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26 – 30 Mann Street, Gosford NSW 2250

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# Infrastructure Due Diligence Report

**Date: 16 December 2025**



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## 1. EXECUTIVE SUMMARY

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Key findings of this due diligence / infrastructure report with respect to the respective services is as follows:

- Electrical - No major issues, electrical trunk infrastructure in the vicinity can support the latest SSDA Proposal.
- Telecommunications - No major issues, telco trunk infrastructure in the vicinity can support the latest SSDA Proposal.
- Mains Water - No major issues, mains water trunk infrastructure in the vicinity can support the latest SSDA Proposal.
- Sewer - No major issues, mains sewer trunk infrastructure in the vicinity can support the latest SSDA Proposal.
- Stormwater - No major issues, stormwater mains trunk infrastructure in the vicinity can support the latest SSDA Proposal.
- Natural Gas - No major issues, mains water trunk infrastructure in the vicinity can support the latest SSDA Proposal.

## 2. INTRODUCTION

### 2.1 General

This Site Infrastructure / Servicing Report has been prepared by IGS on behalf of UPG Waterfront Pty Ltd (the Applicant) to accompany a concurrent rezoning and State Significant Development Application (SSDA) at 26-30 Mann Street, Gosford, also known as 'Central Coast Quarter' (the site).

### 2.1 Development Site

The site is located on the Stage 2 component of the Central Coast Quarter site in Gosford City Centre, within the Central Coast Local Government Area (LGA). The Stage 2 site is legally described as Lots 3 and 4 in Deposited Plan 1319239.

