

18 May 2026

The Manager

Urban Growth -- Sydney Water

PO Box 399

PARRAMATTA NSW 2124

Sydney Water Serviceability Option – 40-56 Ourimbah Road, Mosman

Ourimbah Developments Pty Ltd has engaged Egis Consulting Pty Ltd to lodge a Feasibility Application with Sydney Water to assess the availability and capacity of existing sewer and water infrastructure for the proposed development at 40-56 Ourimbah Road, Mosman.

1 The Site Context

The subject site comprises the following land parcels:

- Lots 21–22 DP621690 – 237 m² and 278 m²
- Lot 3 DP2864 – 493 m²
- Lots A–D DP107522 – 247 m², 252 m², 248 m², and 264 m²
- Lots 1–2 DP512796 – 262 m² and 260 m²

The site is located at 40–56 Ourimbah Road, Mosman, within the Mosman Municipal Council local government area. The total site area is approximately 2,527.7 m².

The land is zoned R3 – Medium Density Residential under the applicable local planning controls.

The proposed development is currently at the Pre-DA stage and involves the construction of a residential flat building comprising a two-level basement and a nine-storey above-ground building. The development will contain approximately 63 residential units, with a total gross floor area (GFA) of approximately 7,233.96 m².

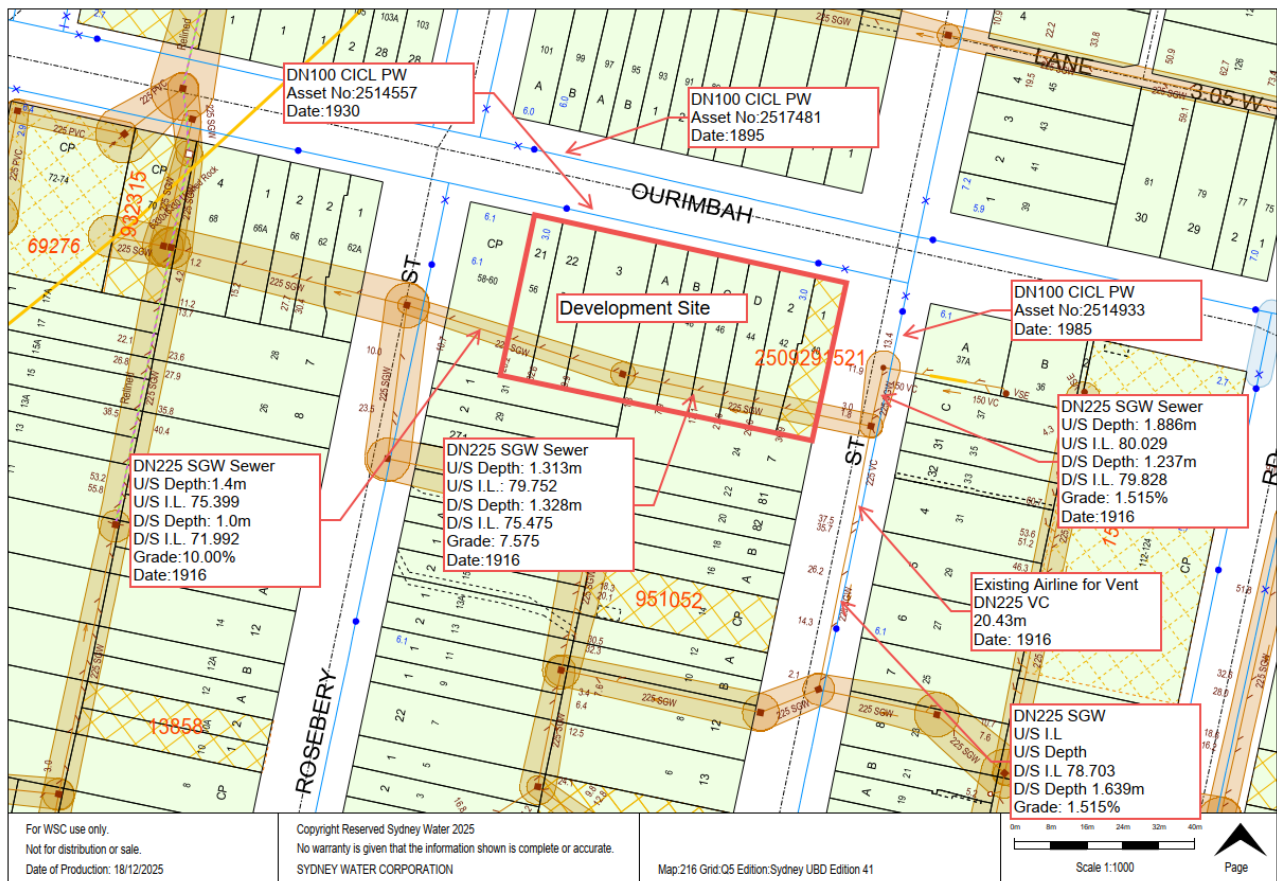


FIGURE 2: LOCATION OF THE SYDNEY WATER INFRASTRUCTURES

3 Potable and Wastewater Demand

Potable and wastewater demands for the proposed development have been calculated using the Sydney Water Corporation's (SWC) latest Flow Estimation Tool, released in March 2025.

The estimated demands are summarised in the table below:

Development data entry						Standard factor outputs			
Select one option	Select one option	Instruction on Key Metrics	Enter Key Metric value	Select one servicing option [PW and/or RW]	Select one WW servicing option	Standard value PW	Standard value RW	Default WUOF	Standard value WW
