IGS INTEGRATED GROUP SERVICES

Value | Innovation | Trust

79-81 Queen Rd & 2-8 Spencer St, Five Dock NSW 2046

Infrastructure Due Diligence Report

Date: 20 February 2026

200 Euston Road
Alexandria NSW 2015
ABN : 68 163 019 029
(02) 8488 4600
admin@igs.com.au

Approvals

DPG Project 37 Pty Ltd:	Sign: ..... Date: ..... Name: .....
IGS:	Sign: ..... Date: ..... Name: .....

Document Control

Version	Date	Author		Reviewer	
1.0	28 Nov 2025	Nima Kheradhoosh	NK	Mays Chalak	MC
2.0	20 Feb 2025	Nima Kheradhoosh	NK	Mays Chalak	MC

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1. INTRODUCTION

1.1 General

DPG Project 37 Pty Ltd have commissioned IGS to carry out a desktop engineering services Infrastructure Delivery, Management and Staging Planning of the proposed development site located at 79-81 Queens Rd and 2-8 Spencer St, Five Dock NSW 2046 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 22, Lot 21/DP 1117, Lot 20, Lot 1/DP 540151, Lot 18/DP 651570 and Lot 17 at Five Dock NSW 2046 shown below in the area highlighted in yellow.

Figure 1: Development Site Area (Source: SixMaps)

The proposed work will be comprised of:

- Site preparation works, including demolition and excavation.
- Construction of 2 x shop top housing buildings, including a 5-storey building along Queens Road, and a 26-storey building along William Street, comprising a shared single storey non-residential podium, with 134 dwellings above.
- Construction of a shared basement carpark accessed from Spencer Street.
- Public domain and landscaping upgrades, including landscaped street setbacks to all boundaries, and the provision of part of a shared through site link connecting Queens Road to Spencer Street.
- Associated infrastructure upgrades and diversions.

1.3 Report Outline

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

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

1.4 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (SEARS) dated 25 February 2025 for SSD-78287462. Specifically, this report has been prepared to respond to those SEARS outlined in **Item 26. Infrastructure Requirements and Utilities** stated below:

- In consultation with relevant service providers:
  - assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.
  - 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.
  - provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.

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 the November 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 1 below:

Table 1: List of Notified Authorities

Seq. No.	Authority Name	Phone	Status
264540947	Ausgrid	(02) 4951 0899	NOTIFIED
264540949	City of Canada Bay	(02) 9911 6555	NOTIFIED
264540951	Jemena Gas South	1300 880 906	NOTIFIED
264540946	NBN Co NSW ACT	1800 687 626	NOTIFIED
264540952	Optus and or Uecomm NSW	1800 505 777	NOTIFIED
264540950	Sydney Metro West	-	NOTIFIED
264540953	Sydney Water	13 20 92	NOTIFIED
264540954	Telstra NSW Central	1800 653 935	NOTIFIED
264540948	Transport for NSW	(02) 9983 3030	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.

