

## Consultant Advice Notice (CAN)

<b>Issued to:</b>	Legacy Property	<b>CAN Number:</b>	CAN-001
<b>Attention:</b>	Peter Navratil		
<b>Project Number:</b>	SYD24627	<b>Date:</b>	30/06/2025
<b>Project Name:</b>	253-265 Pacific Highway North Sydney		

Note: This Consultant Advice Notice (CAN) is not an instruction to proceed with any works unless issued together with instruction from the Superintendent. Where this notice involves price variations or extension of time, such variations shall be submitted to the Superintendent and shall be approved in writing prior to commencement of work.

**With attachment:** No **Issued by: Emre Erbas**

Re: SSDA / SEAR's: Infrastructure & Services Authorities

The SSDA (SSD – 84416958) seeks approval for:

The demolition of existing buildings at 253-265 Pacific Highway, and the retention and reuse of the existing local heritage item building at 265 Pacific Highway; the construction of a part 10, part 13 storey, mixed use, shop top housing development including: a 2 storey podium consisting of ground and first storey commercial tenancies, ground level communal open space and deep soil landscaping at 265 Pacific Highway; a tower above consisting of 35 residential apartments and communal roof garden; excavation of four levels of basement level car parking and servicing; and the stratum and strata subdivision of the building.

As part of the proposed residential component, 10 affordable housing apartments are proposed to be provided under Chapter 2 – Infill Affordable Housing under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

As appended to this advice notice the following investigations and approvals that have been completed for the following services authorities:

1. Sydney Water Dial Before You Dig plans
2. Jemena Gas authority information
3. Power connection offer from power authority
4. Pressure and Flow statement