Development type	Development Sub-Type	Instruction on Input type for Column D	Values as instructed in Column C	Will this be serviced with Sydney Water's Recycled Water (RW)?	Wastewater discharge factor category	Average PW demand kL/day	Average RW demand kL/day	Wastewater Usage Discharge Factor	Average WW discharge kL/day
Residential	Multi-unit (>140 units/net ha)	Enter number of dwellings (for this application only):	63	Yes - PW&RW (Std value)	Standard	23.625	13.860	EP based	23.625

The subject site has a total area of approximately 2,527.7 m² (0.253 ha), located at 40–56 Ourimbah Road, Mosman, within the Mosman Municipal Council local government area.

Assuming the entire site is developable, the net developable area is also approximately 0.253 ha.

The proposed development comprises approximately 63 residential units, resulting in a dwelling density of approximately 249 dwellings per net hectare.

3.1 Water Infrastructure Servicing

The subject site is serviced by existing potable water infrastructure within the surrounding road network, including:

- A DN100 CICL potable water main (Project No. WO81693, dated 1930) located in front of the development site within Ourimbah Road.
- A DN100 CICL potable water main (Project No. CO245, dated 1895) located on the opposite side of Ourimbah Road.
- A further DN100 CICL potable water main (Project No. CO245, dated 1895) located along Bonds Street.

In accordance with WSSA 03-2011-3.1 Water Supply Code of Australia, the minimum reticulation size required to service a nine-storey residential development is typically DN200 to DN250. However, Sydney Water also permit connection to existing DN100 or DN150 mains, subject to confirmation that the existing infrastructure has sufficient capacity to service the proposed development.

This will be confirmed through hydraulic analysis undertaken by a hydraulic engineer, including pressure and flow assessments, and will be reviewed as part of the Section 73 application with Sydney Water.

Preliminary review indicates that the site is potentially serviceable via multiple existing mains in the surrounding road network, providing feasible connection options.

