Infrastructure Delivery, Management and Staging Plan

Project Mars Data Centre

12 Mars Road, Lane Cove West, NSW 2066

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Prepared by:	Jolene Ng	**Date:**	17th February 2026
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1.0 EXECUTIVE SUMMARY

This Infrastructure Delivery, Management and Staging Plan has been prepared by HDR to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility at 12 Mars Road, Lane Cove West in the Lane Cove Government Area (LGA). The site is legally described as Lot 22 in Deposited Plan 732062.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the Project Mars Data Centre Project (SSD-82052708) dated 10th April 2025.

This report outlines the incoming services required, with respect to capacity, availability and connections to facilitate the development.

The proposed data centre development works specific to infrastructure include:

- Reticulation of new Ausgrid HV feeders (132kV) to an on-site substation.
- Extension of existing pit and pipe system to facilitate incoming communication services pathway via diverse underground routes.
- Connection into existing potable water supply from Sydney Water for hydraulic and wet fire services.
- Connection into existing sewerage system from Sydney Water.
- Modifications of the site stormwater drainage network to direct stormwater runoff to existing water quality devices and on-site detention tank/s.

This report concludes that the proposed data centre development is suitable and warrants approval.

A State Significant Development Application (SSDA) has been prepared to support a data centre at 12 Mars Road, Lane Cove West. The site area is 33,559m^2 and is zoned E4 General Industrial.

The proposal will include:

- Site preparation works including demolition, bulk excavation and removal of existing structures on the site, tree and vegetation clearing and bulk earthworks
- Construction, fit-out and operation of a three-storey data centre building with a total gross floor area of approximately 21,832m^2 comprising:
    - 24 parking spaces
    - 2 loading dock spaces
    - 2 levels of technical data hall floor space
    - 3 level office and amenities building
- Provision of required utilities including:
    - diesel storage tanks
    - water tanks
    - substations on site
- Vehicle and pedestrian access provided via Mars Road
- Associated landscaping and site servicing
- Installation of site services and drainage infrastructure
- A floor space ratio of approximately 0.65:1

Specifically, this report has been prepared to respond to the SEARs requirement issued below:

Table 1

Item	Description of requirement	Section Reference (This Report)
Infrastructure Requirements and Utilities	In consultation with relevant service providers:	
	• Assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.	Section 2.0, Appendix A, Appendix B
	• 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.	Section 2.1, 2.2
	• Provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.	Section 2.1, 2.2, 2.7, Appendix A, Appendix B
Back-up Power System	Provide a detailed overview of any proposed back-up power system, including the scale and capacity of the system, and any associated testing procedures (frequency and duration).	Section 2.6

	Provide a detailed justification for the proposed back-up power system, including alternatives considered.	
Water Management Plan	Provide an Integrated Water Management Plan that: • Is prepared in consultation with the local council and any other relevant drainage or water authority. • Outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision). • Details the proposed drainage design (stormwater and wastewater) for the site including any onsite detention facilitation, water quality management measure and nominated discharge points, on-site sewerage management and measure to treat, reuse or dispose of water. • Demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts.	Section 2.3, 2.4 **Further details are covered in the Stormwater Report by BG&E**

The site is located in Lane Cove West within the Lane Cove Local Government Area (LGA). It is bound by Mars Road to the north, Woodcock Place to the west, Blackman Park to the south and an industrial site to the east.

The site is located in the Lane Cove West Business Park which is a key economic and employment precinct in the Lane Cove LGA. The Lane Cove West Business Park contains a range of land uses including Cochlear, Storage King, Lane Cove Gymnastics Club, Novis Healthcare and an Airtrunk Data Centre.

The site comprises one individual allotment totalling 33,559m^2. It is currently occupied by 4 warehouse buildings with ancillary office spaces.