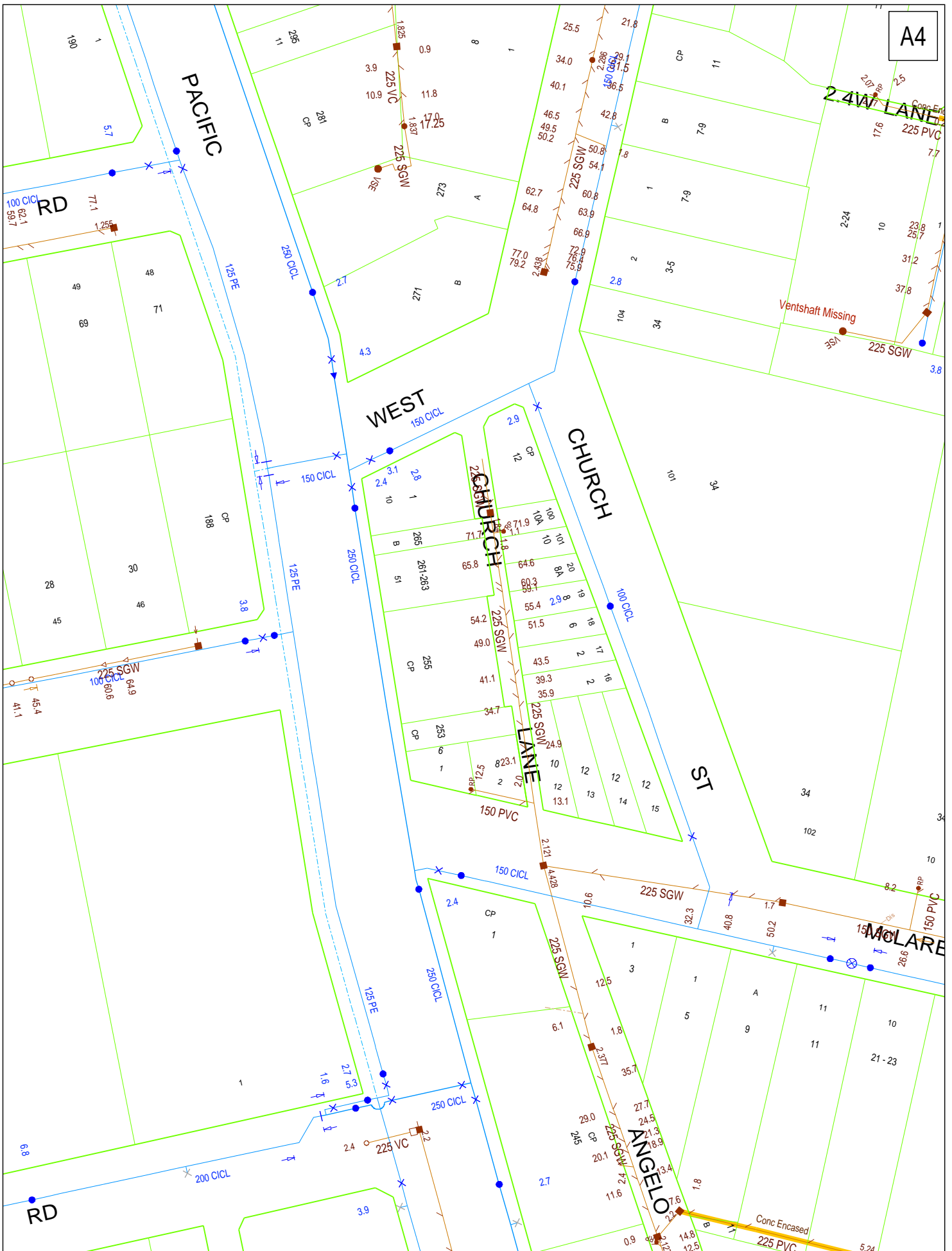
Thank you

Yours faithfully



**Emre Erbas**  
Executive Director  
erbas™

<END DOCUMENT>



DBYD Address:  
 255-259 Pacific Highway  
 North Sydney NSW 2060

DBYD Job No: 38158741  
 DBYD Sequence No: 248061400

Copyright Reserved Sydney Water 2024

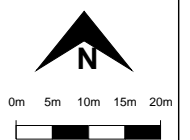
No warranty is given that the information shown is complete or accurate.