TABLE SW 3.5
MINIMUM PIPE SIZES FOR INFILL DEVELOPMENTS

ZONING/DEVELOPMENT	MINIMUM PIPE SIZE (DN)	
	Cast iron equivalent outside diameter series	ISO series ⁽³⁾
Low and medium density residential	100 ⁽¹⁾	125 ⁽¹⁾
High density residential (≥ 4 storeys)	150 If a 100 mm main currently fronts a proposed development and the hydraulic capacity is sufficient to serve the property's domestic future demand, then the existing main will be deemed acceptable until the main requires renewal. The developer might upgrade the existing pipe size for other reasons – this is subject to Water Agency agreement.	180 If a 125 mm main currently fronts a proposed development and the hydraulic capacity is sufficient to serve the property's domestic future demand, then the existing main will be deemed acceptable until the main requires renewal. The developer might upgrade the existing pipe size for other reasons – this is subject to Water Agency agreement.
Multiple developments of high density residential (≥ 8 storeys)	200 or 225 ⁽²⁾ If a 100 or 150 mm main currently fronts a proposed development and the hydraulic capacity is sufficient to serve the property's domestic future demand, then the existing main will be deemed acceptable until the main requires renewal. The developer might upgrade the existing pipe size for other reasons – this is subject to Water Agency agreement.	250 or 280 ⁽²⁾ If a 125 or 180 mm main currently fronts a proposed development and the hydraulic capacity is sufficient to serve the property's domestic future demand, then the existing main will be deemed acceptable until the main requires renewal. The developer might upgrade the existing pipe size for other reasons – this is subject to Water Agency agreement.

3.2 Sewer Infrastructure Servicing

In accordance with WSSA 02-2002-2.2 Water Supply Code of Australia, the minimum reticulation size required to service a nine-storey residential development is typically DN150.

The subject site is currently traversed by an existing DN225 SGW sewer main (Asset Nos. 3694038 and 3694042, dated 1916), which is considered capable of servicing the proposed development.

TABLE 4.3
MINIMUM PIPE SIZES FOR RETICULATION AND PROPERTY CONNECTION SEWERS

Sewer	Minimum size DN
Property connection sewer servicing single residential lot	100
Property connection sewer servicing more than one residential lot	150
Property connection sewer servicing commercial and industrial lots $\leq 300 \text{ m}^2$	
Reticulation sewers servicing residential lots	
Reticulation sewer servicing commercial and industrial lots $> 300 \text{ m}^2$ and other complexes where large flows may be expected	225

However, due to the proposed basement excavation, it is necessary to deviate the existing sewer main as shown in the concept design. Two potential deviation options have been identified:

1. Approximately 78 m of DN225 uPVC sewer main, including Sydney Water sewer structures, constructed within the lot boundary.
2. Approximately 178 m of DN225 uPVC sewer main, including Sydney Water sewer structures, constructed outside the lot boundary along Ourimbah Road, Bonds Street, and Roseberry Street.

The final alignment and detailed design will be confirmed following completion of the engineering, search search, and site planning documentation and subject to Development Application (DA) approval.

Under the Section 73 application, Sydney Water will assess the capacity of the existing sewer infrastructure to confirm its suitability for the proposed development. Preliminary review indicates that the site is potentially serviceable via a DN250 sewer system, subject to confirmation of the preferred alignment and detailed hydraulic assessment based on the above options.

