existing Natural Gas supplies to the premises on-site shall be done by the early works plumber.

7.2 Summary & Conclusions

The existing Jemena Gas network is deemed to be sufficient to cater for the new development. According to the DBYD information received, it does not appear that the existing 32mm gas main running along Pacific Highway will impact the subject site, however, a site survey shall be conducted prior to early works commencement to determine the exact location of this gas main and precautionary measures required to protect it during construction.

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