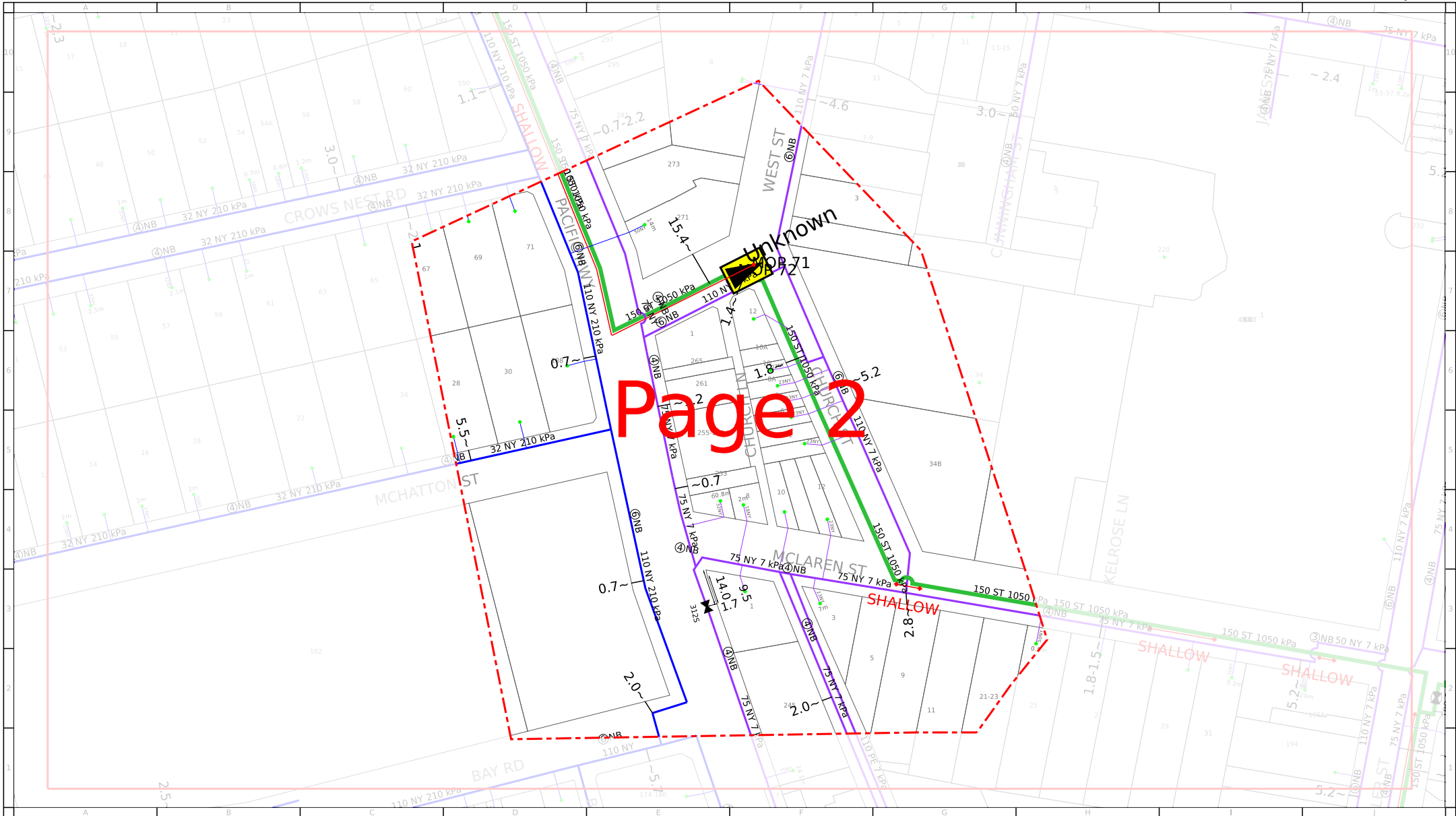
SYDNEY WATER CORPORATION

Scale: 1:1000

Date of Production: 27/11/2024

Plan 1 of 1

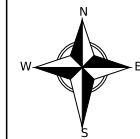




Page 2



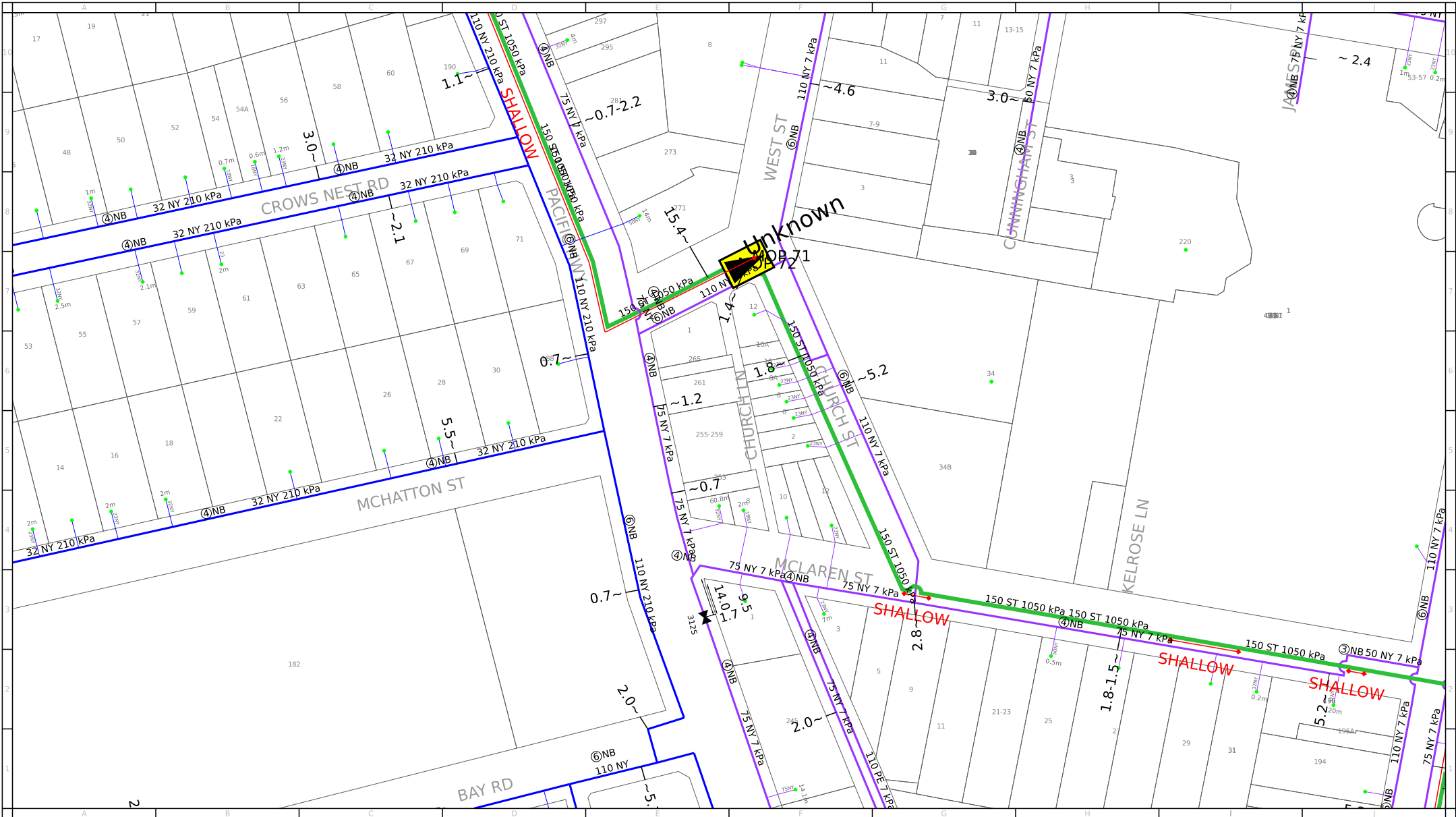
For legend details, please refer to the Coversheet attachment provided as part of this BYDA response.



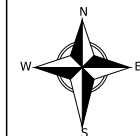
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Issue Date: 27/11/2024  
 BYDA Seq No: 248061402  
 BYDA Job No: 38158741  
 Overview Page:

**WARNING:** This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.



For legend details, please refer to the Coversheet attachment provided as part of this BYDA response.



Scale: 1:2000

Issue Date: 27/11/2024  
 BYDA Seq No: 248061402  
 BYDA Job No: 38158741

0m 10m 20m 30m 40m 50m 60m 70m 80m



**WARNING:** This is a representation of Jemena Gas Networks underground assets only and may not indicate all assets in the area. It must not be used for the purpose of exact asset location in order to undertake any type of excavation. This plan is diagrammatic only, and distances scaled from this plan may not be accurate. Please read all conditions and information on the attached information sheet. This extract is subject to those conditions. The information contained on this plan is only valid for 28 days from the date of issue.

# OFFER to provide DESIGN RELATED SERVICES



## DESIGN RELATED SERVICES OFFER

Premises address: 253-256 PACIFIC HIGHWAY, NORTH SYDNEY 2060

NMI - Number: Webform Ref 2018715

MC Reference: 1900138509 AP Reference: 800726293

This offer is made on 12/05/2025

By Ausgrid of 24 Campbell St, Haymarket NSW 2000.

