



INFRASTRUCTURE DELIVERY, MANAGEMENT AND STAGING PLAN

47861_NEU_RPT_01_A - 494 - 500 & 516 Military Road,
Mosman

POWERED BY
neuron

Date 17/06/2026 - Revision A

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

SITE OVERVIEW

The proposed development seeks consent for a shop-top housing development comprising residential accommodation and ground floor retail uses, including:

- Site preparation works including demolition, excavation and tree removal,
- Construction of a 10-storey mixed-use development comprising residential flat building, shop-top housing and ground floor retail premises, including:
 - 2 residential buildings, part-5 part-10 storey, on a shared podium, comprising 100 dwellings including 3 affordable housing dwellings managed by a Community Housing Provider,
 - Retail tenancies on the ground floor along Military Road and Hale Road,
- 2 and a half levels of basement car parking, including:
 - 122 residential car parking spaces (20 accessible/adaptable spaces),
 - 15 residential visitor / car wash car parking spaces,
 - 10 retail car parking spaces,
- Communal open space located on the ground floor and rooftop,
- Landscaping and deep soil planting,
- Augmentation and connection of utilities and services,
- Site amalgamation to consolidate lots.



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ELECTRICAL INFRASTRUCTURE

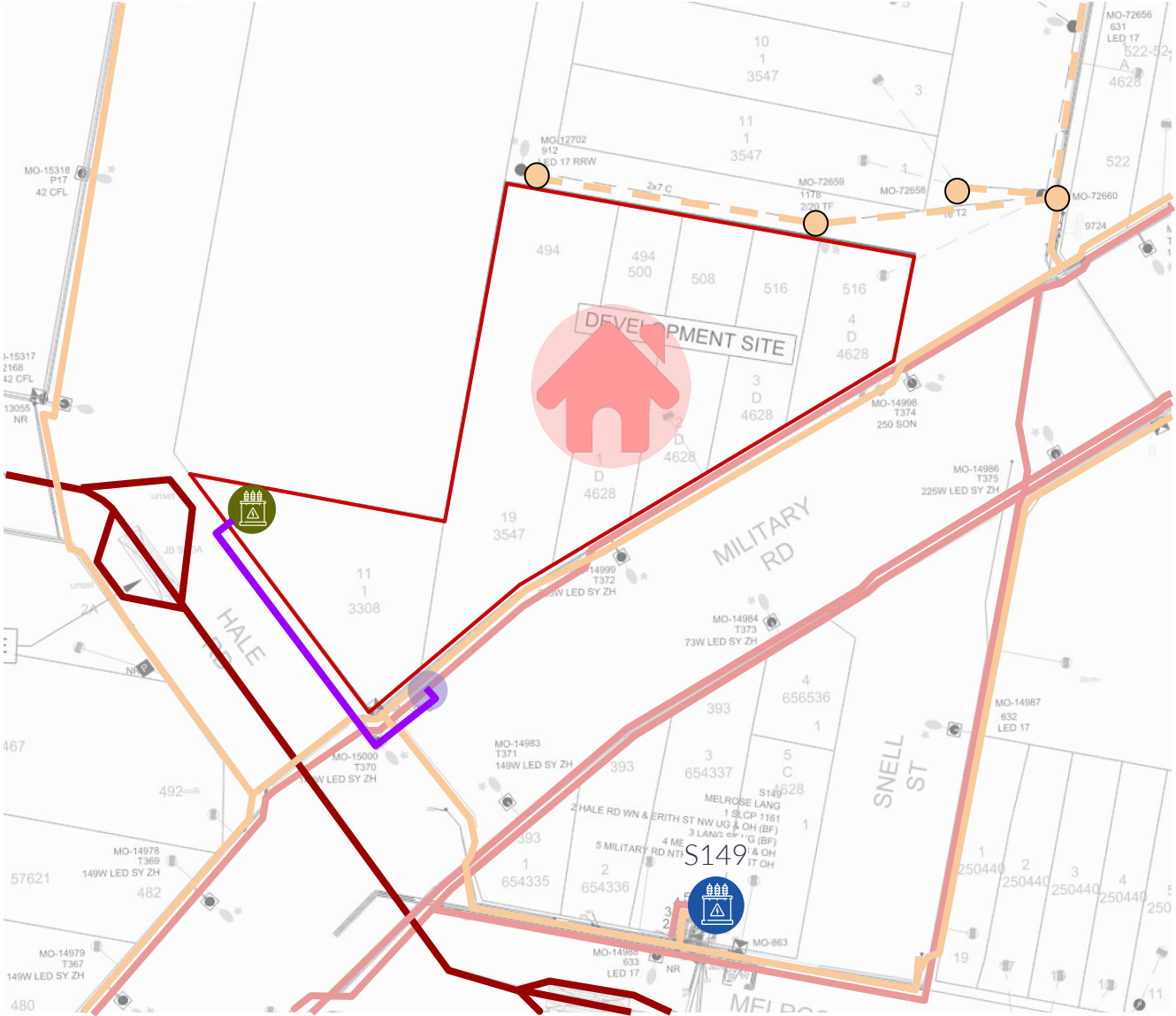
EXISTING POWER INFRASTRUCTURE

The Ausgrid network maps indicate that the nearest High Voltage available for substation connection is adjacent to the site with connection opportunities along Military Road. An extension of the main up Hale Road will be required.

Ausgrid have confirmed via Preliminary Enquiry 700011572 that this feeder has capacity for the site.

The site is currently served by the existing substation S149 located on 23 Melrose Street.

There are existing overhead power lines and poles on the site's Mackie Lane frontage. These may need to be undergrounded.



Power Infrastructure Map

- High Voltage Transmission Cable
- Below Ground High Voltage Power
- Overhead High Voltage Power
- Below Ground Low Voltage Power
- Overhead Low Voltage Power
- Proposed Substation
- Substation
- Development Location
- Proposed Power Connection Strategy

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ELECTRICAL INFRASTRUCTURE

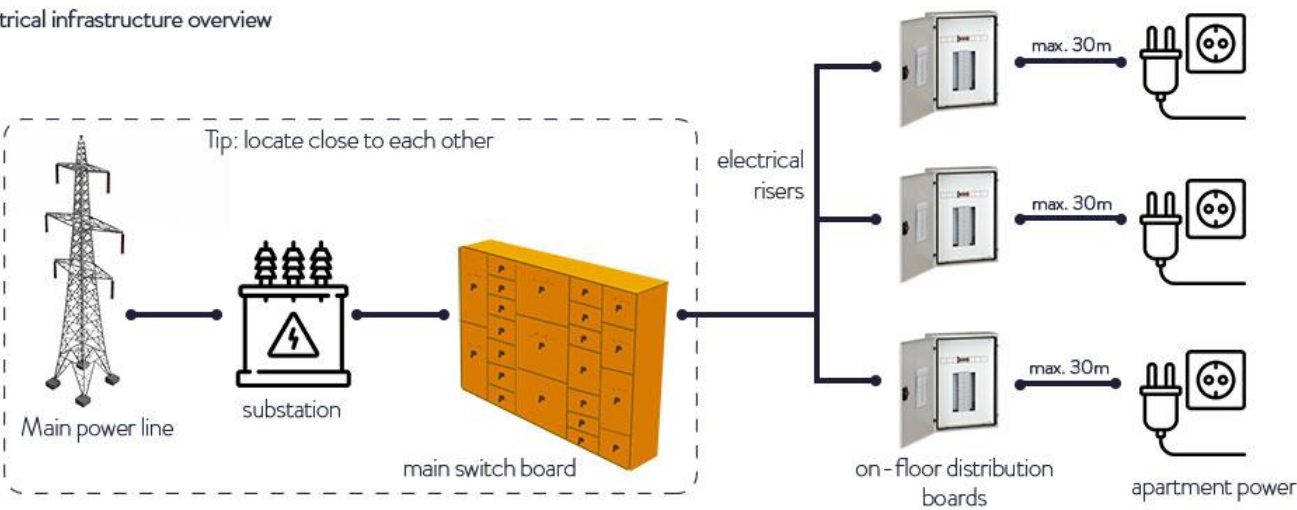
PROPOSED ELECTRICAL SERVICES

The preliminary maximum demand for the site is 1,220A (842kVA).

