



INFRASTRUCTURE DELIVERY, MANAGEMENT AND STAGING PLAN

SSD-87925706 - 300 Burns Bay Road, Lane Cove

POWERED BY
neuron

Date: 05/12/2025 - Revision 01

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

Introduction

This Infrastructure Management Report prepared by **Neuron** on behalf of Lane Cove Developments no.1 Pty Ltd ('the Applicant') in support of a concurrent Rezoning Proposal and State Significant Development Application (Rezoning and SSDA) for a mixed-use development for the site at 300 Burns Bay Road, Lane Cove (the site).

This SSDA seeks approval for:

- Demolition of existing structures on the site, tree removal and site excavation for basement levels.
- Construction of a new residential flat building ranging from 7-15 storeys and comprising 225 apartments including:
 - 198 market apartments;
 - 34 affordable apartments; and
 - Communal areas at lower ground, ground level with new recreation park at the eastern edge of the site, rooftop levels including a pool.
- Car and bicycle parking for residents and visitors at lower ground and two (2) basement levels, including:
 - 237 car parking spaces;
 - Garbage storage; and
 - Plant rooms and other associated services.
- Public domain and landscaping improvements, including:
 - New open space at the eastern edge of the site; and
 - Hard and soft landscaping works.

The concurrent Rezoning seeks the following amendments to the *Lane Cove Local Environmental Plan 2010* (LCLEP 2010) to facilitate the proposed development:

- Amend the Height of Buildings Map under Clause 4.3 to increase the building height from 21m to 54m; and
- Amend the Maximum Floor Space Ratio Map under Clause 4.4 to change the maximum Floorspace Ratio (FSR) from 2:1 to 3.22:1.

For a further detailed project description, please refer to the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning.

This report should be read in conjunction with the Rezoning Request and Environmental Impact Statement prepared by Colliers Urban Planning, the Architectural Plans prepared by PBD Architects, and the other accompanying technical documents that form part of the State Significant Development Application.

Site Description

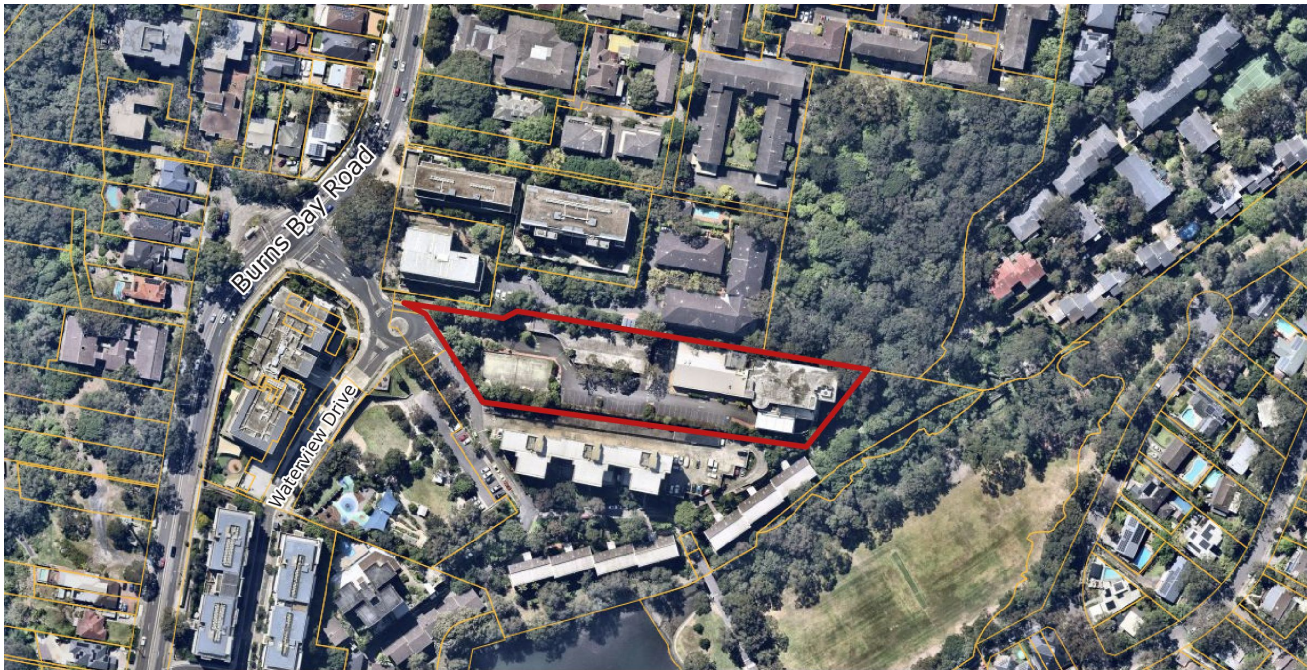
The site is located at 300 Burns Bay Road, Lane Cove NSW 2066 and is legally described as Lot 15 DP1230609.