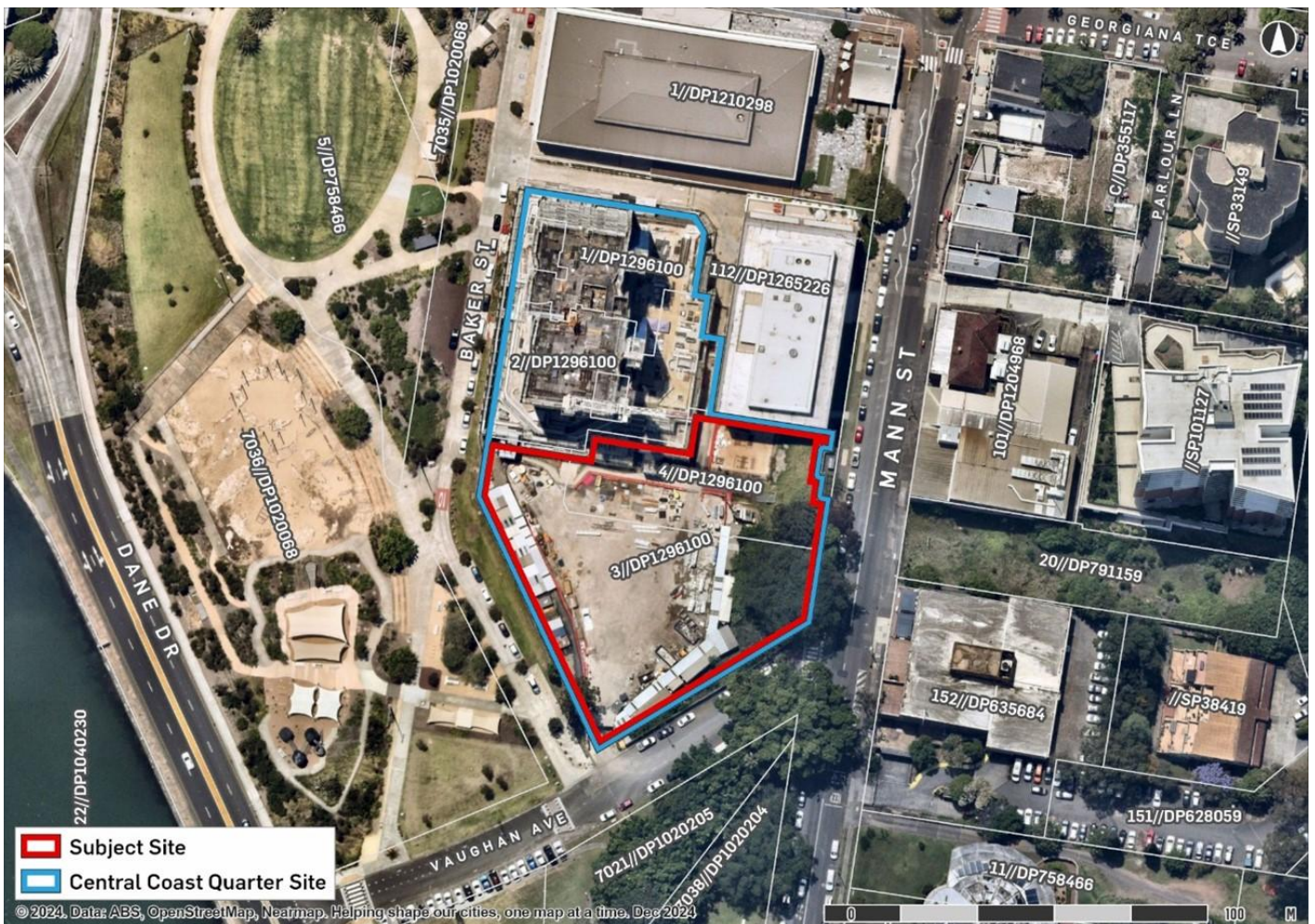


Figure 1: Development Site Area (Source: Urbis)

SSD-90960208 seeks consent for the detailed design, construction and operation of a mixed-use development comprising:

- Construction of two towers (36 and 42 storeys in height) above a retail podium (including pavilion building), comprising:

- Retail, residential and hotel gross floor area (GFA).
- 394 apartments, comprising the following mix:
  - o 286 market apartments.
  - o 98 affordable housing apartments to be managed by a CHP for 15 years (equating to approximately 20% of the residential GFA).
- 152 hotel keys (eastern tower).
- Five parking levels, with vehicular access from Vaughan Avenue.
- Storage areas and services.
- Communal open space and deep soil planting (including retention of the Port Jackson Fig).
- Publicly accessible through site links, including stairs, walkways public art and landscaping.
- Provision of utilities and services infrastructure, as required.

To facilitate the built form proposed under SSD-90960208, concurrent amendments are sought to the *State Environmental Planning Policy (Precincts – Regional) 2021* (Regional SEPP) pursuant to the concurrent SEPP Amendment process facilitated by the HDA planning pathway.

## 2.2 Report Outline

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 20 August 2025 issued for the SSDA (SSD-90960208). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

*Table 1 SEARs Compliance*

Item	Description of Requirement	Section Reference (this Report)
22. Infrastructure Requirements and Utilities	<p><u>Infrastructure Delivery, Management and Staging Plan</u></p> <p>In consultation with relevant service authorities:</p> <ul style="list-style-type: none"> <li>- Assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</li> <li>- Identify any infrastructure required on-site and off-site to facilitate the</li> <li>- Development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.</li> <li>- 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.</li> </ul>	Sections 3 - 7

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 with respect to the latest SSDA Proposal:

- Electrical
- Telecommunications

- Mains Water
- Sewer
- Stormwater
- Natural Gas

## 2.3 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 15 March 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 2: List of Notified Authorities*

Referral ID (Seq. no)	Authority Name	Phone	Status
252415757	Ausgrid	(02) 4951 0899	NOTIFIED
252415760	Central Coast Council	(02) 4350 3111	NOTIFIED
252415765	Jemena Gas North	1300 880 906	NOTIFIED
252415756	NBN Co NswAct	1800 687 626	NOTIFIED
252415761	Nextgen NCC - NSW	1800 262 663	NOTIFIED
252415767	Optus and or Uecomm Nsw	1800 505 777	NOTIFIED
252415759	Superloop (Australia) Pty Ltd	(07) 3905 2400	NOTIFIED
252415766	Telstra NSW Central	1800 653 935	NOTIFIED
252415763	TPG Telecom (NSW)	1800 786 306	NOTIFIED
252415762	TransGrid	(02) 9620 0422	NOTIFIED
252415758	Transport for NSW	(02) 9983 3030	NOTIFIED
252415764	Vocus Communications 2	1800 262 663	NOTIFIED

END OF UTILITIES LIST

### 3. ELECTRICAL

#### 3.1 Maximum Electrical Demand

The new development is deemed to have a maximum electrical demand of approximately 3.62MVA / 5,200Amps (based on full electrification of the subject development site).

#### 3.2 Existing Electrical Assets Within Vicinity of the Site

Ausgrid WebGIS Plans and National Infrastructure Maps indicate the development area is well serviced and the additional load attributed to the proposed development can be accommodated within the existing major infrastructure.