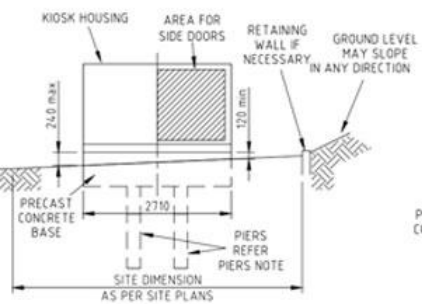
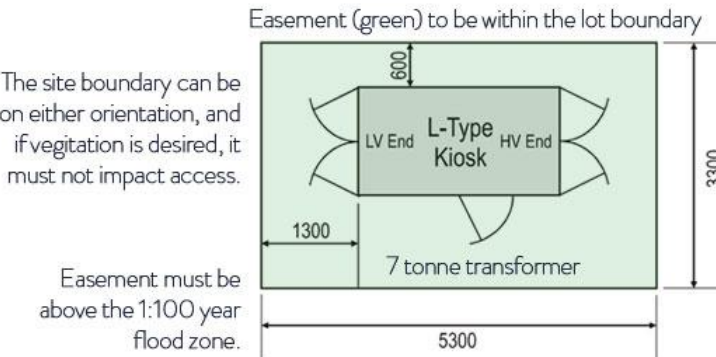
The development will require one new 1,000kVA substation.

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.

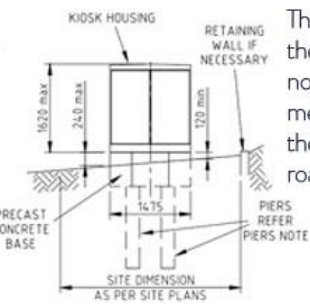
Electrical infrastructure overview



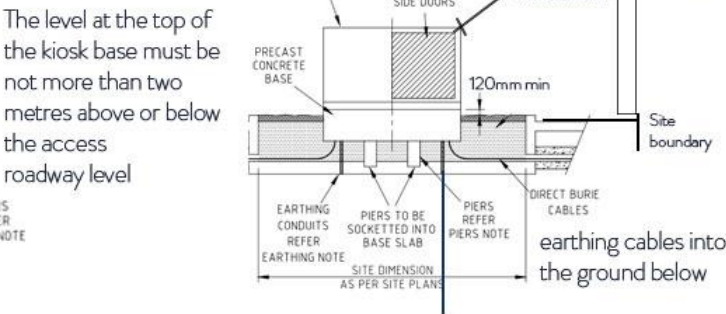
A padmount substation is delivered/replaced via heavy truck with 5m span vehicle mounted crane on all weather surface road.