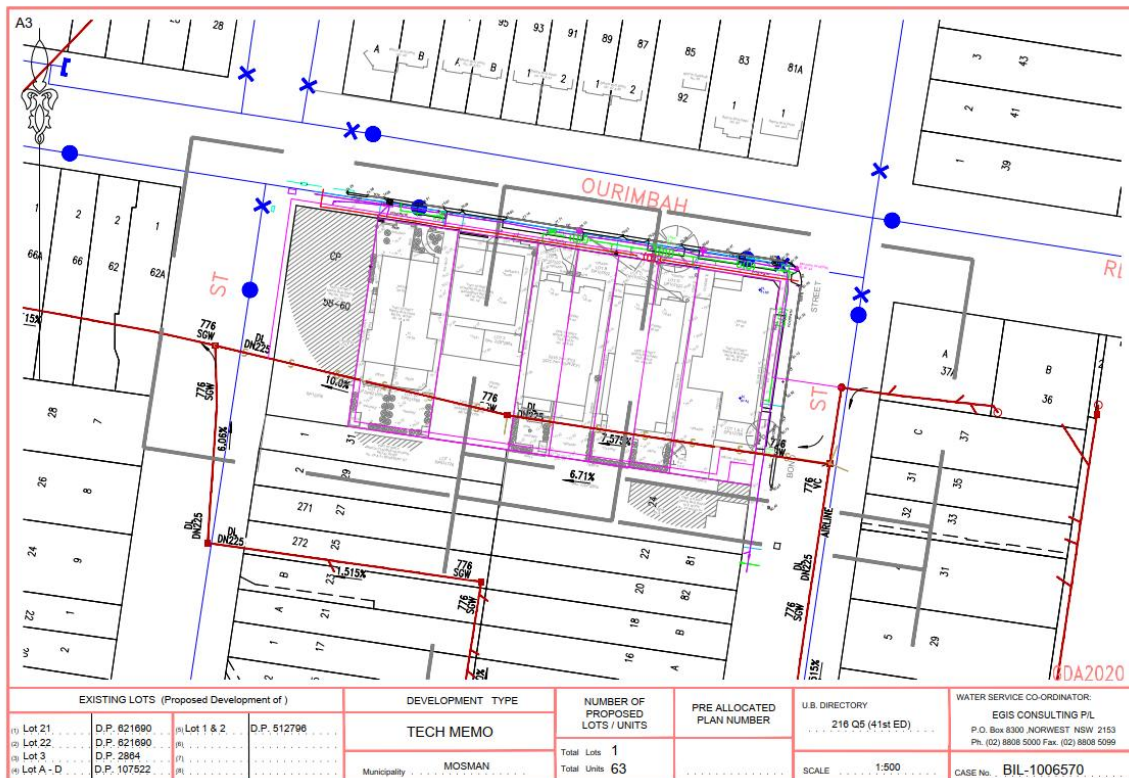


FIGURE 3: HYDRA MAP WITH CURRENT SITE.

