

Infrastructure Report

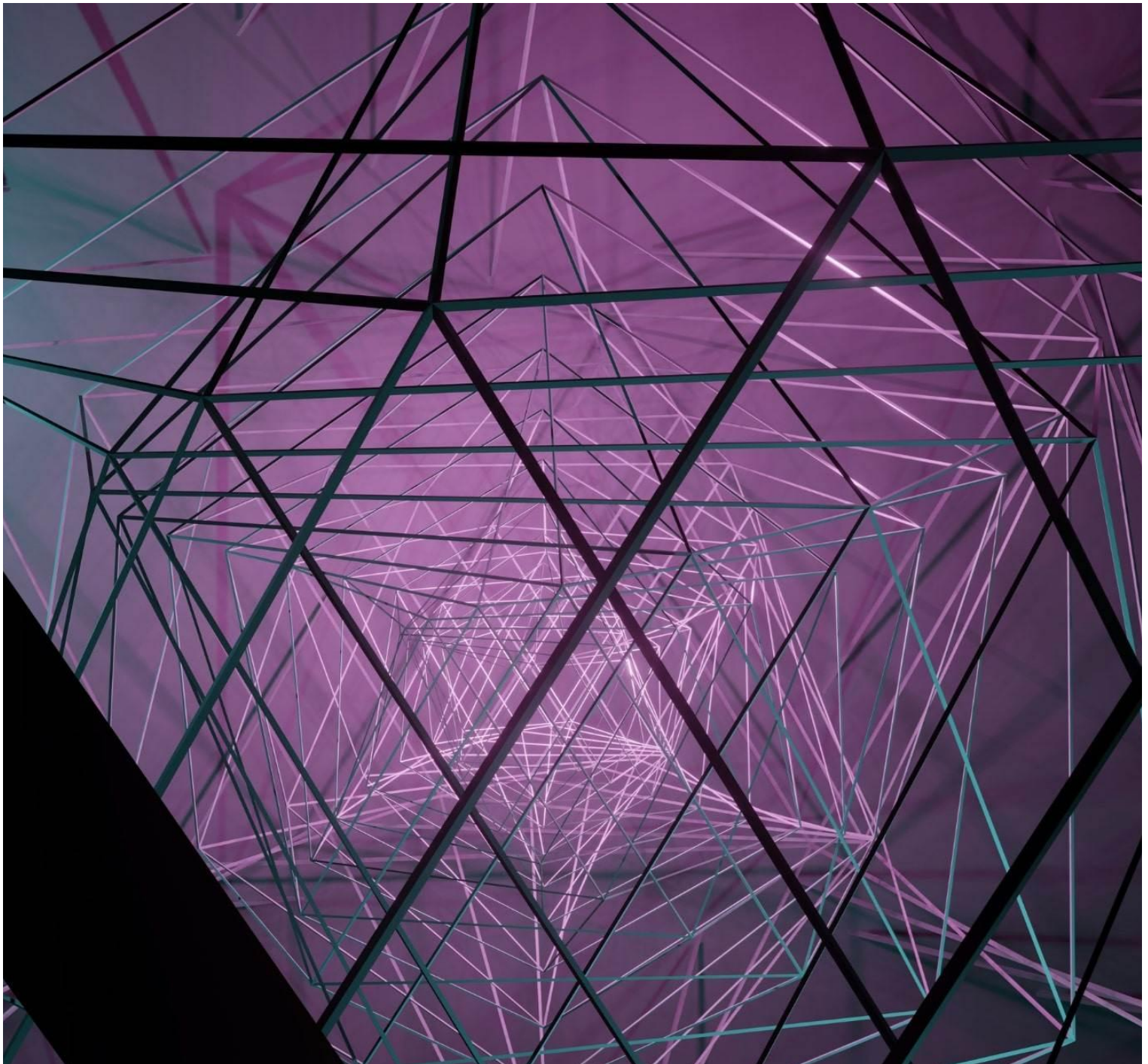
Homes NSW
72 and 82-86 Menangle Road, Camden

Prepared for Homes NSW

Project No. SYD4168

Date 26 June 2026

Revision 2



Project	Homes NSW, 72 and 82-86 Menangle Road, Camden
Location	72 and 82-86 Menangle Road, Camden
Prepared by	ADP Consulting, an Ayesa company 33 Erskine St, Sydney NSW 2000
Project No	SYD4168
Revision	2
Date	26 June 2026

Rev	Date	Description	Author	Technical Review	Authorisation & QA
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1	25.06.2026	Draft	VD, LC, PT, JS	JG	JG
2	26.06.2026	Final	VD, LC, PT, JS	JG	JG

Project Team	
Client / Principal	Homes NSW
Architect	DKO
Project Manager	Homes NSW
Building / Head Contractor	-
Building Surveyor	-
Other	-

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Executive Summary

This infrastructure report has been prepared by ADP Consulting Pty Ltd as part of the Environmental Impact Statement (EIS) for a State Significant Development (SSD) application and concurrent rezoning for a social and affordable housing development at 72 and 82-86 Menangle Road, Camden.

The site is located at 72 and 82-86 Menangle Road, Camden, in the Camden Local Government Area (LGA) and has a combined site area of 7,184sqm.

The SSDA seeks approval for the construction of two residential flat buildings comprising a total of 95 social and affordable housing dwellings.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project SSD-116982991 on 05/06/2026 as detailed in the table below.

Table 1: Relevant SEARs considered

Issue	SEARs requirement	Section reference
23. Infrastructure Requirements and Utilities	• assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. • identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. • identify potential impacts to existing utility infrastructure as a result of the development. • If required, provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be coordinated, funded and delivered to facilitate the development.	Evidence of consultation with service providers provided in this report to satisfy requirements, see: • Sydney Water see pages 23 – 32 • Endeavour Energy see pages 33 – 41

This report concludes that the proposed development appropriately considers infrastructure requirements and utilities.

Please note that a staging plan is currently not required nor proposed.

Proposed development

The SSD application seeks consent for the following:

- Site preparation works including excavation.
- Construction of two residential flat buildings containing 95 dwellings for the purpose of social and affordable housing.
- Construction of one level of basement parking for each residential flat building.
- Associated landscaping and communal open space.
- Infrastructure servicing.

A detailed description of the project is included in the EIS.

Subject Site

The site is located at 72 and 82-86 Menangle Road, Camden in the Camden Local Government Area (LGA). The site comprises 9 lots and has a combined site area of 7,184sqm. The lots are legally described as Lot 73-77 in DP21405, Lot 86 in DP21405, and Lots 1-3 in DP24039.

The site is currently occupied by three 1960s brick cottages, the former Camden Nurses' Quarters, and a former NSW Health car park.

The site has frontage to Menangle Road and Gilbulla Avenue. It is located opposite Camden Hospital and is approximately 600 metres from the Camden Town Centre, which provides a range of essential services, retail, and civic facilities.

A bus stop is located directly in front of the site on Menangle Road and Don Moon Memorial Reserve is located less than 250m from the site.

To the south and east, the site is surrounded by low density residential housing.

