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19-23 Rosalind St, Cammeray NSW 2062

Infrastructure Due Diligence Report

Date: 29 January 2026

A decorative graphic at the bottom of the page consisting of overlapping, semi-transparent geometric shapes in shades of orange and yellow, creating a modern, abstract background element.

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1. INTRODUCTION

1.1 General

Perifa have commissioned IGS to carry out a desktop engineering services due diligence / infrastructure report of the proposed development site located at 19-23 Rosalind St, Cammeray NSW 2062 to understand the location and strategy of the existing services to further assess the services to be retained and reused, relocated, or demolished.

1.2 Development Site

The subject development of this report consists of SP 4657, SP 5218, SP 16181 at Rosalind St, Cammeray NSW 2062 shown below in the area highlighted in yellow.



Figure 1: Development Site Area (Source: SixMaps)

The site offers a total land area of approximately 4,093m² in R4 High Density Residential zone.

The new development is deemed to contain fifty-four (54) 1 to 2 bedroom apartments over 3 residential flat buildings, with a base control height of 15m.

1.3 Report Outline

This report presents the findings of a desk study review with respect to the following utility infrastructure lead-in services:

- Electrical
- Telecommunications
- Mains Water
- Sewer
- Natural Gas

1.4 Mandatory BCA Energy Efficiency Requirements

BCA classification(s) of the development are as follows in table 1:

Table 1: Construction Matrix

BCA Classification	Class 2 Residential
Rise in Storeys	≤5 <u>TBC</u>
Type of Construction	Type A Construction
Effective Height	<25m <u>TBC</u>

Mandatory BCA Energy Efficiency requirements are as follows:

- Part J1&J2 – Energy Efficiency
- Part J4 – Building Fabric
- Part J5 – Building Sealing
- Part J6 – Air Conditioning and Ventilation
- Part J7 – Artificial Lighting and Power
- Part J8 – Hot Water Supply
- Part J9 – Energy Metering

Additional requirements to be considered (where applicable):

- BASIX

1.5 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 July 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 below:

Table 2: List of Notified Authorities

Seq. No.	Authority Name	Phone	Status
258446794	Ausgrid	(02) 4951 0899	NOTIFIED
258446797	Jemena Gas South	1300 880 906	NOTIFIED
258446793	NBN Co NSW ACT	1800 687 626	NOTIFIED
258446799	Sydney Water	13 20 92	NOTIFIED
258446798	Telstra NSW Central	1800 653 935	NOTIFIED
258446796	North Sydney Council	(02) 9936 8100	NOTIFIED
258446800	TPG Telecom (NSW)	1800 786 306	NOTIFIED
258446795	Verizon Business (NSW)	(02) 8210 3243	NOTIFIED

2. ELECTRICAL

2.1 Existing Ausgrid Assets

The Ausgrid infrastructure shown below is an extract of Ausgrid WebGIS, showing the most up-to-date version of Ausgrid assets within the vicinity of the development site.



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

There are existing underground Ausgrid assets, including HV lines, running in the footpath on Rosalind St in front of the property boundary that will need to be protected during the course of construction.

Additionally, there are existing Ausgrid Overhead LV lines running in front of the property. These lines will need to be protected during entry and exit of equipment to and from the development site unless undergrounded.

The existing street lighting pole MO-89276 in front of the property on Rosalind St is proposed to be protected during the course of construction. The building planning will be considerate of the lighting pole location and any proposed new driveway(s) are proposed to be clear of this location, otherwise the pole will be relocated.

Existing supplies to the premisses on site originate from the overhead Ausgrid line on Rosalind St to a pole within property boundary and transition to underground before entering each building. All existing service conductors on-site will be disconnected, decommissioned and removed as part of early works by ASP2/Electrical contractor.

2.2 Proposed Electrical Supply to Site

A new on-site substation is deemed to be required to cater for the electrical maximum demand of the proposed development.

The existing underground HV lines in front of the property on Rosalind St may be able to utilised to supply the new substation (subject to Ausgrid confirmation).

The new substation is proposed to be a padmount kiosk substation with a footprint of 3.3mX5.3m as shown in figures 3.