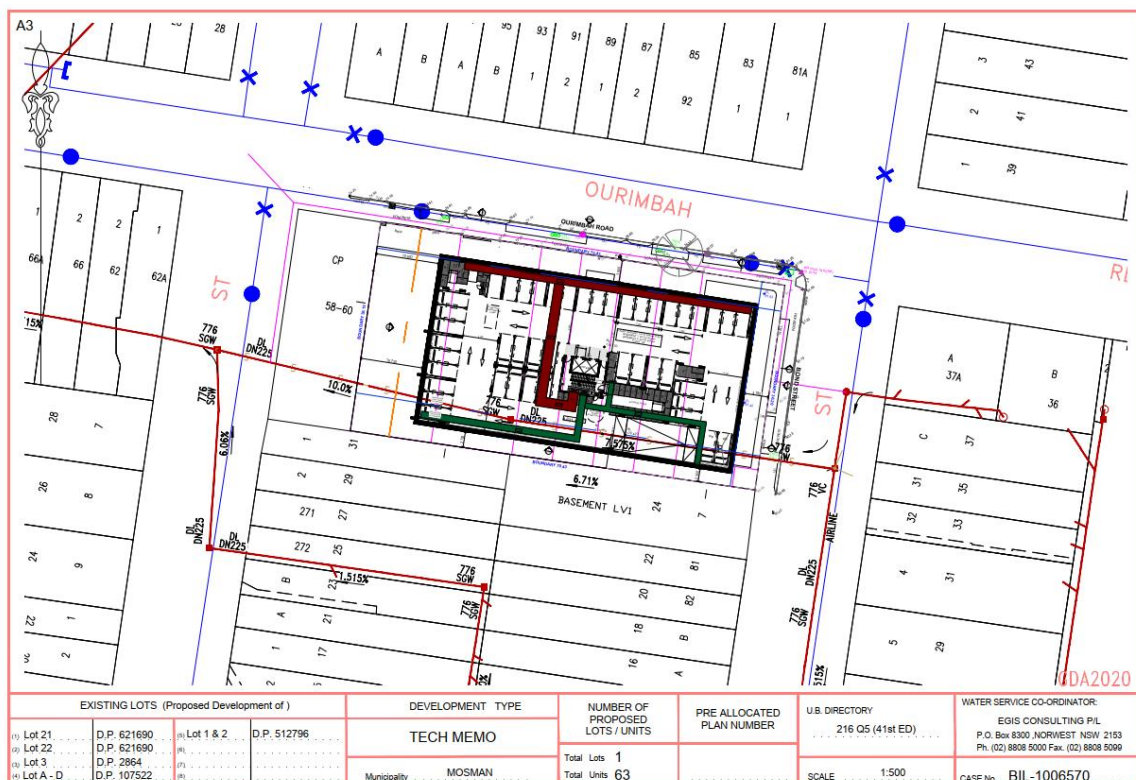


FIGURE 4: HYDRA MAP WITH PROPOSED BASEMENT.