Situated within the Lane Cove Council (LCC) Local Government Area (LGA), the site is zoned R4 High Density Residential within the Lane Cove Local Environmental Plan 2009 (LCLEP). It has an area of 7,595 m² and comprises an existing office building and warehouse extension on the eastern portion of the site. A single storey structure providing car parking occupies the western part of the site. Car parking is also provided at grade along the southern site boundary and a tennis court is located on the western part of the site.

The site has a sloping topography, with a high point at 22.15m (AHD) along the boundary with the properties to the north, sloping south to a low point of 18.83m (AHD) along the southern boundary, representing an approx. 3.5m level change across the site from north to south.

Vehicle and pedestrian access to the site is via Burns Bay Road. A right of carriageway extends along the western site boundary for driveway access to the neighbouring buildings at 292-298 Burns Bay Road.

An aerial photo of the site is shown at **Figure 1** below.



Site Boundary

NOT TO SCALE



STAGING IMPLICATIONS

The site will be built in a single stage. From a utilities connection perspective, the building power, water, communications & sewer will all be constructed in this stage. This will include all relevant infrastructure, such as substation, meters, fire pumps and the like.

The proposed development has three stages to consider for the infrastructure utility works and the programme for applications, design and construction need to be carefully developed in order to meet the overall development programme.

Decommissioning the existing utilities

Decommission of existing services on the site in preparation for excavation.

- Power: Application to Ausgrid as part of the overall substation application process in conjunction with a Level 3 ASP.
- Communications: Existing Telstra & Optus connections to be decommissioned.
- Gas: No work required.
- Water: Sydney Water Tapin application to disconnect water (or modify for construction purposes)
- Sewer: Sydney Water Tapin application to disconnect sewer (or modify for construction purposes)

Early works utility modifications

To allow the early works of shoring and excavation the following scope is being considered;

- Power: HV Feeder extended to the site in consultation with Ausgrid and an Level 2 ASP. Substation arrangements to be designed by an Level 3 ASP.
- Communications : Chosen fibre/s to be extended to the site.
- Gas: No work required.
- Water Supply: New Water main/amplification extended to the site.
- Sewer: undertake building plan approval process to instigate the major works scope. Make allowance in program for design submission and approval including the detailed sewer analysis with Sydney Water to confirm final connection location.

Utility works for the Proposed development

Refer to the subsequent sections of this report for details.

