



SERVICES INVESTIGATION REPORT

ADVERTISED PLAN

**FOR
MIXED USE DEVELOPMENT**

846 - 858 GLENFERRIE ROAD

Hawthorn, VIC 3122

**Project No: 18143
Preliminary Issue B
05 May 2026**

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TABLE OF REVISIONS

REV	DATE	DESCRIPTION	ADDENUM	PAGE	REVISED ITEMS
A	20/02/2026	Preliminary Issue			
B	05/05/2026	Preliminary Issue			

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SECTION 1 INTRODUCTION

We present the following services investigation report pertaining to the Electrical, Communications, Fire and Hydraulic Services associated with the proposed 846-858 Glenferrie Road, Hawthorn. The Development consists of the following:-

- 3.5 Levels of basement carpark.
- Ground floor retail tenancies.
- Fifteen levels of residential apartments comprising:
 - 31 off 2 bedroom apartments.
 - 47 off 3 bedroom apartments.

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1.1 BASIS OF REPORT

- The intention of this report is to provide an understanding of the existing services infrastructure to the site relative to the requirements of the proposed development to inform the feasibility of the existing services infrastructure.
- Required infrastructure capacities for the proposed development have been based on information received from Hamton, Dial Before you dig information and relevant authority advice.
- The details presented within are subject to change based on formal responses from the applicable Authorities once the building size and form is resolved.
- The project is located at 846-858 Glenferrie Road, Hawthorn.

1.2 SCHEDULE OF AUTHORITIES

The following presents a schedule of all the Authorities applicable to this site:-

<u>Electrical</u>	Citipower
<u>Copper Telecommunications</u>	Telstra Corporation
<u>Fibre Optic Telecommunications</u>	NBN Co.
<u>Water/Sewer</u>	Yarra Valley Water (YVW)
<u>Gas</u>	Multinet Gas

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SECTION 2 ELECTRICAL SERVICES

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2.1 EXISTING CONDITIONS

Based on the information provided by the relevant electrical supply authority, CitiPower, there is an existing indoor substation (GLENFERRIE 866-BARKERS) adjacent to the site supplied from CitiPower's infrastructure. There is also existing overhead CitiPower and Yarra Trams assets in front of the site that has been partially undergrounded.