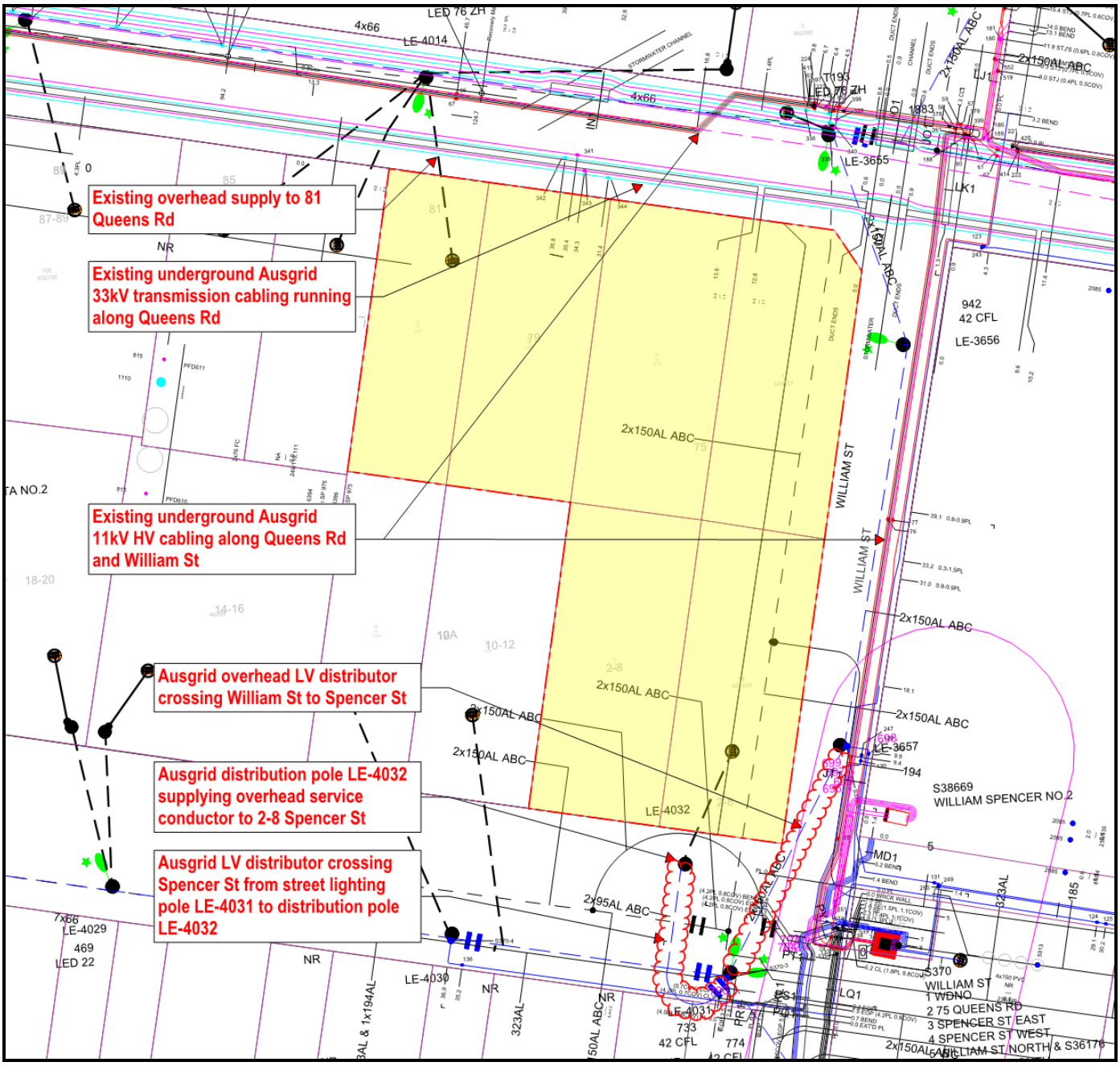

Figure 2: Ausgrid Network Plan Within the Vicinity of The New Development Site (Source: Ausgrid WebGIS)

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

The existing overhead supplies to 81 Queens Rd and 2-8 Spencer St will be disconnected and removed prior to excavation as part of early works. Construction programme will allow for early engagement of appropriate Accredited Service Provider(s) (ASP2) to request and coordinate the disconnection of existing supplies with Ausgrid (allow for 3-6 months).

The existing Ausgrid distribution pole LE-4032 on Spencer St only holds the service cable to 2-8 Spencer St, hence this pole may be decommissioned and removed to clear the site frontage on Spencer St, after disconnecting the existing supply to site. The LV distributor cable that feeds the pole from the street lighting pole LE-4031 across Spencer St will be decommissioned and removed prior to removing the pole.

Temporary Builders Supply (TBS) for the construction work may be connected to the existing LV network, subject to review of required construction loads and application to Ausgrid for approval of load. Alternatively, a temporary kiosk substation will be established on-site within the private domain.

The existing Ausgrid underground transmission 33kV lines running along Queens Rd will be protected and remain undisturbed during the course of construction.

Underground 11kV lines along Queens Rd may be utilised to supply the new on-site substation(s). An application for connection to Ausgrid will be required to assess the available capacity in the 11kV network.

2.2 Proposed Electrical Supply

The new development as per the development mix provided in section 1.2 will require a new 1000kVA Ausgrid substation to be established on-site to service the full electrification load of the proposed development. Standard Ausgrid surface chamber substation drawings shown in figure below.