Installing padmount substations on the ground



Installing padmount substations over a supporting structure

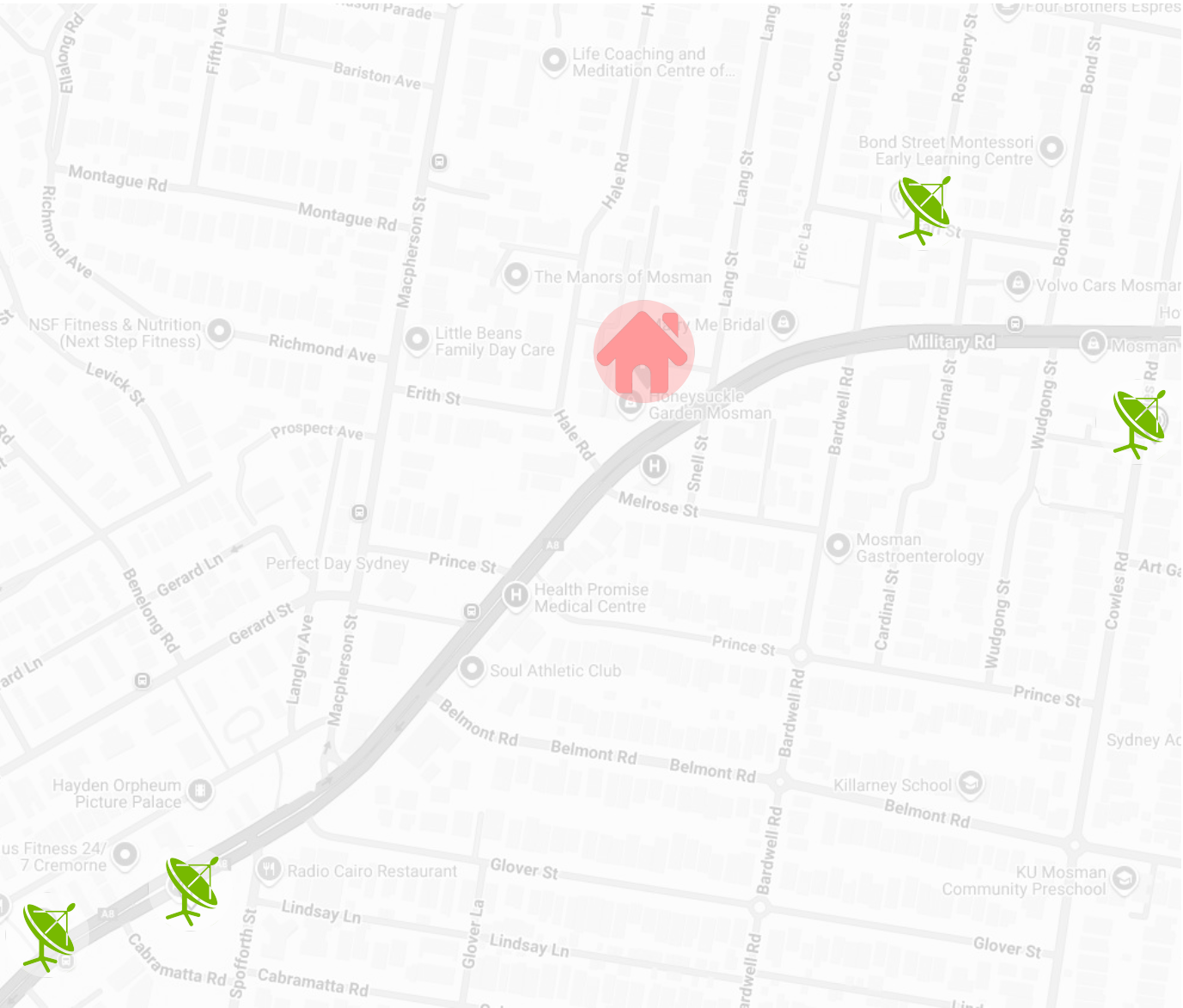


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COMMUNICATIONS INFRASTRUCTURE

