



INFRASTRUCTURE DELIVERY, MANAGEMENT AND STAGING PLAN

601 Pacific Highway, St Leonards

neuron

Date 2026-03-16 - Revision 04.



UTILITY REPORT

EXEC SUMMARY

SITE OVERVIEW

BUILDING CONNECTIONS

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

REPORT INPUTS

Background Information

Stockland Development (Stockland) submitted an EOI for an SSDA and concurrent rezoning proposal on 17th January 2025 through the Housing Delivery Authority Pathway (HDA). At its Briefing on 19th February 2025, the HDA recommended to the Minister that the applicant’s project be declared SSD, for the reason that it sufficiently satisfied the objectives and criteria of the HDA. The project was declared as SSD in the State Significant Development Declaration Order 2025 (No 2) (26 February 2025).

A request for SEARs was lodged on the 6th of June 2025 with SEARS received on the 4th of July 2025.

Introduction

This Infrastructure Delivery, Management and Staging Plan has been prepared by Neuron and is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) (SSD-85848713) and concurrent rezoning proposal for a new mixed-use development at 601 Pacific Highway, St Leonards (the site).

The proposal seeks consent for the following:

- An amendment to the North Sydney Local Environmental Plan 2013 (NLEP 2013) to rezone the site from E2 Commercial Centre to MU1 Mixed Use and to amend the minimum non-residential floor space ratio development standard under Clause 4.4A from 20:1 to 1:1.
- Demolition of the existing 14 storey commercial office building that is currently on the site.
- Site excavation, remediation and other preparatory works.
- Construction and operation of a new 52 storey (RL264.50) mixed use shop top housing development, with a FSR of 20:1 (maximum GFA of 56,880m2), comprising
 - 538 dwellings including 508 Build-to-Sell apartments and 30 Affordable Housing apartments across a mix of apartment typologies.
 - A contribution of 5% of the residential GFA toward Affordable Housing.
 - Retail and commercial land uses at the ground and podium levels.
 - Internal and external residential amenities provided throughout the building.
 - Six levels of basement[DC1.1] carparking, comprising a total of 300 car spaces, bicycle parking, loading bays, waste areas, plant, and back of house.
- Vehicular access to the basement via Atchison Street.
- Landscaping and Public Domain works.
- Reticulation of site services and infrastructure (electricity, telecommunication, water, and sewer connections).



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This report has been prepared to address the following relevant Secretary’s Environmental Assessment Requirements (SEARs) set out in the Table 1 below.

Table 1 – Secretary’s Environmental Assessment Requirements relevant to this Report

Item	Description of Requirement	Response
Attachment 3	Sydney Water Advice - The proponent of the development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (where required) services have been made. - The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. To do this, it is required that the proponent register a direct Feasibility enquiry with Sydney Water as soon as possible via an approved Water Servicing Coordinator (WSC) to ascertain servicing needs and to ensure the proposed development is considered in any potential planning, land requirements, existing or future easements that we might be undertaking or investigating. - The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development. - It is recommended that the proponent engages directly with Sydney Water via the Feasibility process and discuss IWCM opportunities.	- The development will have minimal impact on the existing utility infrastructure surrounding the site - Existing water infrastructure adjacent to the site is expected to be sufficient to serve the site. - Existing Sewer infrastructure adjacent to the site is expected to be sufficient to serve the site after upgrades are completed in 2030.

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The site is located on Cammeraygal country at 601 Pacific Highway, St Leonards within North Sydney (LGA). The site is legally described as Lot 71 in DP749690 and has a total area of 2,844m2. The site is 4.5 km north of the Sydney CBD, 3 km from the North Sydney CBD, and within proximity to the centres of St Leonards, Chatswood, and Macquarie Park. The site is located 350 metres (walking distance) from St Leonards train station and approximately 400m (walking distance) from the Crows Nest Metro station.

A site aerial and location plan is provided in Figure 1.