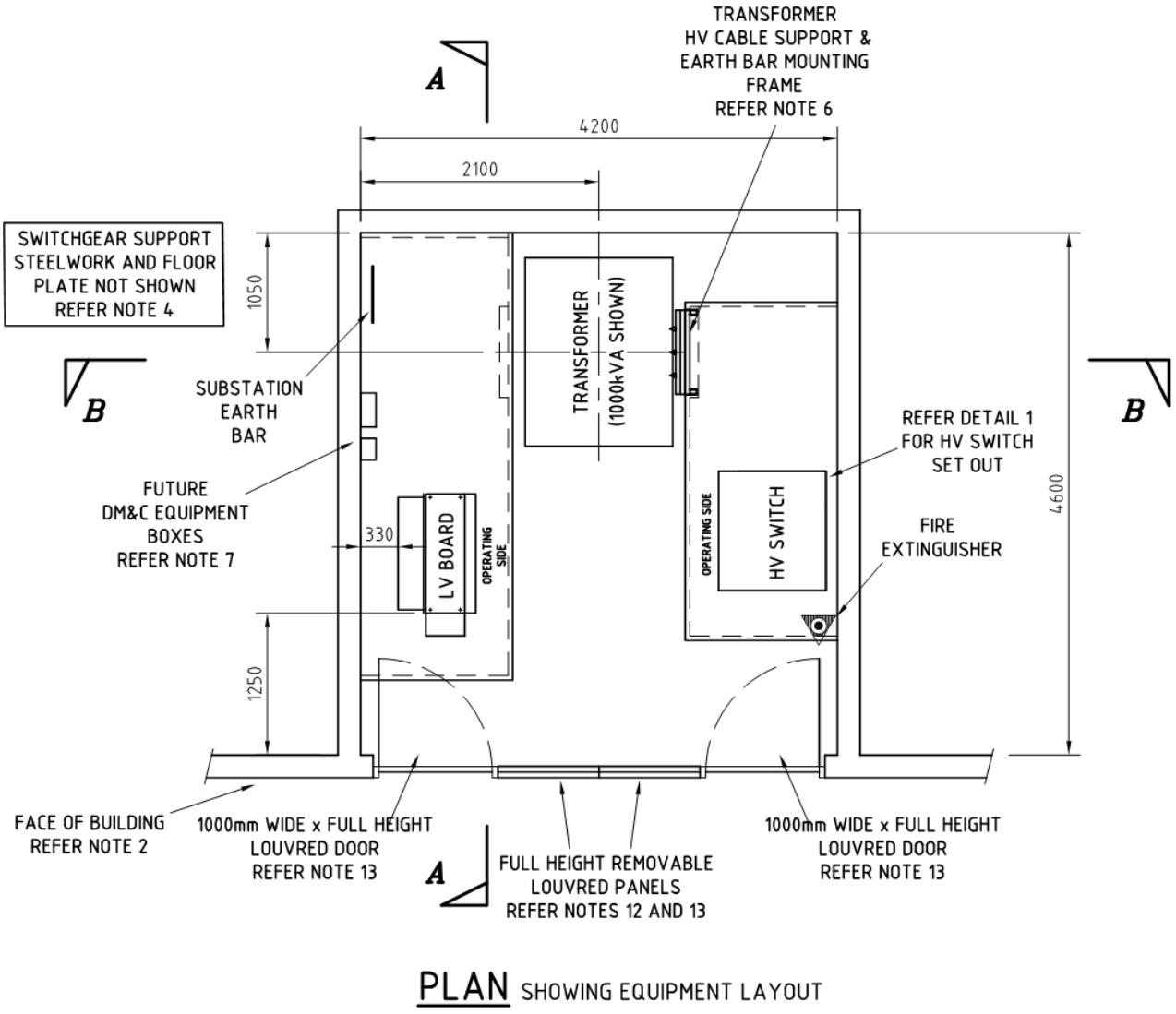

Figure 3: Standard Ausgrid Surface Chamber Substation - General Arrangement Layout

