



**Norman
Disney &
Young**
A TETRA TECH COMPANY

Communications Infrastructure Assessment Report

DPT Operator Pty Limited and DPPT Operator P/L
Cockle Bay Park

CONFIDENTIAL

Revision: 1.2 – For Approval Issued: 23 September 2021



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1 EXECUTIVE SUMMARY

1.1 Background

NDY has been engaged by DPT Operator Pty Limited to identify existing communications infrastructure in place onsite and investigate the impact on this infrastructure as part of the Cockle Bay Park development project. This report also covers the current status of the investigative works and the needed plans to proceed to the next phase.

1.2 Purpose

This Communications Infrastructure Assessment report supports the Stage Significant Development Application (SSDA) for the Cockle Bay Park Redevelopment.

This report presents the findings of a desktop study with respect to the telecommunications infrastructure assessment.

1.3 Authority

Authority to undertake this report was provided by DPT Operator Pty Limited.

1.4 Findings

The desktop study has identified the following communications services within the Cockle Bay Park proximity:

- Telstra
- NBN Co
- Optus

1.5 Revision History

Revision	Date	Description
P01	30/08/2021	For review and comment
1.1	10/09/2021	For Approval
1.2	23/09/2021	For Approval

2 COMMUNICATIONS SERVICES INFRASTRUCTURE

Dial Before You Dig (DBYD) requests were submitted by NDY on the 15th June 2021 to investigate the presence of existing Telecommunications Services within Cockle Bay Park Redevelopment precinct.

DBYD plans obtained show multiple existing underground infrastructures in the vicinity of the site, including assets from the following telco carriers:

- Telstra
- NBN Co
- Optus

The telecommunications services identified are expected to have the bandwidth / capacity to cater for the needs of the proposed redevelopment.

2.1 Existing Telecommunications Infrastructure

The following are Dial Before You Dig (DBYD) plans received indicating the existing communications pit and conduit system in and around the new development.

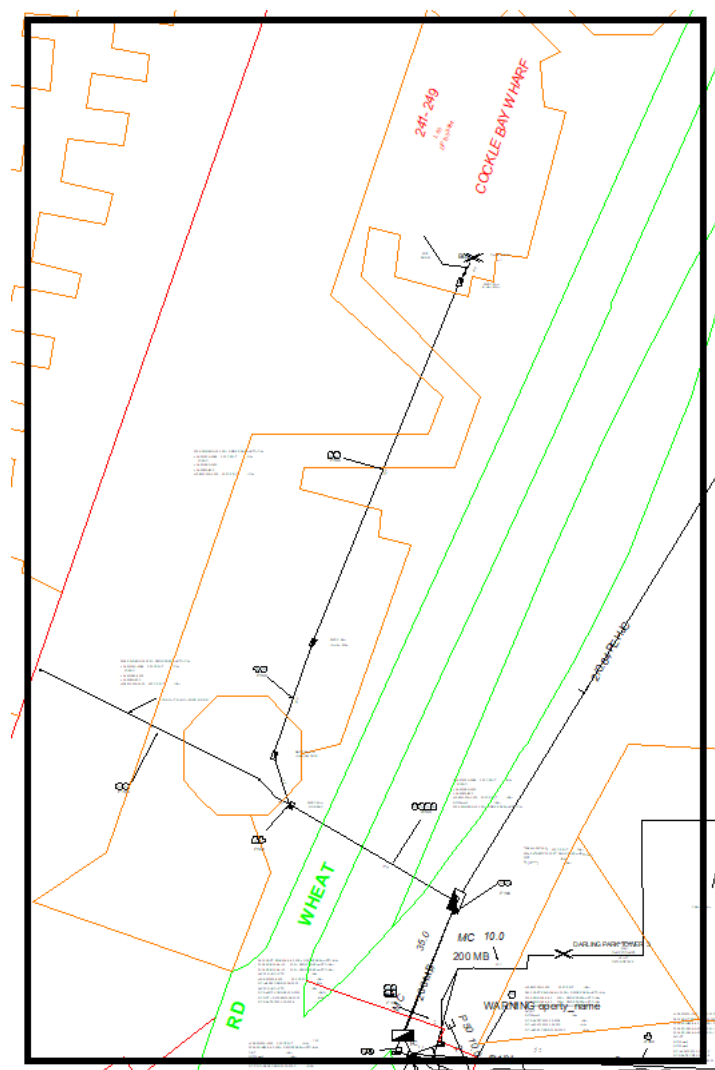


Figure 1 Telstra Infrastructure

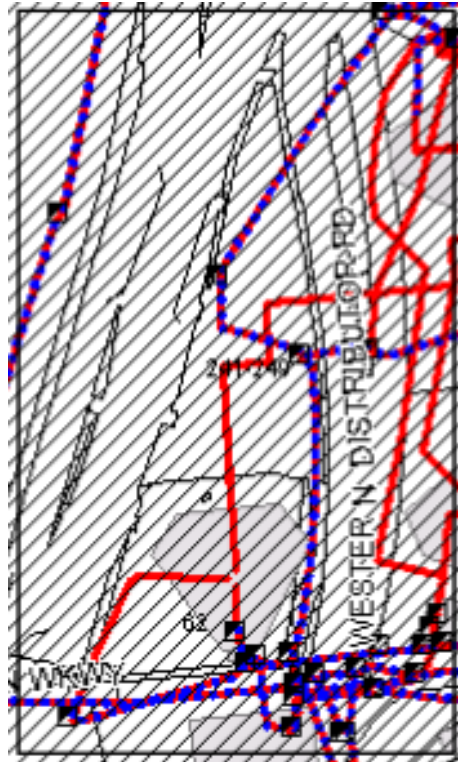


Figure 2 Optus Infrastructure



Figure 3 - NBN Co Infrastructure

2.2 Liaison with Authorities

All identified telco carriers have been notified by NDY regarding the development and potential impact to their existing assets.