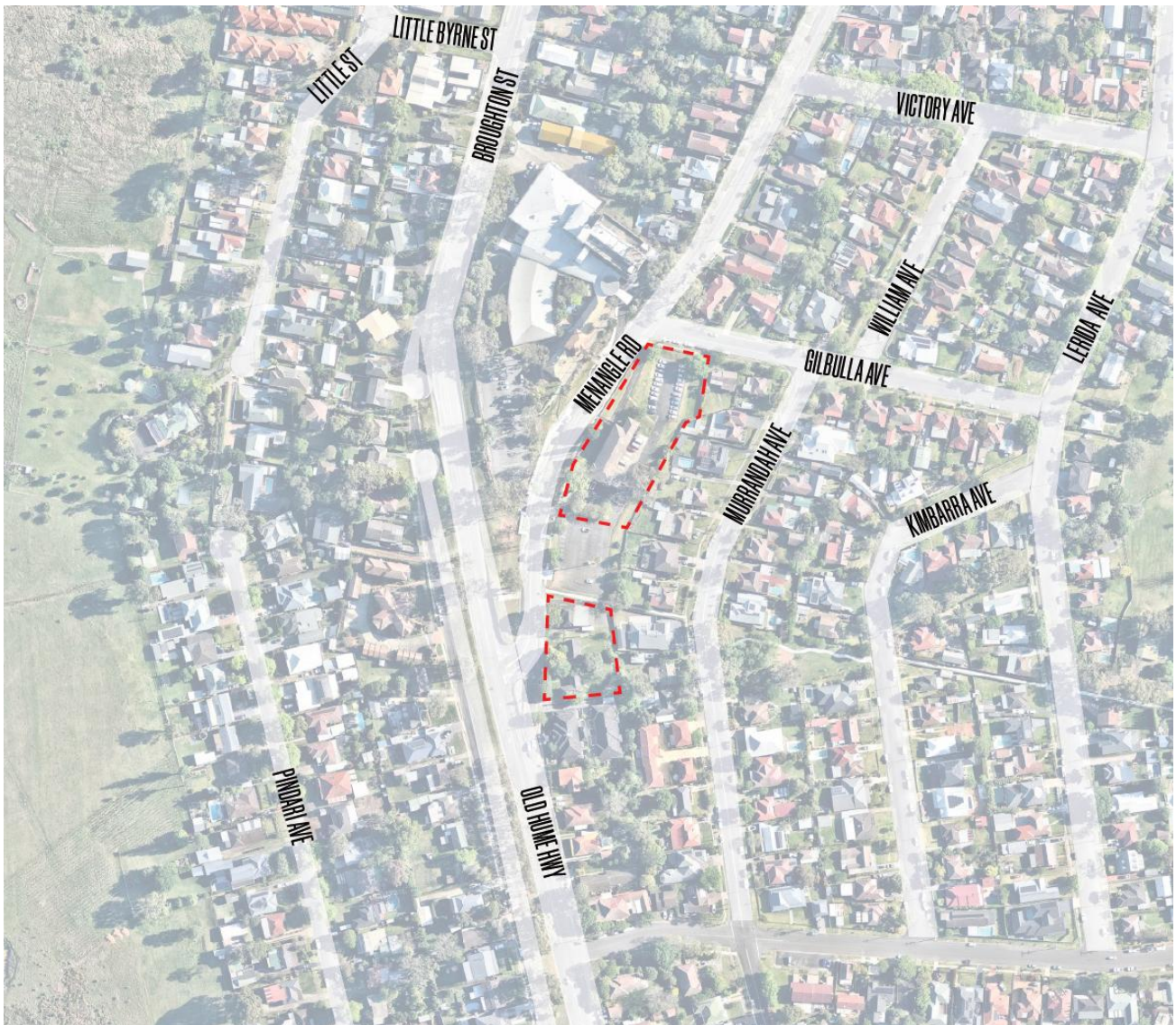


Figure 1: Subject site (Source DKO)

1 Electrical Services Infrastructure

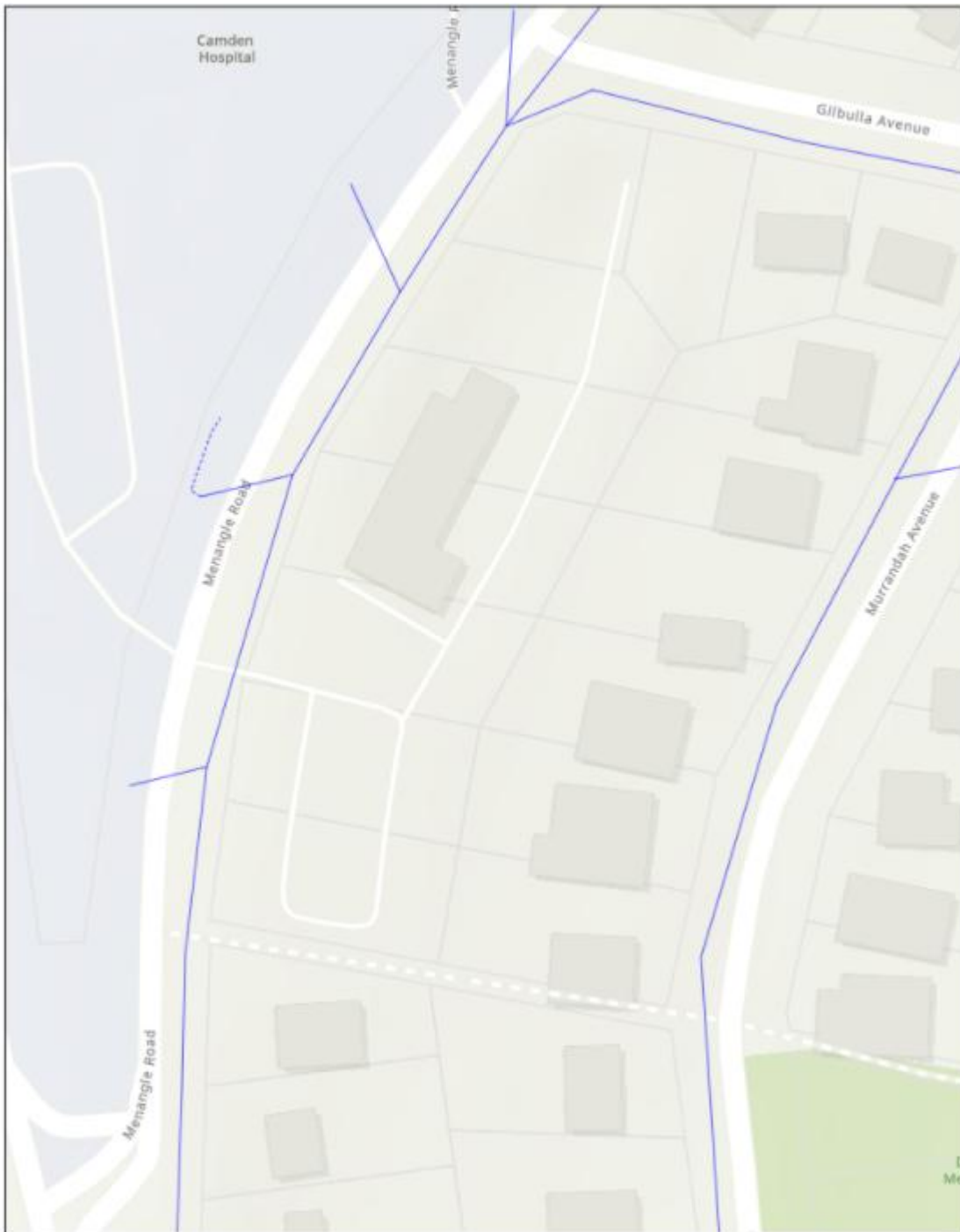
1.1 Existing Infrastructure

Based on the Endeavour Energy ArcGIS, existing High Voltage (HV) 11kV and Low Voltage (LV) networks are present in vicinity of the development. The images below illustrates the HV network in red and the LV network in blue.

Figure 2: Endeavour Energy INFRASTRUCTURE (HV Network)



Figure 3: Endeavour Energy INFRASTRUCTURE (LV Network)



1.2 Electrical Maximum Demand

The estimated maximum demand for the proposed development site has been calculated as 750 A in accordance with AS/NZS 3000:2018, with an 80% diversity factor applied to the connected load.

1.3 New Works Associated with Electrical Infrastructure

Based on Endeavour Energy network status and the proposed development architect plans, it is anticipated that below new electrical infrastructure works are likely to be required:

- Based on the calculated load of 750 A (506 kVA), a new substation will be required to supply the proposed development. It is anticipated that 1 × 1000 kVA padmount (PM) substation will be required. This proposal is subject to Endeavour Energy approval and the Endeavour Energy network capacity. This has been included in the plans for this proposal.
- A connection application has been submitted to Endeavour Energy, and a supply offer has been obtained (Reference Project Number: UML12511). The supply offer identifies the existing HV feeder along Gilbulla Avenue; however, it states that the final determination of the HV connection point will be made by Endeavour Energy's Capacity Planner during the detailed design stage upon submission of the Proposed Method of Supply (MOS). To be progressed at detailed design.

1.4 Next steps

The following next step is required for the project:

- The Supply Offer has been issued by Endeavour Energy, and ADP will proceed with the Method of Supply (MOS) submission to obtain the Design Brief (DB) from Endeavour Energy.

2 Hydraulics Services Infrastructure

The BYDA information provided by Sydney Water (BDYD Job No 53297909, BYDA Sequence No **273777948**) indicates there is an existing water and sewer network to serve the development.

Correspondence with Sydney Water (noted in the Feasibility Letter associated with Sydney Water case number 231801) that there is suitable capacity for the water and sewer usage for the development at the time of the application. Next steps are summarised in section 2.4.