Mobile base stations

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



Mobile Base Station Map



Existing Mobile Base Station



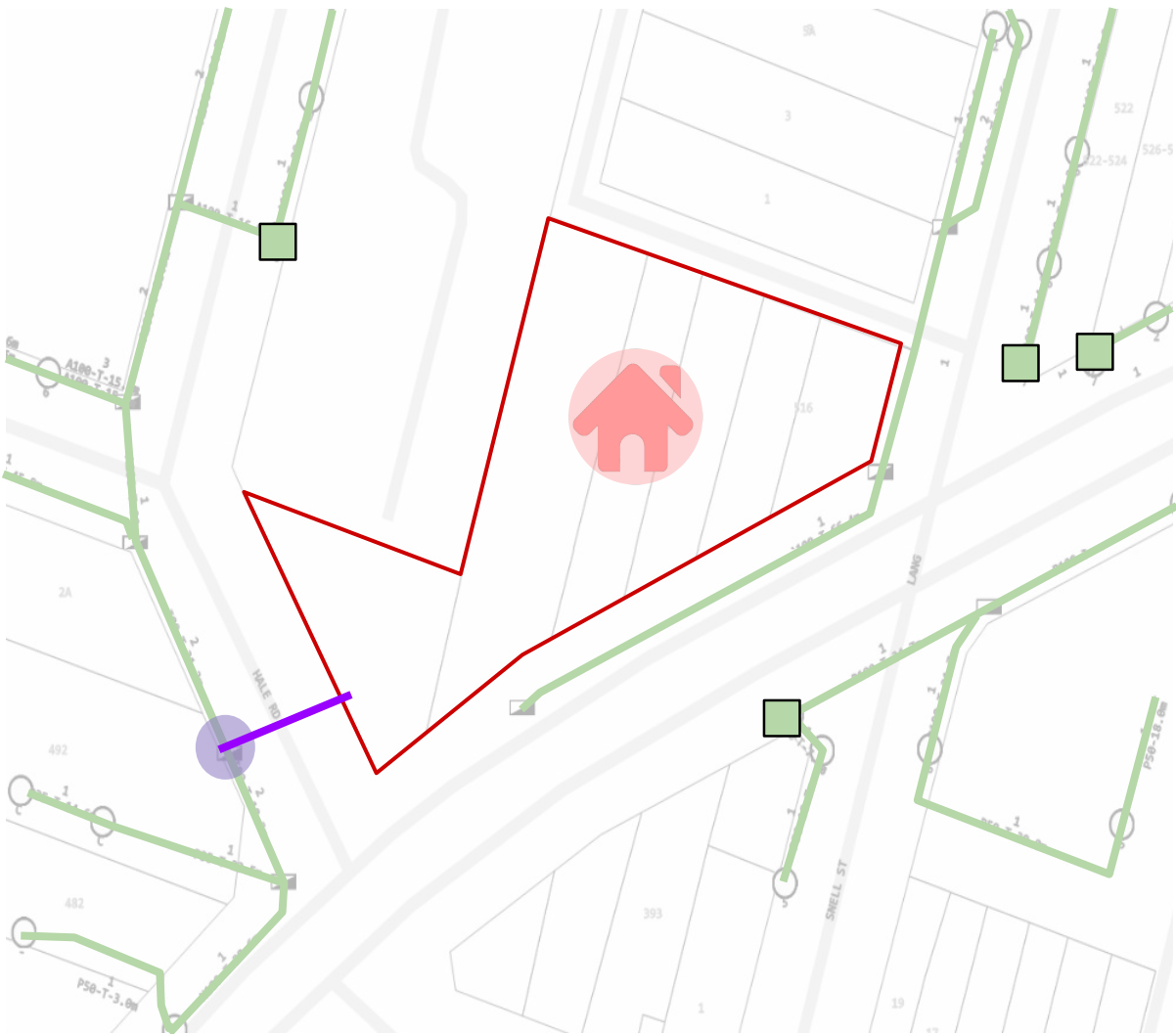
Development Location

- > POWER
- > COMMS
- > GAS
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COMMUNICATIONS INFRASTRUCTURE

