



IGS INTEGRATED
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SERVICES

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45-53 Macleay St, Potts Point NSW 2011

Infrastructure Due Diligence Report

Date: 28 January 2026



Approvals

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1.1 General

1.2 Development Site

The subject development of this report consists of SP 934, bound by McDonald St and Macleay St as shown in figure below.

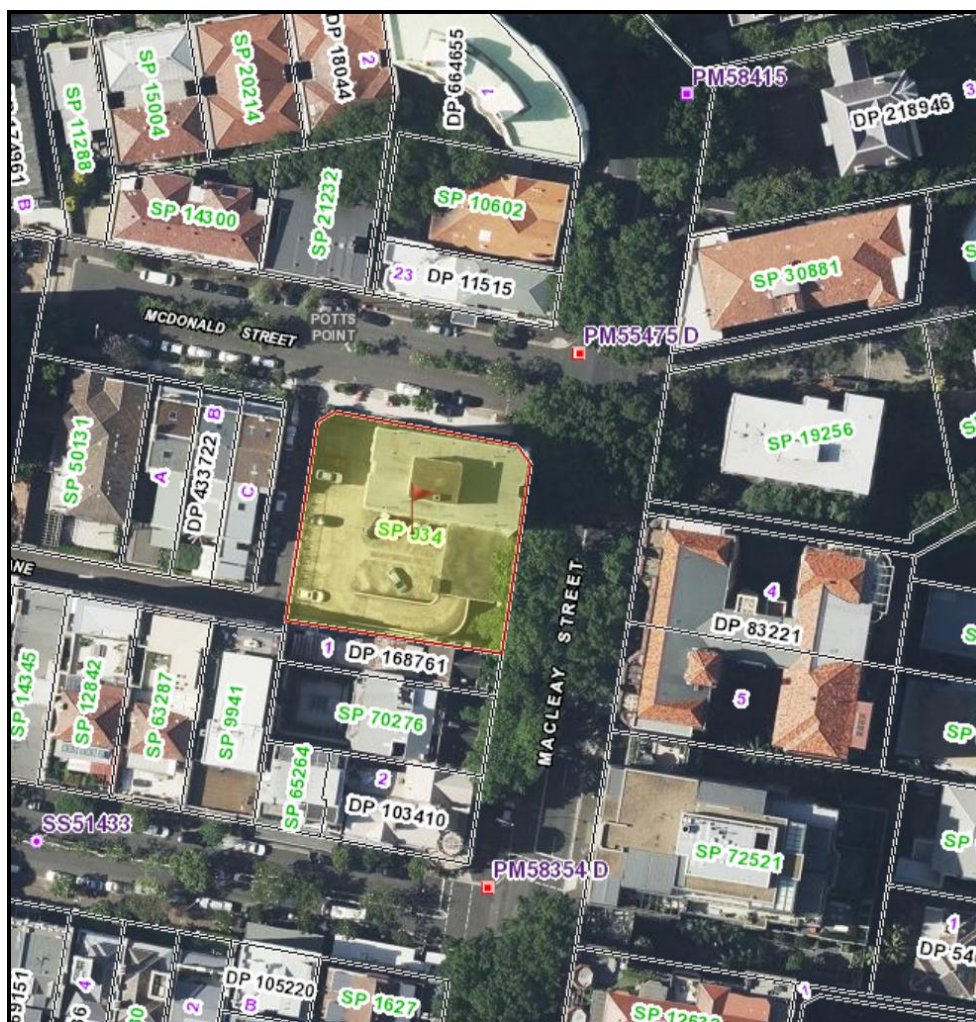


Figure 1: Development Site Area

The proposal seeks approval for the construction and operation of a 16-storey shop-top housing development comprising:

- 44 apartments, including:
 - 23 affordable apartments on podium level 1 and 2 which will be managed by a community housing provider (CHP) for 15 years
 - 21 market apartments over 12 levels
- Ground floor retail
- Four levels of basement for parking, services and storage
- Vehicular and loading access from McDonald Street
- Landscaping and communal open space.