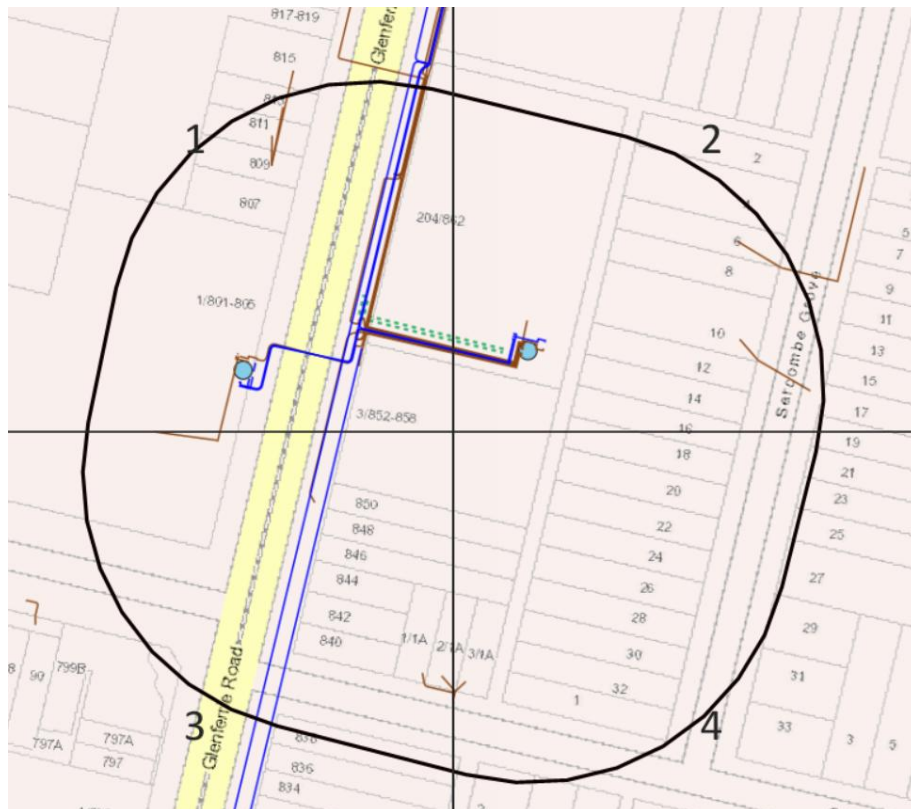


Figure 1.1: Existing CitiPower Infrastructures on Glenferrie Rd

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2.1.1 Proposed Electrical Infrastructure

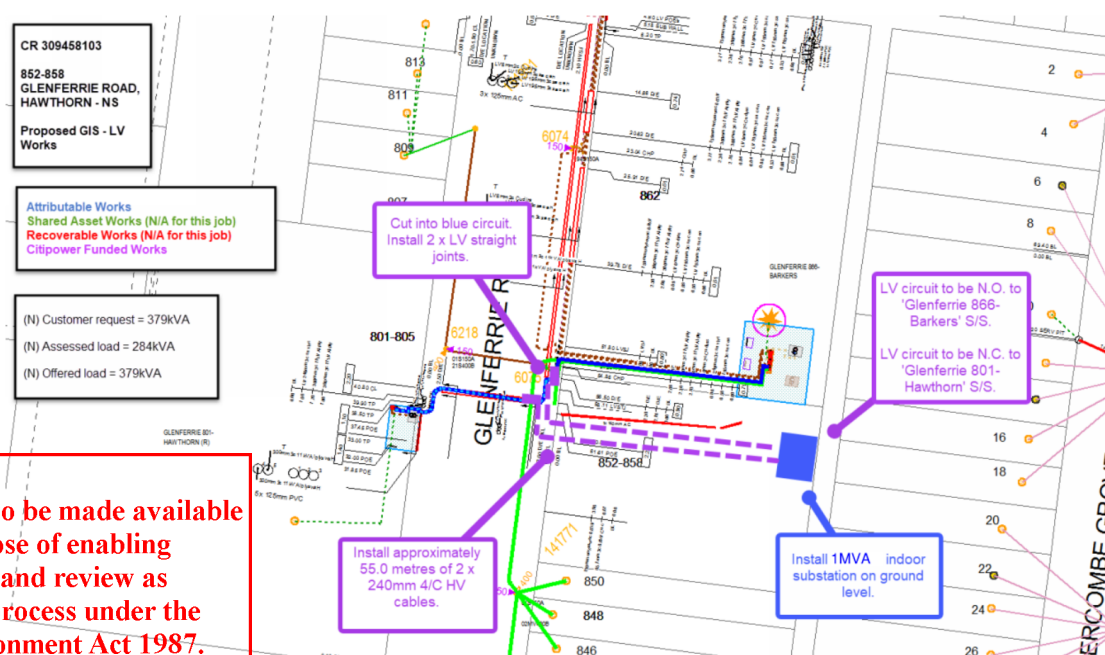


Figure 2.1: Proposed Electrical Infrastructure

The development will be supplied from a new 1MVA indoor substation whereby the high voltage cabling will be reticulated from Glenferrie Rd.

As part of the planning process, the size and location of the proposed substation has been considered with the architectural layout in accordance with CitiPower's requirements.

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2.2 TELECOMMUNICATIONS

2.2.1 Existing Conditions

Based on the information provided by the telecommunications providers, there is incoming communication cables (15 pair) to the site from the existing communications infrastructure.