To the **connection applicant** named in the *connection application* received on 2/05/2025 in respect of the *premises* referred to above.

Ausgrid has determined that network alterations are required to connect your development and we cannot proceed to a connection offer at this stage. To enable Ausgrid to further consider and process your application you will need to develop a network design that can be certified as Ready for Construction (RFC) and be provided an RFC number. Your application remains technically incomplete until you have been issued an RFC number.

This Design Related Services Offer provides guidance on how to develop a design that can be certified as Ready for Construction.

### Scope of Network Alterations

Ausgrid has determined that the following works are likely to be required:

- Installation of a L Type Kiosk Substation and 11 kV cables for connections.

These works are classified as contestable, which means that you are required to fund the design and some or all of the construction works. If you have not already done so, you will need to engage and manage suitably qualified contractors, known as Accredited Service Providers (ASPs) to undertake the design and construction.

Initially, your ASP Level 3 (ASP/3) will undertake the design, and then your ASP Level 1 (ASP/1) will undertake construction in accordance with the design and Ausgrid's policies and standards. The timeframe for the works will vary depending on factors such as the complexity and the way in which you manage your ASP's.

Once the works have been satisfactorily completed and electrified, the premises connection assets will be owned and maintained by Ausgrid as part of the electricity distribution network.

### Contract for Design Related Services

**This letter is an offer for the Customer to enter into a Contract for Design Related Services with Ausgrid.** It remains open for acceptance for 45 business days. If the offer is accepted by the Applicant, the Applicant does so as the Customer's agent. No work will be undertaken by Ausgrid until a Design Contract is in place.

Please note that from 13 September 2024 the terms of our design related services offer, and its associated processes have changed. As part of the design process, we will require you to engage an ASP/3 to undertake the design process, and an ASP/1 to attend a pre-construction meeting prior to Ausgrid certifying the design as Ready for Construction.

You are encouraged to contact ASP/3's and ASP/1's to understand the likely overall costs you will incur for design and construction before you accept and commit to the Contract for Design Related Services.

**IMPORTANT:** The contractual arrangements provide the framework for a design to be prepared by your ASP/3, and NOT by Ausgrid. Ausgrid's fees as outlined below are for the design related network services we provide during the design phase and are **IN ADDITION** to the fees charged by your ASP/3 in preparing the design.

### Acceptance Fees

The acceptance fees relating to the Contract for Design Related Services are outlined in the attached Acceptance Fee Summary and also detailed on the Ausgrid Portal page. Ausgrid will invoice **the Customer** once we receive acceptance via the Ausgrid Portal along with a Customer Details Form (attached). The Contract will commence when you pay the invoiced fee.

The acceptance fees are an estimate for the *Ausgrid* services required and are payable up front by the **Customer**. Further fees may apply for any additional services required and these will be quoted via the Ausgrid Portal on each occasion.

*Ausgrid's* published rates for our services are amended from time to time in our Alternative Control Services Fee Schedule Publication, and in accordance with the Contract, *Ausgrid* reserves the right to charge the rates that are applicable at the time the service is provided.

Fees for *Ausgrid's* services are in addition to the design and construction costs charged by your ASP's, and some fees may not be refundable if the service has already been provided. Fees and rates are set by the Australian Energy Regulator.

#### WHAT TO DO NEXT

- To move ahead, please accept the offer (see below) outlined in this document and then have the **Customer** pay the invoice that will be forwarded
- **Complete and forward the [Customer Details Form](#)**
- Engage an ASP Level 3 designer
  - On the Ausgrid Portal, nominate the ASP/3 as the designer for this project
  - Advise the ASP/3 that the Design Information Category for this project is **Standard**

**Enquiries:** [connections.technical.enquiries@ausgrid.com.au](mailto:connections.technical.enquiries@ausgrid.com.au)

**Enclosures:** Contract terms – via website at:  
<https://ausgrid.com.au/CDRS>.

Customer Details Form – via website at  
<https://ausgrid.com.au/customerdetailsform>