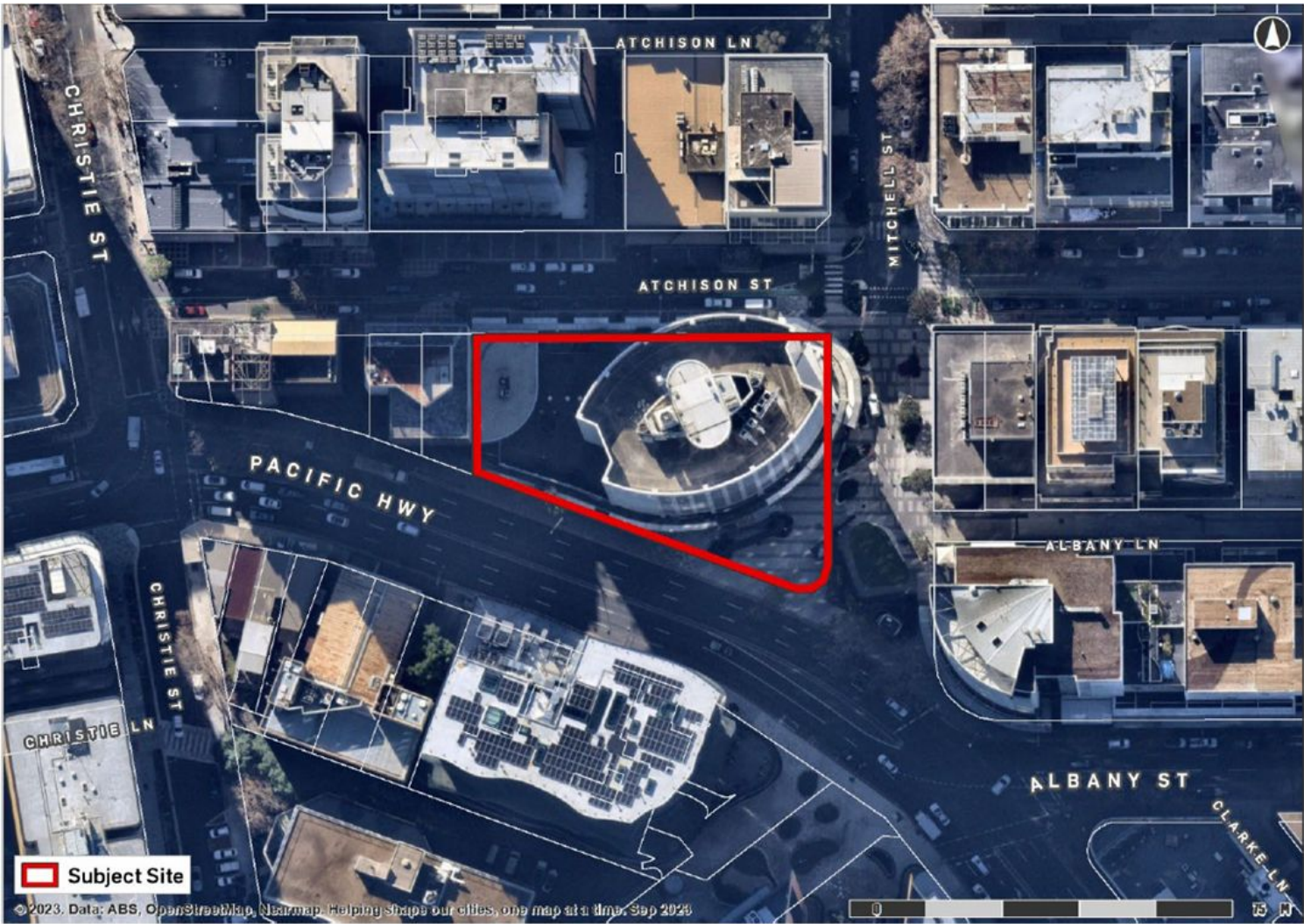


Figure 1, Source: Urbis

- > POWER
- > COMMS
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ELECTRICAL INFRASTRUCTURE

EXISTING POWER INFRASTRUCTURE

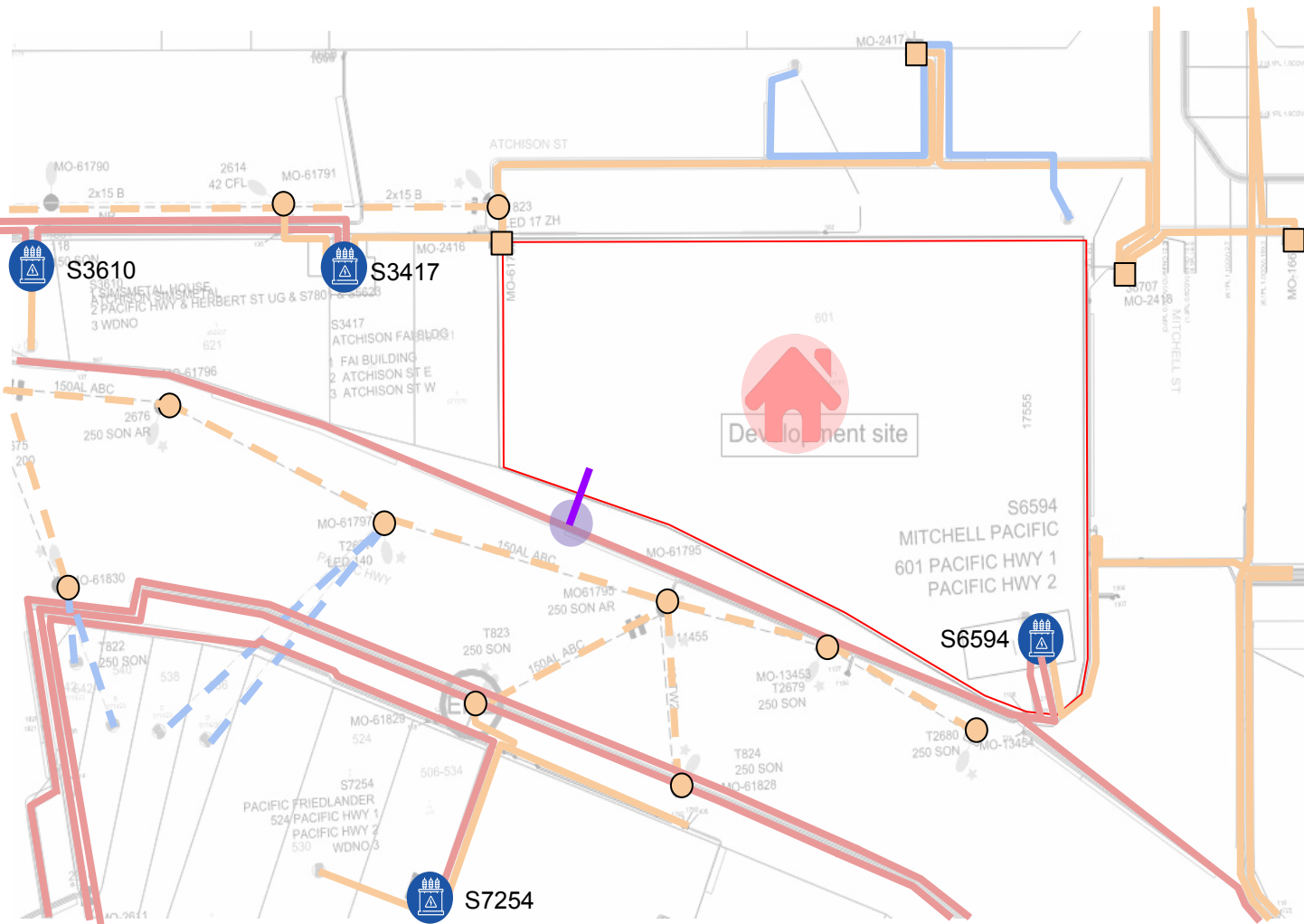
The Ausgrid network maps indicate that the nearest High Voltage available for substation connection is adjacent to the site with connection opportunities along Pacific Highway.