2.3 Description of Building New Communication Incoming Pit and Conduit System

A new primary and secondary pit and conduit system is proposed to bring communication services into the new development.

There are two off MDF rooms provided for the new development, including **MDF #1** located on Level 00 and **MDF #2** located on level 01. Cabling from the primary and secondary lead in services are reticulated to each MDF room via diverse cable pathways.

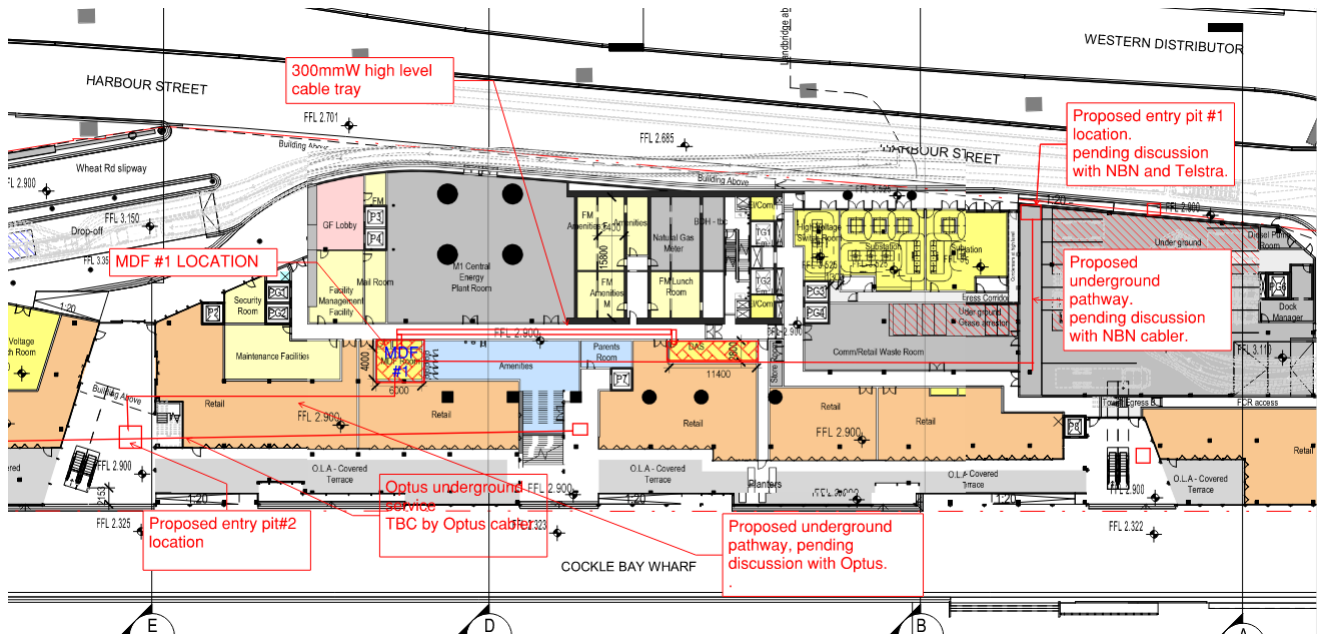


Figure 4 LEVEL 00 PLAN

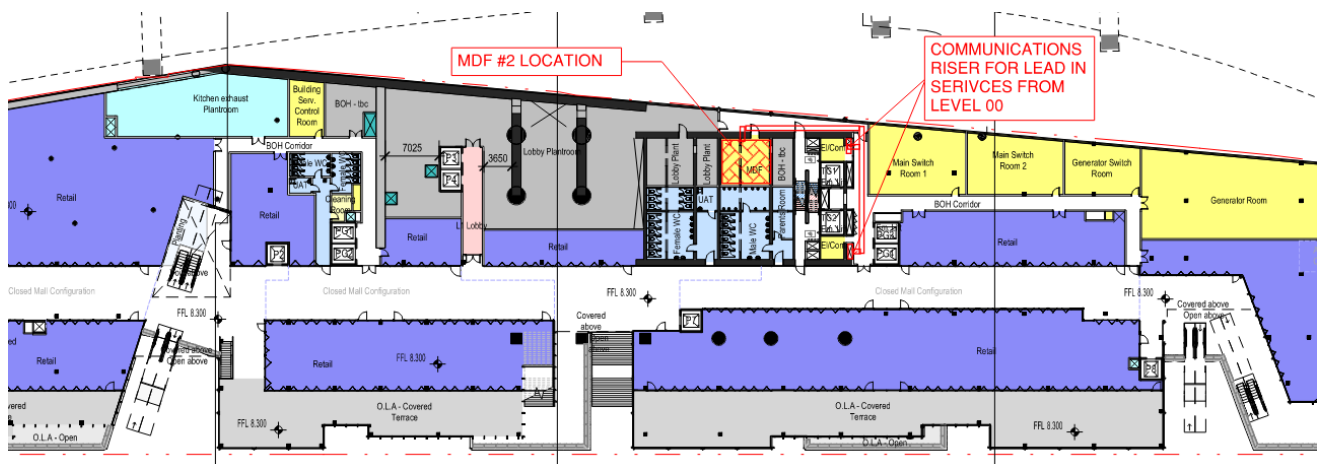


Figure 5 LEVEL 02 PLAN

2.4 Current status, application processes and next steps

Discussion with the telco carriers' requests that an approved cabler from each telco carrier be contacted to carry out underground survey works to:

- Validate the DBYD plans;
- Identify existing telco carrier assets; and
- Provide preliminary servicing advise.



As such, NDY has commenced communication with approved cablers to conduct the above tasks. Email correspondences issued to approved cablers are attached for reference.

2.4.1 Services Risks

NDY has identified from DBYD plans and discussions with telco carriers the following risks:

- Relocation or modification to lead-in works may be required pending survey results and confirmation by the carriers.
- Due to the on-going COVID-19 restrictions in NSW, the site survey works by cablers had been postponed.

2.4.2 Next Step

At the time of the report, a case number (NBN1093592) has been assigned by NBN Co regarding the NBN Co asset at Cockle Bay Park, to investigate on the impact to the existing NBN Co infrastructure and works required for the new service.

NDY will continue liaising with approved cablers to finalise the underground survey works as required, and further engage the respective carriers regarding the possible relocations works and new lead-in services.

2.5 Correspondence

The attached correspondence has been entered into with cable representatives for the communication infrastructure carriers.



3 REPORT DISCLAIMER

In preparation of this report, NDY has relied upon, and presumed accurate, any information (or confirmation of the absence thereof) provided by Telecommunications Providers and/or from online sources.