1.3 Report Outline

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

- Electrical
- Telecommunications
- Mains Water
- Sewer
- Stormwater

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 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
264218086	AARNet Pty Ltd NSW	1300 275 662	NOTIFIED
264218077	Ausgrid	(02) 4951 0899	NOTIFIED
264218081	City of Sydney (IMS)	(02) 9265 9819	NOTIFIED
264218080	Jemena Gas South	1300 880 906	NOTIFIED
264218076	NBN Co NSW ACT	1800 687 626	NOTIFIED
264218082	Optus and or Uecomm NSW	1800 505 777	NOTIFIED
264218079	Plus ES	(02) 8569 6265	NOTIFIED
264218083	Sydney Water	13 20 92	NOTIFIED
264218085	Telstra NSW Central	1800 653 935	NOTIFIED
264218084	TPG Telecom (NSW)	1800 786 306	NOTIFIED
264218078	Transport for NSW	(02) 9983 3030	NOTIFIED

2. ELECTRICAL

2.1 Maximum Electrical Demand

The full electrification load of the proposed development is deemed to require a new 1000kVA surface chamber substation to cater for the electrical maximum demand.

2.2 Existing Electrical Assets Within Vicinity of the Site

Ausgrid DBYD Plans is shown below in figure 2.

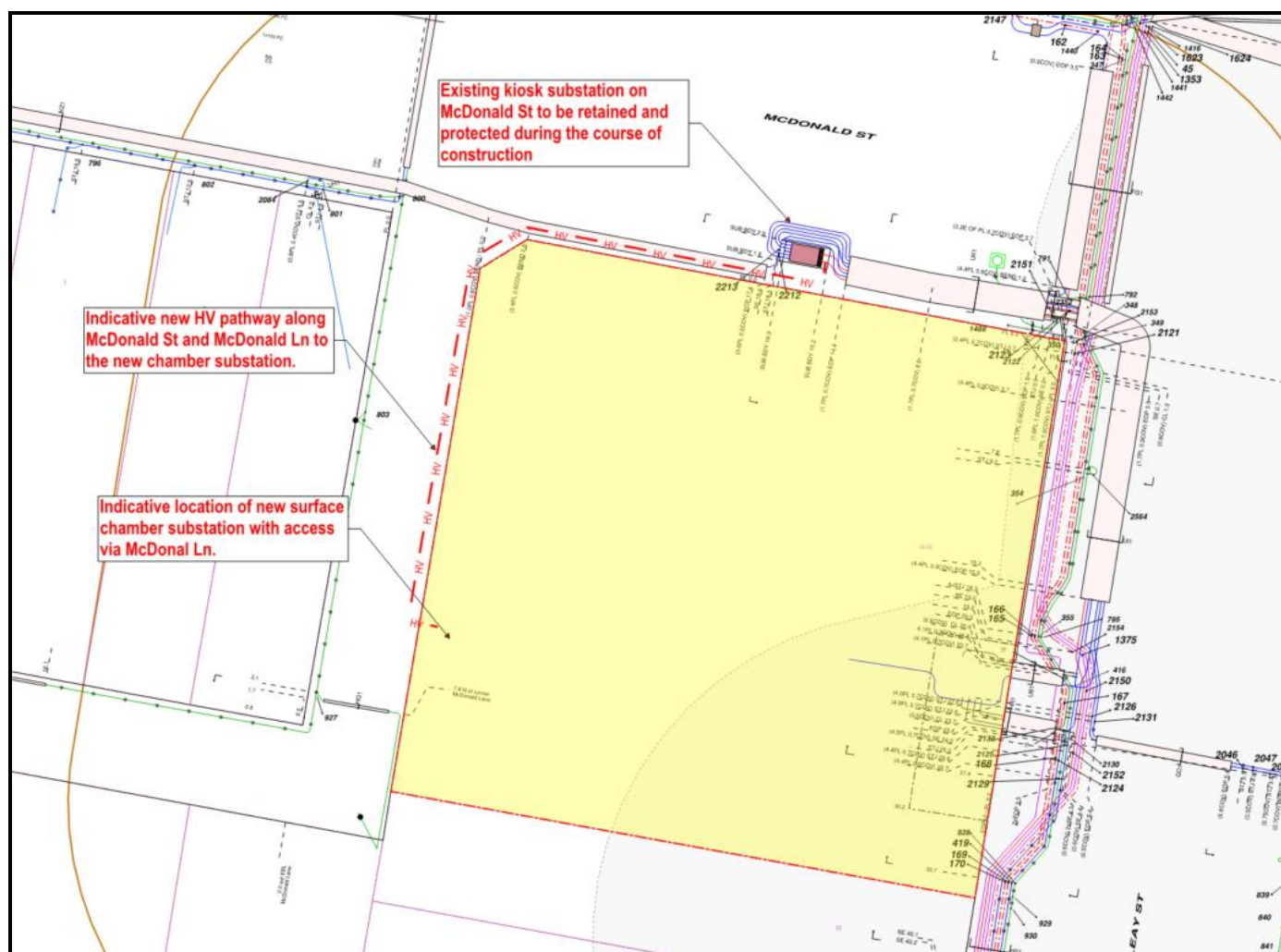


Figure 2: Network Plan Within the Vicinity of The New Development Site (Source: DBYD)

The existing kiosk substation in front of the development site on McDonald St shall be protected during the course of construction.



Figure 3: Existing Kiosk Substation on McDonald St

The new high-voltage supply to the proposed surface chamber substation is proposed to be from this kiosk substation, subject to review and approval from Ausgrid.

2.3 New Electrical Infrastructure

The new development is deemed to require one (1) off new Ausgrid surface chamber substation. Typical layout is provided in the figure below.