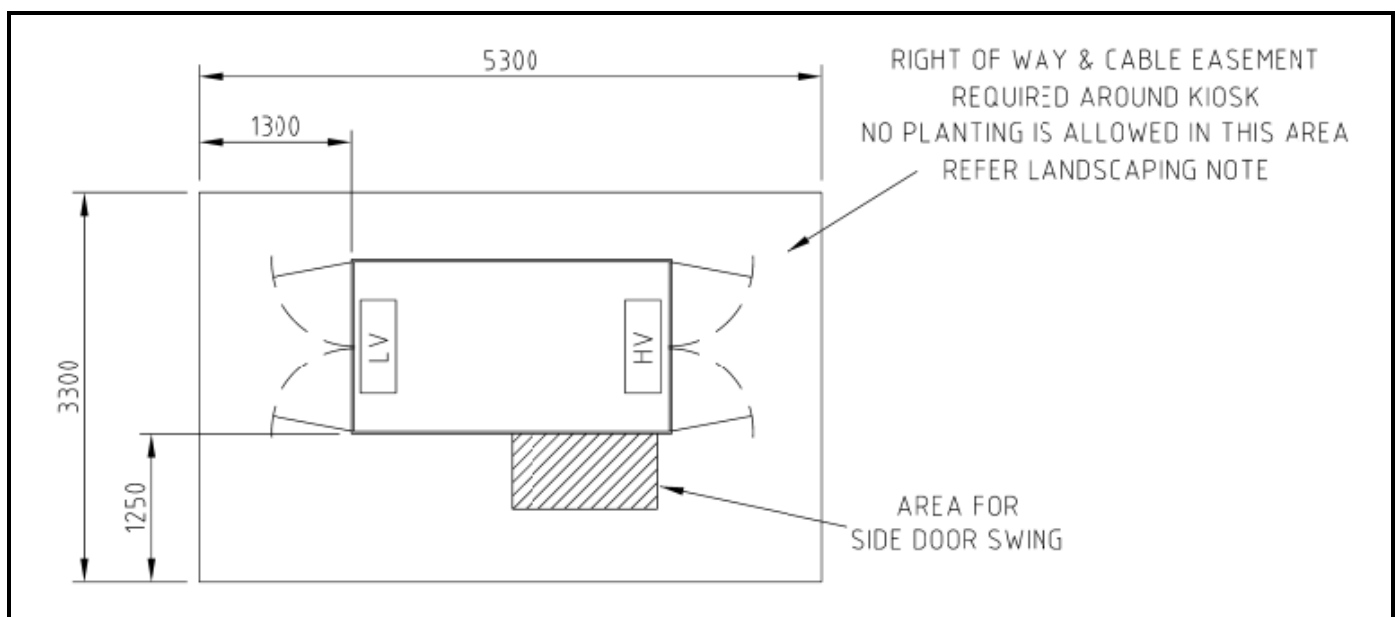


Figure 3: Ausgrid Padmount Kiosk Substation Layout

This substation has been implemented into the building design as shown in figure 4 and will be further detailed during design development in accordance with Ausgrid Network Standards and council requirements.