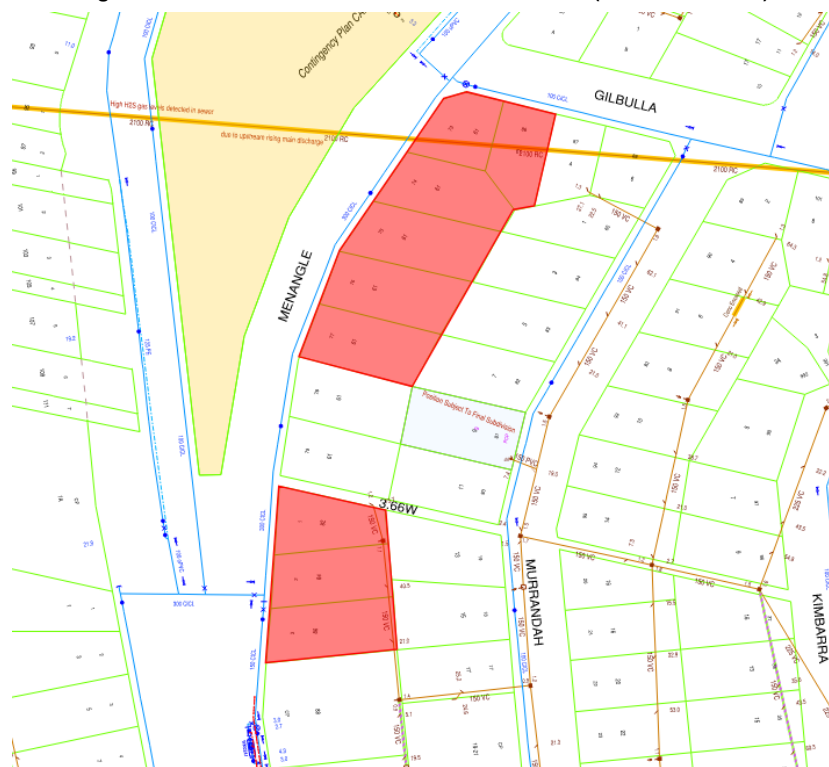
2.1 Sewer

2.1.1 Existing Sewer Infrastructure

The BYDA information provided by Sydney Water indicates the following sewer assets:

- Northern Site:
 - There is an existing DN150 Vitrified Clay (VC) sewer main that terminates in the adjacent lot (4 Gilbulla Ave, Camden, NSW) on the north-eastern sit boundary, reticulating in an east-west orientation. The Sydney Water Feasibility Letter, Case Number 231801, notes that this sewer sideline is to be extended to service the development. The exact location of the sewer connection is subjected to Section 73 advice from Sydney Water. Sydney Water note that there is sufficient capacity in the sewer main for this development.
- Southern Site:
 - There is an existing DN150 VC sewer main reticulating on the eastern side of the lot in a north-south orientation that is available to service the development. The exact location of the sewer connection is subjected to Section 73 advice from Sydney Water. Sydney Water note that there is sufficient capacity in the sewer main for this development.

Figure 3: WATER AND SEWER INFRASTRUCTURE (SOURCE: BYDA)



2.1.2 New Works Associated with Sewer Infrastructure

To service the northern site, the DN150 VC sewer shall be extended. This may be conducted under Minor Works classification if the extension is no more than 25m; otherwise, this will be classified as Major Works and

may take 6-12 months for design approval through Sydney Water. This can be further advised from the Water Services Coordinator (WSC) at detailed design. Any infrastructure adjustment works shall be started after the SSDA has been approved and the detailed design has been progressed to a suitably detailed level to infer any design requirements.

The existing sewer infrastructure for the southern site seems to be suitably located for the development works, however, further requirements for connection are subject to the return of the Section 73 Notice of Requirements letter from Sydney Water. Pending sewerage flow calculations from the development, the sewer infrastructure may require amplification or an on-site holding tank, prior to discharge, so as not to exceed the capacity of the authority sewer.

The exact location of the existing sewer connection is subject to a Service Protection Report (SPR) conducted by the WSC.

An approved Water Services Coordinator (WSC) must be engaged to liaise with Sydney Water to confirm existing and future asset locations, and connections.

The development will require Building Plan Approval (BPA) before any construction works commence on-site (including demolition works). This can be applied for by the developer through the Sydney Water Tap-In service at detailed design.

2.2 Water

2.2.1 Existing Water Infrastructure

The BYDA information provided by Sydney Water indicates the following potable water assets:

- Northern Site:
 - There is an existing DN300 Cast-Iron Concrete Lined (CICL) water main that provides frontage to the lot on the eastern side of the road. The Sydney Water Feasibility Letter, Case Number 231801, notes that the development shall connect to this water main. The exact location of the water main connection is subjected to Section 73 advice from Sydney Water, and approval through the Sydney Water Tap-In portal. Sydney Water note that there is sufficient capacity in the water main to service this development.
- Southern Site:
 - There is an existing DN300 CICL water main that provides frontage to the lot on the eastern side of the road. The Sydney Water Feasibility Letter, Case Number 231801, notes that the development shall connect to this water main. The exact location of the water main connection is subjected to Section 73 advice from Sydney Water, and approval through the Sydney Water Tap-In portal. Sydney Water note that there is sufficient capacity in the water main to service this development.
 - There is an existing DN150 CICL water main providing frontage to the southern side of this lot on the eastern side of the road.

2.2.2 New Works Associated with Water Infrastructure

It is anticipated that the existing water tap-ins are to be disused and existing water meters shall be returned to Sydney Water. A new water main Tap-In connection to the Sydney Water DN300 CICL water main in Menangle Road is required to service both the northern and southern development sites. Additionally, a secondary water connection, for each site, to this water main is expected for the fire services system. This is subject to the Sydney Water section 73 Notice of Requirements letter.

Each lot shall be fitted with approximately a DN100 connection to the town main for the potable water usage to each building, and a DN150 connection for the fire services system.

A Triplex (3x) potable water pump set will be required to provide sufficient pressure to the development. The Pressure & Flow Inquiry (PFI) notes sufficient flow in the water main, negating the requirement for a storage tank on the potable water system. The size of the plant has been advised, refer to architectural and hydraulic drawings. The potable water authority meter location has been confirmed and proposed to be installed within the lot boundary adjacent to the hydrant booster, maintaining the required clearance.

2.2.2.1 Water Services Coordinator (WSC) scope

The Feasibility Advice Letter (CN231801) has been received and noted that the proposed sewer and water connection points from Menangle Road. A further Section 73 application shall be submitted to Sydney Water once the Development Consent Application has been lodged for Sydney Water to return the Notice of Requirements.

2.3 Hydraulic Services Risks

The following risk items will need to be confirmed during the detailed design development phase to determine the development sewer drainage and water final demand:

- Fixture Units and Loading Units for the proposed building/s (respective sewer drainage and water services demand for the development).
- An approved Water Services Coordinator (WSC) is required to be engaged for liaison with Sydney Water in regard to the Section 73 application, and to advise sewer drainage and water services connection requirements to the respective Sydney Water sewer and water mains. The Section 73 application cannot be lodged until the consent document has been approved.
- Sydney Water may have further requirements for Building Plan Approval due to proximity of water and sewer mains in relation to the development extent.

2.4 Next Steps

The following next steps are to be conducted regarding the water and sewer connections:

- Once the SSDA has been submitted, the WSC is to lodge an Anticipated Section 73 Application with the stamped as-submitted plans.
- The WSC is to prepare the major/minor works sewer extension design relating to authority sewer upgrades as detailed in the Anticipated Section 73 Notice of Requirements, and commence coordination regarding approvals.
- Developer to submit the initial Sydney Water Building Plan Approval (BPA) Tap-In assessment to determine any adverse affects the development may pose on authority assets.

2.5 Pressure & Flow Enquiry

A pressure and flow inquiry (PFI) has been submitted to Sydney Water. The PFI statement below (received 09/04/20265, Application number 2370804) indicates that there is an available pressure and flow from the adjacent 300mm Sydney Water water main of 590kPa pressure at 10L/s of cold-water flow, for 95% of the time. The current PFI indicates a sufficient flow but insufficient pressure after accounting for head losses to provide the upper floors with suitable pressure at the outlet. A potable water pressure booster pump set will hence be required to serve fixtures at the most disadvantaged points.

Statement of Available Pressure and Flow



ADP Consulting
3/8 Spring Street
Sydney, 2000

Attention: ADP Consulting

Date: 09/04/2026

Pressure & Flow Application Number: 2370804
Your Pressure Inquiry Dated: 2026-03-26
Property Address: 61 Menangle Road, Camden 2570

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

ASSUMED CONNECTION DETAILS

Street Name: Menangle Road	Side of Street: East
Distance & Direction from Nearest Cross Street	100 metres South from Gilbulla Avenue
Approximate Ground Level (AHD):	88 metres
Nominal Size of Water Main (DN):	300 mm

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	74 metre head
Minimum Pressure	53 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	53
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10	59
	15	59
	20	58
	25	58
	30	57
	40	56
	50	55
	60	54
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10	52
	15	51
	20	51
	25	50
	30	49
	40	48
	50	46
	60	44
Maximum Permissible Flow	111	33