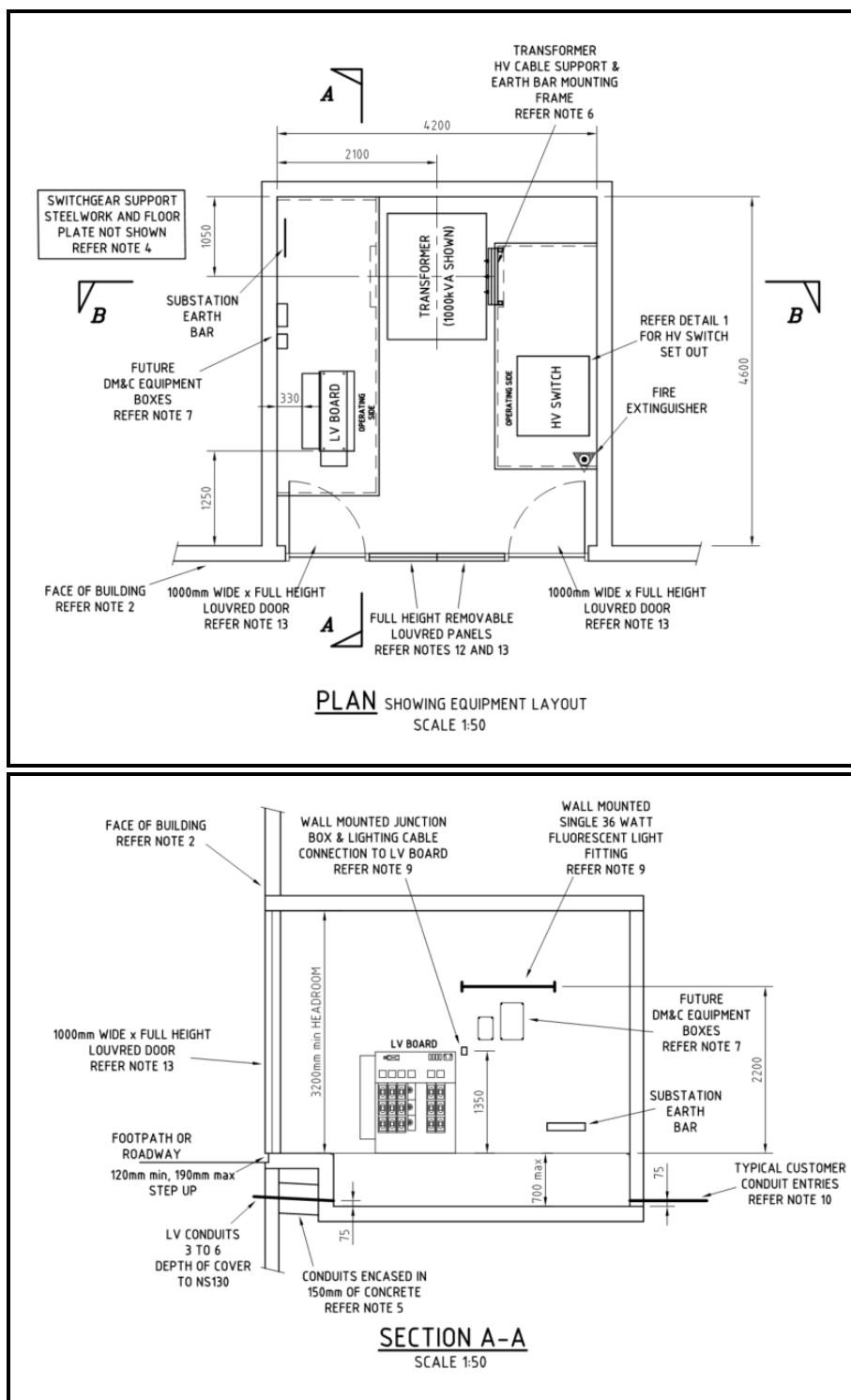


Figure 4: Ausgrid Triple Surface Chamber Substation (Source: Ausgrid Network Standards)

2.4 Summary and Conclusion

- The new development site will require a new substation to cater for the full electrification load;
- The HV supply to the new substation is proposed from the existing substation on McDonald St;
- The existing substation on McDonald St shall be protected during the course of construction.

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 sites.

3.2 Existing Telecommunication Providers

According to the DBYD plans, the identified telco providers that have assets within the vicinity of the new development sites are mainly NBN and Telstra which usually share the same assets to reticulate their fibre infrastructure.

3.2.1 Telstra/NBN

According to DBYD plans there are existing Telstra/NBN pits and conduits reticulating the fibre network along McDonald St and Macleay St. The new development can be serviced off the infrastructure available on either McDonald St or Macleay St.