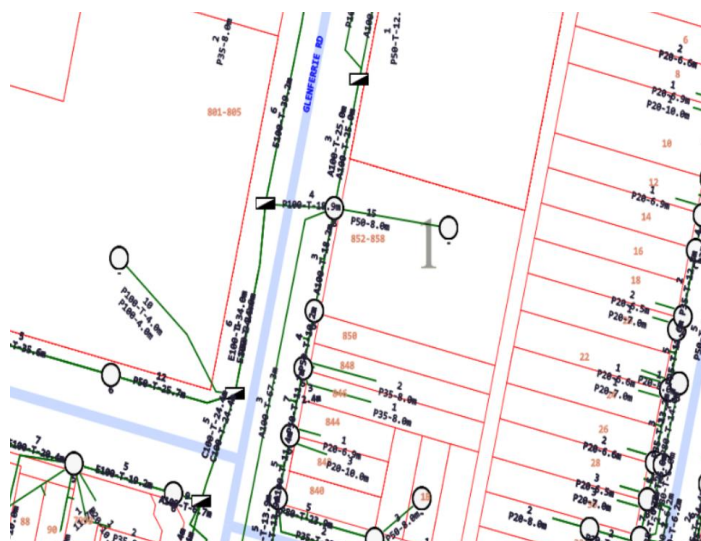


Figure 2.2: Part NBN Co. Plan of Glenferrie Rd

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2.2.2 Proposed Communications Infrastructure

An application will be lodged with NBN Co. or another telecommunications provider to disconnect, cut and seal the existing infrastructure no longer required.

The communications infrastructure will be staged as follows:-

- The existing Telstra and NBN circuits affected by the proposed demolition works will be disconnected and removed.
- A new NBN connection will be provided to the proposed development via a main communications rack.

A main communications room will be constructed in accordance with NBN Co's requirements for the dedicated equipment installed by NBN Co.

An application will be lodged to NBN Co., to supply the new development. The costs will be development funded in accordance with NBN Co's cost breakdown.

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SECTION 3 HYDRAULIC SERVICES

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3.1 EXISTING CONDITIONS

3.1.1 Water and Sewer

Based on the Yarra Valley Water asset map database there are existing Ø225mm authority water mains running north-south along Glenferrie Road. There are authority sewer mains located at both the frontage on Glenferrie Road and the rear lane to the site. The authority sewer mains are both sized at Ø225.