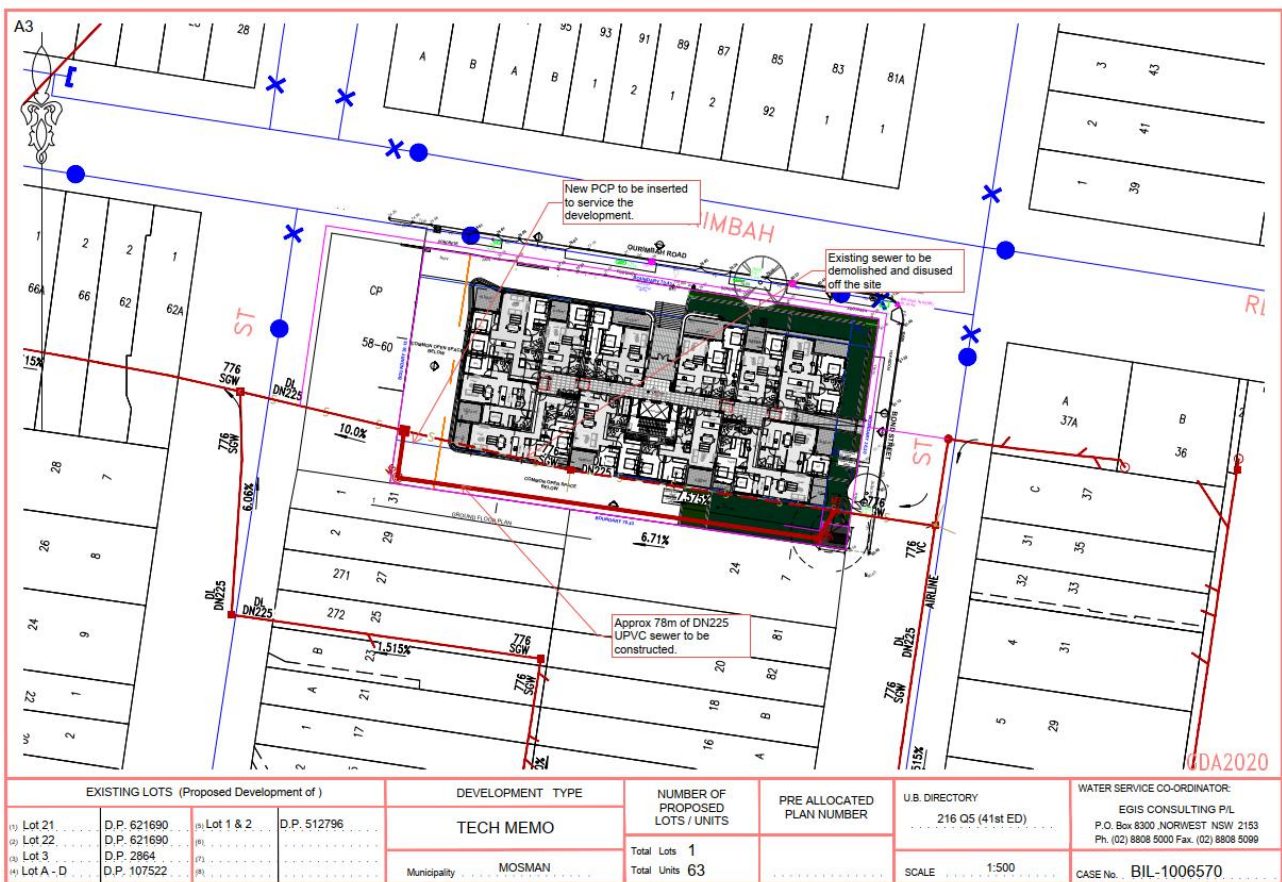
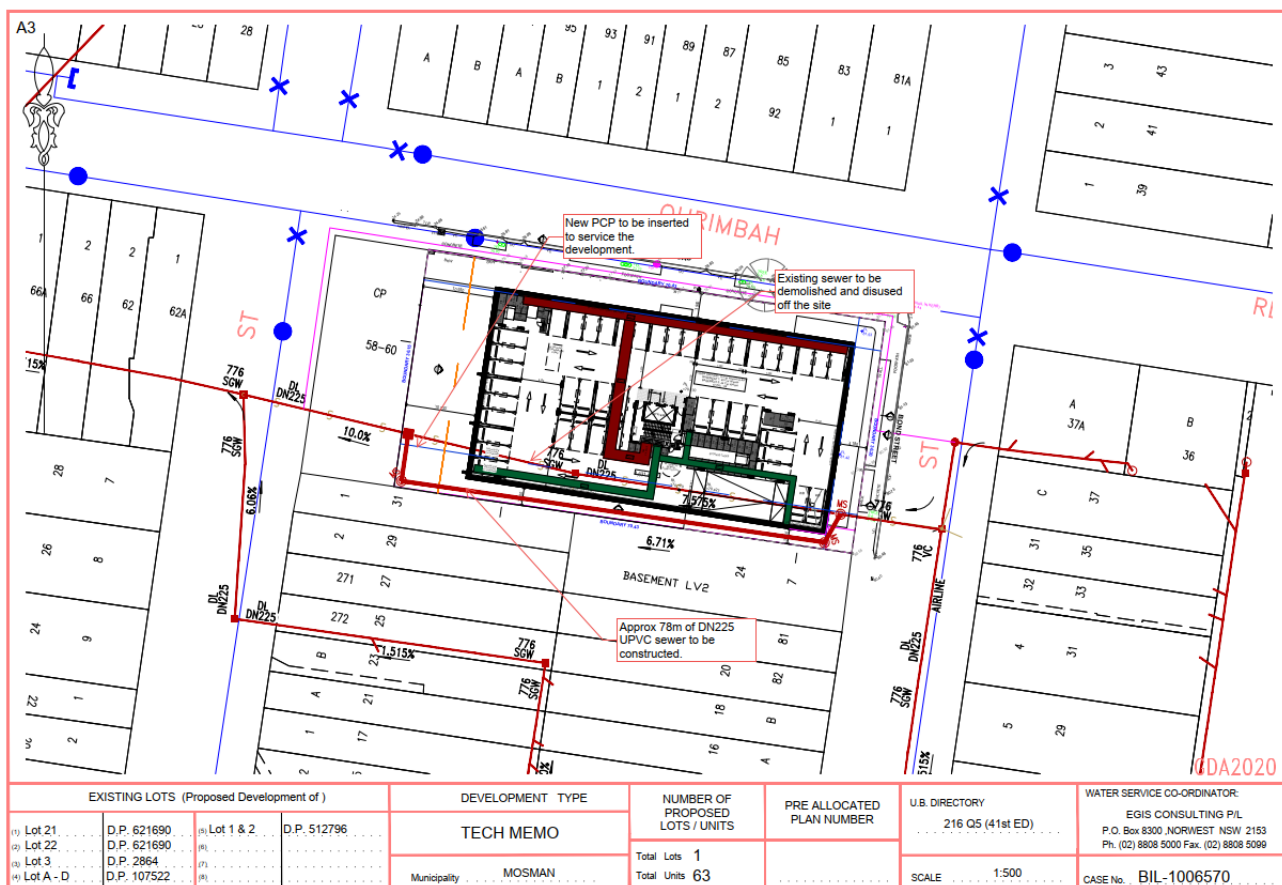