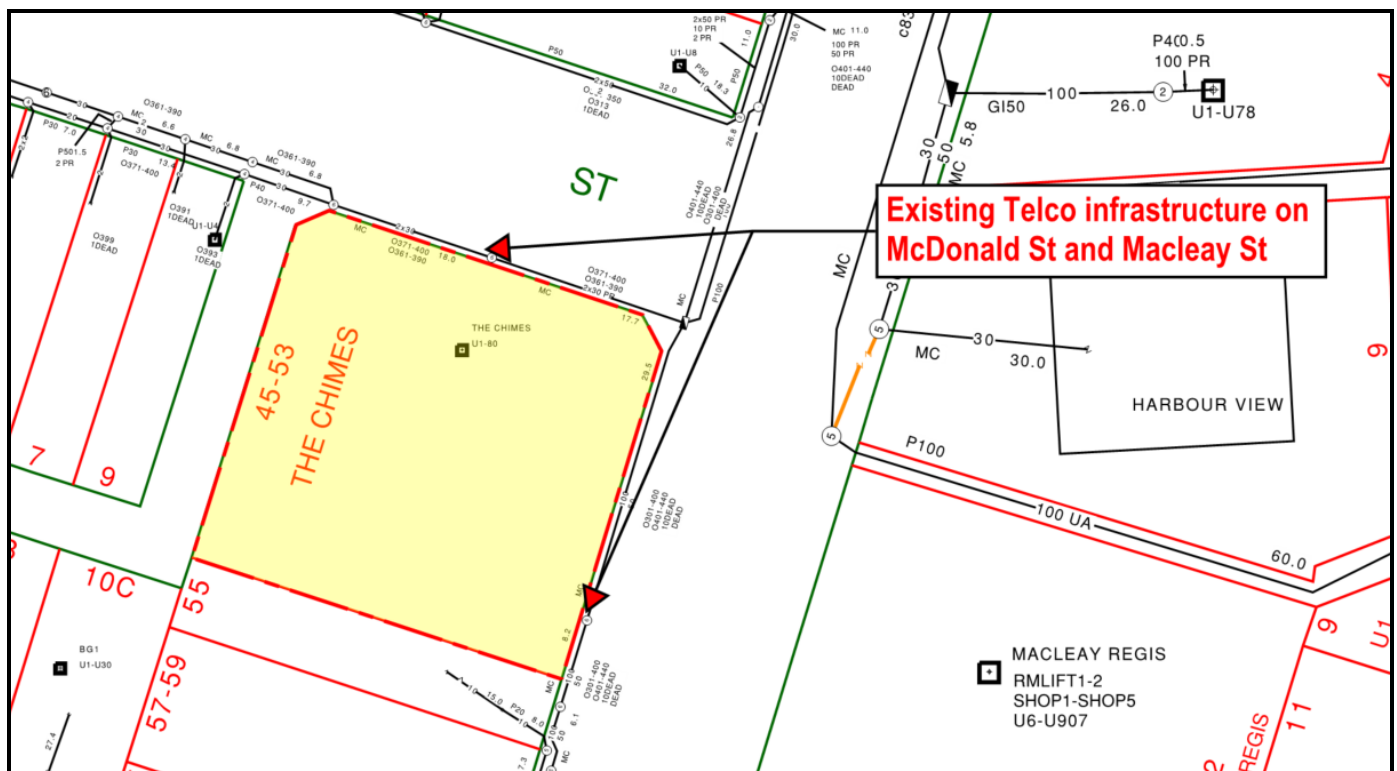


Figure 5: Telstra/NBN Assets Within the Vicinity of The New Development Site (Source: DBYD)

3.3 Summary and Conclusion

The existing telco infrastructure within the vicinity of the new development site can sufficiently service the proposed development.

4. MAINS WATER

4.1 Mains Water Infrastructure in the Vicinity of the Site

Sydney Water has extensive mains-water infrastructure within the vicinity of the development site. The 150mmDIA water main running along McDonald St or 200mmDIA water main along Macleay St may be used to service the proposed development.