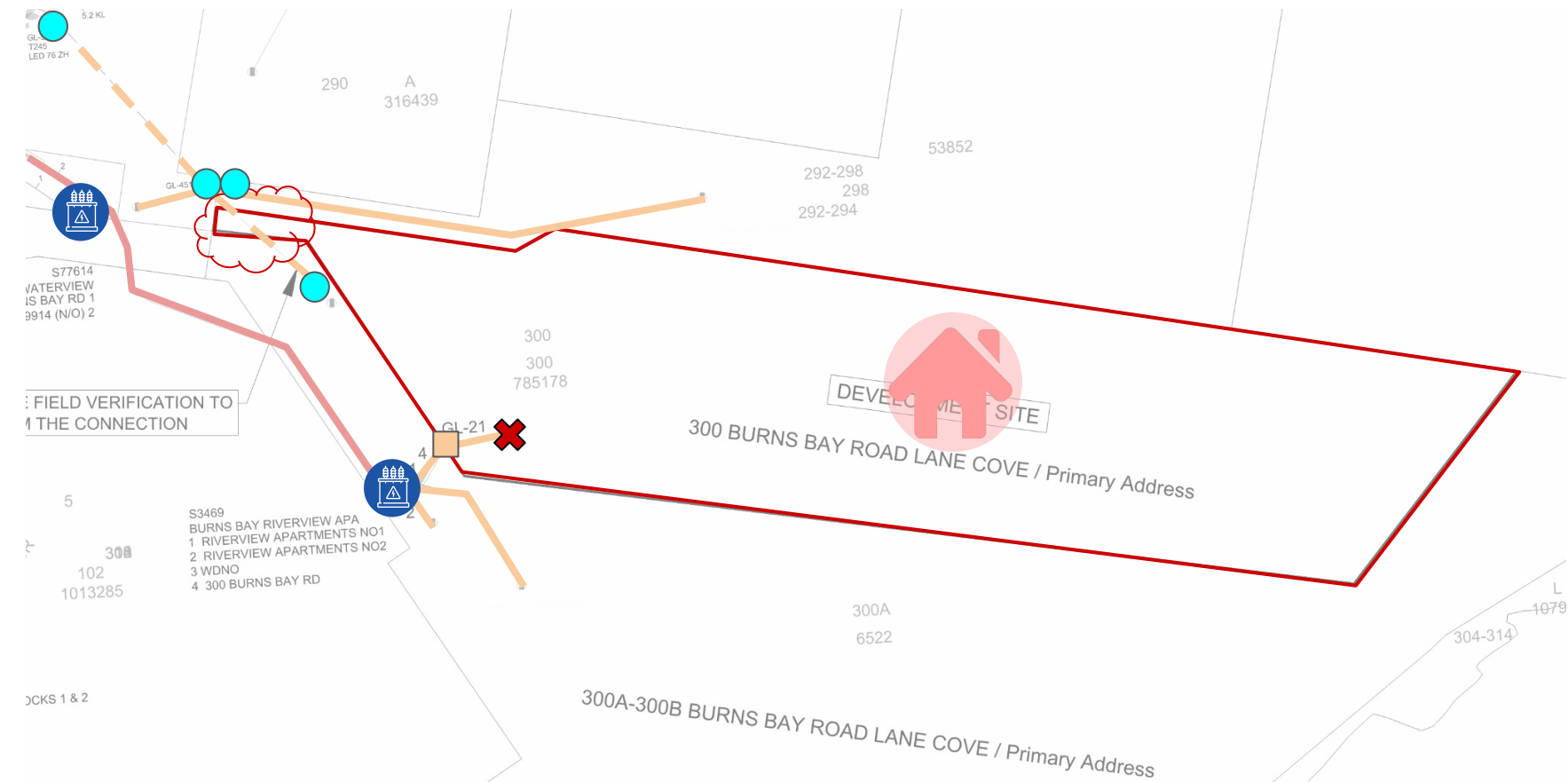
- Power: Builders supply likely to be partially fed from adjacent substation S.3469. New substation arrangement to be built
- Communications: Telstra, NBN & Optus adjacent to the site.
- Gas: All electrical development, gas not required.
- Water supply: Finalised Section 73 application with proposed connection to the adjacent water main.
- Sewer: Finalised Section 73 Application with confirmation of sewer connection as per early works statement.

ELECTRICAL INFRASTRUCTURE

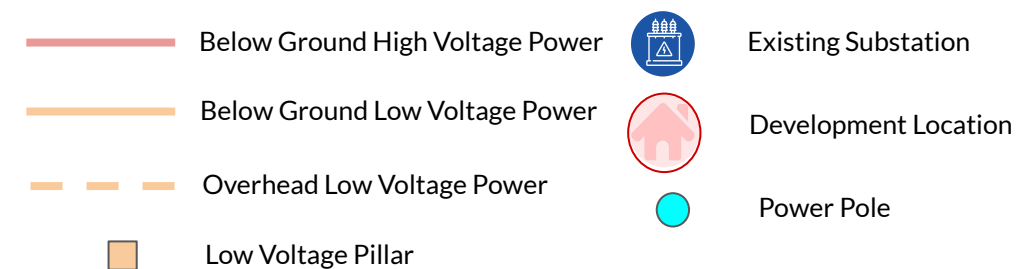
EXISTING POWER INFRASTRUCTURE

The Ausgrid network maps indicate that the nearest High Voltage available for substation loop-in is on Burns Bay Road.

The current site is supplied from existing surface chamber substation S.3469 located at 300A-300B Burns Bay Road via existing network pillar GL-21. This connection will need to be removed.



Power Infrastructure Map



ELECTRICAL INFRASTRUCTURE

UTILITY REPORT

EXEC SUMMARY

SITE OVERVIEW

BUILDING CONNECTIONS

- > POWER
- > COMMS
- > GAS
- > WATER
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REPORT INPUTS