NBN

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

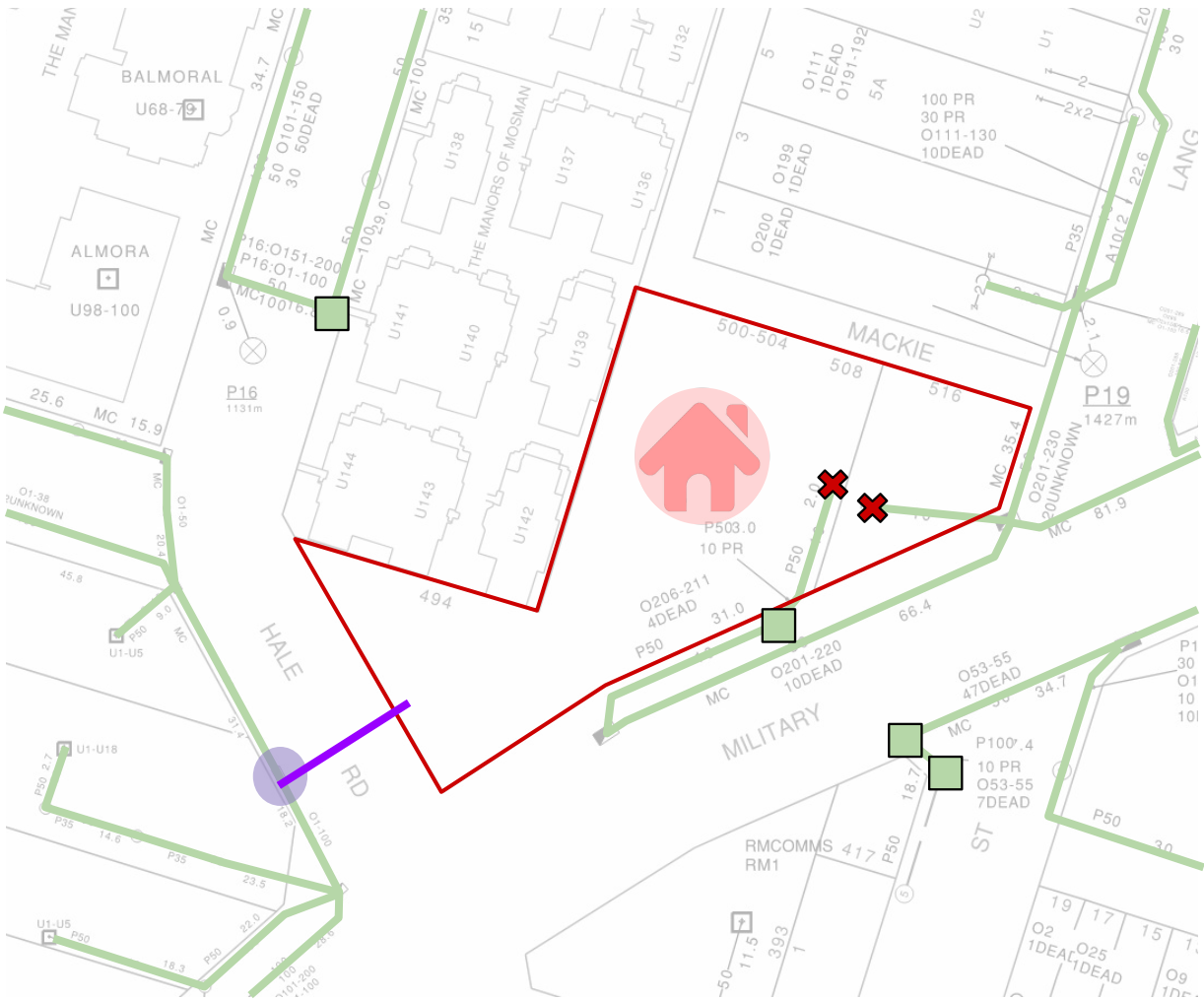


Fibre Infrastructure Map



Telstra

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



Fibre Infrastructure Map



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COMMUNICATIONS INFRASTRUCTURE