NDY has prepared this report in accordance with the usual care and thoroughness of the consulting profession, for the sole purpose described above and by reference to applicable standards, guidelines, procedures and practices at the date of issue of this report. For the reasons outlined above, however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this report, to the extent permitted by law.

This report should be read in full and no excerpts are to be taken as representative of the findings. No responsibility is accepted by NDY for use of any part of this report in any other context. This report has been prepared on behalf of, and for the exclusive use of DPT Pty Ltd and is subject to, and issued in accordance with, the provisions of the contract between NDY and DPT Pty Ltd. NDY accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any third party.



NORMAN DISNEY & YOUNG CONSULTING ENGINEERS

NDY Management Pty Limited trading as Norman Disney & Young
ABN 29 003 234 571
60 Miller Street
North Sydney NSW 2060
Telephone: +61 2 9928-6800
Facsimile: +61 2 9955-6900

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NDY QA SYSTEM

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Client Name: DPT Operator Pty Limited and
DPPT Operator P/L
Client Contact: Lachlan Adams/Greg Mannes

Verification By: Ashish Kulkarni

Project Leader: Ashish Kulkarni
Editor: Yurong Jia

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Jia, Yurong

From: Jia, Yurong
Sent: Monday, 30 August 2021 3:55 PM
To: info@durkinconstruction.com.au
Cc: Green, Ron; Kulkarni, Ashish
Subject: Telecommunications Carrier assets at Cockle Bay Park, Sydney audit
Attachments: 20210702_Area Plans Podium.pdf; DBYD JOB:21789520 SEQ:110698858 - wheat road , sydney , NSW , 2000 email(1/1); DBYD Referral:110698853[21789520]; DBYD JOB: 21789520 SEQ: 110698852 - wheat road, sydney NSW 2000

Hi Niall,

Thanks for your time over the phone the other day.

As mentioned, your contact was provided by Telstra as one of the Telstra accredited cablers. We are currently working on a new development, including a retail podium at the bottom and a commercial tower on top, at Cockle Bay Park, wheat road, Sydney.

There is an existing building, which will be demolished before the construction of the new building.

We noticed from the DBYD plans received (attached for reference) that there are underground NBNCo, Telstra and Optus asset at the location of the site.

The existing pathway to the current MDF appear to be under the current building.