There are 11kV High Voltage (HV) lines in both Mann Street and Baker Street that can accommodate the anticipated electrical demand of the development.

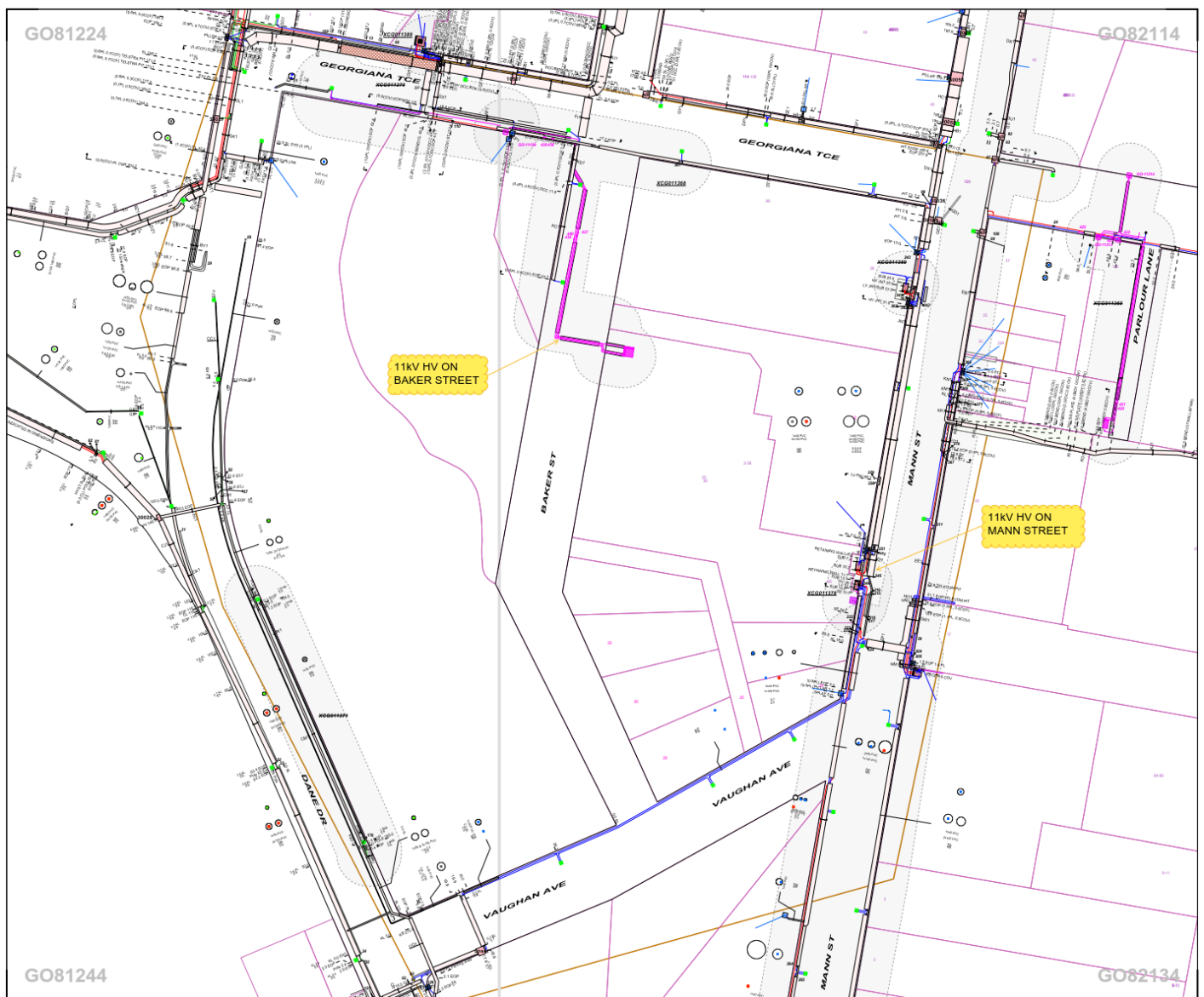


Figure 2: Network Plan Within the Vicinity of The New Development Site (Source: Ausgrid)

### 3.3 New Electrical Infrastructure

The new development is deemed to require one (1) off new Triple Chamber Substation. Typical layout is provided in the figure below. The location of this substation shall be strategically coordinated across the development site to maximise the efficiency of HV & LV cables across the development.