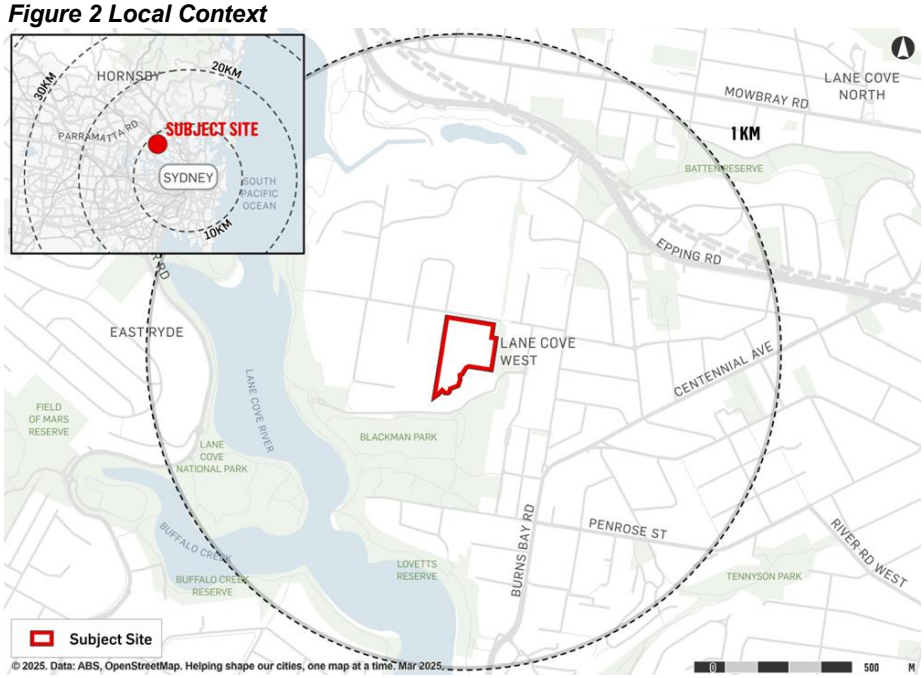
The closest residential uses to the site are 200m to the east of the site on Wood Street, Lane Cove West and 250m to the north of the site on Banksia Close.

The site is well serviced by transport and is within close proximity to Epping Road and the M2 Motorway.

Figure 1 Site Aerial

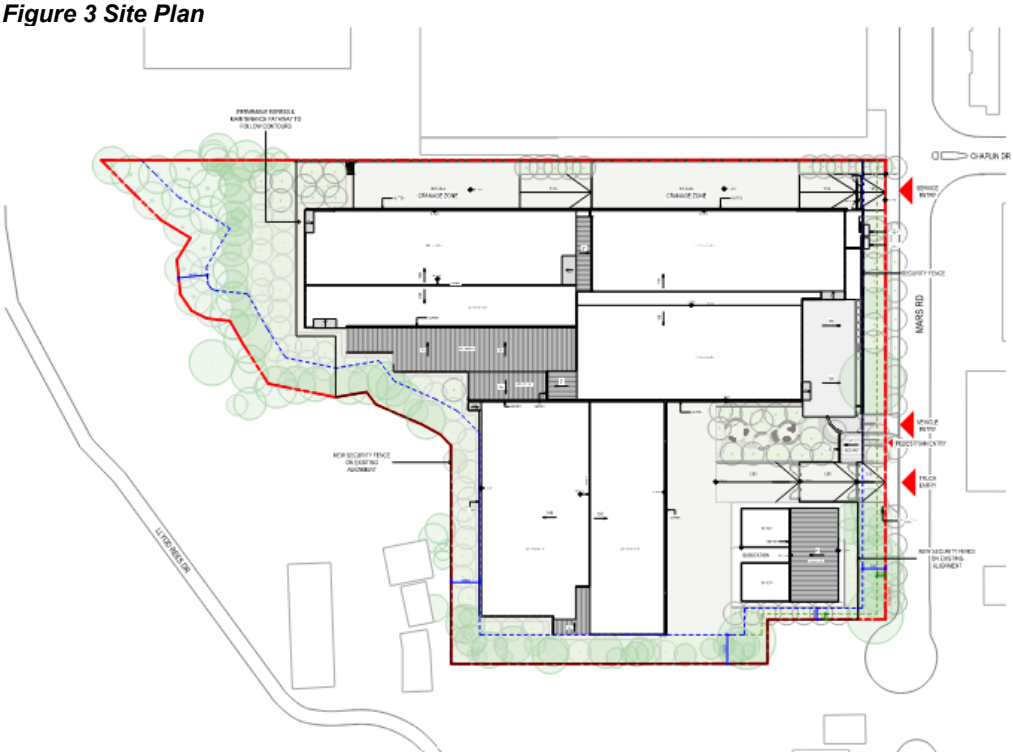
Source: Urbis, 2025

Figure 2 Local Context



Source: Urbis, 2025

Figure 3 Site Plan



Source: HDR, 2025

2.0 INCOMING SERVICES

The incoming services outlined within this report include:

- Electricity
- Communication Services
- Potable Water
- Sewerage

It is to be noted that no gas connection is proposed for the development site.