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

hydraulicassessment@sydneywater.com.au

Figure 4 PFI Sydney Water – Existing Water Assets along Menangle Road

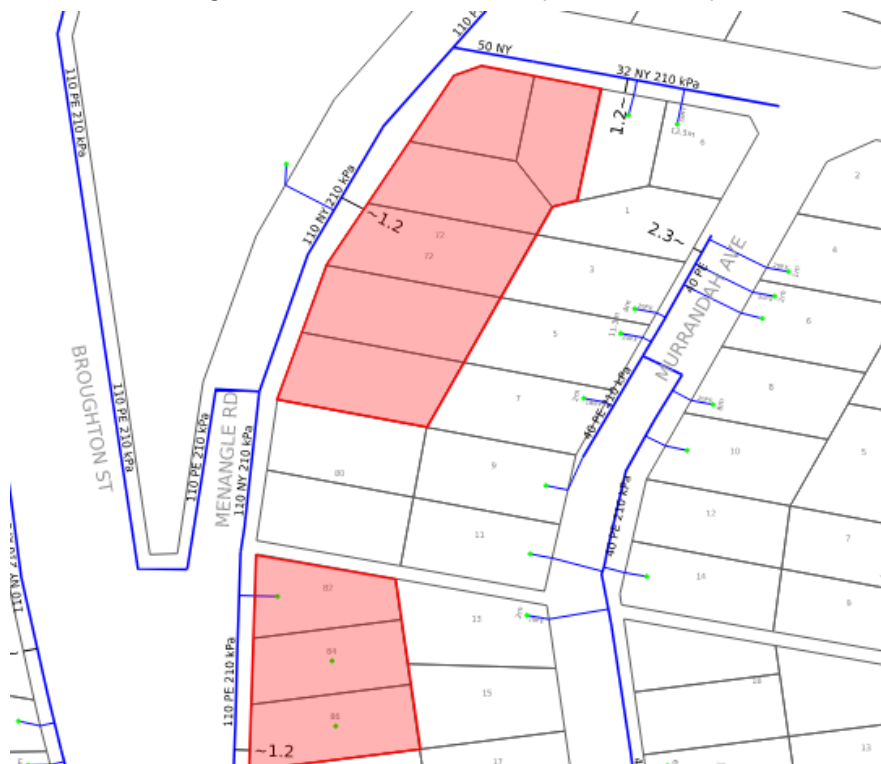
2.6 Gas infrastructure

The BYDA information indicates:

- Northern Site:
 - There is an existing DN110 NY (210kPa) gas main that runs on the eastern side of Menangle Road. This gas main provides frontage to the development.
 - There is an existing DN50 NY (210kPa) gas main that runs on the southern side of Gilbulla Avenue. This gas main provides frontage to the development.
- Southern Site:
 - There is an existing DN110 PE (210kPa) gas main that runs on the eastern side of Menangle Road. This gas main provides frontage to the development. There is an existing connection to this gas main servicing the site.

No gas connection requirements are required for this development as the project is designed as full electrification. Hence, any existing connections are to be disused and demolished in accordance with Jemena Gas requirements.

Figure 5: GAS INFRASTRUCTURE (SOURCE: BYDA)



3 Telecommunications Infrastructure

The current BYDA indicates that in-ground communication services run along the site's Menangle Road boundary. The telecommunication services listed below are available to the site.

- NBNco
- Telstra
- Optus

3.1 Existing Telecommunications Infrastructure

3.1.1 NBN Co. Inground Infrastructure

The current BYDA information indicates that NBNco inground services are sharing the same pathways with Telstra pits. This runs along Menangle Road site boundary as seen below. There are existing telecommunication assets feeding directly into the site. If developers wish to use this infrastructure provider, existing assets will need to be decommissioned with new connection applications be submitted as required

Please note that authorities need to be notified of any excavation/removal/relocation of their assets before the commencement of any works. Should the builder proceed with infrastructure removal ADP will submit a relocation application to carriers. Carriers will send the offer with the scope of work along with the invoice will be sent to the client to be accepted.

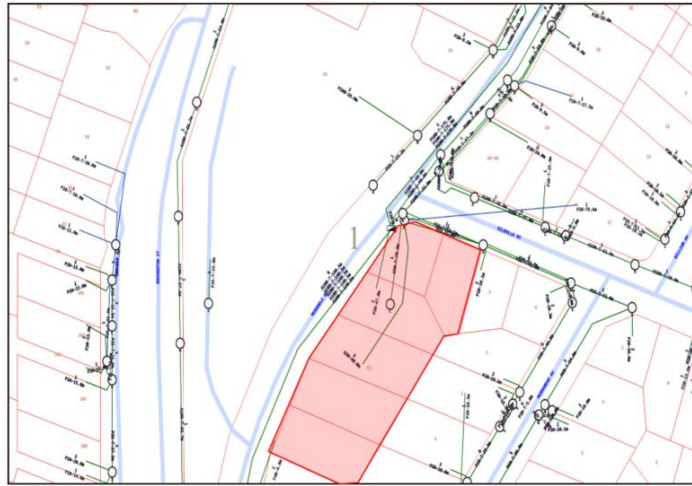


Figure 6: NBN Infrastructure



Figure 7: NBN Infrastructure

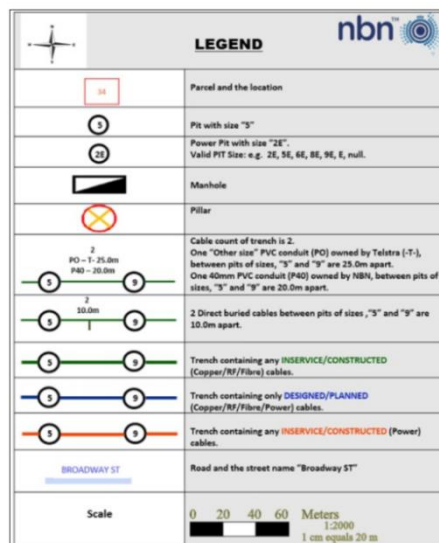


Figure 8: NBN Legend

3.1.1.1 NBN Application Status

An NBN New Developments application has been lodged for the proposed development, with the current application details summarised below:

- Application reference: DEV-00282196
- Development address: No. 72 and 82–86 Menangle Road, Camden
- Approximate premises count: 95 premises
- Planned construction commencement: 1 November 2027
- Estimated first service connection: 30 June 2029

NBN has confirmed that existing NBN infrastructure is located within the vicinity of the site on Old Hume Highway. NBN has also advised that it is the default Statutory Infrastructure Provider for most Australian premises and is obliged to connect premises and supply wholesale broadband services to retail service providers upon reasonable request.

At this concept stage, detailed NBN requirements for building services have not yet been confirmed. Spatial allowance has been made within the design for a communications room and NBN riser provisions, with final requirements to be confirmed through ongoing coordination with NBN.

3.1.2 Telstra Inground Infrastructure

Existing Telstra telecommunications assets are located within the vicinity of the development area (refer to images below). Connection to these assets may be available should the developer elect to utilise this infrastructure provider. Any existing telecommunications assets affected by the development will need to be decommissioned, with new connection applications submitted as required.

Please note that authorities need to be notified of any excavation/removal/relocation of their assets before the commencement of any works. Should the builder proceed with infrastructure removal ADP will submit a relocation application to carriers. Carriers will send the offer with the scope of work along with the invoice will be sent to the client to be accepted.

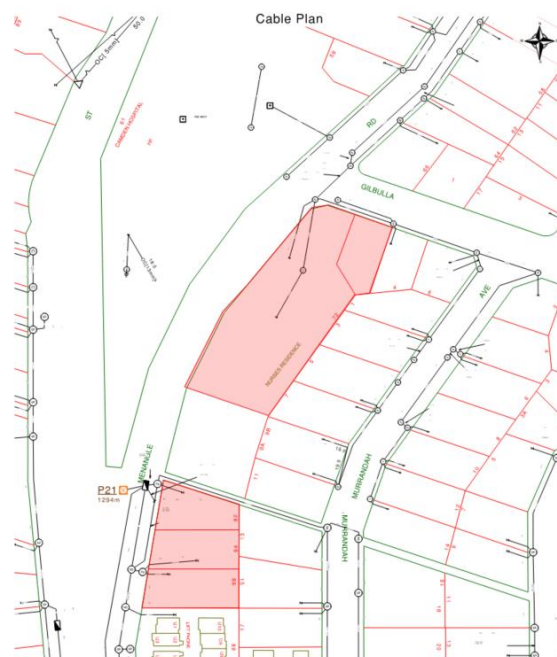


Figure 8: Telstra Infrastructure

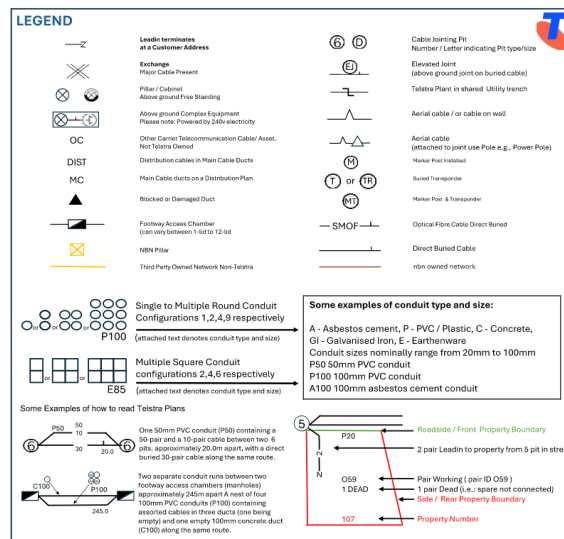


Figure 9: Telstra Legend

3.1.3 Optus Inground Infrastructure

There are existing telecommunication pits running along Menangle road as seen below. Connection to these assets may be available should the developer elect to utilise this infrastructure provider. As there are no existing telecommunications connections servicing the site, developers may apply directly for a new connection and utilise the existing infrastructure without the need for any decommissioning works.

The orange dashed line in the below figure refers to the property boundary shown in BYDA.