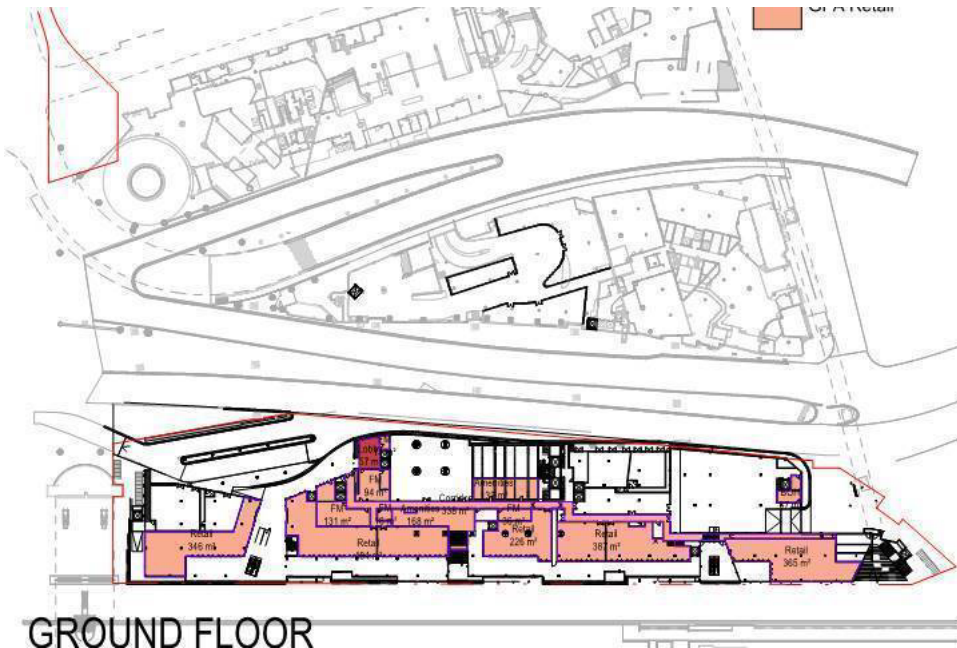
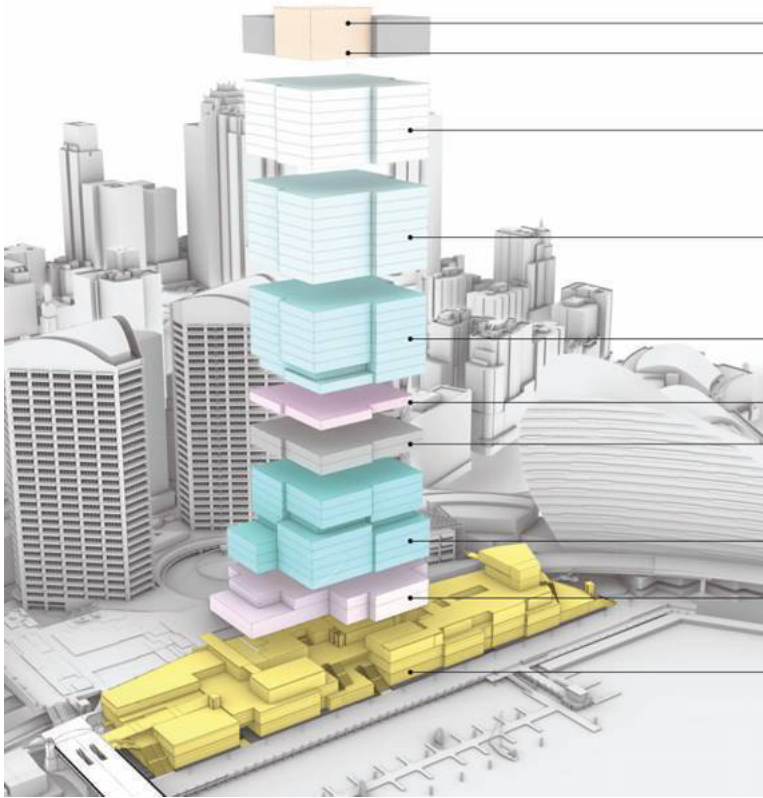
Attached are podium plans and info received from DBYD. Building and location details are attached below for info.