Optus

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



Fibre Infrastructure Map



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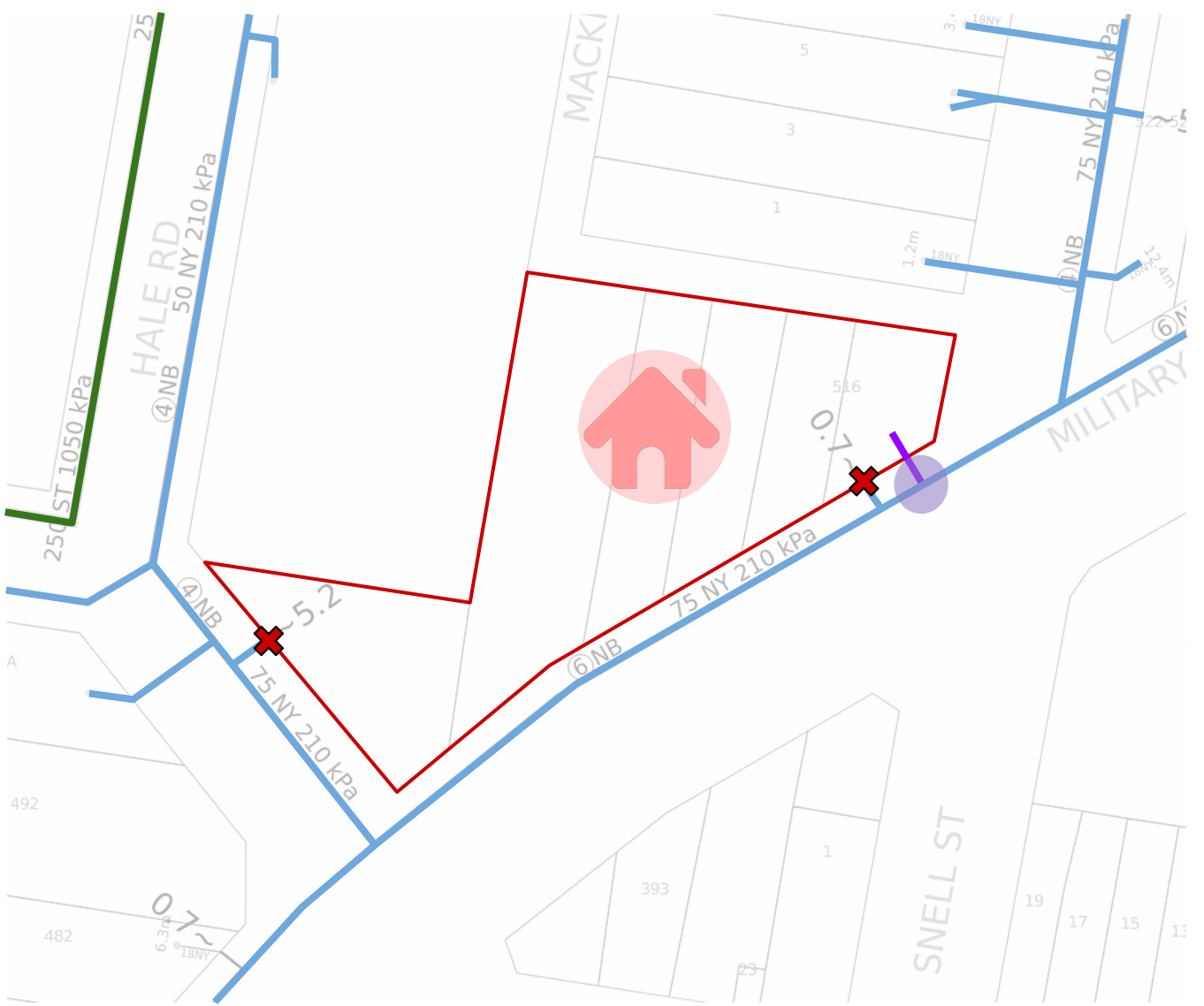
GAS INFRASTRUCTURE

As illustrated, the dial before you dig investigation reveals that there are existing 210kPa gas mains running close to the proposed development that are available for connecting to on Military Road, Lang Street and Hale Road.

A connection is proposed to the 210kPa medium pressure mains on Military Road.

The existing service connection to the site will need to be removed.

Consultation with Jemena will be undertaken during the next stage of the project to confirm the capacity of the adjacent mains, and coordinate the required connection works.