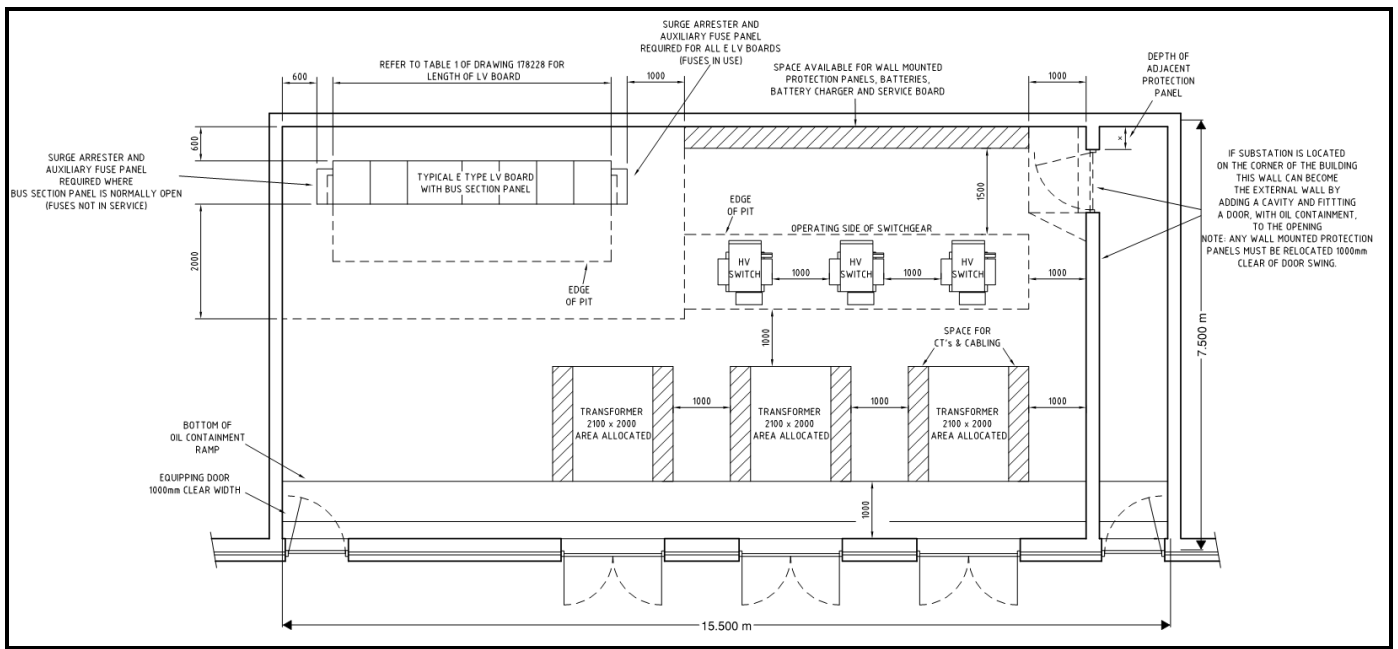


Figure 3: Ausgrid Triple Surface Chamber Substation (Source: Ausgrid Network Standards)

### 3.4 Summary and Conclusion

The new development site is surrounded by extensive electrical infrastructure in a well serviced and built-up area.

The existing HV feeders have the capacity to service the new substation proposed for the latest SSSA Proposal. This will be subject to further negotiations with the respective supply authorities in the next phase of the project.

## 4. TELECOMMUNICATIONS

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### 4.1 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.

### 4.2 Existing Telecommunication Providers

According to the DBYD plans, the identified telco providers that have assets within the vicinity of the new development sites are:

1. Telstra
2. NBN

#### 4.2.1 NBN / Telstra

According to DBYD plans there are a series of NBN / Telstra service ducts and pits along Baker and Mann Street, available to service the new development.



## 4.3 Summary and Conclusion

According to the DBYD investigation, the NBN/Telstra fibre network within the direct vicinity of the site is anticipated to be sufficient to service the latest SSDA Proposal. The diversion works associated with relocating existing Telco assets within the zone of influence of the new construction will need to be further coordinated with relevant Telco Authorities.

## 5. MAINS WATER

### 5.1 Mains Water Infrastructure in the Vicinity of the Site

Central Coast Council has extensive mains-water infrastructure within the vicinity of the development site. The 150mmDIA water mains running along Mann Street, and 150mmDIA water main along Vaughn Ave, are deemed to be sufficient to cater for domestic cold-water and fire-water demand of the proposed development.