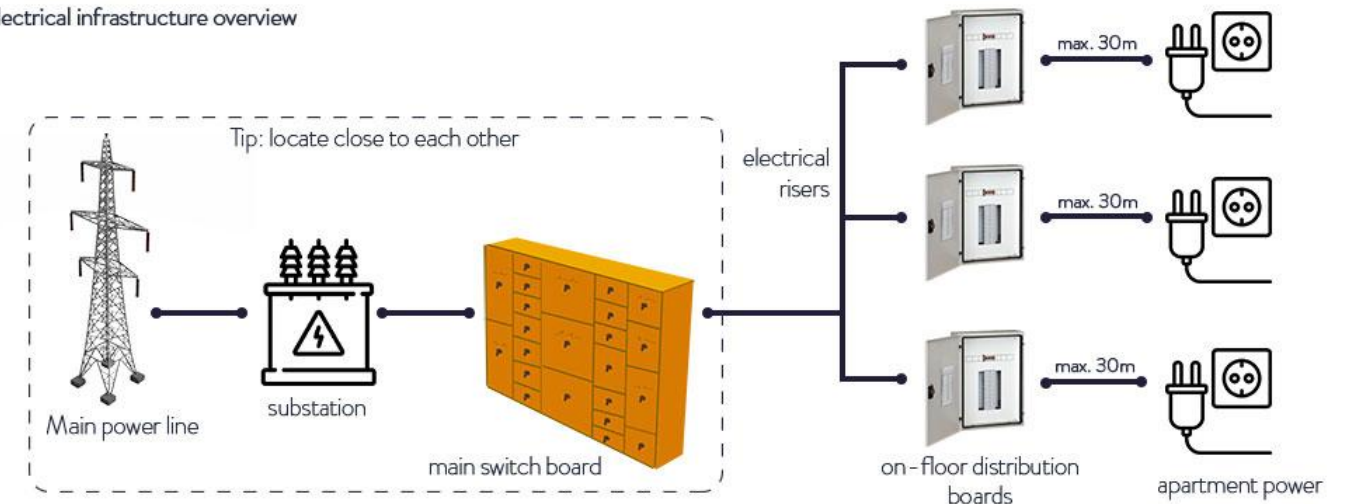
PROPOSED ELECTRICAL SERVICES

The preliminary maximum demand, based on the AS/NZS 3000 calculation method, is 1668 amps (1156 kVA). AS/NZS 3000, in some instances can be conservative, therefore we have also completed a diversified maximum demand calculation, which is based on actual site measured loads. Using this data, it suggests that the maximum demand could potentially be diversified to 1400 amps (970 kVA). The maximum demand will need to be monitored through the detailed design stage to confirm the final load.

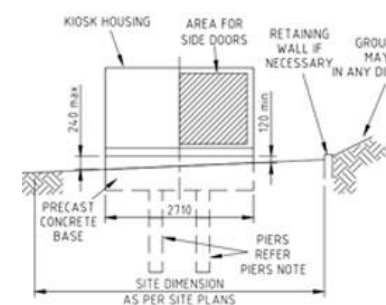
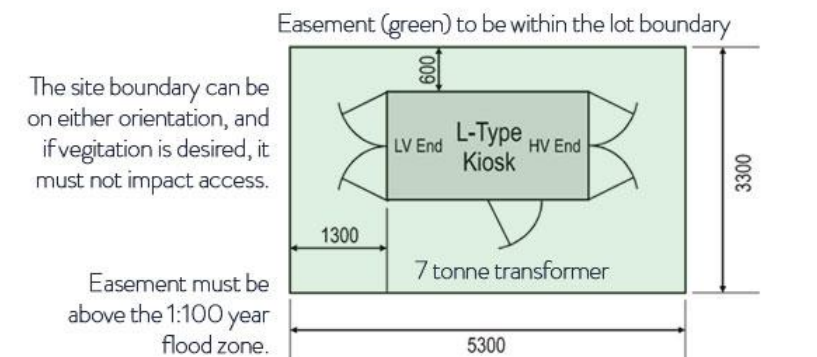
Based on the AS/NZS 3000 maximum demand, this development will require one 1,000kVA padmount substation. Allow for 5.3m (l) x 3.3m (w) x 1.7m (h) for this equipment.

As part of the next phase of works, an ASP level 03 will be engaged to begin the detailed design of this substation including consultation with Ausgrid.

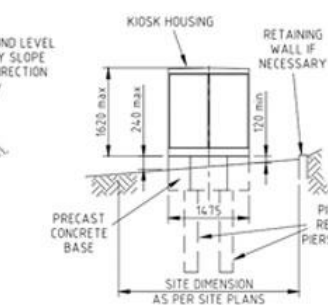
Electrical infrastructure overview



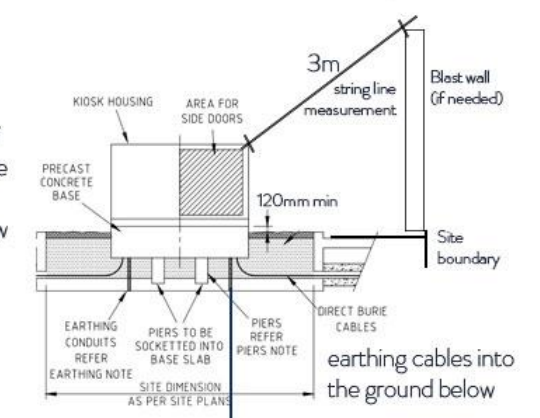
A padmount substation is delivered/replaced via heavy truck with 5m span vehicle mounted crane on all weather surface road.