There is an existing substation S6594 located on the current site at the corner of Pacific Highway and Mitchell Street which will need to be decommissioned. Distributor No.2 'Pacific Hwy' – A shared distribution circuit supplies Pacific Hwy. The existing maximum demand on this distributor is estimated to be less than 100 amps. Load transfer from S6594 Distributor No.2 to an adjacent distributor, such as S7254 Distributor No.2 will be required to offload this network. The load transfer involves the LV network configuration via switching only.

A load of 400 amps may be available from a nearby substation for Temporary builders supply.

This decommissioning process has been confirmed b Ausgrid in a preliminary enquiry to Ausgrid: Reference 700010680

During the detailed design stage, an ASP Level 03 will be engaged to begin the detailed design of this substation changeover including consultation with Ausgrid.



Power Infrastructure Map

- | | | | |
|--|---------------------------------|--|------------------------------------|
| | Below Ground High Voltage Power | | Substation |
| | Overhead High Voltage Power | | Development Location |
| | Below Ground Low Voltage Power | | Proposed Power Connection Strategy |
| | Overhead Low Voltage Power | | Pole |
| | Below Ground Service Cable | | Existing Pillar |
| | Overhead Service Cable | | |

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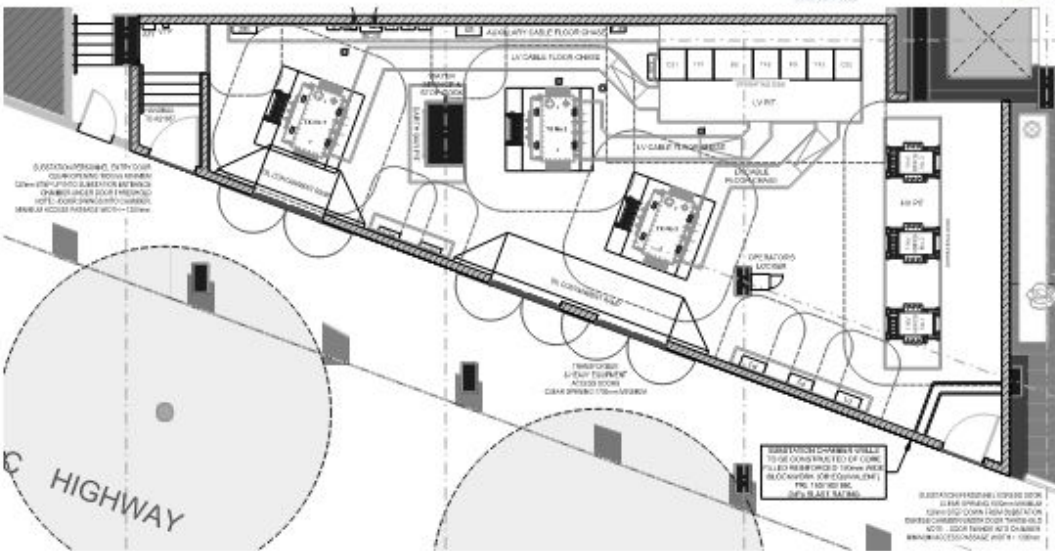
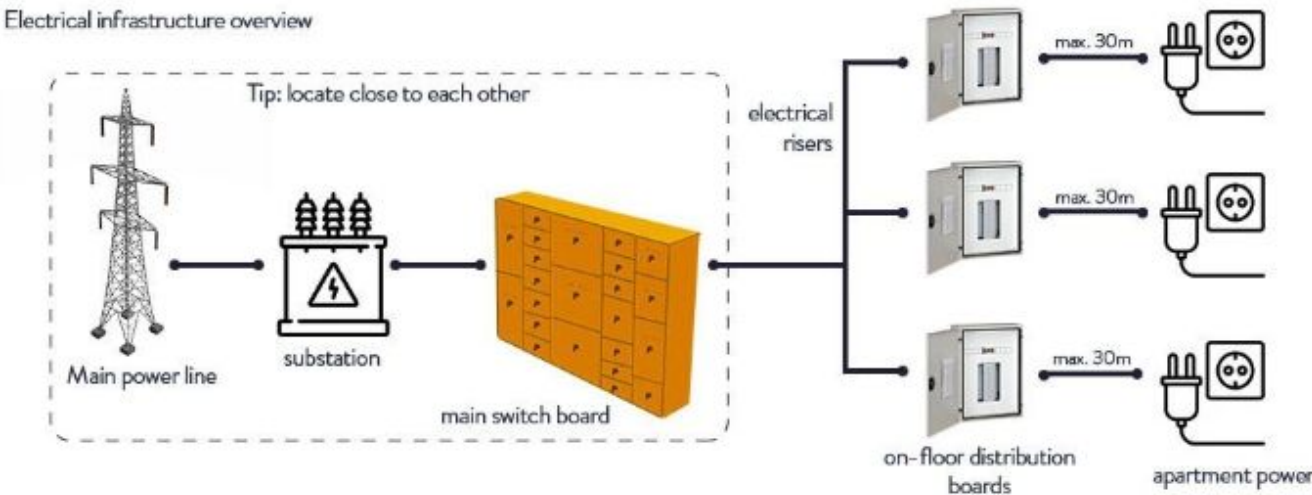
ELECTRICAL INFRASTRUCTURE

PROPOSED ELECTRICAL SERVICES

The preliminary maximum demand, based on the AS/NZS 3000 calculation method, is 5029 amps (3484 kVA).

Based on the AS/NZS 3000 maximum demand, this development will require a new substation containing three 1,500kVA transformers.

During the detailed design stage, an ASP Level 03 will be engaged to begin the detailed design of this substation including consultation with Ausgrid.