Figure 10: Optus Infrastructure

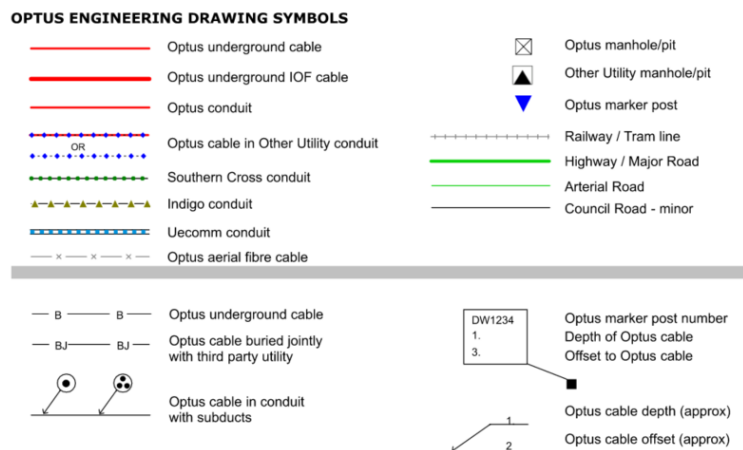


Figure 11: Optus Legend

3.2 Carrier Cell Towers

Tower Code	Operating Carriers	Address
2570001	Optus (3G, 4G, 4G+, 5G) Telstra (4GX, 5G) Vodafone (4G, 5G)	61 Menangle Rd CAMDEN NSW 2570
2570015	Vodafone (4G, 5G)	Macarther Marine 2 Ironbark Avenue CAMDEN NSW 2570
2570017	Telstra (4GX, 5G)	118 Argyle Street CAMDEN NSW 2570
2570024	Vodafone (4G, 5G)	Macarthur Credit Union 52 Argyle Street CAMDEN NSW 2570

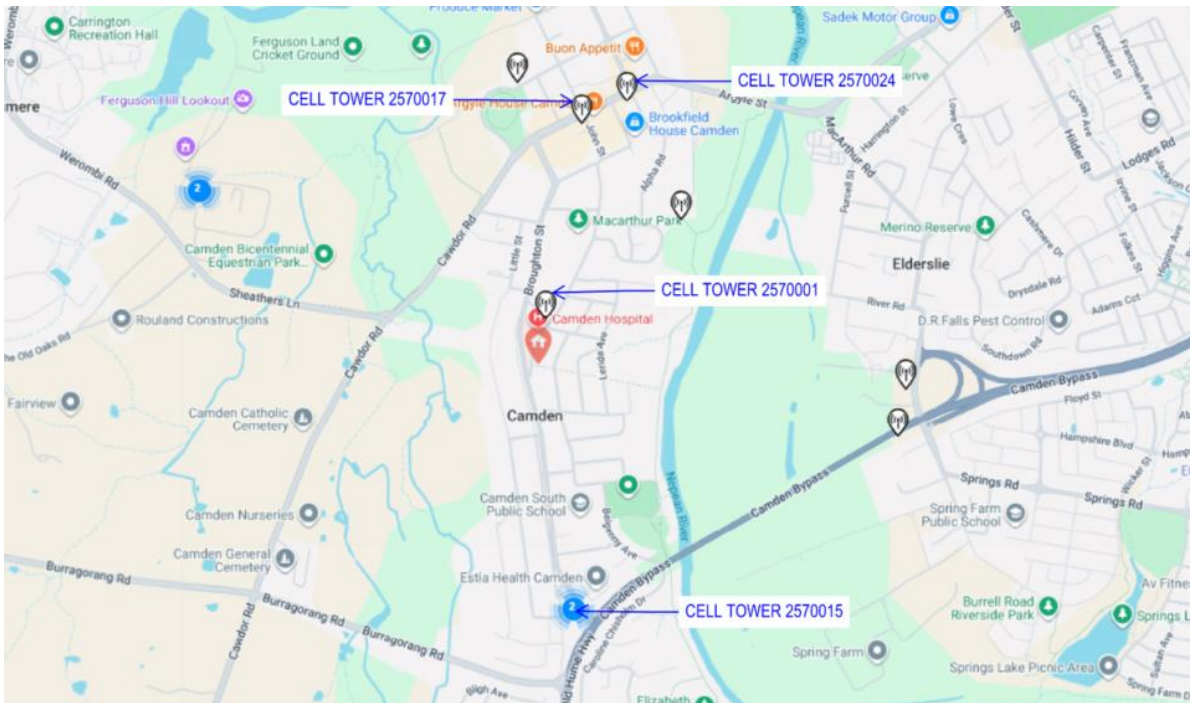


Figure 12: Cell Tower Locations

3.2.1 Telstra – 5G Coverage

Telstra 5G coverage is available to the site. The purple area in the image below indicates good 5G signal coverage within the outdoor areas.

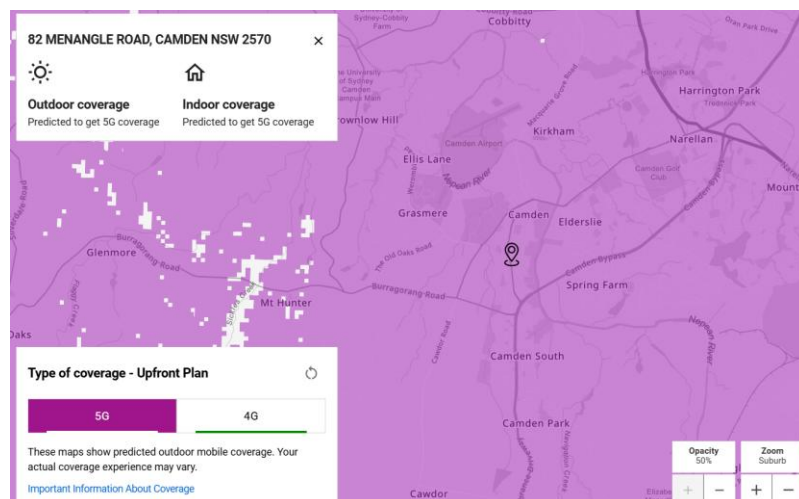


Figure 13: Telstra - 5G Coverage

3.2.2 Optus – 5G Coverage

Optus 5G coverage is available to the site. The purple area in the image below indicates good 5G signal coverage within the outdoor areas.

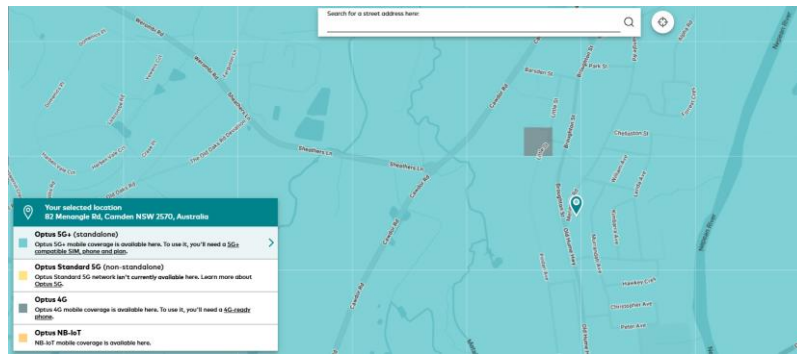


Figure 14: Optus - 5G Coverage

3.2.3 Vodafone – 5G Coverage

Vodafone 5G coverage is available to the site. The purple area in the image below indicates good 5G signal coverage within the outdoor areas.

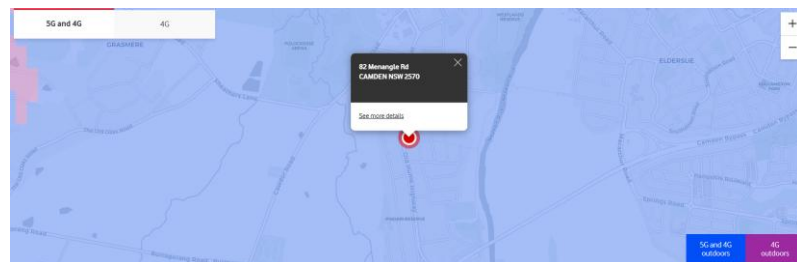


Figure 15: Vodafone - 5G Coverage

3.3 Design Considerations and Next Steps

The architectural drawings (Revision A – dated 26/06/26) have been reviewed and have appropriate spatial services allocated with respect to mechanical, hydraulic, electrical, fire protection, ICT and ASP3 services.

Next steps to be undertaken during detailed design include but are not limited to:

- Finalise NBN application process
- Confirm final carrier servicing strategy.
- Continue NBN New Developments application process.
- Confirm NBN MDA requirements with the developer / landowner.
- Confirm communications room and riser spatial requirements.
- Confirm lead-in pathway requirements.
- Coordinate any affected carrier assets with civil, architectural and authority works.
- Confirm any additional NBN services required for building services, such as fire, security, lifts, EV charging or metering systems.
- Spatial allocations are sufficient based on the information provided. Final requirements subject to detail design.