Installing padmount substations on the ground



The level at the top of the kiosk base must be not more than two metres above or below the access roadway level



Installing padmount substations over a supporting structure

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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

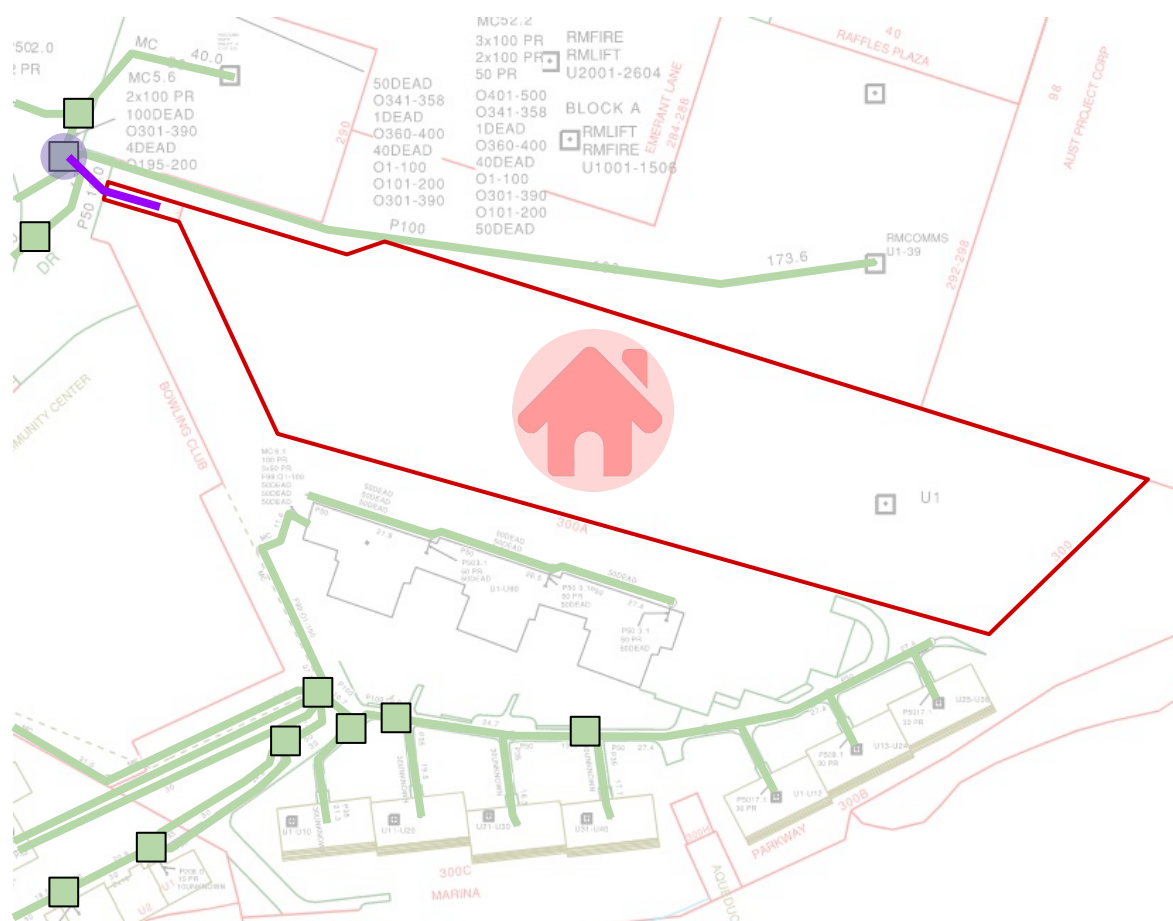


Development Location

COMMUNICATIONS INFRASTRUCTURE

Telstra

The existing Telstra carrier service infrastructure is illustrated below. As shown, there are connection opportunities available for this site. Consultation with Telstra will be undertaken during the next stage of the project to coordinate the required works.



Fibre Infrastructure Map



NBN

The existing NBN carrier service infrastructure is illustrated below. As shown, there are connection opportunities 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 next stage of the project to coordinate the required works.