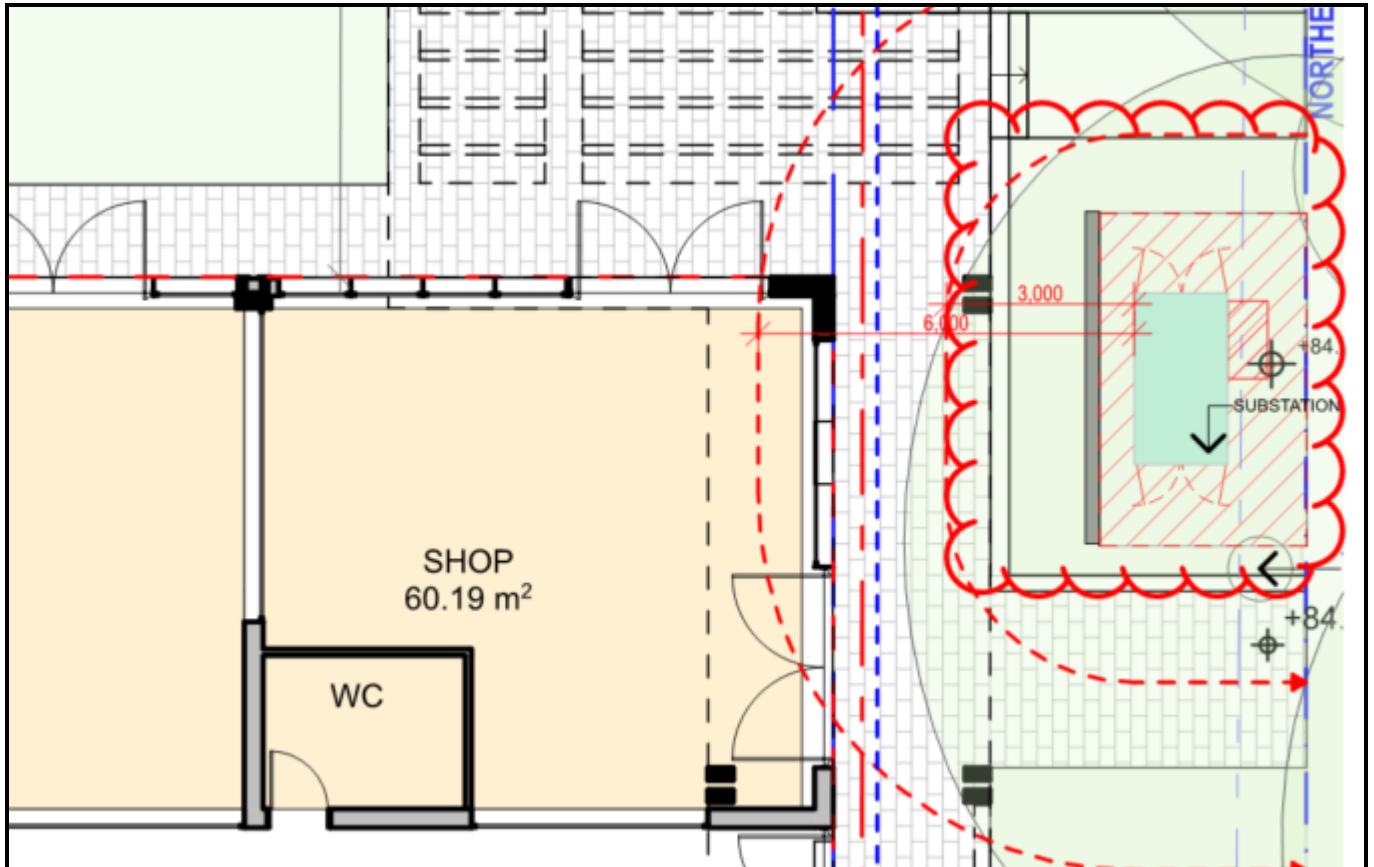


Figure 4: Indicative On-Site Substation Location

An Application for Connection, **Reference Code: 2113939**, will be submitted to Ausgrid to obtain a Design Offer for the proposed substation on-site.

2.3 Summary and Conclusion

- The new development will be provided with a new Ausgrid padmount kiosk substation at Rosalind St frontage;
- Undergrounding scope on Rosalind St to be further studied in detailed design;
- Existing street lighting pole location will be coordinated with the new driveway design;
- Ausgrid has been notified via an Application for Connection.

3. TELECOMMUNICATIONS

3.1 Telecommunications Infrastructure in the Vicinity of the Site

Responses from NBN and Telstra shows existing conduits, pits and manholes within the vicinity of the site.

3.2.1 NBN

According to DBYD plans the NBN Pit & Pipe network along Rosalind St is readily available to supply the new development. The NBN network located within the property boundary, which is deemed to be serving the existing premisses on-site, will be disconnected, decommissioned and removed as part of early works. Application to NBN will be submitted to obtain approval for the decommissioning works.