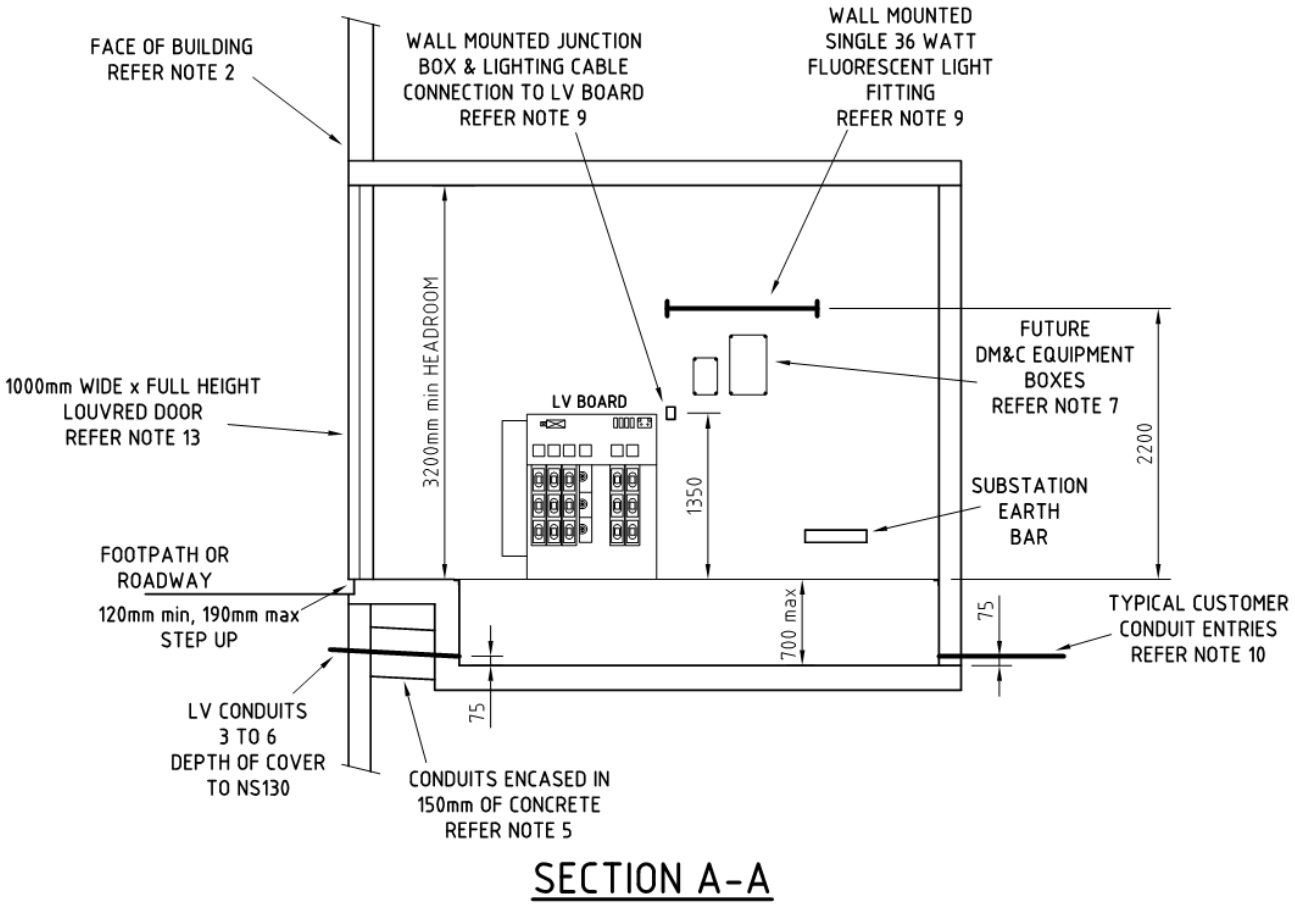

Figure 4: Standard Ausgrid Surface Chamber Substation – Section View

2.3 Summary and Conclusion

- Decommissioning of existing supplies to site will be completed by early works electrical contractor;
- Construction program will allow sufficient time for disconnection works in case shut downs will be required;
- The distribution pole near property frontage on Spencer St may be decommissioned and removed after disconnecting the existing supply;
- 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 NBN and Telstra shows existing underground conduits, pits and manholes within the vicinity of the site.

3.2 NBN/Telstra Assets

DBYD plans indicate NBN and Telstra share the same assets in the area.