Fibre Infrastructure Map

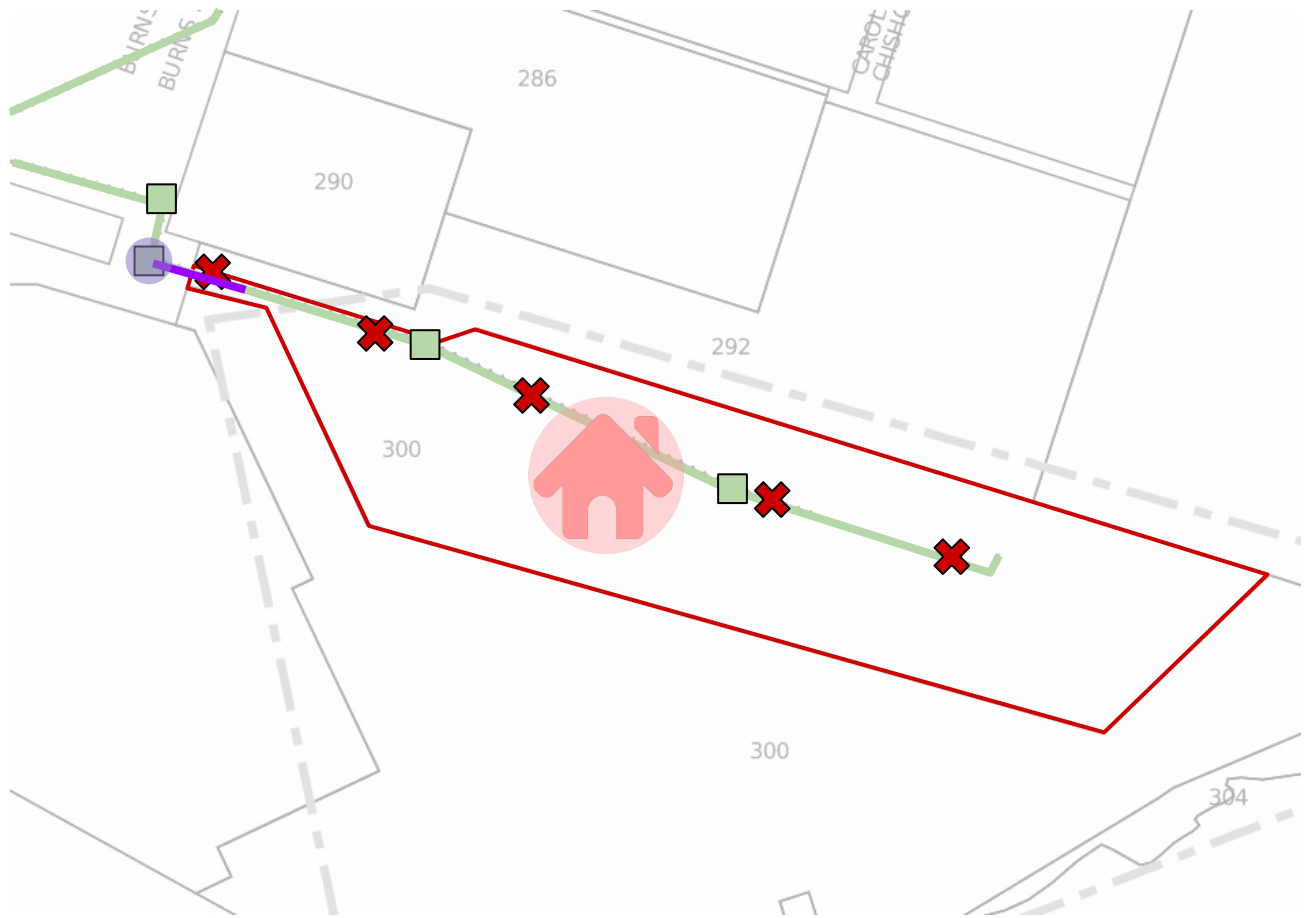


- > POWER
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COMMUNICATIONS INFRASTRUCTURE

Optus

The existing Optus carrier service infrastructure is illustrated below. As shown, there are connection opportunities 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 next stage of the project to coordinate the required works.



Fibre Infrastructure Map



- > POWER
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GAS INFRASTRUCTURE

As illustrated, the dial before you dig investigation reveals that there is existing gas mains running along Burns Bay Road.

We understand that new residential gas connections are not permitted in lane cove, and therefore an all electric building has been assumed.

No other gas-related infrastructure appears to run through this site.