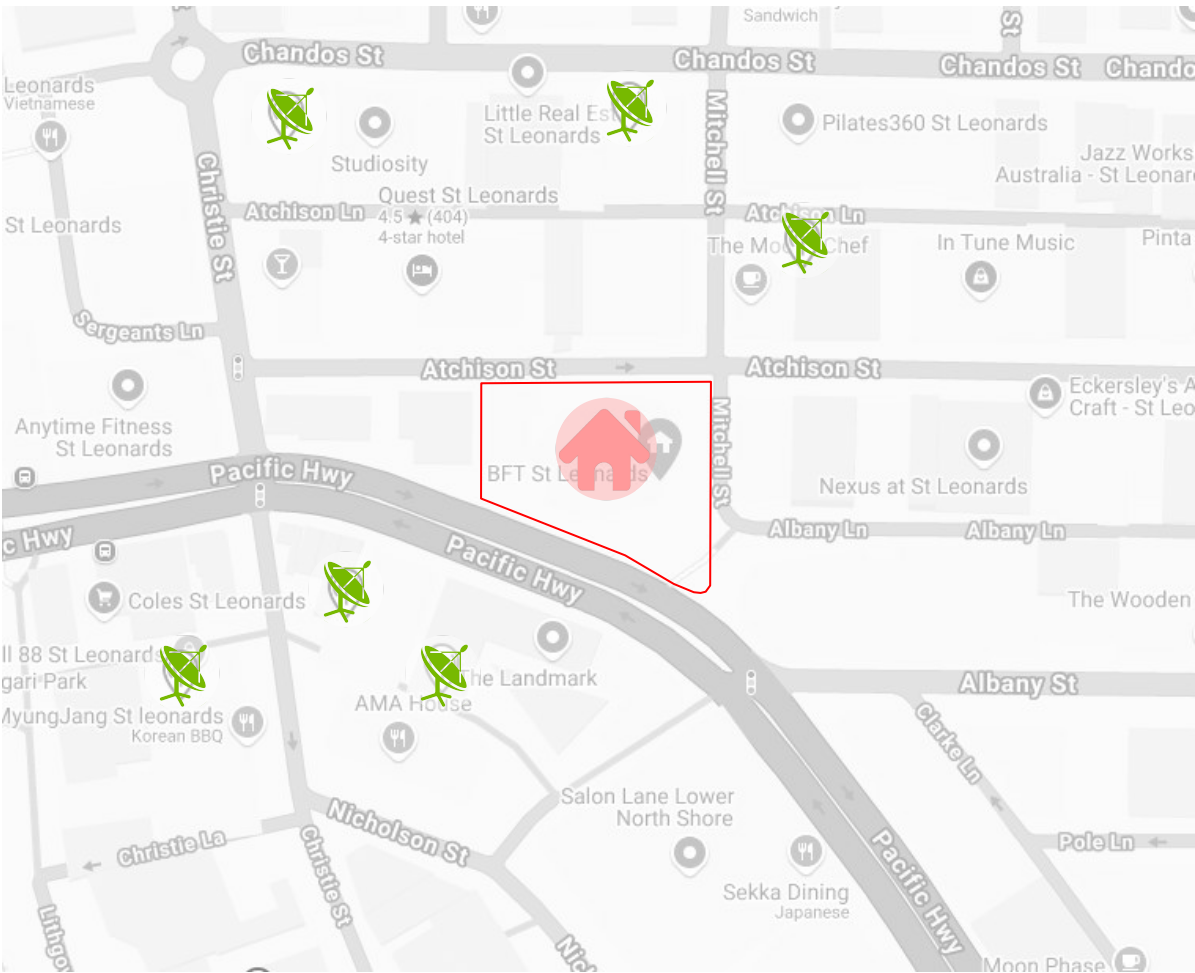


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COMMUNICATIONS INFRASTRUCTURE

Mobile base stations

There are no carrier mobile base stations located on this site.