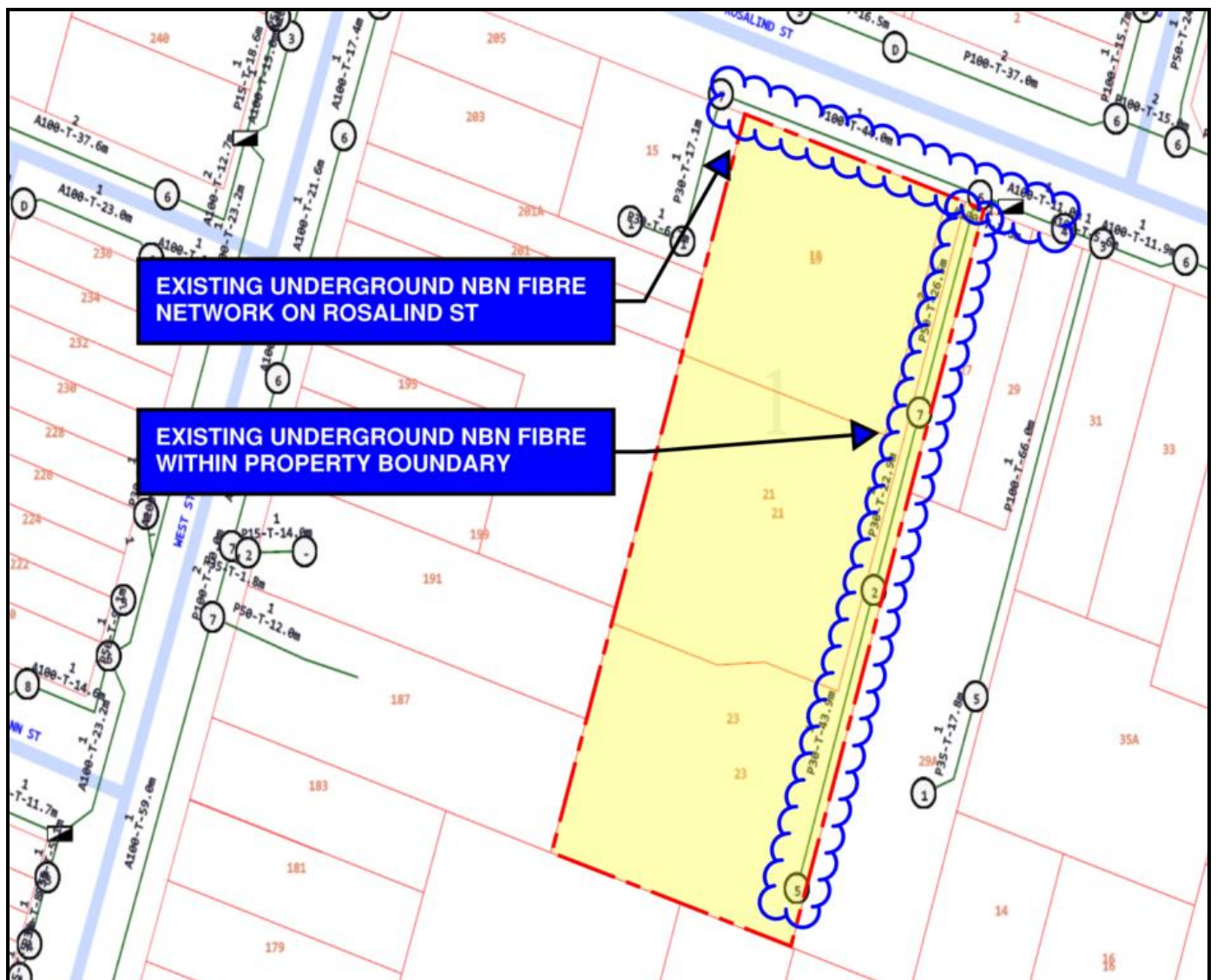


Figure 5: NBN Assets Within the Vicinity of The New Development Site (Source: DBYD)

3.2.2 Telstra

Similar to NBN, Telstra assets are readily available to supply the new development via Rosalind St. The existing Telstra assets located within the property boundary will be disconnected, decommissioned and removed as part of early works. Application to Telstra will be required to obtain approval for the decommissioning works.