FIGURE 6: PROPOSED SEWER DEIVATION OPTION 1

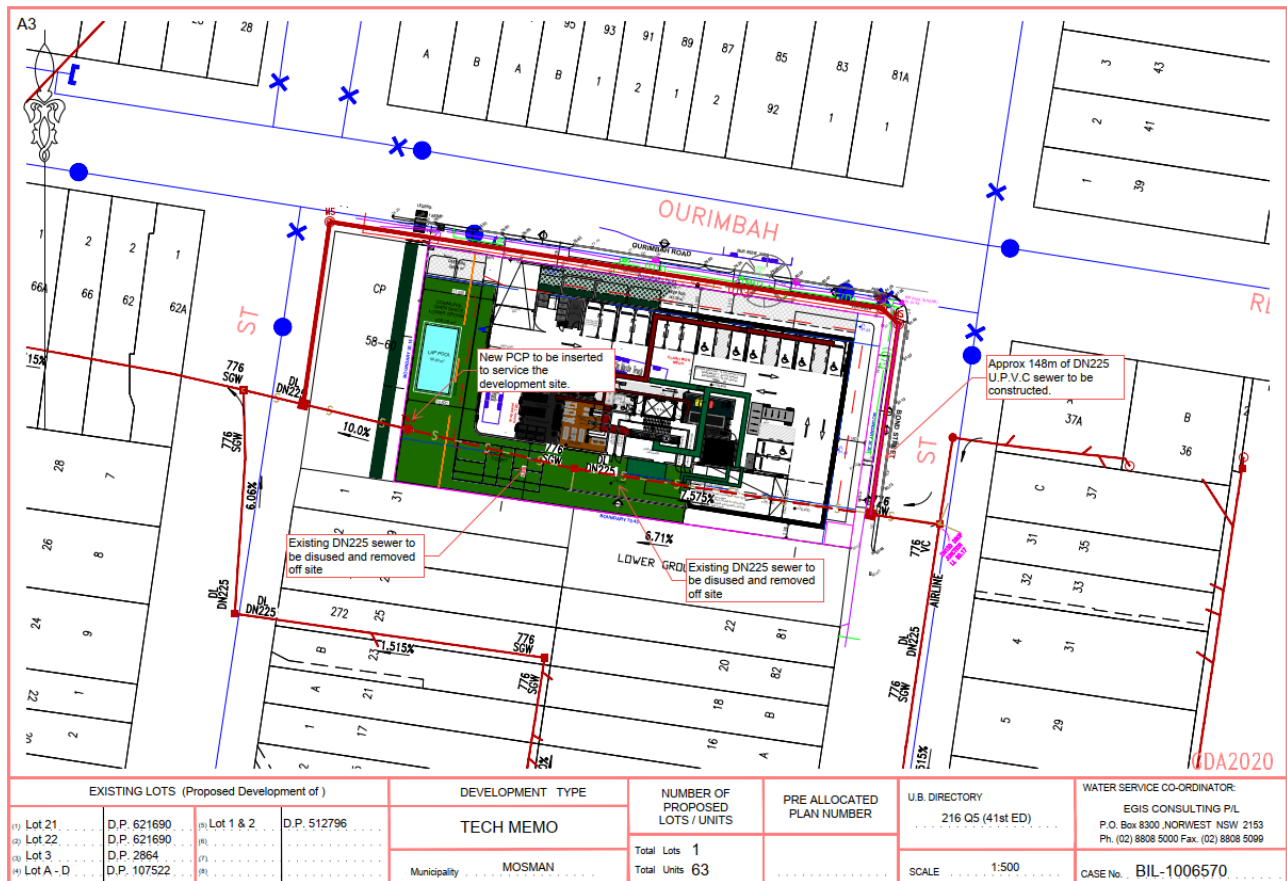


FIGURE 7: PROPOSED SEWER DEIVATION OPTION 2

Should you require any further information, please contact me on 0410208520 or email Aiden.Lee@egis-group.com

Yours sincerely,

Egis Consulting Pty Ltd

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