Mobile Base Station Map



Existing Mobile Base Station



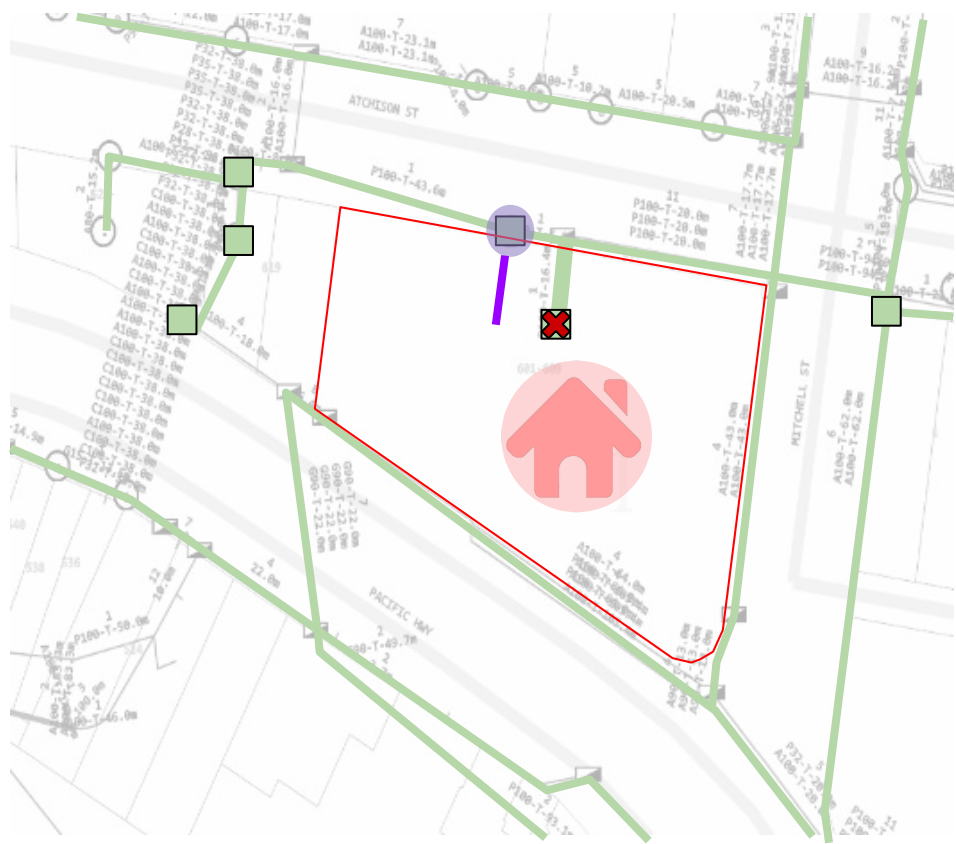
Development Location

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

COMMUNICATIONS INFRASTRUCTURE

NBN

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

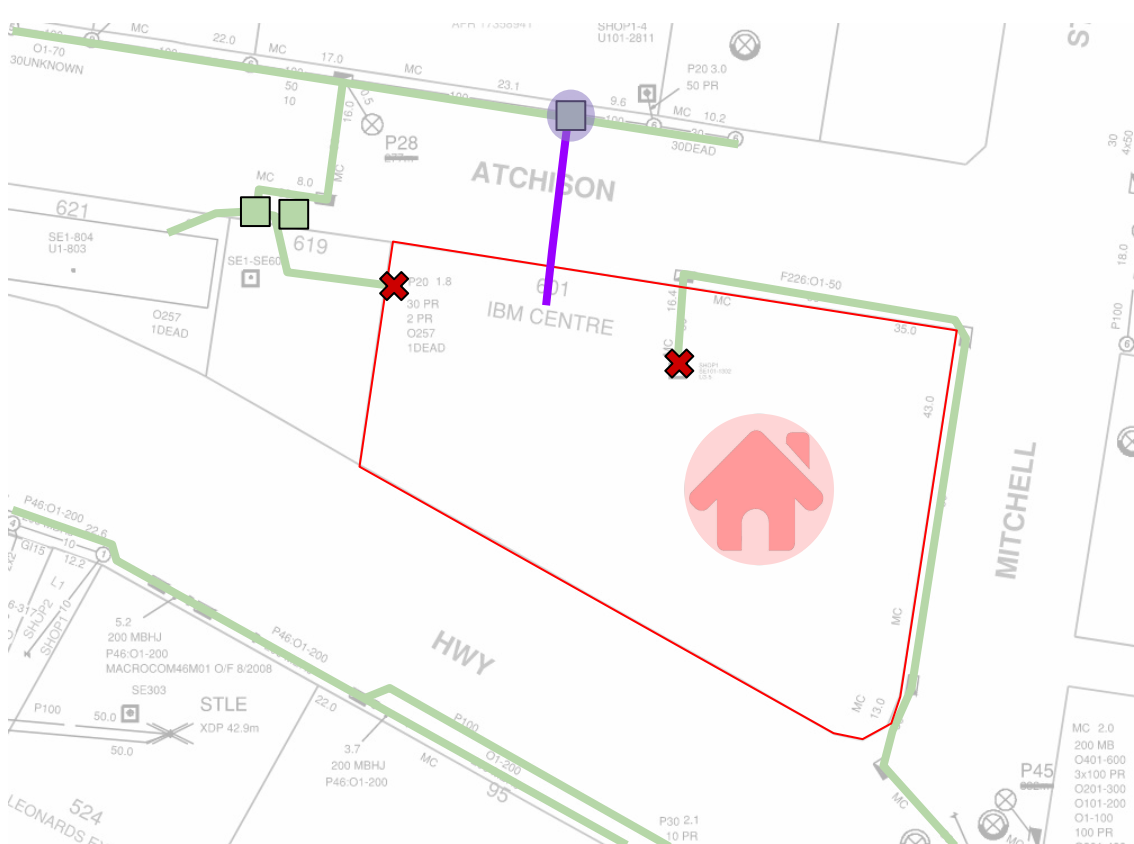


Fibre Infrastructure Map



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 detailed design stage to coordinate the required works.



Fibre Infrastructure Map

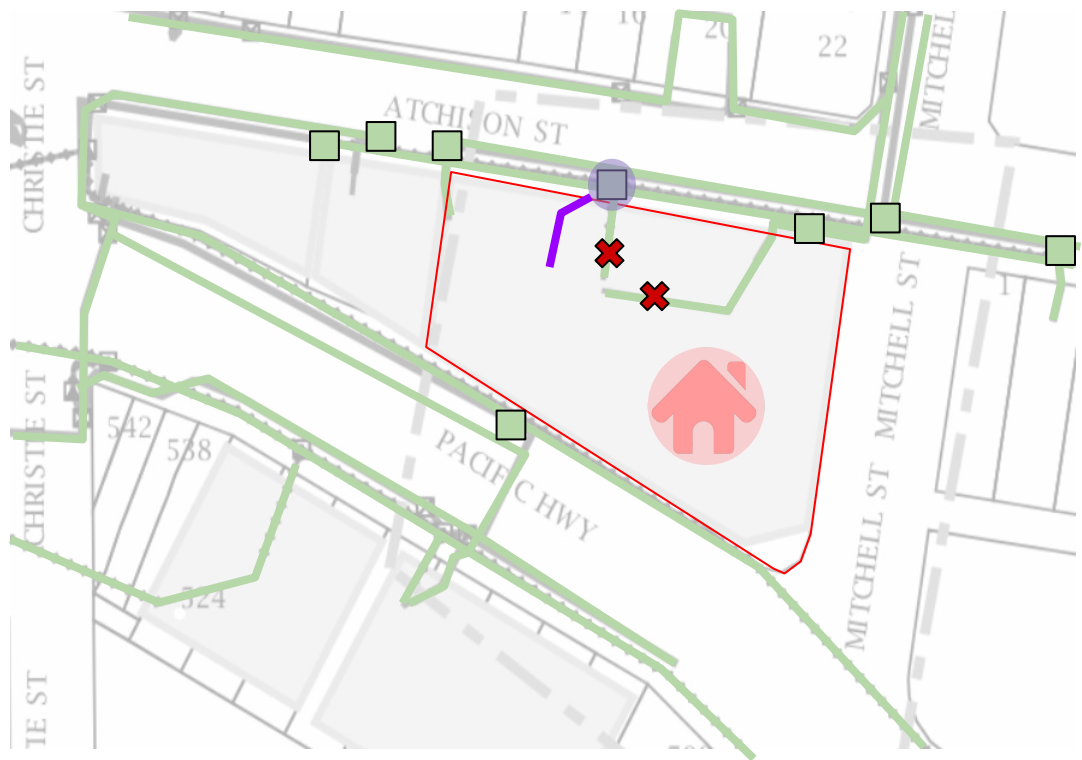


- > POWER
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COMMUNICATIONS INFRASTRUCTURE