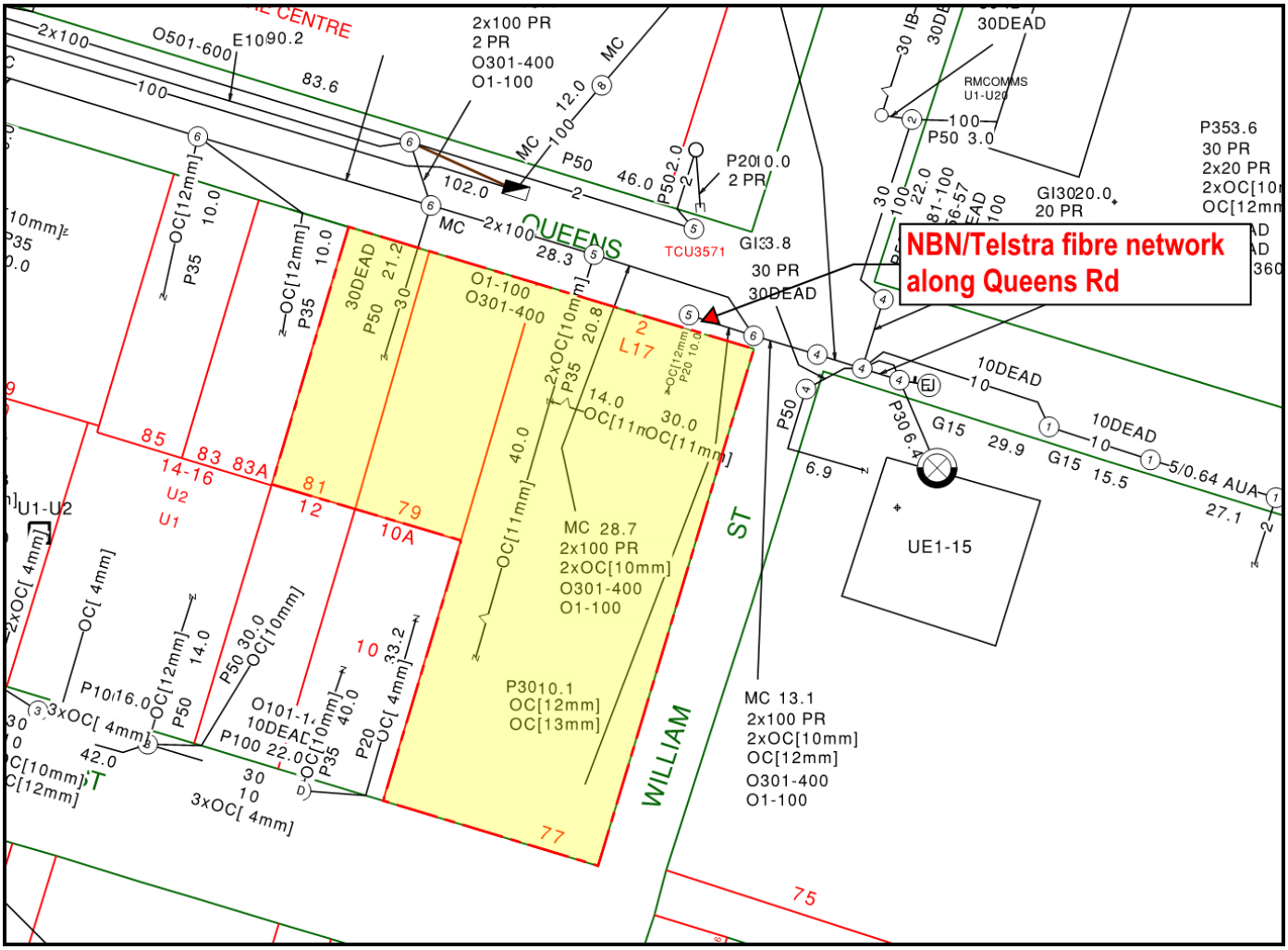

Figure 5: NBN/Telstra Assets Within the Vicinity of The New Development Site (Source: DBYD)

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

3.3 Summary and Conclusion

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

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. The 150mm water main the opposite side of Queens Rd and 150mm water main on the opposite side of Spencer St are available to connect the proposed development .