Acceptance Fee Summary – attached

**PLEASE REVIEW THE OFFER OUTLINED IN THIS LETTER, ALONG WITH THE TERMS LINKED ABOVE, THEN PROCEED TO THE AUSGRID PORTAL**

#### IF YOU WISH TO ACCEPT THIS OFFER

SELECT "ACCEPT" AGAINST THE OFFER ON THE AUSGRID PORTAL WITHIN 45 BUSINESS DAYS

RETURN THE [CUSTOMER DETAILS FORM](#) BY EMAIL TO [contestability@ausgrid.com.au](mailto:contestability@ausgrid.com.au)

#### IF YOU WISH TO DECLINE THE OFFER

SELECT "DECLINE" AGAINST THE OFFER ON THE AUSGRID PORTAL.

Should you wish to proceed in the future, a new connection application will need to be lodged.

## DESIGN RELATED SERVICES OFFER

### ACCEPTANCE FEE SUMMARY

Service Description	Unit	Quantity	Price per unit	Total Price
Process and project facilitation (R3)	Hour	1.50000	\$249.03	\$373.55
Network Compliance Activities - Level 1 ASP works (R2)	Hour	1.50000	\$191.25	\$286.88
Administration of Contestable Works - General - Design	Service	1.00000	\$270.78	\$270.78
Design Information - Standard	Hour	7.00000	\$249.03	\$1,743.21
Design Certification - Other - R3	Hour	17.00000	\$249.03	\$4,233.51
<b>SUBTOTAL</b>				\$6,907.93
<b>GST (10%)</b>				\$690.79
<b>TOTAL</b>				\$7,598.72

These fees are an **initial estimate** for the services we will require to provide throughout the design contract and are payable up front by the **Customer**, on acceptance of the contract.

**IMPORTANT:** Additional services may be required through the course of the design contract (e.g. asset number requests, specialist services, consultancy services). The fee for such services will be billed to the **Customer** in accordance with the contract and are payable prior to design being certified as Ready for Construction. Typical examples include, but are not limited to, fees for asset creation, additional certification effort and requests to vary network standards.

TO AVOID DELAYS, DON'T FORGET TO RETURN A COPY OF THE COMPLETED **CUSTOMER DETAILS FORM** TO AUSGRID ([contestability@ausgrid.com.au](mailto:contestability@ausgrid.com.au))

# Statement of Available Pressure and Flow

**Tamara Ilic**  
**Level 1, 1 Atchison Street**  
**St Leonards, 2065**

**Attention: Tamara Ilic**

**Date: 13/02/2025**

**Pressure & Flow Application Number: 2064935**  
**Your Pressure Inquiry Dated: 2025-02-07**  
**Property Address: 253 Pacific Highway, North Sydney 2060**

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: McLaren Street	Side of Street: South
Distance & Direction from Nearest Cross Street	5 metres West from Angelo Street
Approximate Ground Level (AHD):	84 metres
Nominal Size of Water Main (DN):	150 mm

## EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	89 metre head
Minimum Pressure	35 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	35
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10	37
	15	36
	20	34
	25	33
	30	31
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10	33
	15	31
	20	29
	25	27
	30	25
Maximum Permissible Flow	40	21

**(Please refer to reverse side for Notes)**

**For any further inquiries regarding this application please email :**

[hydraulicassessment@sydneywater.com.au](mailto:hydraulicassessment@sydneywater.com.au)

## General Notes

This report is provided on the understanding that (i) the applicant has fully and correctly supplied the information necessary to produce and deliver the report and (ii) the following information is to be read and understood in conjunction with the results provided.