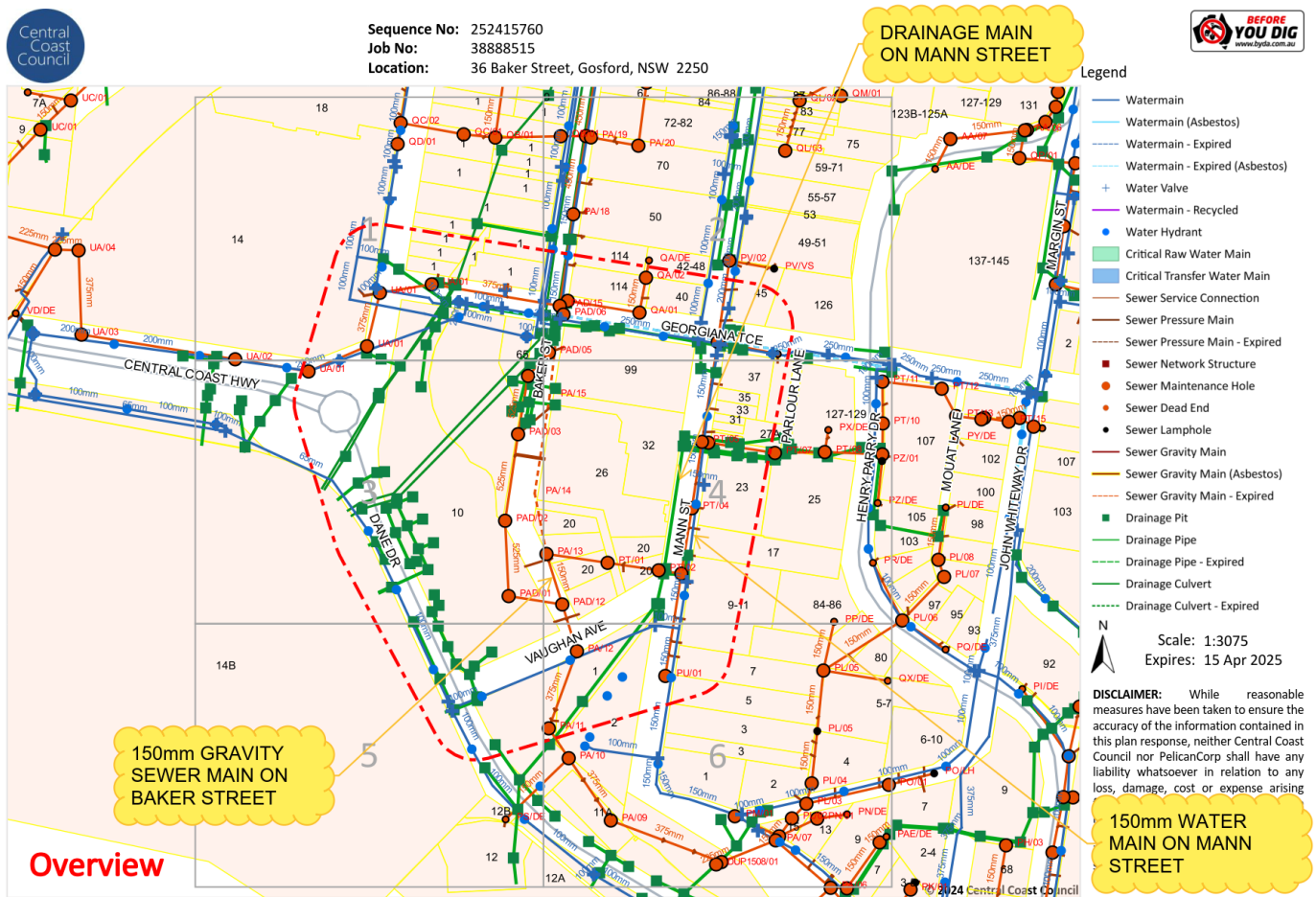


Figure 5: Cold Water Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

Pressure and flow enquiries will need to be submitted to Central Coast Council to understand the requirements for new pumps and tanks for the proposed development. However it is anticipated that the site and proposed development plans will be able to cater for the plant rooms associated with the pumps and tanks to supplement the water demands as required.

### 5.2 Summary and Conclusions

The development site is surrounded by Central Coast Council Water mains-water infrastructure which has the capacity to service the latest SSDA Proposal.

A pressure and flow statement shall be obtained from Central Coast Council to understand the most suitable mains for final connections and specific building requirements.