Optus

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

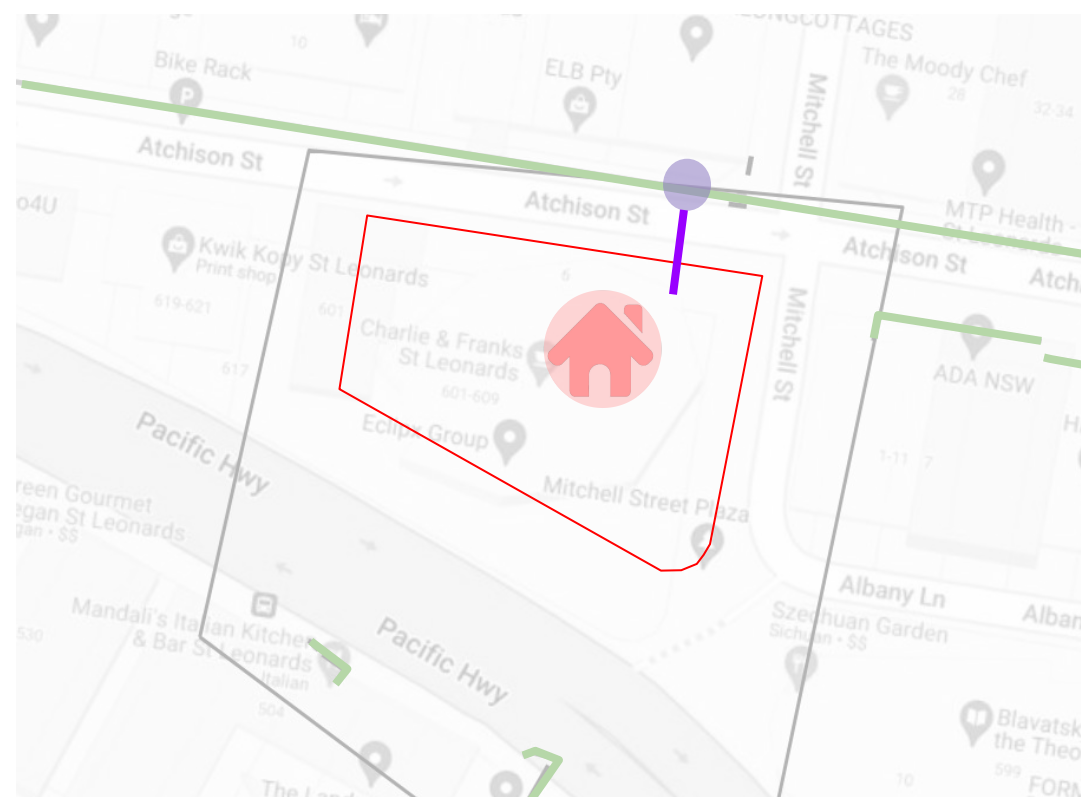


Fibre Infrastructure Map



TPG

The existing TPG carrier service infrastructure is illustrated below. As illustrated, there is a connection opportunity available for this site and a proposed connection point(s) is shown. Consultation with TPG will be undertaken during the detailed design stage to coordinate the required works.



Fibre Infrastructure Map



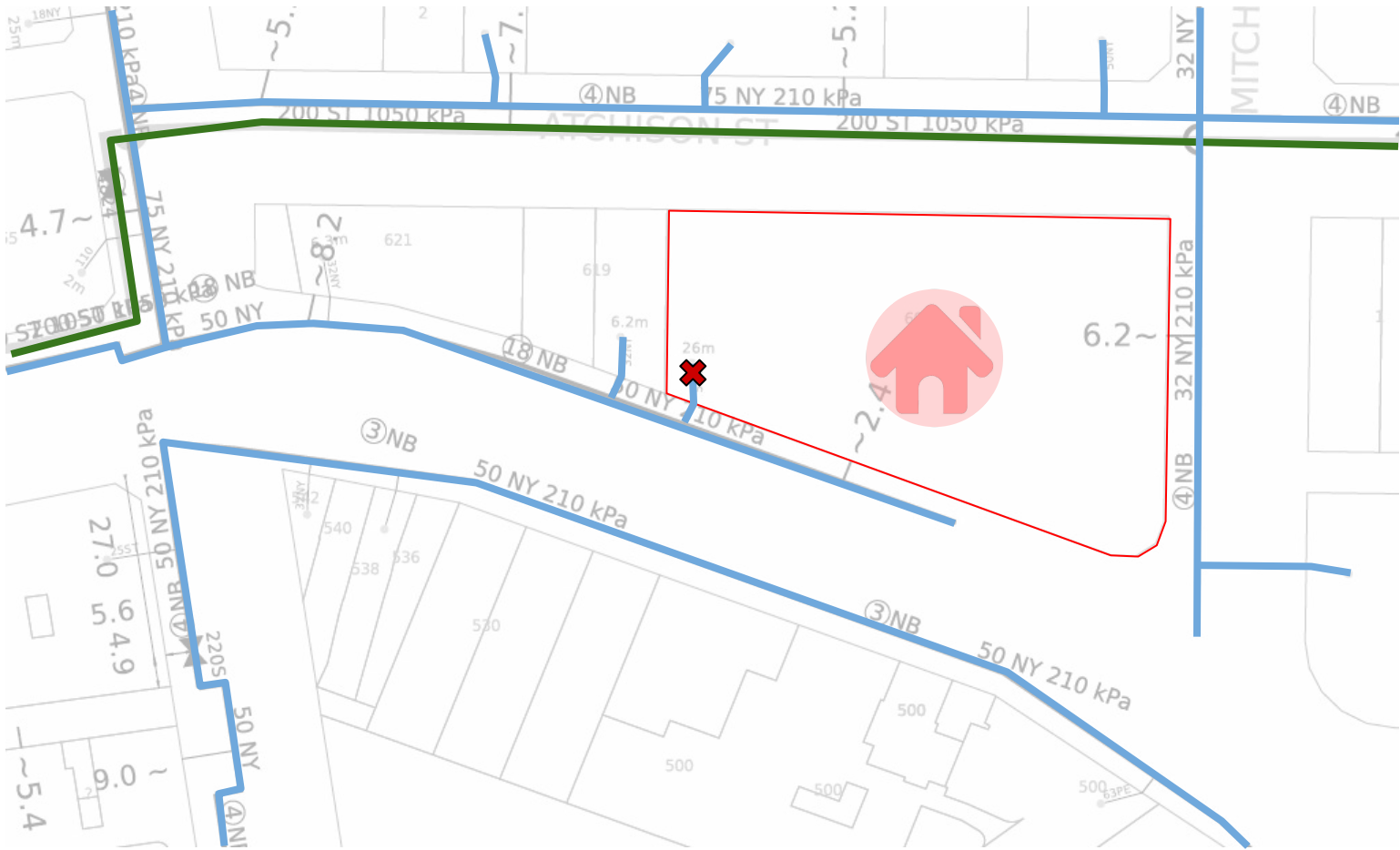
- > POWER
- > COMMS
- > **GAS**
- > WATER
- > SEWER