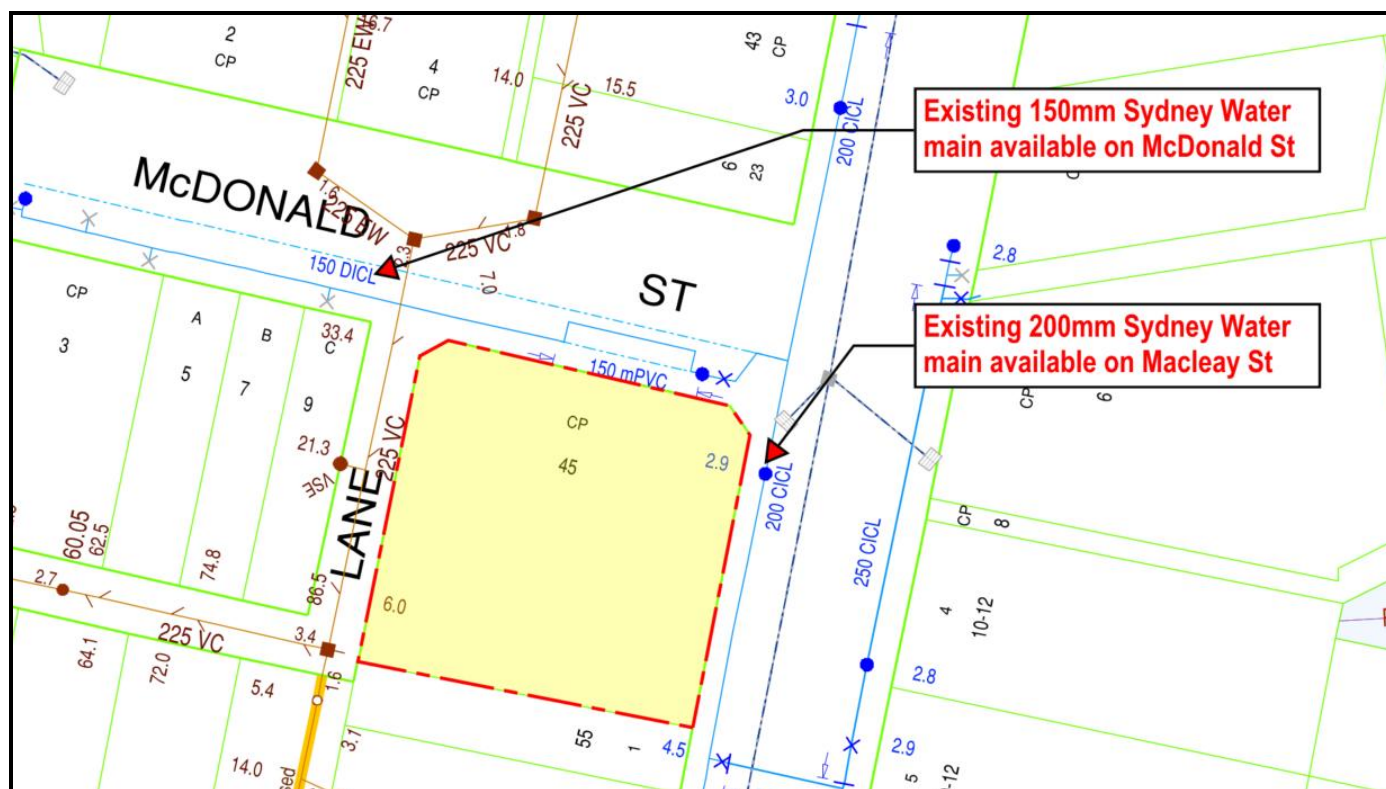


Figure 6: Cold Water Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

A pressure and flow enquiry was submitted to Sydney Water to assess the existing capacity available within the 150mm water main on McDonald St. The pressure and flow statement from Sydney Water is provided in Appendix A.

4.2 Summary and Conclusions

The development site is surrounded by extensive Sydney Water mains-water infrastructure which have sufficient capacity to service the proposed development.

5. SEWER

5.1 Sewer Infrastructure in the Vicinity of the Site

The existing Sydney Water sewer main runs along McDonald Ln which will be the anticipated point of connection for the proposed development.