2.1 ELECTRICITY

Based on Before You Dig Australia (BYDA) information from Ausgrid shown in Figure 4, there is one (1) ground substation within the site boundary – located adjacent to the existing building on 12 Mars Road.

The plans also indicate the presence of numerous Ausgrid assets along Mars Road, notably high-voltage and low-voltage cables which enter the site boundary to serve the existing ground substation. Additionally, there are 132kV cable route (out of service) located under Mars Road, as indicated in the plan.

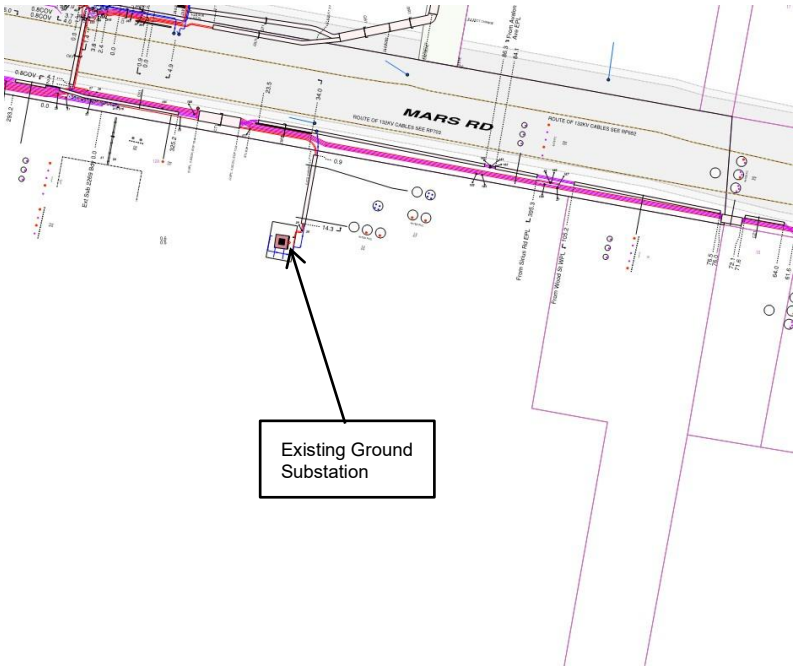


Figure 4 – Ausgrid Assets around 12 Mars Road, Lane Cove West (Source: BYDA)

Coordination with Ausgrid is required to assess the removal or relocation of assets being impacted by the Proposed Development which include any overhead poles and wires, underground cables, distribution substations and associated easements.

To fully cater for the proposed development, an on-site substation is proposed to feed the site via a fully redundant, N-1 arrangement. Augmentation of the high voltage network is expected to supply the site, and the proponent is currently undergoing consultation with Ausgrid to determine the arrangement of feeders to the site.

Ausgrid will advise the final day supply capacity and route options from to the proposed site. The feeder supply routes are outside the subject site boundary and will be approved under the utility authority's own permitted development rights.

The design of the substation and incoming feeders shall be submitted as part of the Accredited Service Provider (ASP) design package to Ausgrid for review and approval. Design shall consider all required Ausgrid design standards & guidelines, relevant BCA and Australian standards. Works shall be undertaken by the ASP at the appropriate level and class as authorised by Ausgrid.

2.2 COMMUNICATION SERVICES

Initial site location assessment via BYDA plans indicates the presence of multiple Telco/ISP/Fibre service providers in the area, including NBN Co NswAct, FibreconX Pty Ltd, Fibrepath, TPG Telecom (NSW), Vocus Communications 2, Telstra NSW Central, Optus/Uecomm Nsw. Refer to the Figures 5 to 16 for further information.

The preferred arrangement for fibre connection points to the site will be minimum of two (2) preferably diverse paths with multiple carriers. The diversely routed telecommunication service pathways within the building to the Telco/MDF rooms shall maintain a minimum of 20m separation along the entire route.

Telco/ISP/Fibre service providers will likely provide connectivity to the fibre entry points to the site from public roads surrounding the site. It is anticipated that Goodman will negotiate with their service providers of choice to finalise routes to the site.