## 6. SEWER

### 6.1 Sewer Infrastructure in the Vicinity of the Site

Central Coast Council has extensive sewer infrastructure within the vicinity of the development site which need to be further coordinated prior to excavation.

The existing sewer main along Baker Street, is deemed to have sufficient capacity for the Sanitary Discharge requirements of the proposed development.

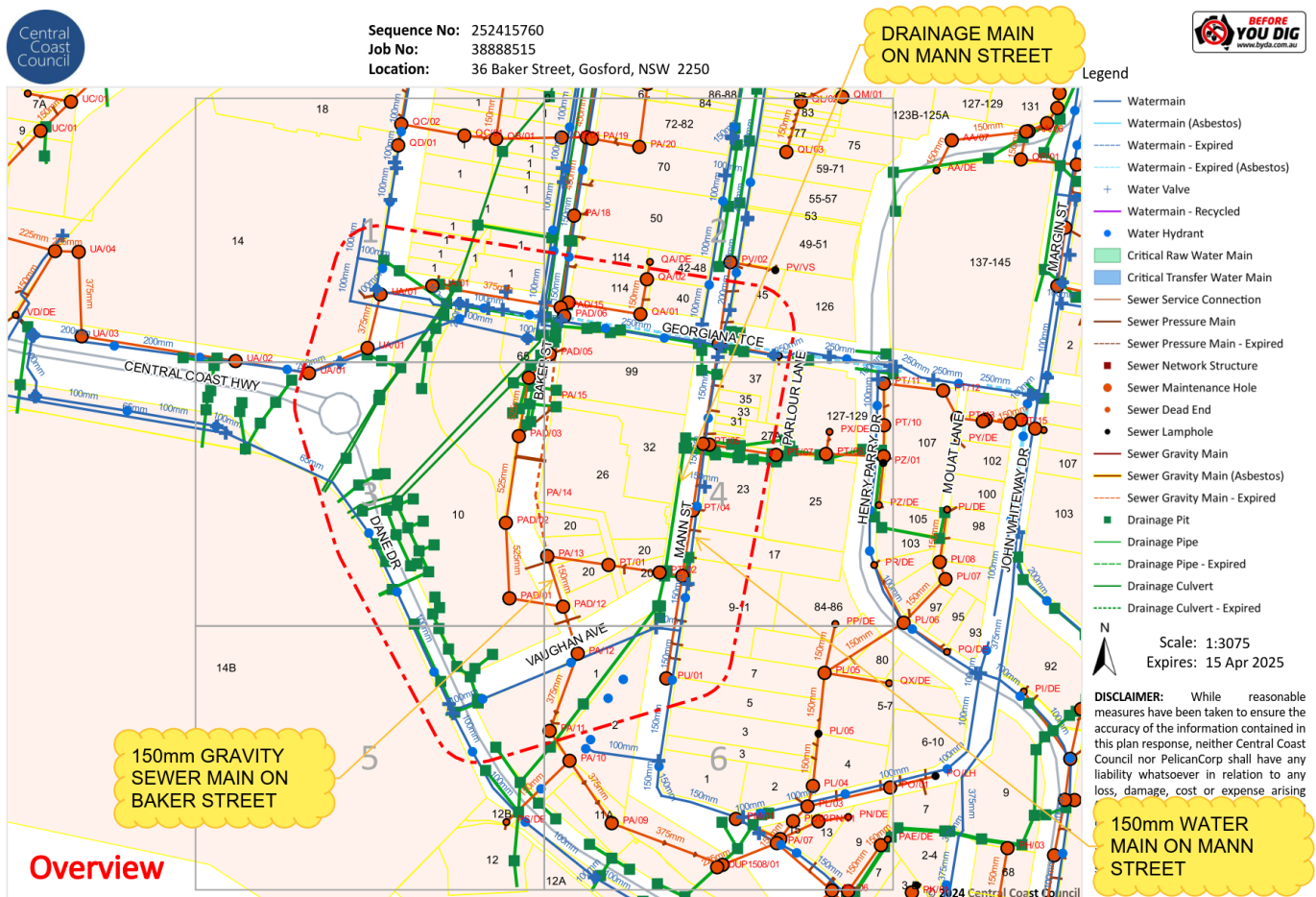


Figure 6: Sewer Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

There are existing Central Coast Council Sewer assets that will need to be further coordinated and diverted prior to commencement of demolition works on-site through Central Coast Council.