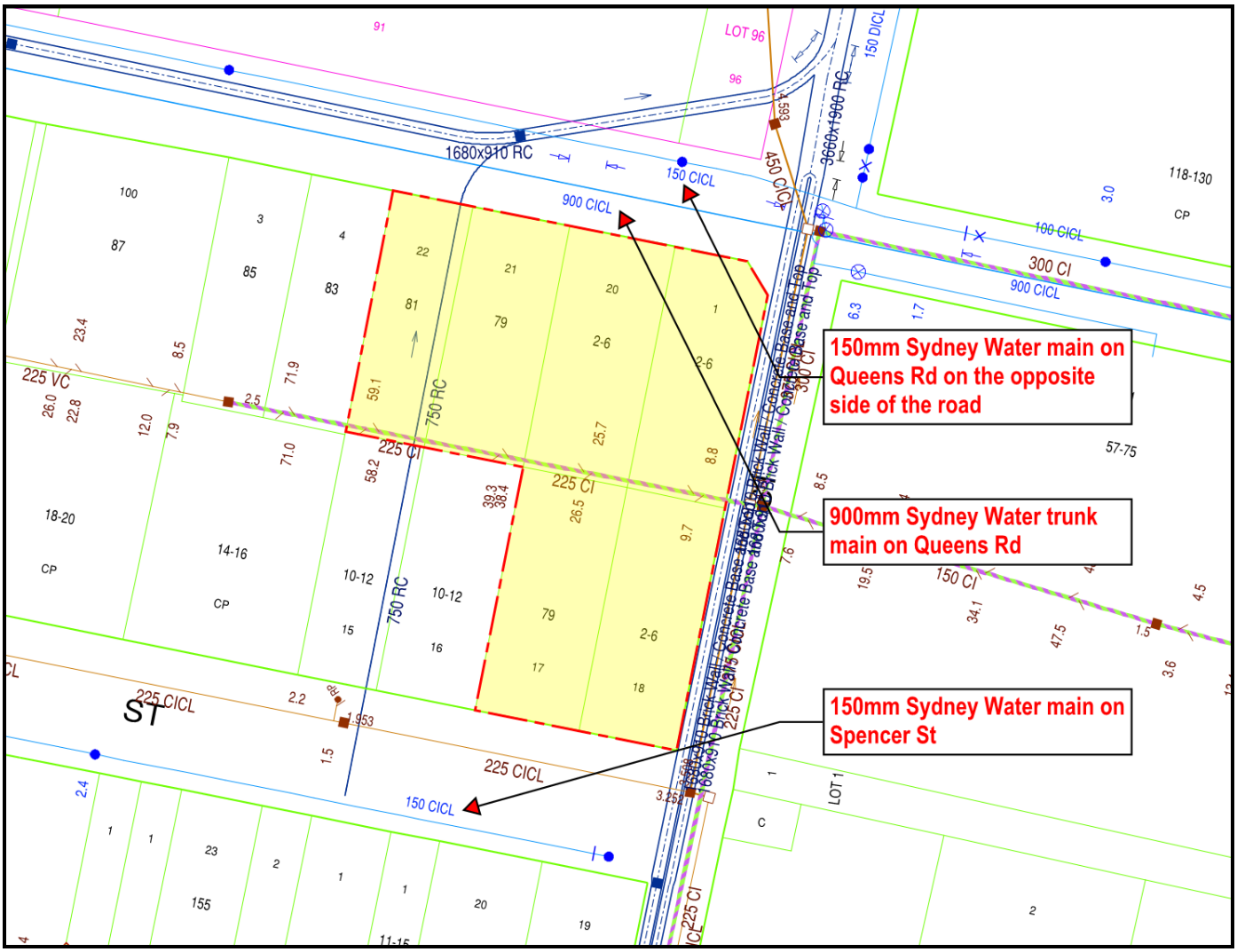

Figure 6: Cold Water Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

The 900mm trunk main running through Queens Rd shall remain undisturbed during the course of construction. Pressure and flow statements will be obtained for the mains on Spencer St and Queens Rd to determine the optimal point of connection for the proposed 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.

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 development site will need to be diverted from excavation zone and/or protected with sufficient easements during the course of construction.

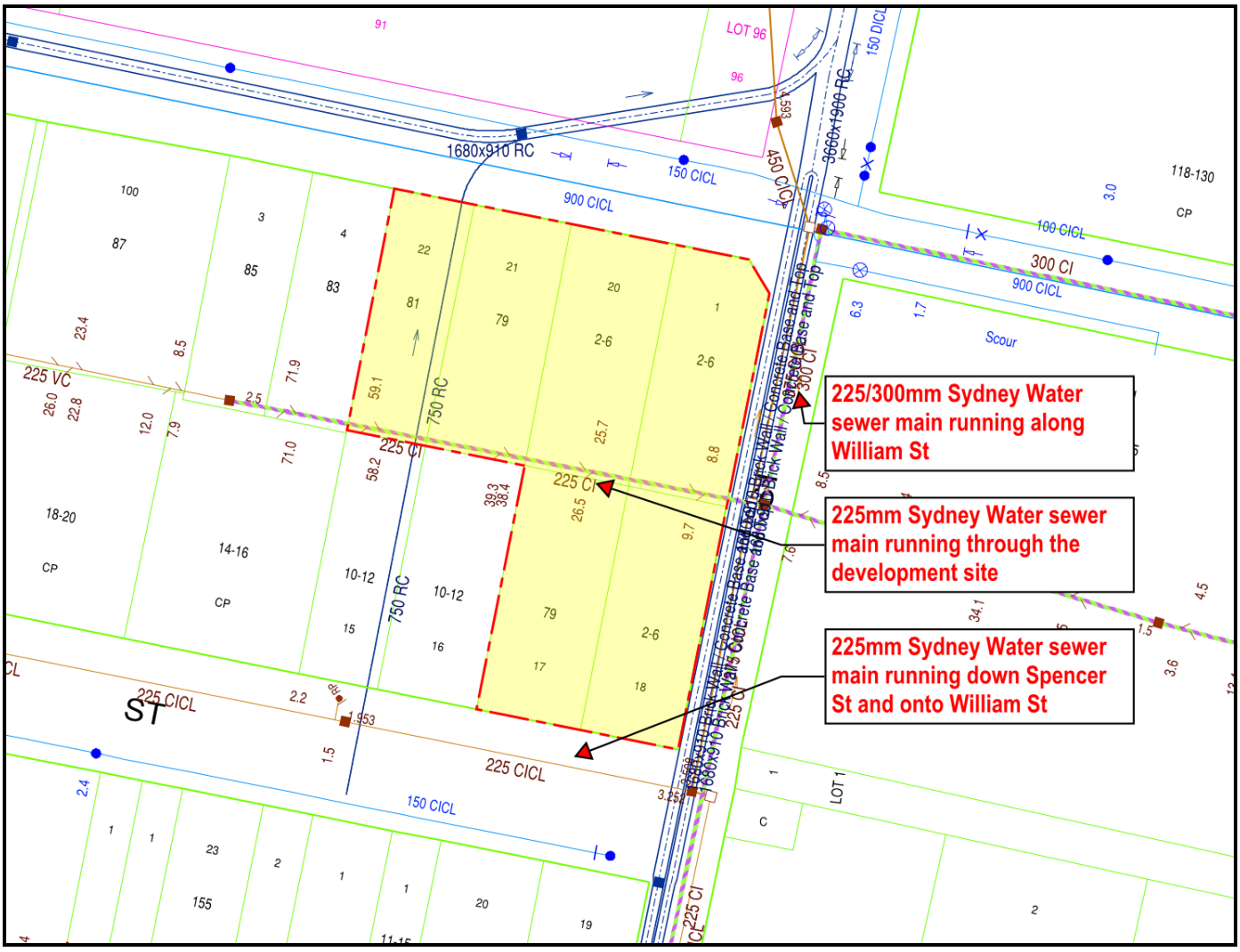

Figure 7: Sewer Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

A feasibility application was lodged to Sydney Water on 20th January 2026. Reference: SW Case: 230100/ RAR Ref: 50/29565 with proposed diversion strategy.