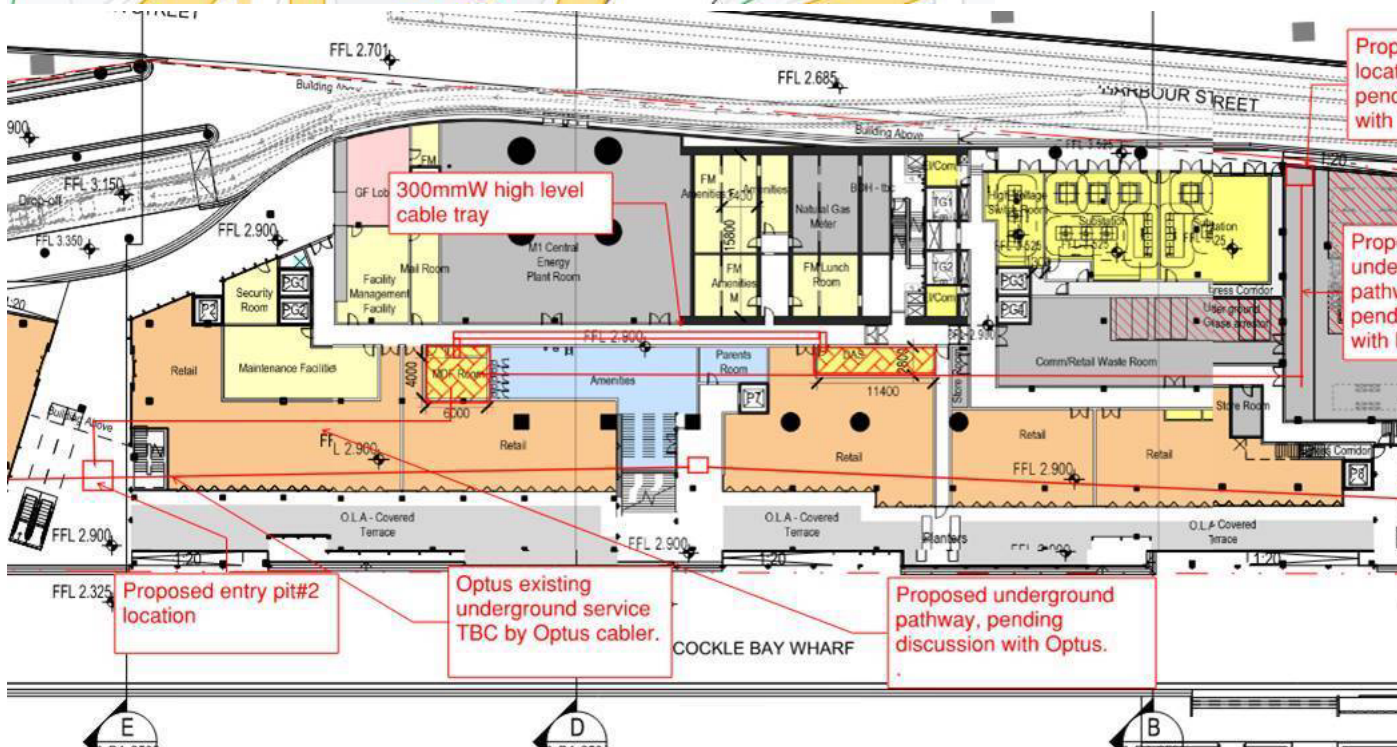
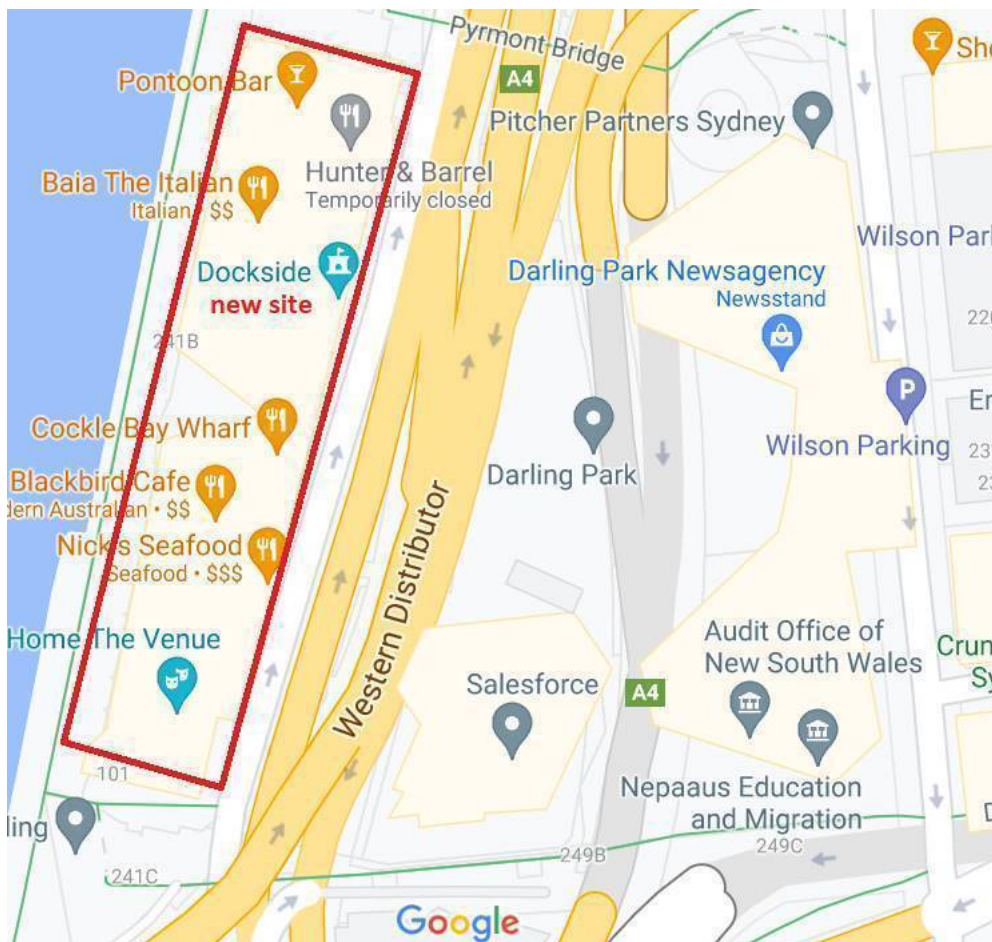
As per instructions from the carriers, we will require site audit(s) from a certified cabling locator, validation of the DBYD plans, survey report for the underground carrier cabling pathway, existing carrier assets, options of the carrier pathway/equipment relocation works (if required), and advise for the new pathway from the carrier services to the new building MDF.

Based on the information provided, could you please provide us a fee for the works required?

Please feel free to contact me if further information required.

Thank you.