### 6.2 Summary & Conclusions

The existing Sewer Infrastructure in the proximity of the new development site is deemed to have sufficient capacity to service the sanitary discharge requirements of the latest SSDA Proposal.

The diversion works associated with excavation and demolition of the buildings onsite where the new buildings are proposed will need to be further coordinated with Central Coast Council.

## STORMWATER

### 6.1 Stormwater Infrastructure in the Vicinity of the Site

The DBYD plans from Central Coast Council show stormwater pipes along Mann Street for Stormwater discharge of the proposed development.

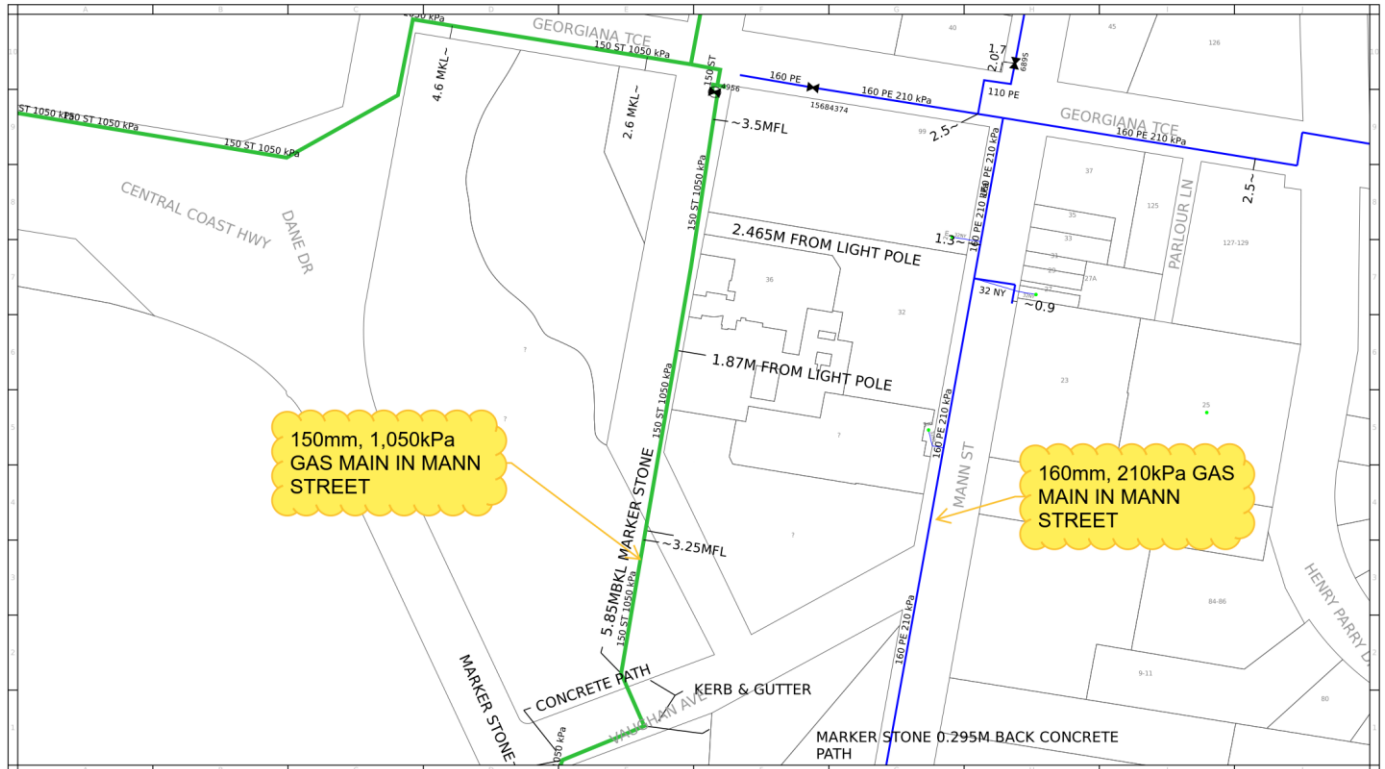


Figure 7: Stormwater Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

### 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 latest SSDA Proposal.

The diversion works required prior to excavation/demolition works will need to be further coordinated with Central Coast Council in the next phase of works.

## 7. NATURAL GAS

### 7.1 Natural Gas Infrastructure in the Vicinity of the Site

The DBYD plans received from Jemena show 160mmDIA 210kPa medium pressure gas mains running along Mann Street and 150mmDIA 1,050kPa high pressure gas mains along Baker Street. The Mann Street gas main is the likely main for connection of the proposed development. The Mann Street gas main will have the required capacity to service the site.