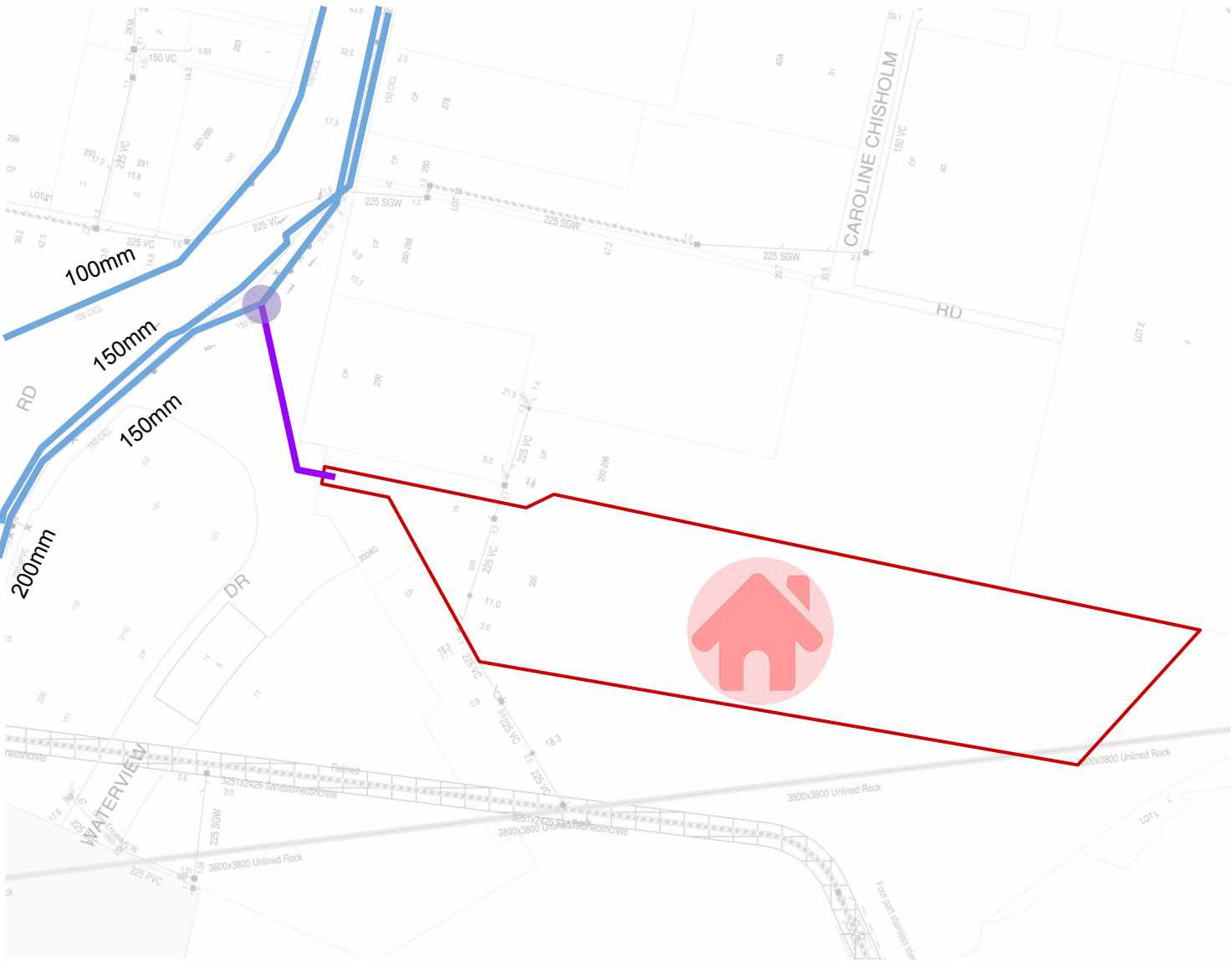
- > POWER
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WATER INFRASTRUCTURE

The dial before you dig investigation reveals there is no existing water main running close to the proposed development that is available for connecting to.

Based on the preliminary calculations, the proposed development is likely to require one new 150mm mains water connection(s). The existing 150mm water supply on Burns Bay Rd may be sufficient to support this development. This main will need to be extended to our site.

A Water Services Coordinator will be engaged during the next stage of the project to begin consultation with Sydney Water and ascertain the preferred connection strategy.



Water Infrastructure Map

Water Main



Development Location



Proposed Water Connection Strategy

- > POWER
- > COMMS
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SEWER INFRASTRUCTURE

The dial before you dig investigation reveals there is an existing 225mm sewer main within the proposed development and along Burns Bay Rd, and through the site..