To minimise impacts on surrounding public domain infrastructure, the following measures are proposed in response to utility requirements that may affect these assets:

- The proponent shall negotiate all required incoming infrastructure routes with their preferred telecommunications carrier during design finalisation stage. All changes required to the existing or installation of future utility assets will be identified at that point.
- Design of utility assets shall be undertaken by suitable and qualified personnel in accordance to utility provider design requirements and relevant Australian Standards.
- The design of telecommunications assets required by the building shall be undertaken with final site deployment in mind. It is envisaged that all required conduits and trenches are installed during the first phase of construction to avoid further disruption further down the track.
- The design shall aim to reuse existing assets if location permits, subject to the preferred routes agreed upon by the proponent and their preferred telecommunications carrier.

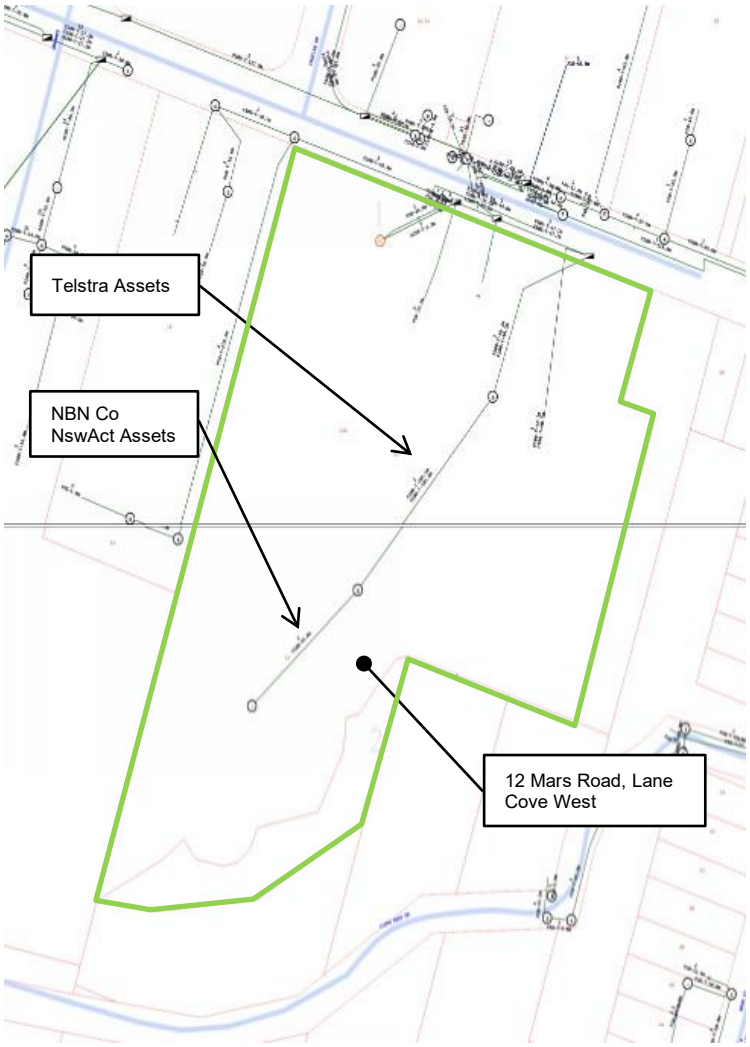


Figure 5 – NBN Co NswAct Assets around 12 Mars Road, Lane Cove West (Source: BYDA)

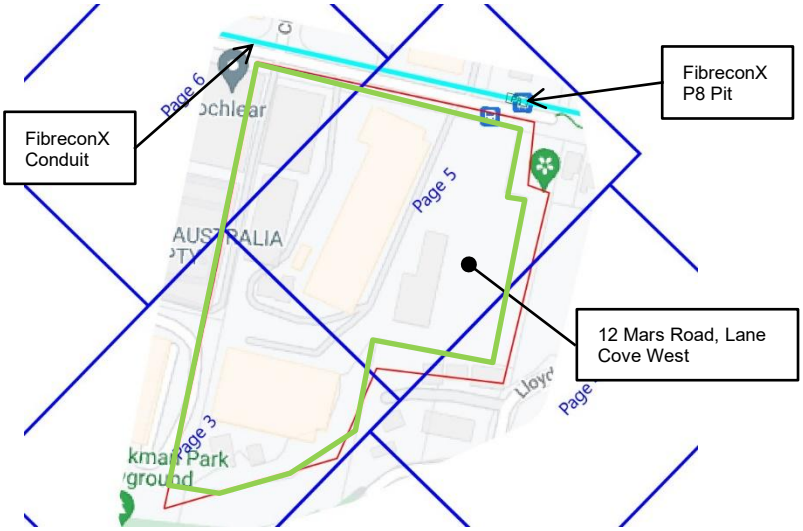


Figure 6 – FibreconX Telecommunication Assets around 12 Mars Road, Lane Cove West (Source: BYDA)