1. Under its Act and Operating Licence, Sydney Water is not required to design the water supply specifically for fire fighting. The applicant is therefore required to ensure that the actual performance of a fire fighting system, drawing water from the supply, satisfies the fire fighting requirements.
2. Due to short-term unavoidable operational incidents, such as main breaks, the regular supply and pressure may not be available all of the time.
3. To improve supply and/or water quality in the water supply system, limited areas are occasionally removed from the primary water supply zone and put onto another zone for short periods or even indefinitely. This could affect the supply pressures and flows given in this letter. This ongoing possibility of supply zone changes etc, means that the validity of this report is limited to one (1) year from the date of issue. It is the property owner's responsibility to periodically reassess the capability of the hydraulic systems of the building to determine whether they continue to meet their original design requirements.
4. Sydney Water will provide a pressure report to applicants regardless of whether there is or will be an approved connection. Apparent suitable pressures are not in any way an indication that a connection would be approved without developer funded improvements to the water supply system. These improvements are implemented under the Sydney Water 'Urban Development Process'.
5. Pumps that are to be directly connected to the water supply require approval of both the pump and the connection. Applications are to be lodged online via Sydney Water Tap in™ system - Sydney Water Website – [www.sydneywater.com.au/tapin/index.htm](http://www.sydneywater.com.au/tapin/index.htm). Where possible, on-site recycling tanks are recommended for pump testing to reduce water waste and allow higher pump test rates.
6. Periodic testing of boosted fire fighting installations is a requirement of the Australian Standards. To avoid the risk of a possible 'breach' of the Operating Licence, flows generated during testing of fire fighting installations are to be limited so that the pressure in Sydney Water's System is not reduced below 15 metres. Pumps that can cause a breach of the Operating Licence anywhere in the supply zone during testing will not be approved. This requirement should be carefully considered for installed pumps that can be tested to 150% of rated flow.

## Notes on Models

1. Calibrated computer models are used to simulate maximum demand conditions experienced in each supply zone. Results have not been determined by customised field measurement and testing at the particular location of the application.
2. Regular updates of the models are conducted to account for issues such as urban consolidation, demand management or zone change.
3. Demand factors are selected to suit the type of fire-fighting installation. Factor 1 indicates pressures due to system demands as required under Australian Standards for fire hydrant installations. Factor 2 indicates pressures due to peak system demands.
4. When fire-fighting flows are included in the report, they are added to the applicable demand factor at the nominated location during a customised model run for a single fire. If adjacent properties become involved with a coincident fire, the pressures quoted may be substantially reduced.
5. Modelling of the requested fire fighting flows may indicate that local system capacity is exceeded and that negative pressures may occur in the supply system. Due to the risk of water contamination and the endangering of public health, Sydney Water reserves the right to refuse or limit the amount of flow requested in the report and, as a consequence, limit the size of connection and/or pump.
6. The pressures indicated by the modelling, at the specified location, are provided without consideration of pressure losses due to the connection method to Sydney Water's mains.

# Statement of Available Pressure and Flow

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**Level 1, 1 Atchison Street**  
**St Leonards, 2065**

**Attention: Tamara Ilic**

**Date: 13/02/2025**

**Pressure & Flow Application Number: 2064928**  
**Your Pressure Inquiry Dated: 2025-02-07**  
**Property Address: 253 Pacific Highway, North Sydney 2060**

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: Pacific Highway	Side of Street: East
Distance & Direction from Nearest Cross Street	8 metres South from McHatton Street
Approximate Ground Level (AHD):	88 metres
Nominal Size of Water Main (DN):	250 mm

## EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	85 metre head
Minimum Pressure	31 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	31
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10	33
	15	32
	20	31
	25	29
	30	28
	40	25
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	50	21
	10	29
	15	28
	20	26
	25	24
	30	23
	40	19
	50	14
Maximum Permissible Flow	60	9

(Please refer to reverse side for Notes)

**For any further inquiries regarding this application please email :**

[hydraulicassessment@sydneywater.com.au](mailto:hydraulicassessment@sydneywater.com.au)

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