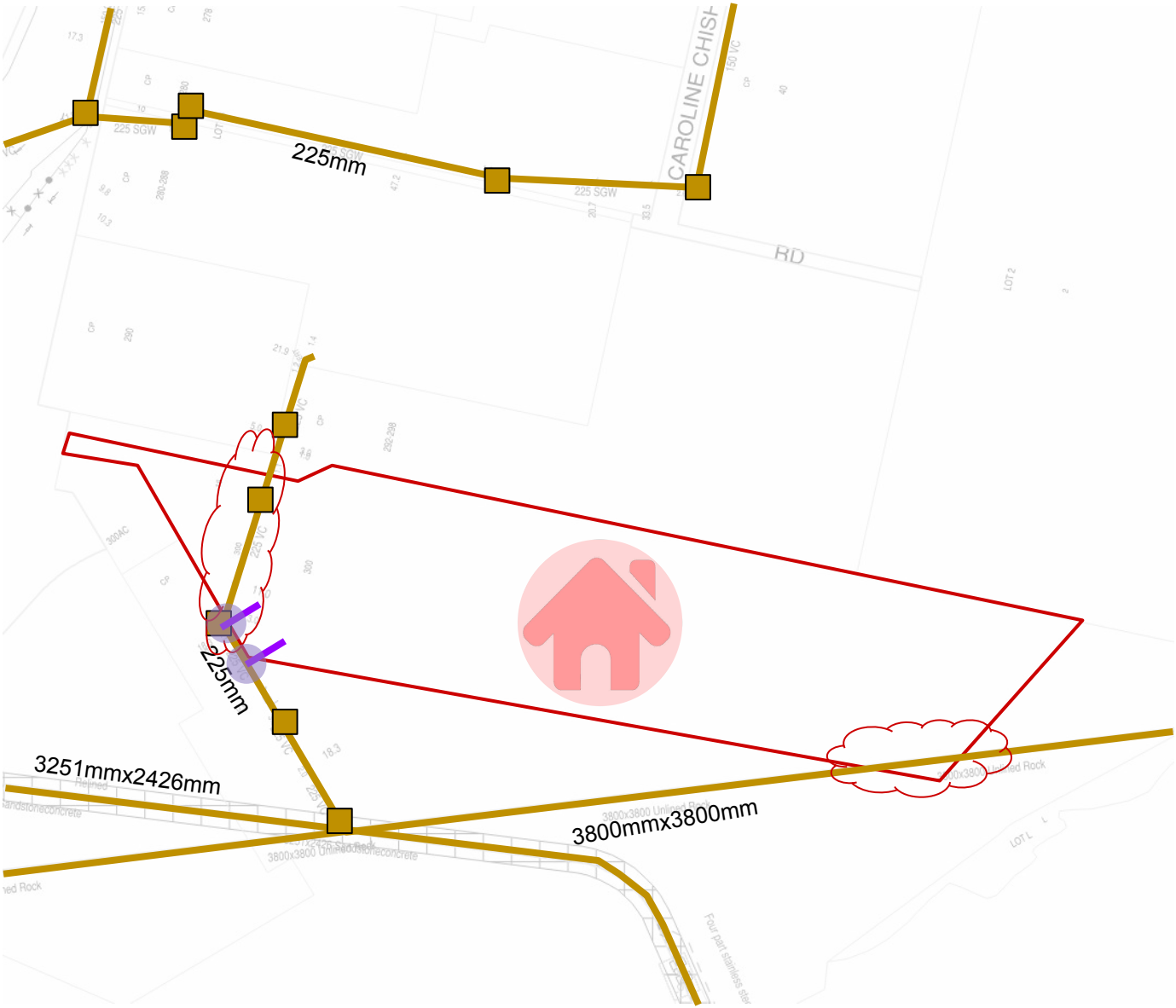
Based on the preliminary calculations, the proposed development is likely to require multiple new 225mm mains sewer connection(s). The existing 225 sewer supply may be sufficient to support this development. We recommend two new 225mm sewer mains connections as illustrated in the adjacent image.

Due to the length of the site, and the shallow depth of this main, there is a risk of the eastern portion of the site may require its sewer be pumped back up to reticulation main at the west of the site..

As illustrated, there is an existing 225mm sewer main that appears to run through the proposed development site. This will need to remain as is, and has been considered in the design of the basement.

Additionally, as shown in the adjacent image, there is existing 3800mm x 3800mm sewer main that appears to run across the south eastern edge of the site. This will need to be surveyed to ascertain its depth, however it likely will run under the basement.

A Water Services Coordinator will be engaged during the next stage of the project to begin consultation with Sydney Water.



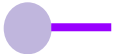
Sewer Infrastructure Map

— Sewer Main

■ Sewer Manhole



Development Location



Proposed Sewer Connection Strategy