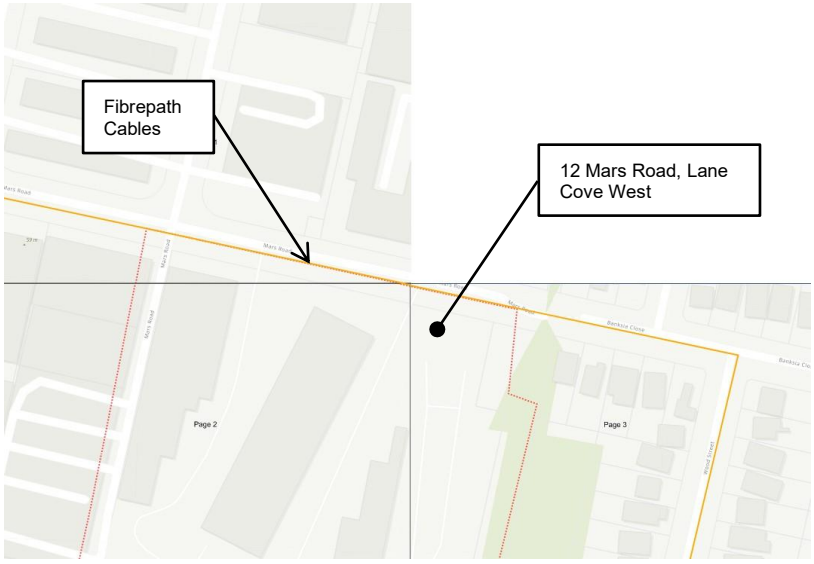


Figure 7 – Fibrepath Assets around 12 Mars Road, Lane Cove West (Source: BYDA)

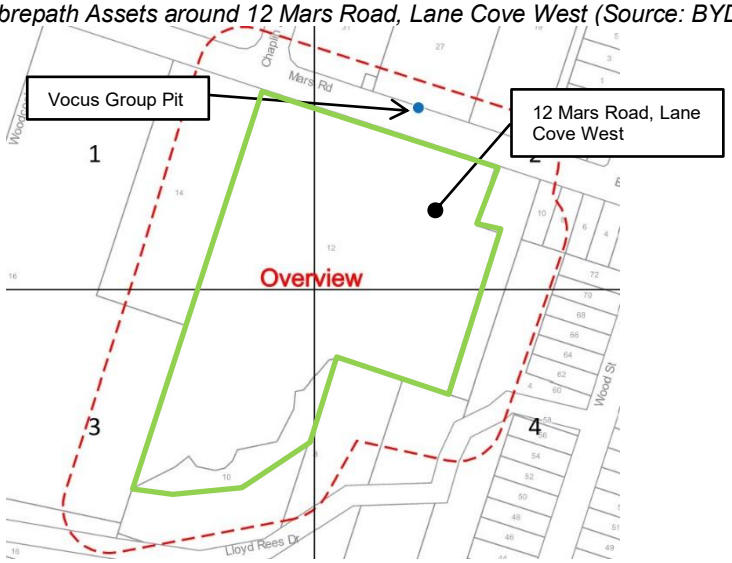


Figure 8 – Vocus Assets around 12 Mars Road, Lane Cove West (Source: BYDA)

Figure 9 – Optus Assets around 12 Mars Road, Lane Cove West (Source: BYDA)