Appendix

Statement of Available Pressure and Flow

ADP Consulting
3/8 Spring Street
Sydney, 2000

Attention: ADP Consulting

Date: 09/04/2026

Pressure & Flow Application Number: 2370804
Your Pressure Inquiry Dated: 2026-03-26
Property Address: 61 Menangle Road, Camden 2570

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

ASSUMED CONNECTION DETAILS

Street Name: Menangle Road	Side of Street: East
Distance & Direction from Nearest Cross Street	100 metres South from Gilbulla Avenue
Approximate Ground Level (AHD):	88 metres
Nominal Size of Water Main (DN):	300 mm

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	74 metre head
Minimum Pressure	53 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	53
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10	59
	15	59
	20	58
	25	58
	30	57
	40	56
	50	55
	60	54
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10	52
	15	51
	20	51
	25	50
	30	49
	40	48
	50	46
	60	44
Maximum Permissible Flow	111	33

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

hydraulicassessment@sydneywater.com.au

General Notes

This report is provided on the understanding that (i) the applicant has fully and correctly supplied the information necessary to produce and deliver the report and (ii) the following information is to be read and understood in conjunction with the results provided.

1. Under its Act and Operating Licence, Sydney Water is not required to design the water supply specifically for fire fighting. The applicant is therefore required to ensure that the actual performance of a fire fighting system, drawing water from the supply, satisfies the fire fighting requirements.
2. Due to short-term unavoidable operational incidents, such as main breaks, the regular supply and pressure may not be available all of the time.
3. To improve supply and/or water quality in the water supply system, limited areas are occasionally removed from the primary water supply zone and put onto another zone for short periods or even indefinitely. This could affect the supply pressures and flows given in this letter. This ongoing possibility of supply zone changes etc, means that the validity of this report is limited to one (1) year from the date of issue. It is the property owner's responsibility to periodically reassess the capability of the hydraulic systems of the building to determine whether they continue to meet their original design requirements.
4. Sydney Water will provide a pressure report to applicants regardless of whether there is or will be an approved connection. Apparent suitable pressures are not in any way an indication that a connection would be approved without developer funded improvements to the water supply system. These improvements are implemented under the Sydney Water 'Urban Development Process'.
5. Pumps that are to be directly connected to the water supply require approval of both the pump and the connection. Applications are to be lodged online via Sydney Water Tap in™ system - Sydney Water Website – www.sydneywater.com.au/tapin/index.htm. Where possible, on-site recycling tanks are recommended for pump testing to reduce water waste and allow higher pump test rates.
6. Periodic testing of boosted fire fighting installations is a requirement of the Australian Standards. To avoid the risk of a possible 'breach' of the Operating Licence, flows generated during testing of fire fighting installations are to be limited so that the pressure in Sydney Water's System is not reduced below 15 metres. Pumps that can cause a breach of the Operating Licence anywhere in the supply zone during testing will not be approved. This requirement should be carefully considered for installed pumps that can be tested to 150% of rated flow.

Notes on Models

1. Calibrated computer models are used to simulate maximum demand conditions experienced in each supply zone. Results have not been determined by customised field measurement and testing at the particular location of the application.
2. Regular updates of the models are conducted to account for issues such as urban consolidation, demand management or zone change.
3. Demand factors are selected to suit the type of fire-fighting installation. Factor 1 indicates pressures due to system demands as required under Australian Standards for fire hydrant installations. Factor 2 indicates pressures due to peak system demands.
4. When fire-fighting flows are included in the report, they are added to the applicable demand factor at the nominated location during a customised model run for a single fire. If adjacent properties become involved with a coincident fire, the pressures quoted may be substantially reduced.
5. Modelling of the requested fire fighting flows may indicate that local system capacity is exceeded and that negative pressures may occur in the supply system. Due to the risk of water contamination and the endangering of public health, Sydney Water reserves the right to refuse or limit the amount of flow requested in the report and, as a consequence, limit the size of connection and/or pump.
6. The pressures indicated by the modelling, at the specified location, are provided without consideration of pressure losses due to the connection method to Sydney Water's mains.

Case number 231801

April 29, 2026

NSW Land And Housing Corporation
c/ - MOTT MACDONALD AUSTRALIA

Feasibility Letter

Developer: NSW Land And Housing Corporation
Your WSC's reference: 703103419-014
Development: Lot Menangle Rd, Camden

Development description:

Homes NSW is progressing opportunities to expand the social and affordable housing portfolio by making strategic use of government-owned land identified through the NSW Governments Property Audit.

Initiated in May 2023, the audit directed all agencies to pause the sale of government-owned land and property to assess its potential for contributing to the states housing supply. Led by Property and Development NSW, the audit aims to maximise dwelling yield, accelerate delivery timelines, prioritise social and affordable (including key worker) housing and ensure value for money through innovative construction approaches.

As a result of this process, Homes NSW acquired 70-78, and 84 & 86 Menangle, Camden from NSW Health. 82 Menangle Road is in the process of being acquired and should be assumed to be part of the subject site. The project site comprises two parcels of land fronting Menangle Road in Camden, with a combined area of approximately 7,184 sqm.

Your application date: March 6, 2026

Dear Applicant

Thank you for your enquiry about the water-related servicing requirements for your proposed development.

This feasibility letter (letter) is a guide only. It provides general information about how your proposed development may be serviced. We have not allocated any system capacity, and where

there is system capacity as at today, it may have been fully utilised by the time you obtain development consent. The requirements applied to any approved development proposal may differ in the future since the issuing of this letter. **The information is accurate at today's date only**

Sydney Water has assessed your application and provides the following advice.

Servicing requirements for your development

Water

Each lot in your subdivision must have a frontage to a drinking water main that is the right size and can be used for connection.

This development is part of Narellan South Water Supply Zone. Initial assessment shows the system has capacity to serve this development. The development needs to be connected to DN300 at Menangle Street as shown below in Figure 1.

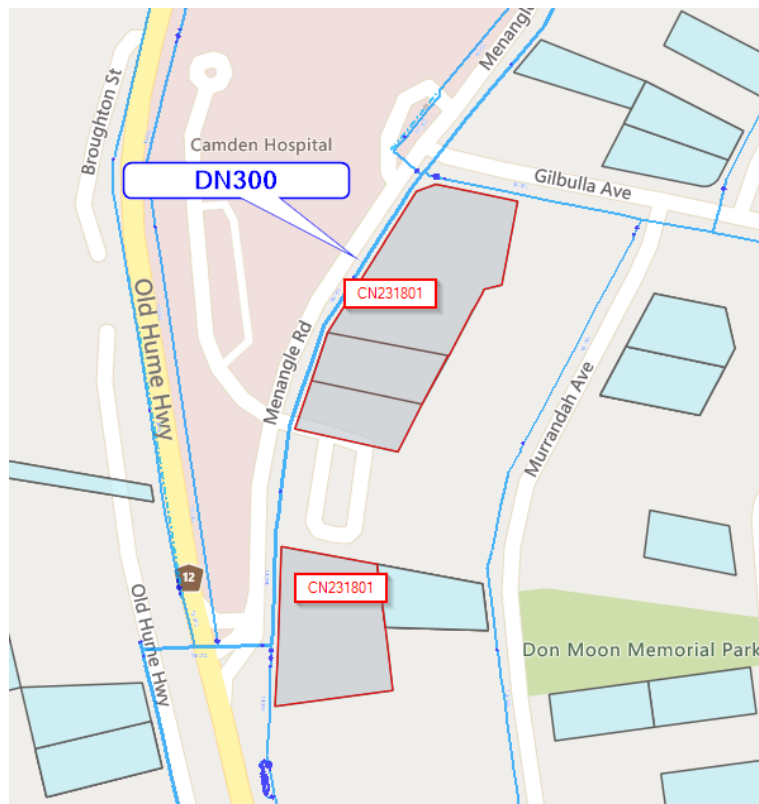


Figure 1 – Potable Water Location Map

Sewer

Each lot in your subdivision must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within each lot's boundaries.

This development site is located in the West Camden wastewater catchment. There is a capacity in the existing system to service the development. This property can be serviced by extending the existing DN150. A hydraulic assessment of the existing sewer network will be undertaken during

the Section 73 process to determine whether any upgrade works are required to service the proposed development.