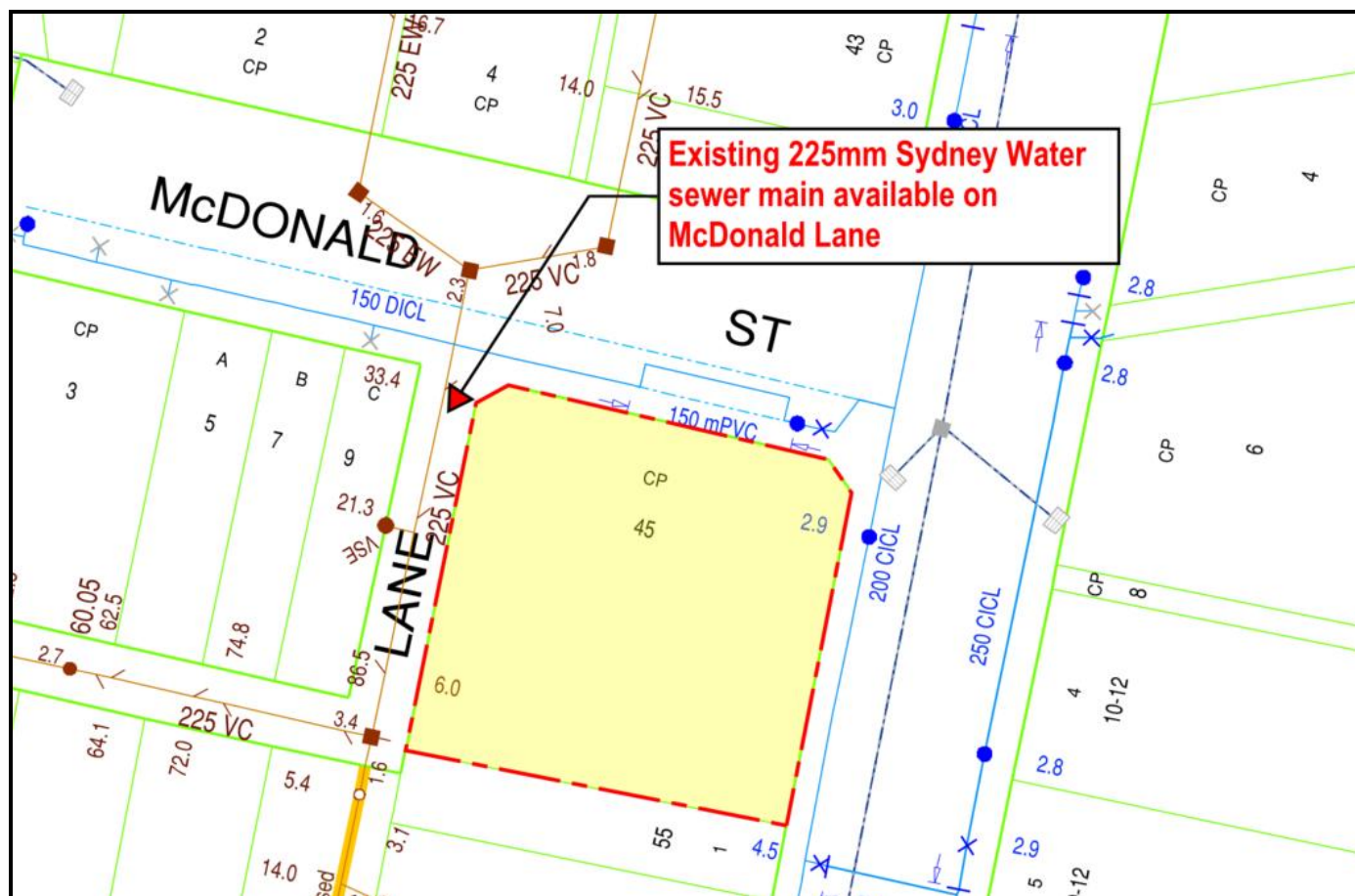


Figure 7: Sewer Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

5.2 Summary & Conclusions

The existing Sewer Infrastructure on McDonald Ln is deemed to have sufficient capacity to service the sanitary discharge requirements of the proposed development.

6. STORMWATER

6.1 Stormwater Infrastructure in the Vicinity of the Site

The DBYD plans from City of Sydney council show a series of stormwater pits and pipes running along Macleay St.