5.2 Summary & Conclusions

The existing sewer main running through the development site will be diverted to make way for new basement excavation, as per Sydney Water feasibility application Case Ref #230100 outcome.

6. STORMWATER

6.1 Stormwater Infrastructure in the Vicinity of the Site

The DBYD plans from City of Canada Bay Council shows stormwater pipes and series of stormwater nodes along Queens Rd, Spencer St and through the development site, that are partially controlled by Sydney Water.

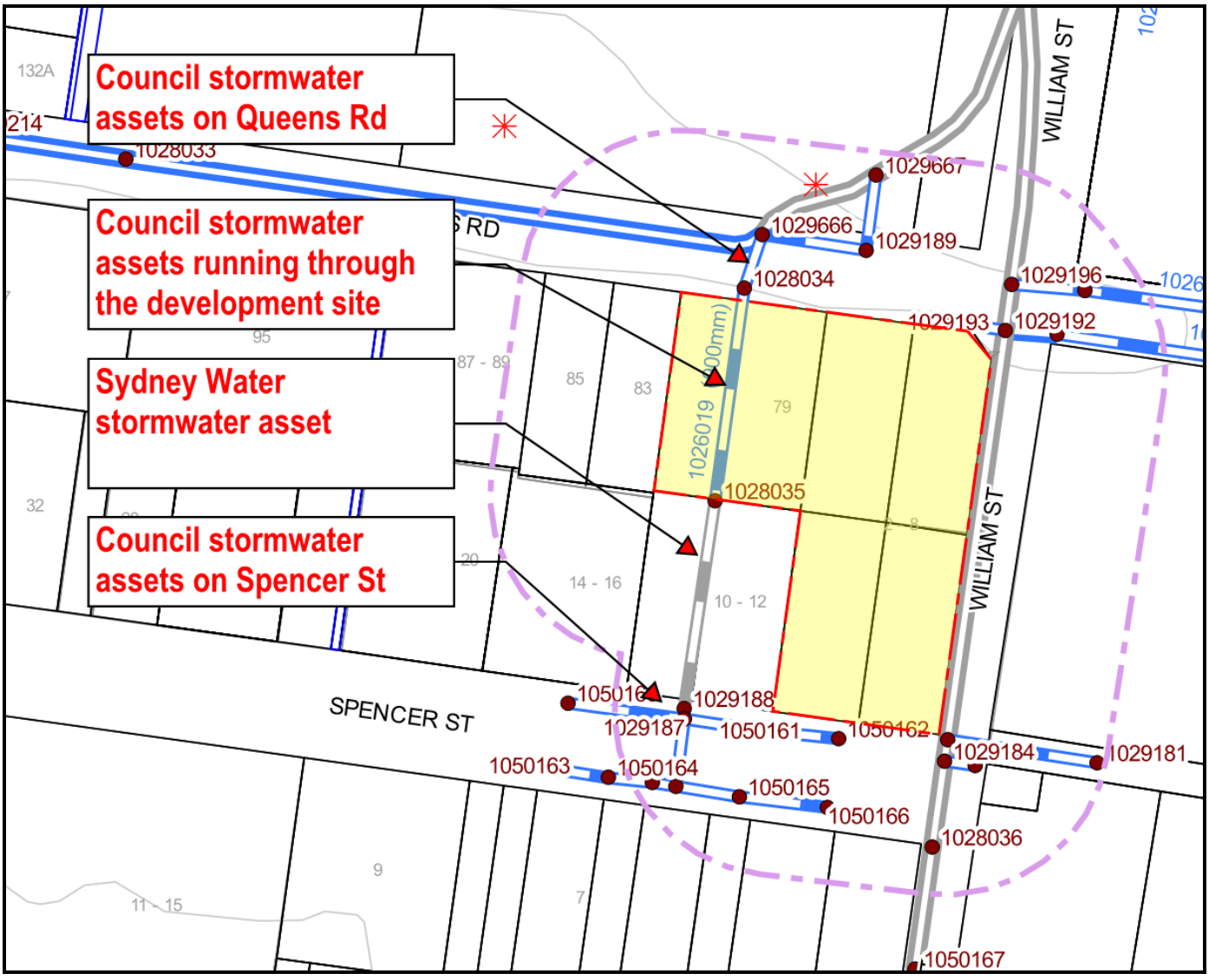

Figure 8: Stormwater Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

A feasibility application was lodged to Sydney Water on 20th January 2026. Reference: SW Case: 230100/ RAR Ref: 50/29565 with proposed diversion strategy.