Kind Regards,



Yurong Jia | Senior ICT/AV Engineer
T +61 2 9928 6800 | D +61 2 9928 6941 | M 0430746868
E y.jia@ndy.com | www.ndy.com

Norman Disney & Young A Tetra Tech Company
Level 1, 60 Miller Street, North Sydney, NSW 2060, Australia
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Jia, Yurong

From: Jia, Yurong
Sent: Monday, 30 August 2021 3:54 PM
To: support@onpointlocating.com.au
Cc: Green, Ron; Kulkarni, Ashish
Subject: Telecommunications Carrier assets at Cockle Bay Park, Sydney audit
Attachments: 20210702_Area Plans Podium.pdf; DBYD JOB:21789520 SEQ:110698858 - wheat road , sydney , NSW , 2000 email(1/1); DBYD Referral:110698853[21789520]; DBYD JOB: 21789520 SEQ: 110698852 - wheat road, sydney NSW 2000

Hi Emily,

Thanks for your time over the phone the other day.

As mentioned, your contact was provided by Optus as one of the Optus accredited cablers. We are currently working on a new development, including a retail podium at the bottom and a commercial tower on top, at Cockle Bay Park, wheat road, Sydney.

There is an existing building, which will be demolished before the construction of the new building.

We noticed from the DBYD plans received (attached for reference) that there are underground NBNCo, Telstra and Optus asset at the location of the site.

The existing pathway to the current MDF appear to be under the current building.

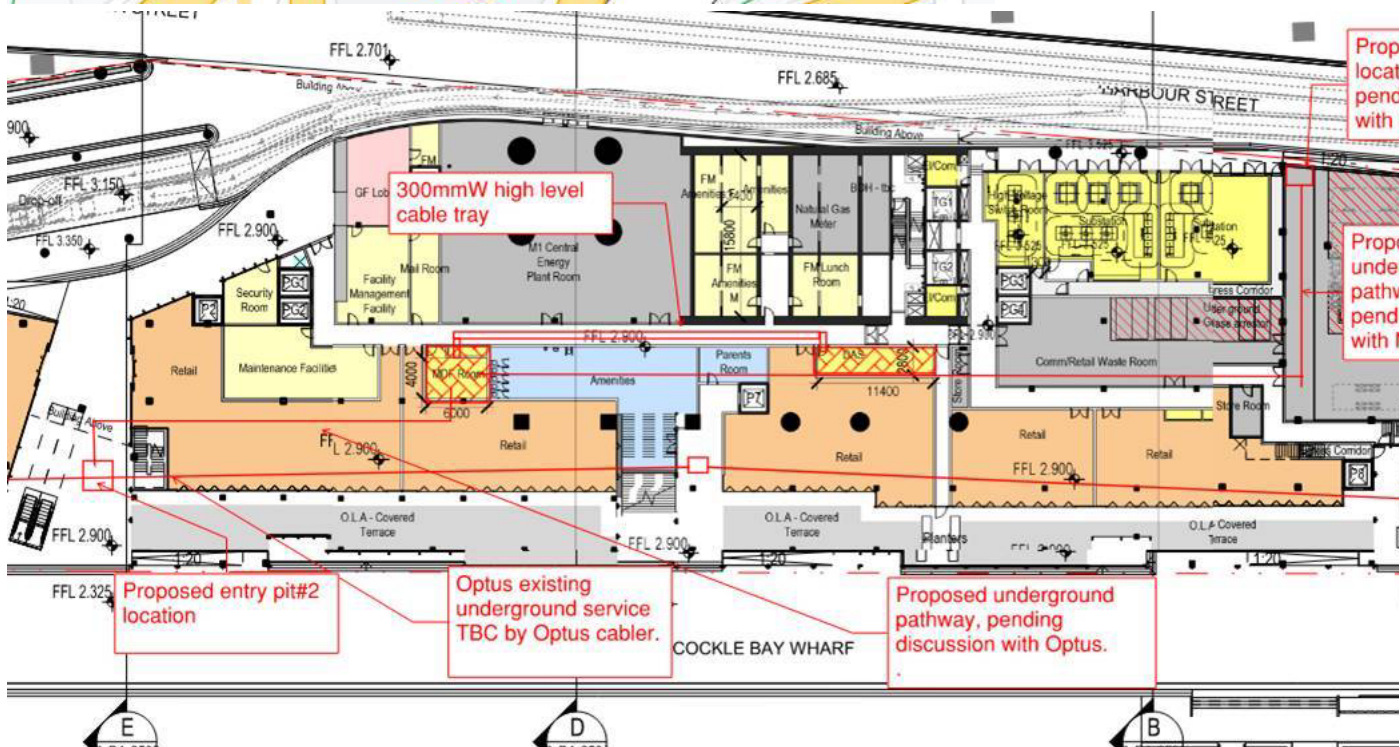
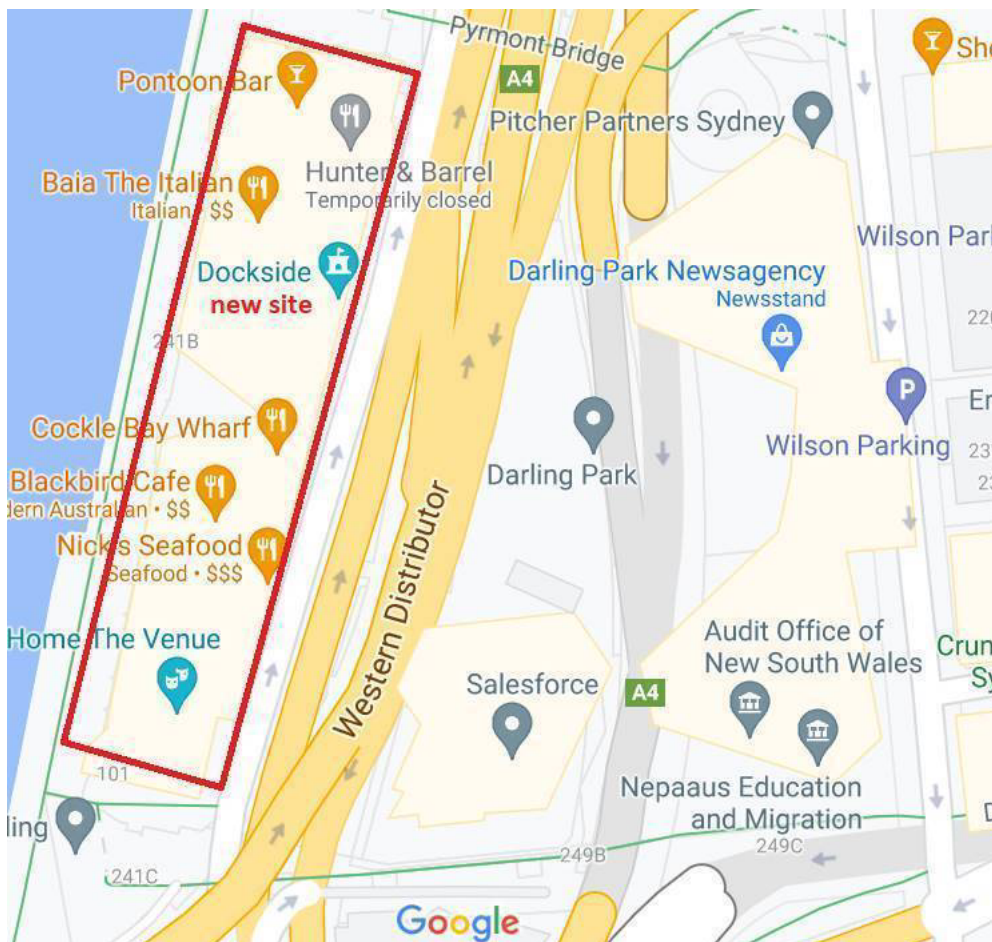
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Thank you.