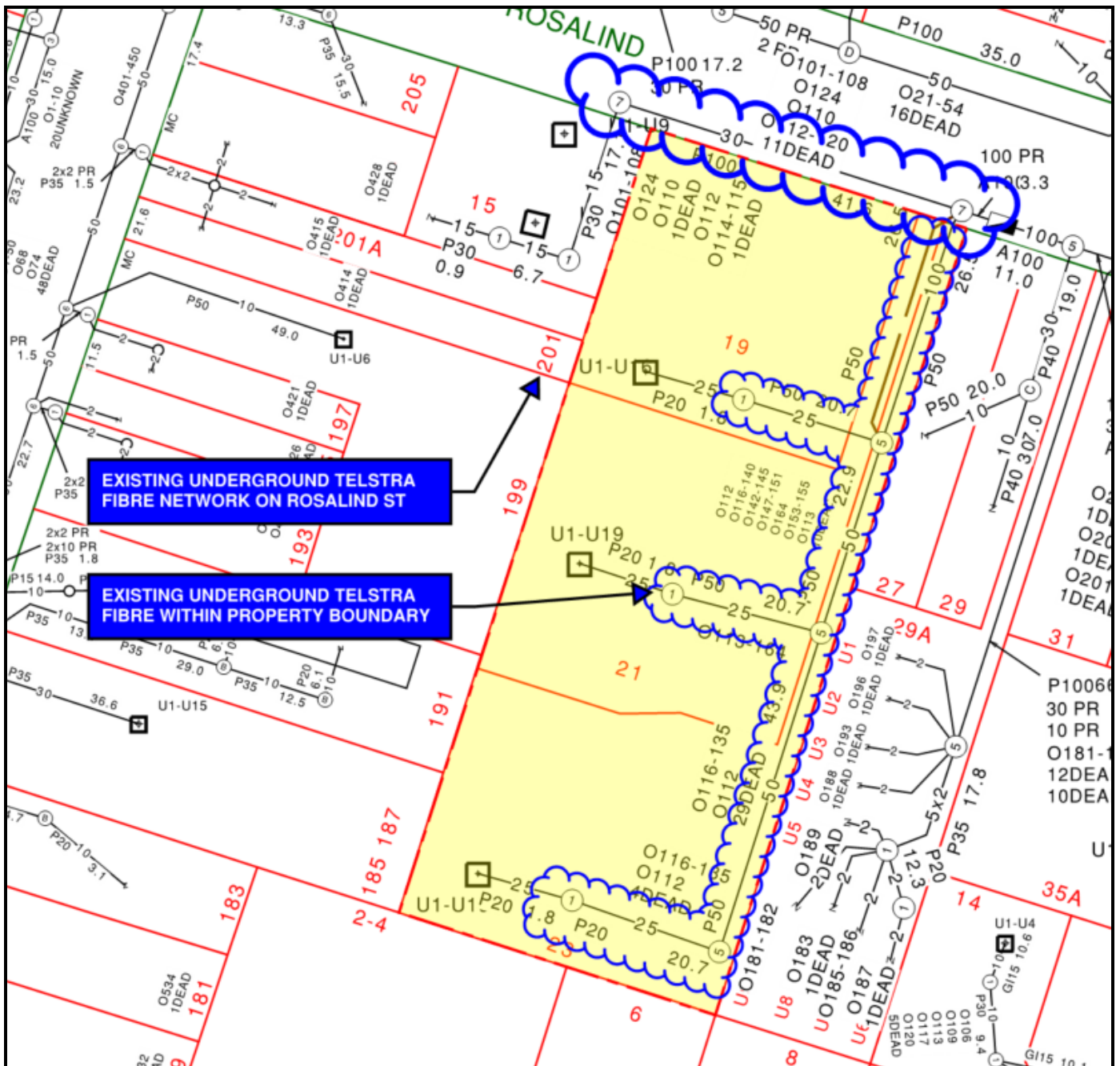


Figure 6: Telstra Assets Within the Vicinity of The New Development Site (Source: DBYD)

3.2.3 TPG

According to DBYD plans the TPG fibre network along Rosalind St is readily available to supply the new development.