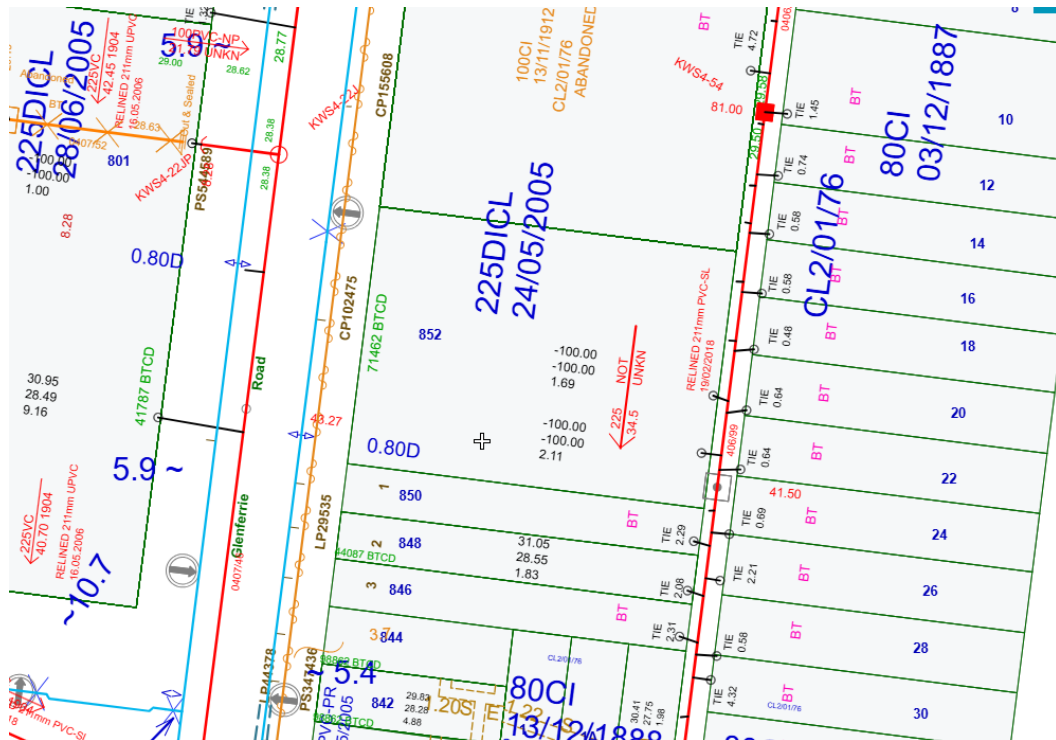


Figure 3.1 - Existing Water Authority Assets Map

3.1.2 Gas Services

Based on the Authority asset map it has been identified, there are existing high pressure authority gas mains surrounding the site along Glenferrie Road and within the rear lane.

Refer to the figure below, for the existing gas authority assets in relation to the development site.

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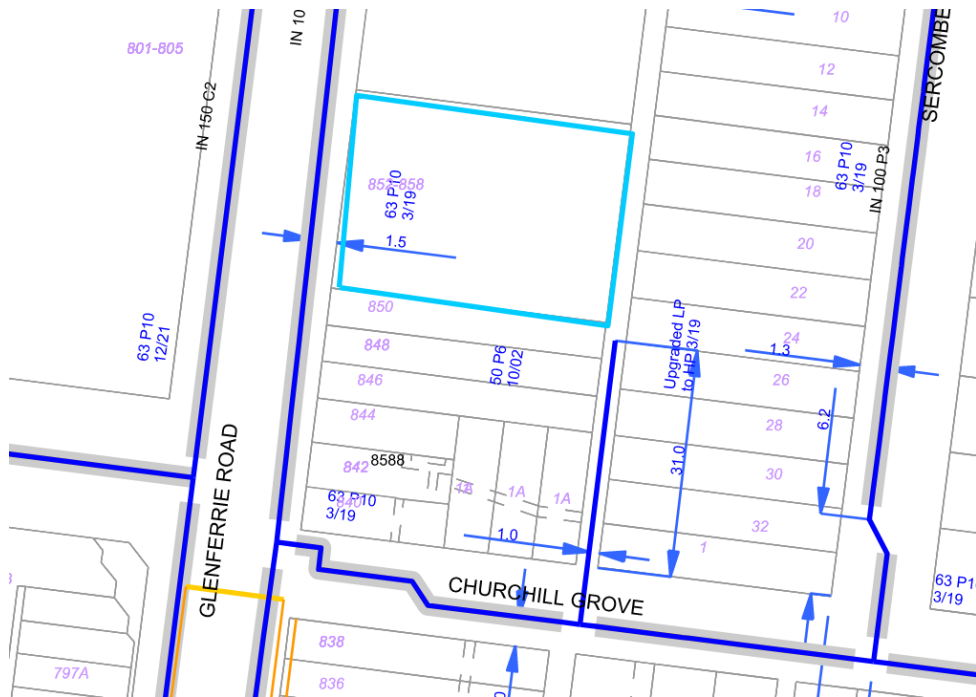


Figure 3.2 - Existing Authority Gas Asset Map

It is anticipated that no gas connections will be provided for the proposed development.

3.1.3 Stormwater

This report does not address site stormwater provisions as the assessment would need to be carried out by the project Civil Engineer. Further advice will need to be obtained from the Civil Engineer relative to the location of Legal Point of Discharge and proposed stormwater infrastructure works.