Kind Regards,



Yurong Jia | Senior ICT/AV Engineer
T +61 2 9928 6800 | D +61 2 9928 6941 | M 0430746868
E y.jia@ndy.com | www.ndy.com

Norman Disney & Young A Tetra Tech Company
Level 1, 60 Miller Street, North Sydney, NSW 2060, Australia
TETRA TECH HIGH PERFORMANCE BUILDING GROUP

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Jia, Yurong

From: Jia, Yurong
Sent: Monday, 30 August 2021 3:50 PM
To: info@jbtech.com.au
Cc: Green, Ron; Kulkarni, Ashish
Subject: Telecommunications Carrier assets at Cockle Bay Park, Sydney audit
Attachments: 20210702_Area Plans Podium.pdf; DBYD JOB:21789520 SEQ:110698858 - wheat road , sydney , NSW , 2000 email(1/1); DBYD Referral:110698853[21789520]; DBYD JOB: 21789520 SEQ: 110698852 - wheat road, sydney NSW 2000

Hi Jon,

Thanks for your time over the phone the other day.

As discussed, we are currently working on a new development, including a retail podium at the bottom and a commercial tower on top, at Cockle Bay Park, wheat road, Sydney.

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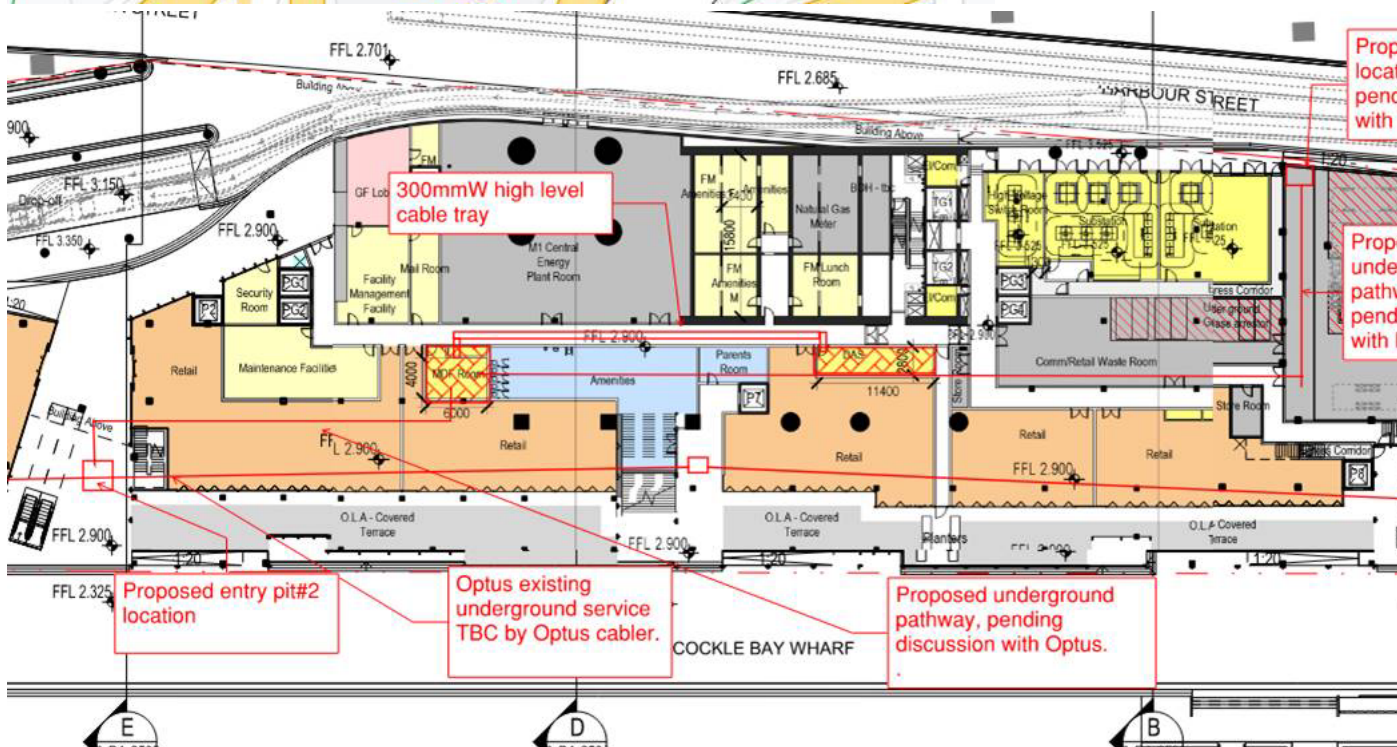
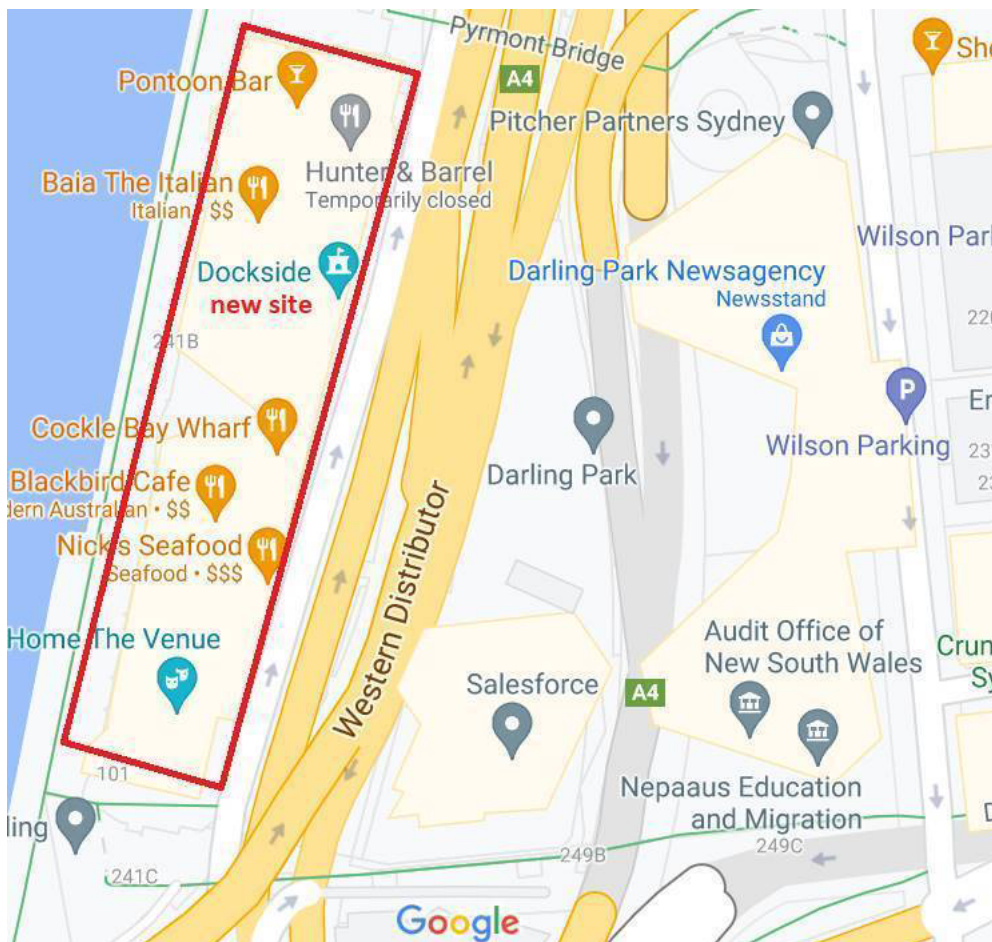
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