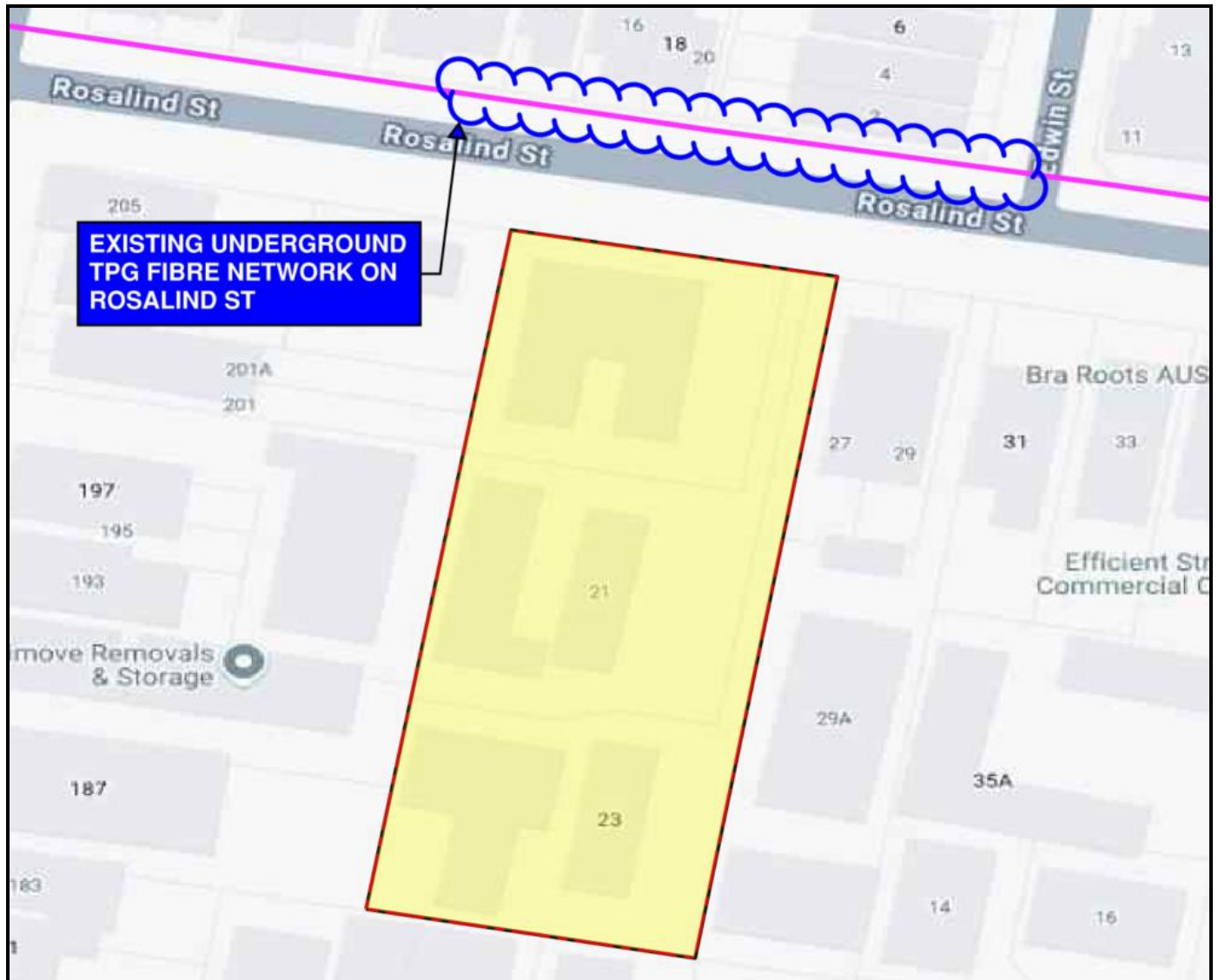


Figure 7: TPG Assets Within the Vicinity of The New Development Site (Source: DBYD)

3.2 Summary and Conclusion

- The existing telco infrastructure is sufficient to cater for the new development;
- Existing underground NBN and Telstra assets within the property boundary will be disconnected, decommissioned and removed.

4. MAINS WATER

4.1 Mains Water Infrastructure in the Vicinity of the Site

Sydney Water has extensive cold-water infrastructure within the vicinity of the development site.