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3.2 PROPOSED HYDRAULIC INFRASTRUCTURE

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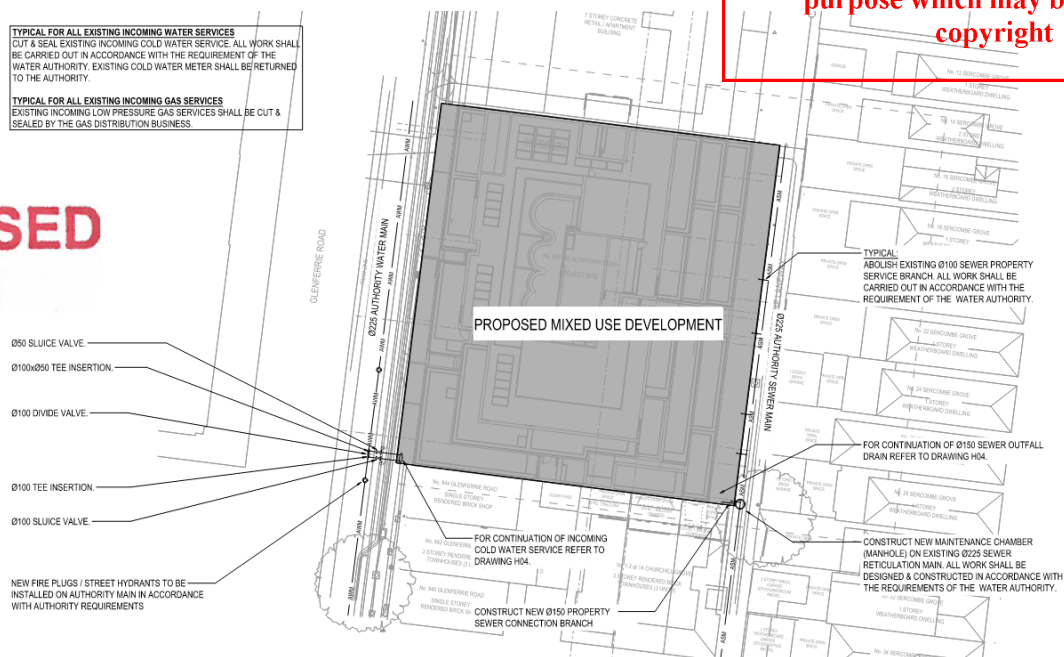


Figure 3.3: Proposed Development Connection Plan

3.2.1.1 Sewer Service

Given that existing sewer infrastructure is located at both the front and rear of the site, a new sewer connection is proposed at the rear, discharging to the authority main within the laneway.

Due to the basement construction extending to the site boundary, the property branch connection to the authority sewer will be made via a new connection into a new manhole. An inspection opening will be provided to finished surface level in accordance with authority requirements.

All works including the new property branch, inspection opening, and manhole connection will be designed by an accredited consultant and constructed by an authority-accredited sewer contractor in compliance with the relevant water authority standards and approval conditions.

Final sewer reticulation layout and connection methodology remain subject to detailed design development and formal authority approval.

3.2.1.2 Water Service

The existing water authority infrastructure servicing the site comprises a Ø225mm diameter water main located within Glenferrie Road.

The proposed development will be supplied via dual tapplings from this main, providing dual fire and domestic water services. Each service will be independently valved, incorporating a divide valve arrangement at the authority main connection point.

From the point of connection, the services will be reticulated throughout the site to supply all required fixtures and fire protection systems.

All tapping works and associated infrastructure will be designed and constructed in accordance with the relevant water authority requirements and standards.

3.2.2 Fire Service

The development will be supplied via an onsite hydrant system with a fully sprinkler protection solution in accordance with the relevant codes. The pressure and flow advice has determined that fire pumps along with fire water tanks are required for the development.

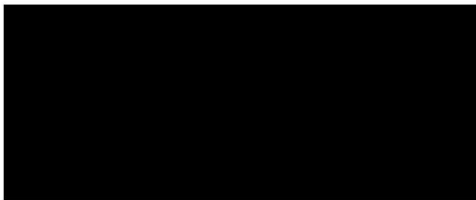
It is also likely that the FRV involvement will be required for the development. Further advice will need to be obtained from the FRV, building surveyor and projects fire engineer during the design phase.

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We trust the above is satisfactory. Please contact the undersigned should you require further information.

Yours faithfully,

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