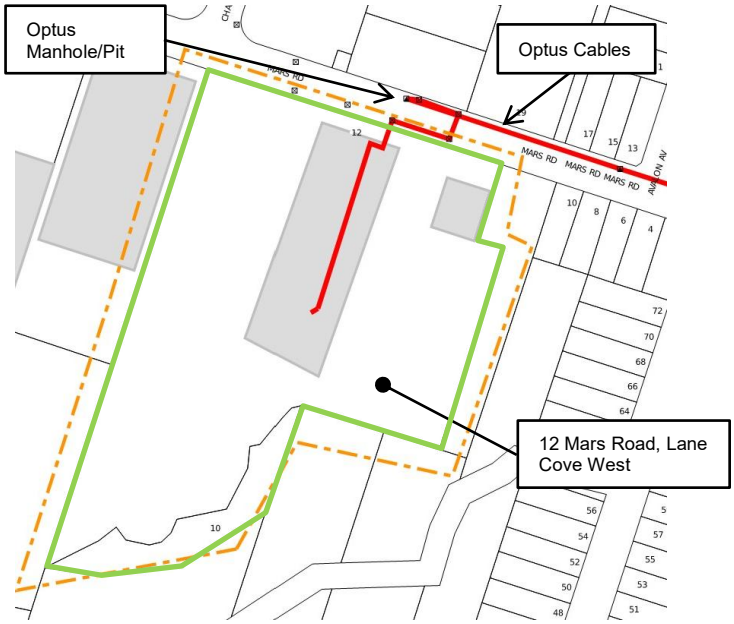


Figure 10 – Optus Assets around 12 Mars Road, Lane Cove West - 2 (Source: BYDA)

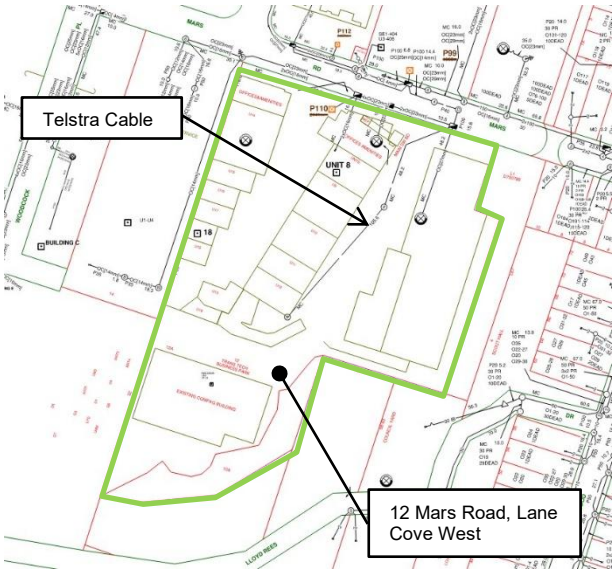


Figure 11 – Telstra Telecommunication Assets around 12 Mars Road, Lane Cove West (Source: BYDA)

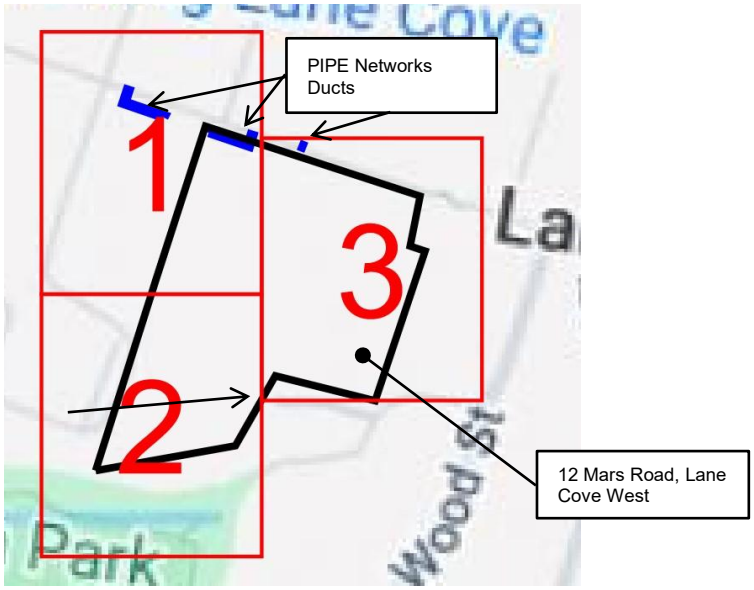


Figure 12 – TPG Telecommunication Assets around 12 Mars Road, Lane Cove West (Source: BYDA)

2.3 POTABLE WATER

The existing Sydney Water potable supply is suitable to supply the combined water and wet fire services demand across the entire Proposed Development.