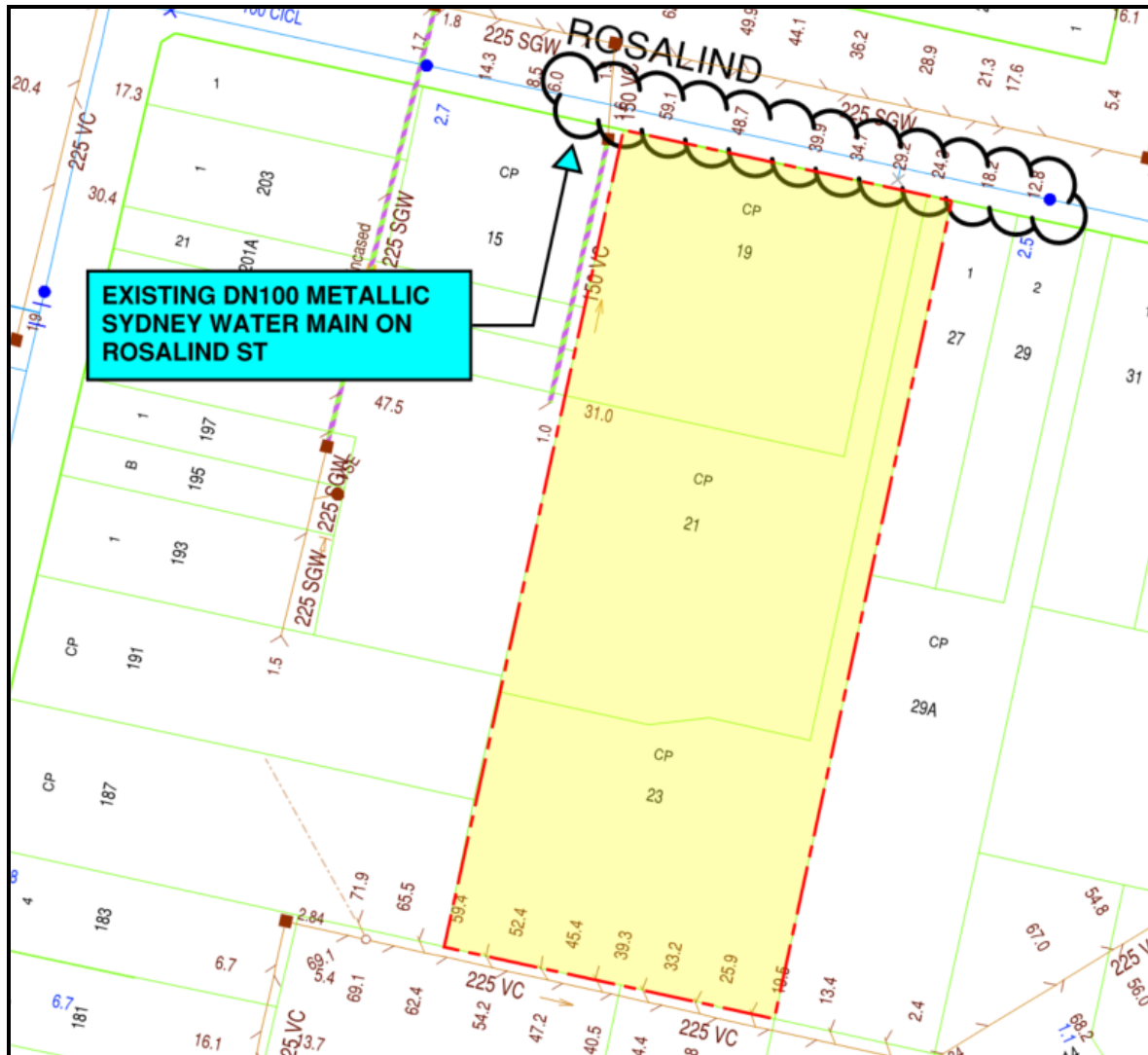


Figure 8: Cold Water Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

A 100mmDIA metallic cold-water main is available in the footpath on the development side of Rosalind St, readily available to cater for the new development. A pressure and flow enquiry will need to be submitted to Sydney Water to understand the requirements for new pump(s) and tank(s) for the proposed development, depending on which main the connection will be made to.

4.2 Summary and Conclusions

- The development site is surrounded by Sydney Water cold-water infrastructure which allows the water network to be capable of servicing the new development.

6. NATURAL GAS

6.1 Natural Gas Infrastructure in the Vicinity of the Site

The DBYD plans received from Jemena show DN75 210kPa medium pressure gas main running in front of the property boundary on Rosalind St.