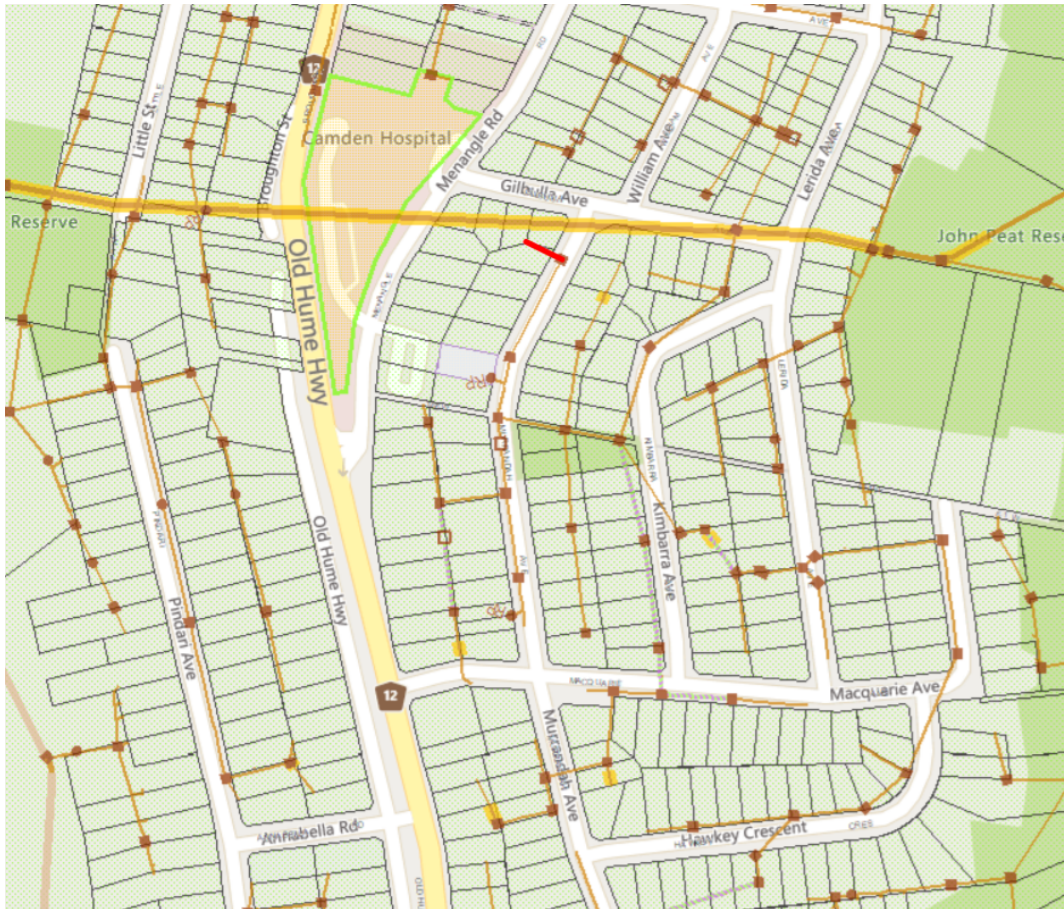


Figure 2 – Wastewater Location Map

Infrastructure contributions

You will need to pay an infrastructure contribution towards the cost of each Sydney Water system that will serve your development.

The infrastructure contributions are calculated in accordance with the Development Servicing Plans registered with the Independent Pricing and Regulatory Tribunal (IPART) under the *Independent Pricing and Regulatory Tribunal Act*.

An estimate of your infrastructure contributions is shown in the table below. These amounts have the NSW Government-directed cap applied for the current financial year. **These amounts are subject to the NSW Government transition pathway and other factors and will change** – see Section 6.1 Price Changes for full details.

No payments can be accepted for these estimates. Should you obtain Development Approval for this proposal and apply for a Section 73 Certificate in the future, then we'll advise you of the applicable charges to your Development.

Development Servicing Plan (DSP)	Basis of Calculation	Charge (\$) for Applicable Period (4/29/26-6/30/26)
Greater Sydney Drinking Water	Residential Development Density > 141 lots/dwellings per ha band 100 lots/dwellings @ \$974.97 = \$97497 less Credit of \$0.0 for previous use	\$97,497.00
West Camden Wastewater	Residential Development Density > 141 lots/dwellings per ha band 100 lots/dwellings @ \$1424.65 = \$142465 less Credit of \$0.0 for previous use	\$142,465.00
DEVELOPER CHARGES TOTAL:		\$239,962.00

6.1 Price changes

The infrastructure contribution you must pay may also change due to:

1. Changes to the Consumer Price Index (CPI). Our prices increase by CPI each financial year. CPI is the weighted average of the capital cities CPI for the 12 months to the end of the previous March.
2. The NSW Government-directed transition pathway for infrastructure contributions for drinking water and wastewater infrastructure:

Financial Year payment is made	Percentage of infrastructure contribution payable
1 July 2023 to 30 June 2024	Infrastructure contribution capped at 0% of the full price
1 July 2024 to 30 June 2025	Infrastructure contribution capped at 25% of the full price
1 July 2025 to 30 June 2026	Infrastructure contribution capped at 50% of the full price
1 July 2026 onwards	Full price payable

3. Any updates to our Development Servicing Plans (including prices). Our Development Servicing Plans must be updated every five years. The next updates will be introduced by 31 December 2028.

Your infrastructure contributions become payable once your WSC has submitted all Project Completion Packages under each Developer Works Deed to us confirming that the works required under the Notice are complete.

7. Special Requirements

Multi-level individual metering requirements

Your development must either allow for or provide individual metering. This means that you must:

1. comply at all times and in all respects with the requirements of our “*Multi-level Individual Metering Guide*”. You can find this in the [Meters & metered standpipes](#) page on our website.
2. provide and install plumbing and space for individual metering in accordance with our “*Multi-level Individual Metering Guide*”.
3. if and when you implement a strata/ stratum plan (or strata/ stratum subdivide) you must:
 - a. engage an Accredited Metering Supplier (“**AMS**”) to provide individual metering in accordance with the “*Multi-level Individual Metering Guide*” and meet the cost of the meters and metering system.
 - b. transfer the meters and metering system to us once the Testing Certificate has been issued by us to the AMS and the AMS has confirmed that payment for the meters and metering system has been paid in full.

Before the Section 73 Certificate can be issued, you will be required to sign an undertaking to show that you understand and accept these metering requirements and associated costs.

Visit [Meters & metered standpipes](#) to see the *Multi-level individual metering guide* and find out more.

What You Must Do To Get A Section 73 Certificate In The Future

If you obtain development consent for a subdivision from your consent authority (this is usually your local council), they will require you to apply to us for a Section 73 (s73) Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (WSC).

You will find a list of WSCs on our website. The WSC will be your point of contact with us. They can answer most questions that you might have about the s73 process and developer charges and can give you a quote or information about costs for services and works (including our costs).

You can also find out about this process by visiting the [Plumbing, building & developing](#) page on Sydney Water's website.

Developments where Sydney Water does not have capacity or future servicing plans

For areas not listed on the NSW Government's program, Council strategic plans or on Sydney Water's **Growth Servicing Plan** (available on our website), there may not be capacity or plans to extend or amplify our systems. This may be the case where the area has not been rezoned for urban development or subject to assessment through a planning proposal or State Significant Development Application.

In these circumstances, to progress servicing of your site, the developer would need to carry out an investigation to assess the servicing options to connect to Sydney Water's network. Completion of this work would ultimately deliver a preferred servicing report for the entire development area.

If you choose to proceed with Sydney Water as the water related service provider for your development, we may work with you and your service providers under an appropriate agreement to complete the following steps to our requirements:

- Planning including hydraulic modelling
- Concept design
- Delivery (detailed design and construction)
- Handover of assets to Sydney Water including compliance testing

No warranties or assurances can be given about the suitability of this feasibility letter or any of its provisions for any specific transaction. This feasibility letter does not constitute an approval from us and to the extent that it is able, we limit its liability to the reissue of this letter or the return of your application fee. You should rely on your own independent professional advice.

END OF LETTER

Standard Connection Offer

24 June 2026

Endeavour Energy Ref: UML12521

Customer Ref:

Vida Rahgoui

ADP Consulting

33 Erskine Street

Sydney NSW 2000

UML12521– LOT 3,1,86,77,76,74,75,73,2, DP

24039,24039,21405,21405,21405,21405,21405,24039, Connection of Load

Application: 72 MENANGLE ROAD, CAMDEN

Thank you for your application for Endeavour Energy to provide connection services in respect of the proposed development at the above location ("**Proposed Development**"). Your application for connection services in respect of the Proposed Development ("**Connection Application**") has been registered under the above reference number. Please quote this reference number on all future correspondence relating to the Connection Application.

Endeavour Energy has completed a preliminary desk top assessment of the information provided in the Connection Application and is pleased to make the Supply Offer enclosed with this letter. The enclosed Supply Offer is to provide standard connection services for the Proposed Development in accordance with the terms and conditions of Endeavour Energy's Model Standing Offer for a Standard Connection Service ("**Connection Offer**"). A copy of Endeavour Energy's Model Standing Offer for a Standard Connection Service is available on our website at <https://www.endeavourenergy.com.au/connections/connection-contracts-and-fees>.

Supply Offer

The enclosed Supply Offer forms part of this Connection Offer and it will assist your Level 3 Accredited Service Provider (ASP) to develop the most efficient design solution to meet your needs. Some general requirements that will need to be addressed by your nominated Level 3 ASP includes, but is not limited to:

- Field visit to verify physical site details
- Details of new and existing assets, including quantities
- Substation location, HV switchgear and earthing details
- Construction methods and isolation point requirements.
- Asset Valuation
- Environmental Assessment (Summary Environmental Report)

A sketch of the proposed design utilising our Geographic Information System (GIS) as a base must be returned with the above information.

This Supply Offer is part of the Connection Offer for a Standard Connection Service and is valid for three (3) months from the date of issue.