GAS INFRASTRUCTURE

As illustrated, the before you dig investigation reveals that there is existing gas mains running close to the proposed development on Atchison Street & Pacific Highway.

Gas is not proposed to be used for this development.

No other major gas-related infrastructure appears to run through this site. The existing service connections will need to be removed.



Gas Infrastructure Map

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

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

WATER INFRASTRUCTURE

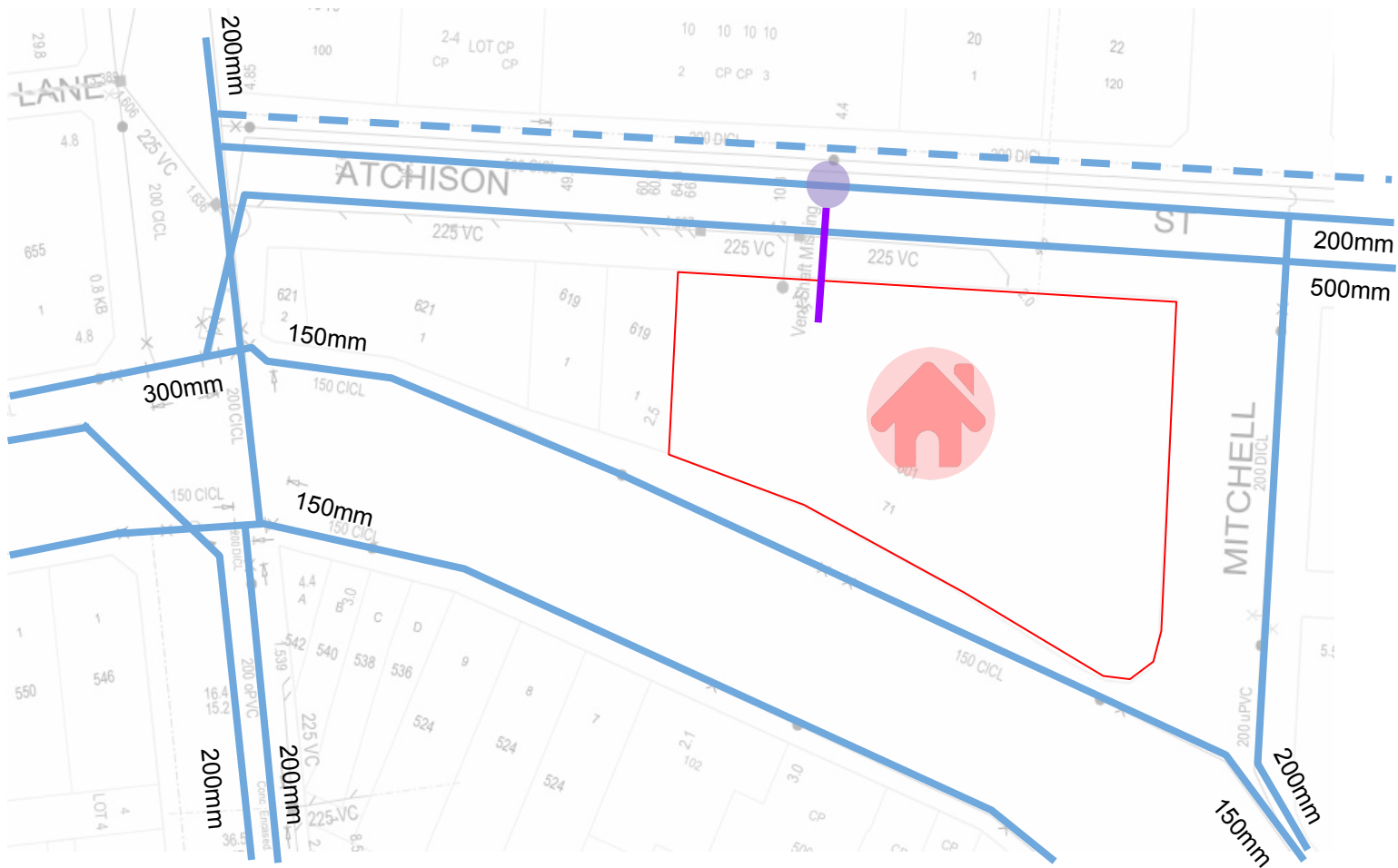
As illustrated below, the before you dig investigation reveals there are multiple existing water mains running close to the proposed development. The site has an existing 150mm water mains running along the Pacific Highway, a 200mm water main running along Atchison Street and Mitchell Street and a 500mm water trunk main running along Atchison Street.