6.2 Summary & Conclusions

The existing stormwater main running through the development site will be diverted to make way for new basement excavation, as per Sydney Water feasibility application Case Ref #230100 outcome.

7. NATURAL GAS

7.1 Natural Gas Infrastructure in the Vicinity of the Site

The DBYD plans received from Jemena show 32mm 210kPa medium pressure gas main on Spencer St 75mm on Queens Rd, 100mm 1050kPa high pressure main on William St.

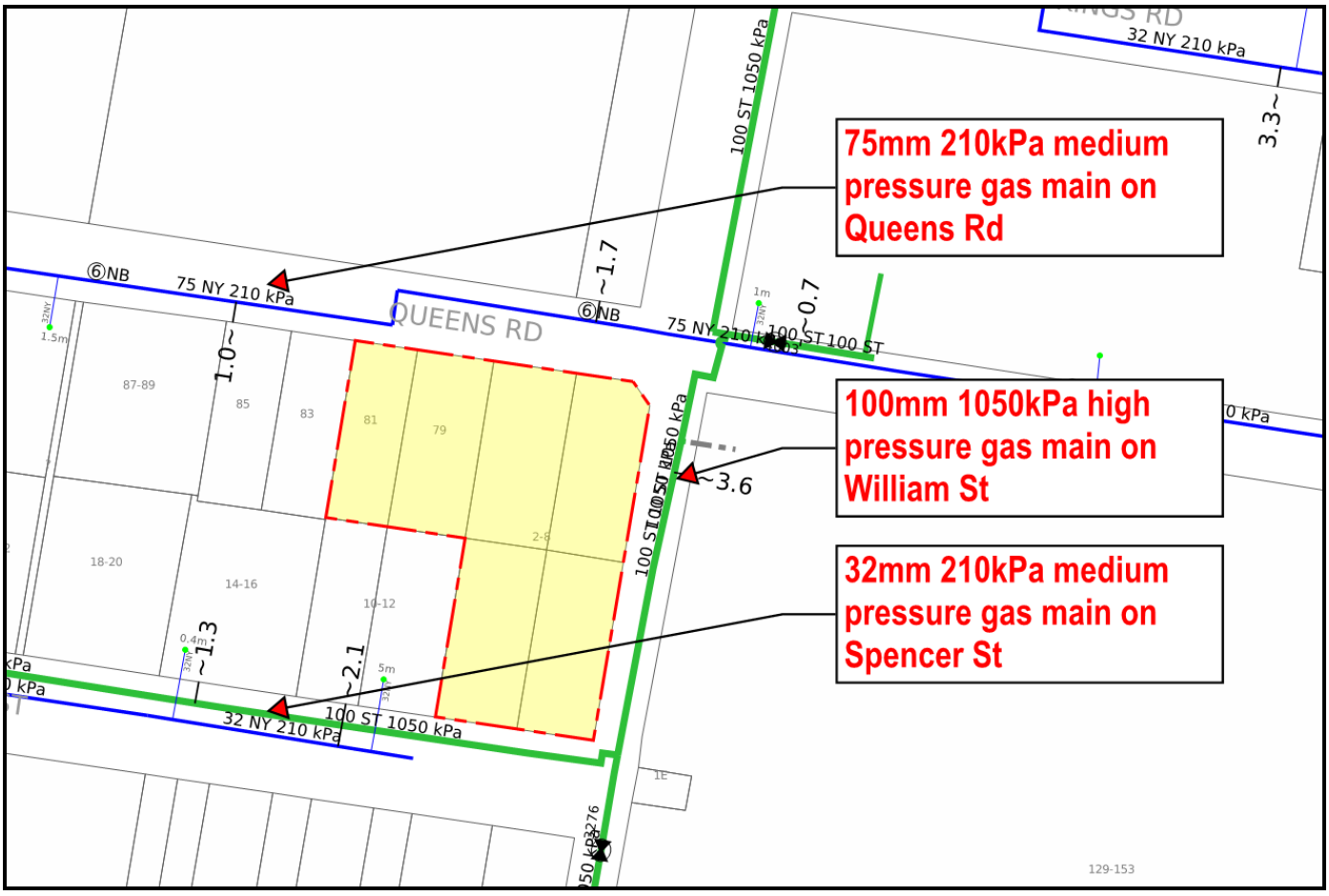

Figure 9: Jemena Natural Gas Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

Gas connection to the proposed development is deemed to be from either of the medium pressure mains on Queens Rd or Spencer St.

7.2 Summary & Conclusions

The existing Jemena Gas network is deemed to be sufficient to cater for the new development.

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