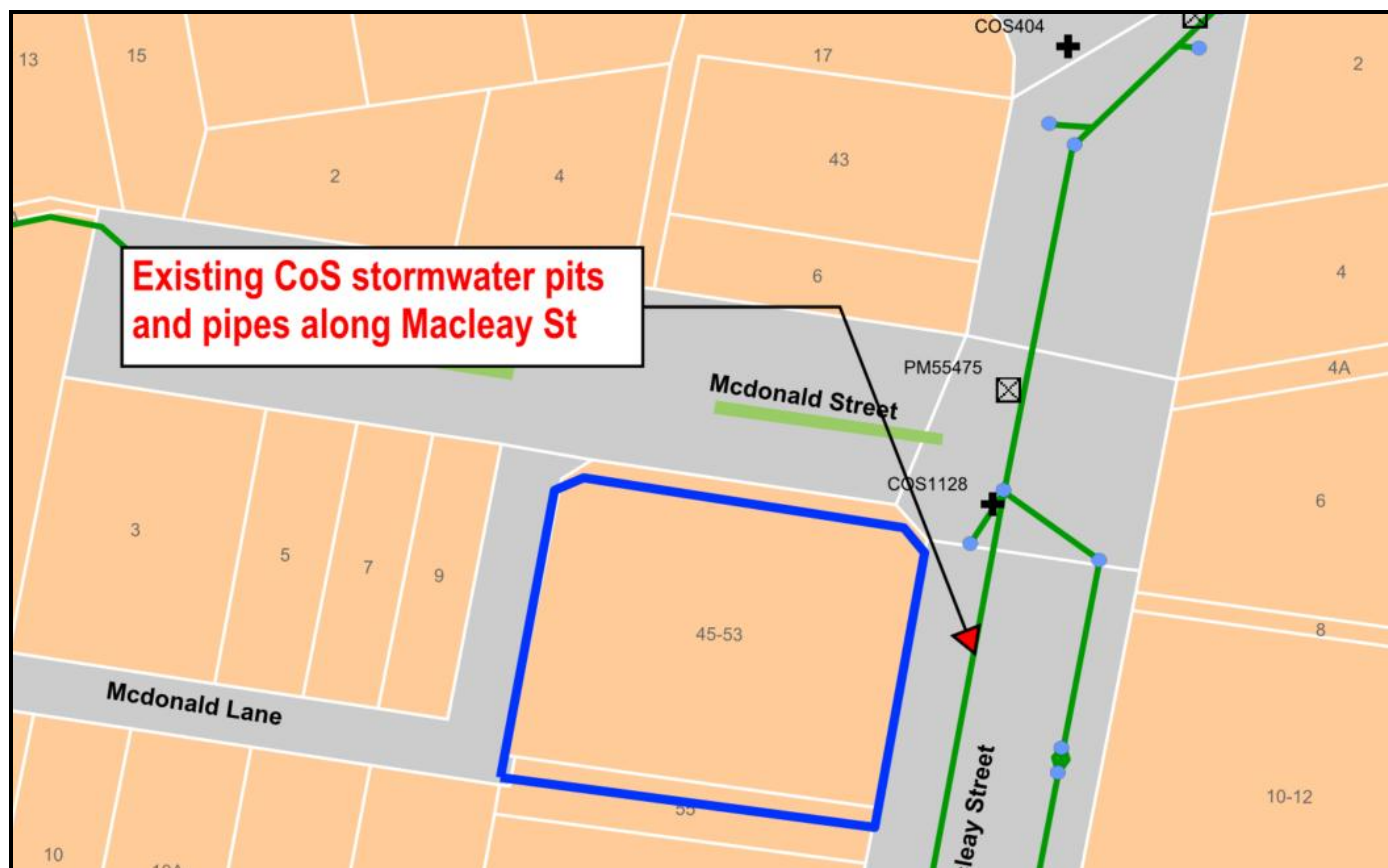


Figure 8: Stormwater Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

The new development is proposed to be connected to the existing CoS stormwater infrastructure subject to detailed civil design.

6.2 Summary & Conclusions

The stormwater infrastructure within the vicinity of the new development is deemed to be sufficient to cater for the stormwater discharge requirements of the new development.

APPENDIX A – P&F (MCDONALD ST)

Pressure & Flow Application Number: 2152902
Your Pressure Inquiry Dated: 2025-06-04
Property Address: 45 Macleay Street, Potts Point 2011

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: McDonald Street	Side of Street: South
Distance & Direction from Nearest Cross Street	20 metres West from Macleay Street
Approximate Ground Level (AHD):	28 metres
Nominal Size of Water Main (DN):	150 mm

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	57 metre head
Minimum Pressure	39 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	39
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10	41
	15	40
	20	40
	25	40
	30	39
	40	38
	50	37
	60	35
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10	38
	15	38
	20	38
	25	37
	30	37
	40	35
	50	34
	60	32
Maximum Permissible Flow	65	31

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