Based on the preliminary calculations, the proposed development is likely to require one new 200mm mains water connection(s). The existing water supply mains adjacent to the site may be sufficient to support this development, and we recommend a new 200mm connection to the main on Atchison Street.

Sydney Water has assessed the feasibility of supplying the site via the local potable water network and has concluded that the 200mm main on Atchinson does have the capacity to meet the requirements of the site.

There may be an opportunity to offset the development’s water usage by utilising rainwater harvesting.

A Water Services Coordinator will be engaged during the detailed design stage to begin consultation with Sydney Water.



Water Infrastructure Map

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

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

SEWER INFRASTRUCTURE

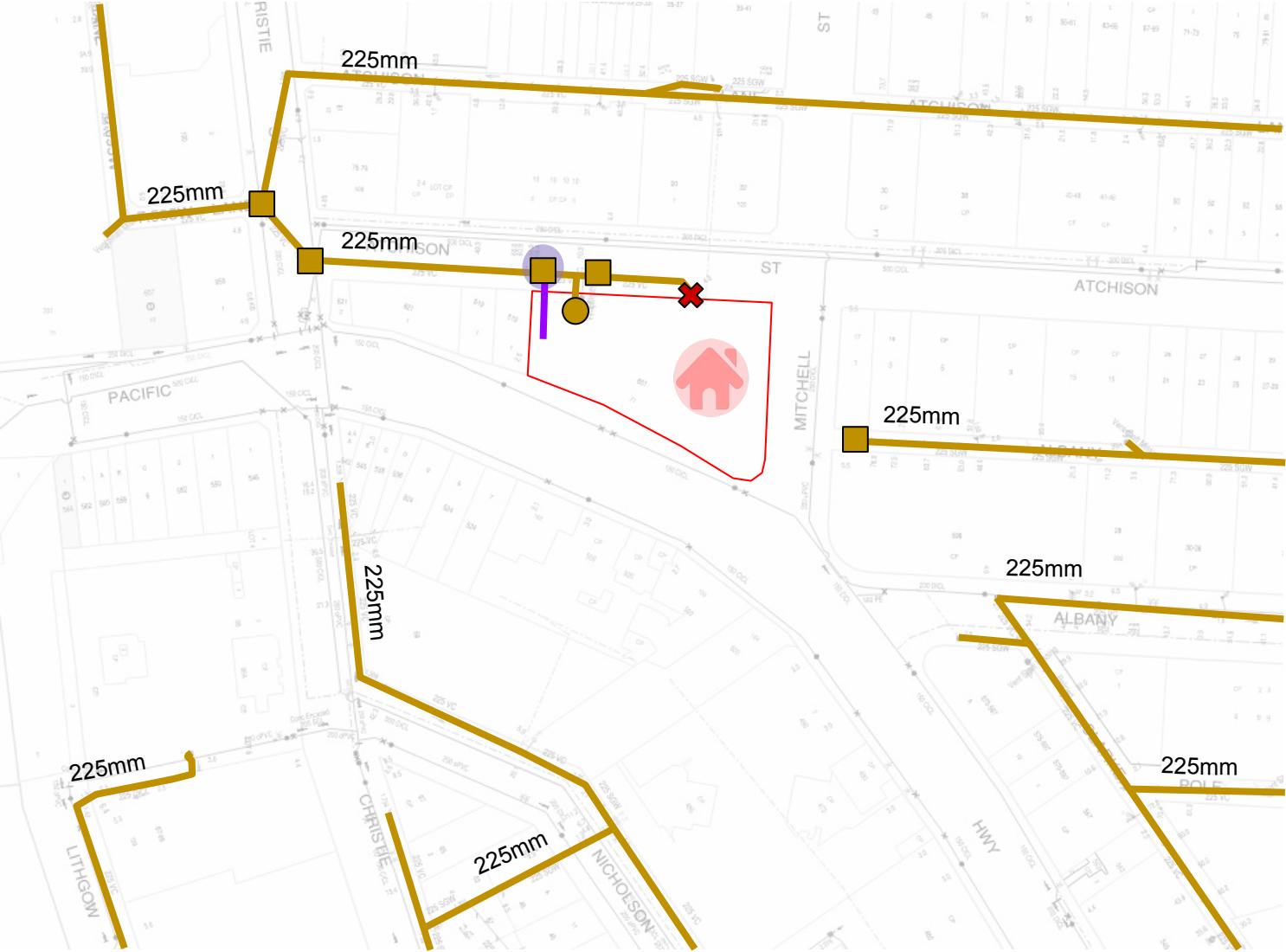
As illustrated below, the dial before you dig investigation reveals there is an existing 225mm sewer mains running close to the proposed development along Atchison Street.

Based on the preliminary calculations, the proposed development is likely to require a new 300mm mains sewer connection(s) or multiple 225mm connections.

Sydney Water have advised that a connection to the Atchison Street main will be required. Sydney Water are completing upgrades in the area, and the St Leonards Trunk network will have capacity to serve our site after these upgrades are completed in 2030.

There is a Sydney Water vent shaft listed as missing along the site boundary. It has been confirmed that this does not exist.

A Water Services Coordinator will be engaged during the detailed design stage to begin consultation with Sydney Water to agree on their preferred connection strategy. A section 73 application will be required to ascertain the immediate capacity of the local trunk network, and understanding what strategies will be available for the site until Sydney Water completes it's upgrades in 2030.



Sewer Infrastructure Map