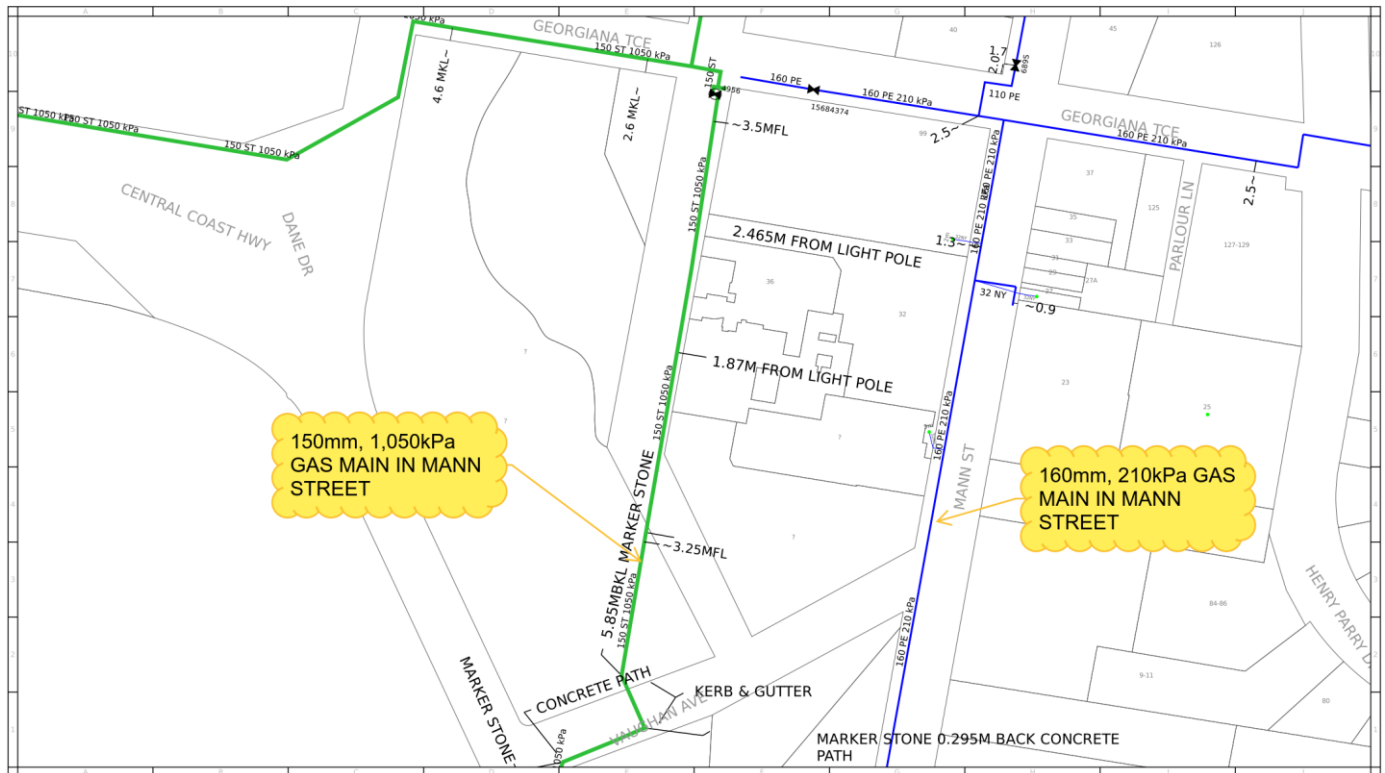


Figure 8: Jemena Natural Gas Infrastructure Within the Vicinity of The New Development Sites (Source: DBYD)

The decommissioning of the existing Natural Gas supplies to the premises on-site shall be programmed as part of the early-works/demolition stage.

### 7.2 Summary & Conclusions

The existing Jemena Gas network is deemed to be sufficient to cater for the gas requirements of the latest SSDA Proposal – if gas is required. It is anticipated that the site will be fully electrified anyway and will not likely rely on gas at all.

## 8. CONCLUSION

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Based on initial investigations, the utility infrastructure in the vicinity of the proposed development site has the capacity to accommodate the servicing requirements of the latest SSDA Proposal subject to formal applications to the respective authorities.

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