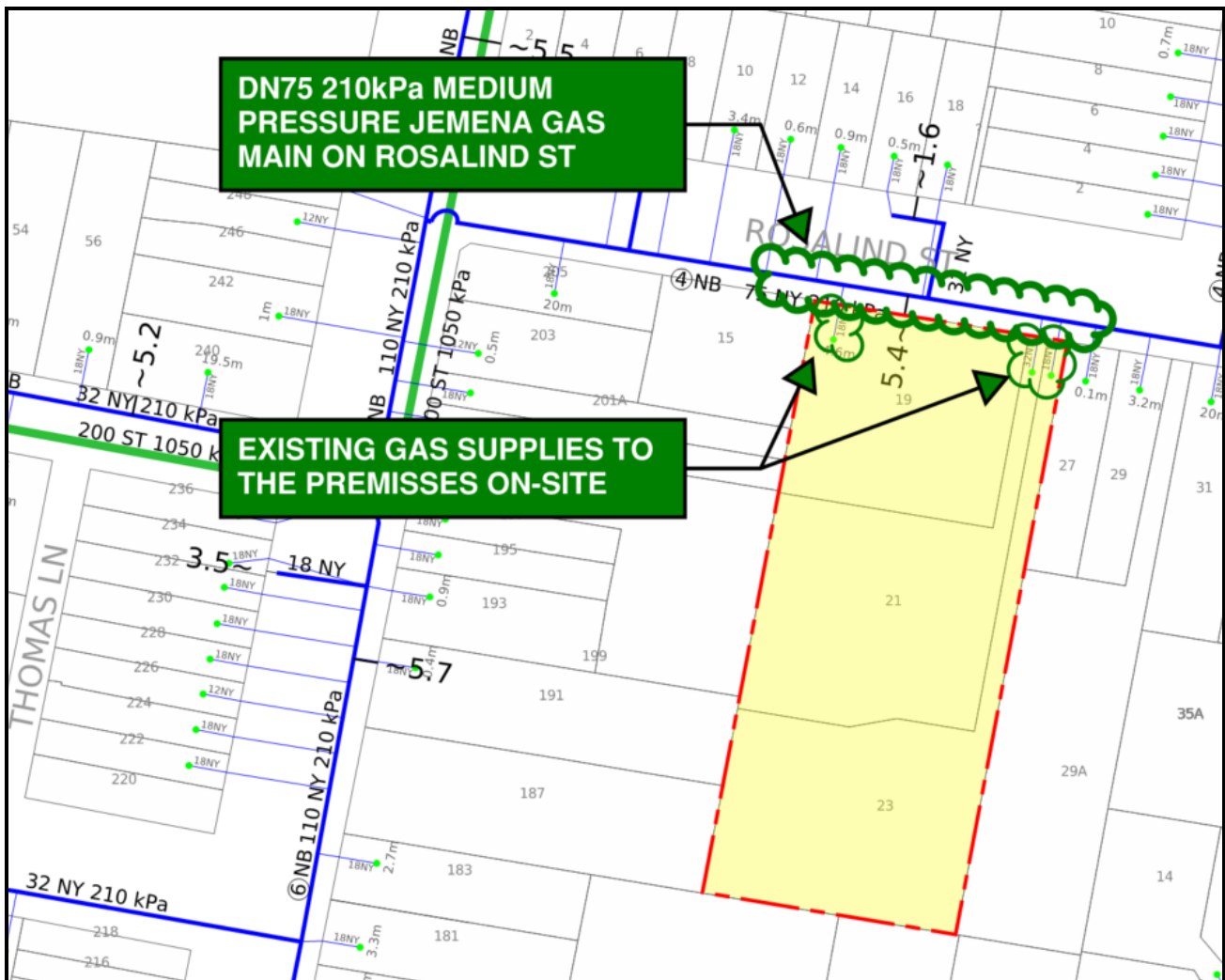


Figure 10: Jemena Natural Gas Infrastructure Within the Vicinity of The New Development Site (Source: DBYD)

This gas main will be protected during excavation works. The decommissioning of the existing supplies to the premises on-site will be coordinated with the gas retailers of respective properties and confirmed by Jemena to attend site for the disconnection works.

6.2 Summary & Conclusions

- Existing Jemena supplies to the premises on-site reticulating within the property boundary will be disconnected, decommissioned and removed.

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