Where this Connection Offer has lapsed, you or your Level 3 ASP must contact Endeavour Energy with the request to extend the Connection Offer. Endeavour Energy will assess your request and will inform you of the outcome. It must be recognised that the network is being constantly extended/augmented as new customers get connected. This means that for your Connection Offer to be extended, your Supply Offer may require alteration. If this is the case, additional fees to cover administrative costs may apply.

Payment of design related ancillary network services.

Ancillary Network Services (ANS) are the main connection services we provide to customers for which ANS fees are payable. ANS include our interactions with ASPs to ensure that the contestable network services they provide, meet the design and technical requirements to be connected to and form part of our network.

The design related ANS fees payable for this project will be sent to you with a Design Brief. Payment of Design related ANS fees must be made before we can accept your L3 ASP design submission and commence design checking.

Please note that further ANS fees will also apply for the construction and connection phase of the project. These fees will be conveyed to you after the receipt of a signed Letter of Intent indicating that you will proceed with the construction phase of the project. We may also amend or charge you further ANS fees if your application details or project scope changes.

Accepting this Connection Offer

To accept this Connection Offer, please:

- a) appoint a Level 3 Accredited Service Provider (ASP);
- b) confirm your appointed Level 3 ASP contact details in the attached Notice of Advice form; and
- c) complete and sign the Notice of Advice form yourself and return it to Endeavour Energy.

A list of the Accredited Service Providers is available at the Energy NSW website:

<https://energysaver.nsw.gov.au/households/you-and-energy-providers/installing-or-altering-your-electricity-service> or can be obtained via phone on 13 77 88.

If you accept this Connection Offer, a connection contract will be formed between Endeavour Energy and the retail customer or real estate developer who requires the connection services for the Proposed Development ("**Developer**") on and from the date that Endeavour Energy receives the completed Notice of Advice form. The connection contract will be on the terms and conditions of the Supply Offer and Model Standing Offer for a Standard Connection Service.

If you accept this Connection Offer and you are not the Developer, you will be accepting this Connection Offer as the Developer's authorised agent.

Next steps

Your next step after accepting this Connection Offer is to engage your Level 3 ASP to prepare and provide an electrical design to Endeavour Energy in the form of a Proposed Method of Supply. Under the Model Standing Offer for a Standard Connection Service, this activity is "Customer Funded Contestable Work", and you will need to pay for it.

Please note under the National Electricity Rules (NER) the Connection Customer may choose to enter into a negotiated connection contract. A negotiation framework describing this process is available on our website at <https://www.endeavourenergy.com.au/your-energy/our-services/your-right-to-negotiate>.

Should you have any enquiries regarding your application please contact the undersigned, who has been appointed as Endeavour Energy's representative for the purposes of this Connection Offer.

Yours faithfully,

Bhoomi Shah

Bhoomi Shah

Customer Network Engineer

Email: Bhoomi.Shah@endeavourenergy.com.au

Enclosed:

1. Supply Offer
2. Initial Funding Arrangements
3. Notice of Advice – to be completed and returned when you have engaged your L3 ASP

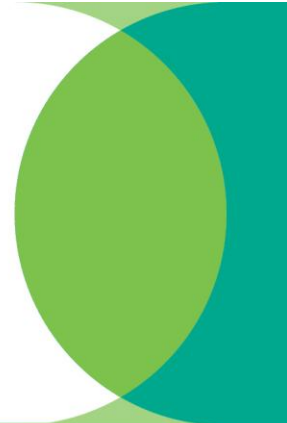
Supply Offer

(Based on desktop assessment)

24 June 2026

Endeavour Energy Reference: UML12521

Development Details & Applicant's Assessed Load:	Application received for 732A/ph for the Multi Units – Strata development for social and affordable housing LOT 3, 1, 86, 77, 76, 74, 75, 73, 2, DP24039, 24039, 21405, 21405, 21405, 21405, 21405, 21405, 24039, at 72 MENANGLE ROAD, CAMDEN
Endeavour Energy Assessed Load:	Max demand for the development received with the application
Development & Site Plans received/not received:	Development Plans have been received with the application
HV/LV Connection Point & Connection Asset Requirements:	- Existing 11kV feeder (OH network) - CAWDOR - Ironbark Av - CD1260 - Customer is to engage a Level 3 Accredited Service Provider to investigate and submit a proposed Method of Supply (MOS) to Endeavour Energy for further assessment. - HV Connection Point Determination: The final determination of the high voltage connection point will be made by Endeavour Energy's Capacity Planner upon submission of the Proposed Method of Supply by the Level 3 Accredited Service Provider (ASP). This may involve, but is not limited to, HV feeder extensions or augmentation works. - The scope of works shall be undertaken in accordance with guidelines stated in the Connection Policy, Model Standing Offers, Land Interest Guideline for Network Connection Works where applicable and all relevant Endeavour Energy's policies, regulations and network standards. - All service works are to comply with the requirements of the NSW service and Installations Rules.



Initial Funding Arrangements

24 June 2026

Endeavour Energy Reference: UML12521

Endeavour Energy Supplied Materials:	Nil
Endeavour Energy Funded and Constructed:	Nil
Endeavour Energy Funded and Level1 ASP Constructed – Reimbursement Paid by Endeavour Energy	Nil
Reimbursement to be paid to Endeavour Energy by Customer:	Nil
Customer Funded Monopoly Services:	Network switching, commissioning, contractor inspection, ancillary fees, etc.
Customer Funded Contestable Works:	All other works required

Notice of Advice

[Insert date here]

Endeavour Energy Ref: UML12521

Endeavour Energy
PO Box 811
Seven Hills NSW 1730
cwadmin@endeavourenergy.com.au

Attention: Customer Connections Administrator

**APPOINTMENT OF ACCREDITED DESIGNER FOR THE PROPOSED DEVELOPMENT AT: LOT
3,1,86,77,76,74,75,73,2, DP 24039,24039,21405,21405,21405,21405,21405,21405,24039, 72
MENANGLE ROAD, CAMDEN ("PROPOSED DEVELOPMENT")**

Please complete and return this letter when a Level 3 ASP has been appointed

I refer to Endeavour Energy's offer to provide standard connection services in respect of the Proposed Development ("**Connection Offer**").

This letter confirms that:

- a) the retail customer or real estate developer for the Proposed Development ("**Developer**") owns, or is developing, the land on which the Proposed Development is to be located;
- b) the Developer intends to supply the Proposed Development in accordance with Endeavour Energy's requirements;
- c) the Developer has appointed the Level 3 Accredited Service Provider ("**Level 3 ASP**") described below for the purposes of the Proposed Development; and
- d) the Developer agrees to acquire standard connection services from Endeavour Energy in respect of the Proposed Development on the terms and conditions set out in the Connection Offer.

Confirmation of Key Contacts:

(1) Applicant	
Company/Name:	ADP Consulting Vida Rahgoui
Address:	33 Erskine Street Sydney NSW 2000
Email:	v.rahgoui@adpconsulting.com.au
Phone:	0414455201

(2) Developer

Company/Name:	Homes NSW Mark Withnall
Address:	10 Darcy Street Parramatta NSW 2150
Email:	mark.withnall@homes.nsw.gov.au
Phone:	0499024064

(3) L3 ASP *(if you did not nominate a Level 3 ASP in your initial application, please do so below)*

Company/Name:	ADP Consulting Vida Rahgoui
Address:	33 Erskine Street Sydney NSW 2000
Email:	v.rahgoui@adpconsulting.com.au
Phone:	0414455201

Please ensure all fields above are completed.

The Fees will be Paid to Endeavour Energy by*:

(*Please check only one responsible party in relevant check box below)

☐ Applicant

☒ Developer

☐ Level 3 ASP

Notice of Advice Execution and Acceptance of Connection Offer:

By signing this Notice of Advice, I accept the Connection Offer made by Endeavour Energy in respect of the Proposed Development, including the terms and conditions of Endeavour Energy's Model Standing Offer for a Standard Connection Service.

Where I am accepting the Connection Offer on behalf of the Developer, I declare that:

- a) I have the authority to execute this Notice of Advice and accept the Connection Offer on their behalf; and
- b) I am not aware of any fact or circumstance that might affect my authority to execute this Notice of Advice and accept the Connection Offer on their behalf.

Developer/ Developer's Authorised Agent:

Signature of Developer/Developer's Authorised Agent

Name of Developer/Developer's Authorised Agent

Date

Company Name



 adpconsulting.com

 [/adp-consulting-pty-ltd](https://www.linkedin.com/company/adp-consulting-pty-ltd)

 [@adpconsultingptyltd](https://www.instagram.com/adpconsultingptyltd)

Sydney

Warrang

33 Erskine St,
Sydney NSW
2000

Melbourne

Naarm

17 Bennetts
Lane,
Melbourne VIC
3000

Brisbane

Meeanjin

149 Adelaide St,
Brisbane City
QLD 4000

Gold Coast

Krurungal

12-14 Marine
Pde, Southport
QLD 4215

Adelaide

Tarndanya

22 King William
St, Adelaide SA
5000

London

Third floor
26 Farringdon
St, London
EC4A 4AB