Gas Infrastructure Map

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

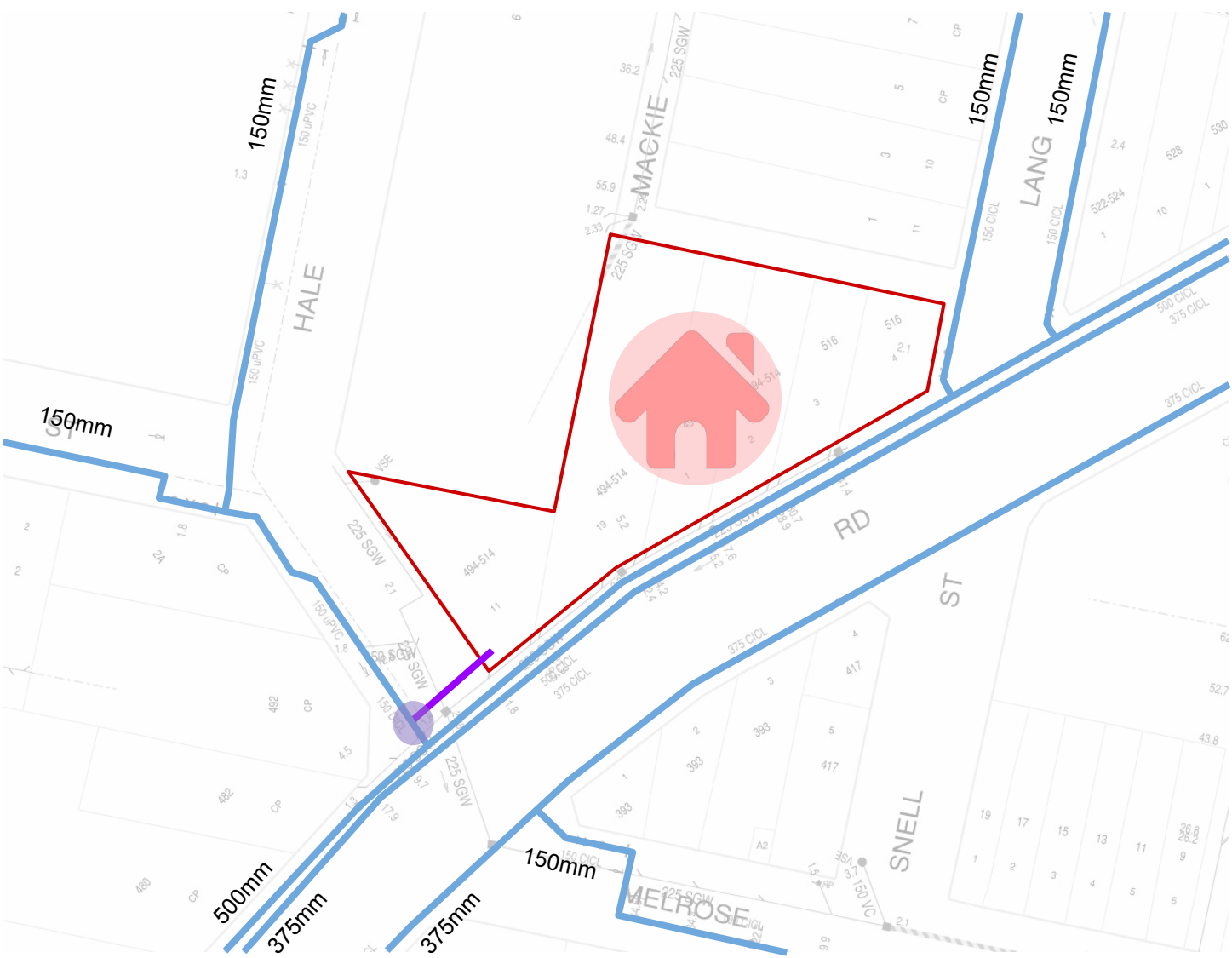
- > POWER
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WATER INFRASTRUCTURE

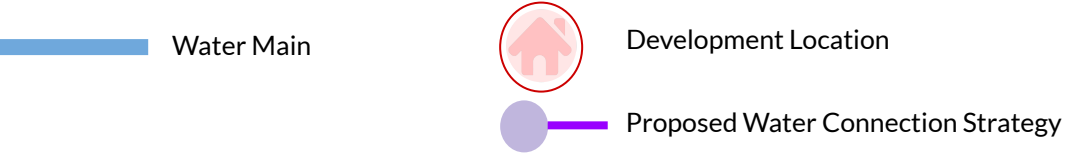
There are multiple existing 150mm water mains running close to the proposed development along Hale Road and Lang Street. There are also 375mm and 500mm trunk mains running along Military Road.

The development is likely to require a new 150mm mains water connection, with a connection to the existing 150mm water supply on Hale Road.

A Water Services Coordinator will be engaged during the next stage of the project to continue consultation with Sydney Water and complete the section 73 application.



Water Infrastructure Map



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

SEWER INFRASTRUCTURE

There is are multiple existing 225mm sewer main running close to the proposed development along Military Road, Hale Road and Mackie Lane.

Based on the preliminary calculations, the proposed development is likely to require a 225mm sewer connection.

The existing 225mm sewer supply may be sufficient to support this development. We recommend a new sewer main connections as illustrated in the adjacent image. Due to the size of the site, a second connection may be required to minimise the extent of sewer that needs to reticulate in the basement.

There is a Sydney Water sewer vent shaft in the current development boundary. It may be possible to leave this as it is, or may need to be taken to the roof.

There is a sewer main running through the north site boundary which will be retained. This will not impact the basement.

A Water Services Coordinator will be engaged during the next stage of the project to continue consultation with Sydney Water and complete the section 73 application.



Sewer Infrastructure Map

-  Sewer Main
-  Development Location
-  Sewer Manhole
-  Proposed Sewer Connection Strategy