The Pressure and Flow Enquiry which was conducted indicates that the existing 250mm CICL water main is capable of delivering 118 litres/second at 21m head as a maximum flow. Refer to Appendix A for the Pressure and Flow Statement. A new Pressure and Flow Enquiry will be conducted as part of detailed design with existing pressure and flow information provided as part of this report.

Sydney Water has advised via a Feasibility Study that the proposed development is located within Chatswood Water Supply Zone. The existing drinking water system has

limited capacity to serve the proposed development and may require trunk network upgrades.

The project will follow the Section 73 submission requirements to Sydney Water under the detailed design phase, and the proponent will continue to liaise with Sydney Water during the SSDA and ongoing design process. Additionally, the proponent is having early discussions with Sydney Water regarding the use of recycled water as a back up to service the potable water demands of the proposed development.

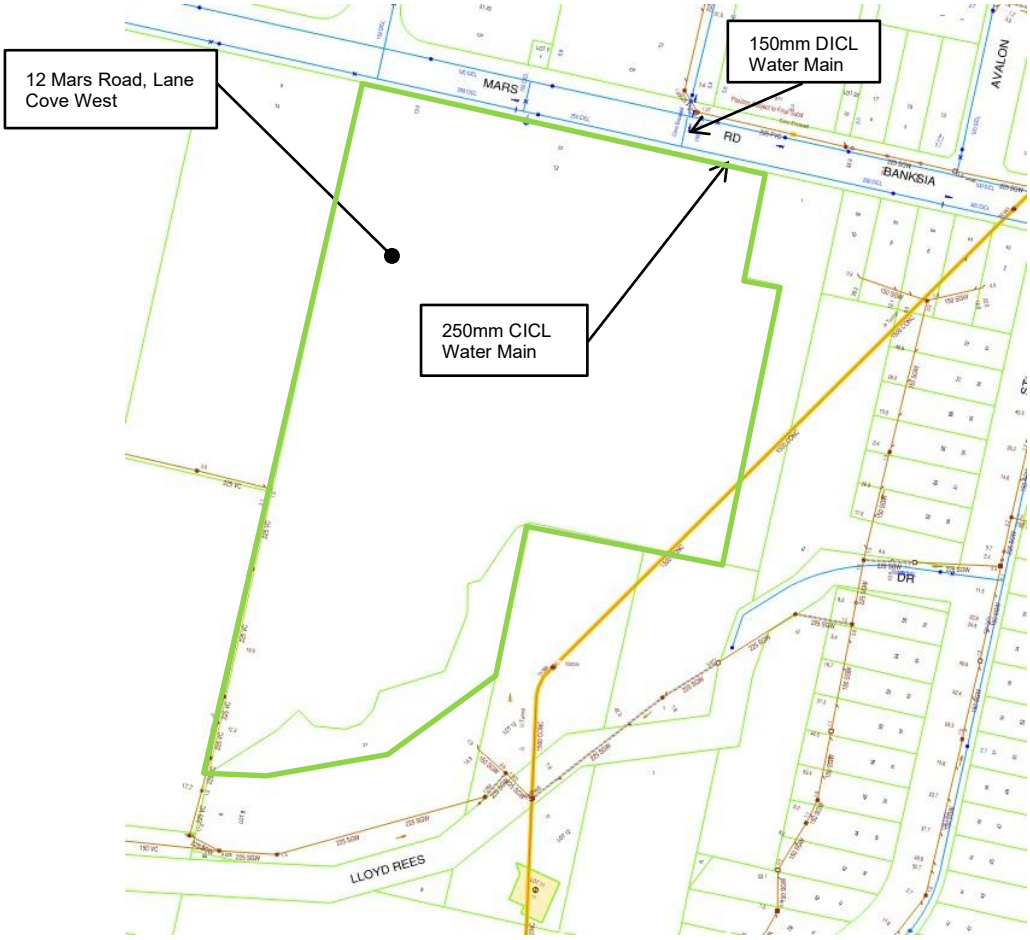


Figure 13 – Existing Sydney Water Potable Water Assets around 12 Mars Road, Lane Cove West (Source: BYDA)

2.4 SEWERAGE

This site is serviced via existing 225mm sewer mains near the south and the west boundary of the site. Additionally, there is an existing 1500mm concrete-encased sewer main which traverses a corner of the western boundary (refer to Figure 14). The Water Servicing Coordinator (WSC) appointed by the proponent has advised that building plan approval through an out-of-scope application with Sydney Water may be required depending on the depth of the sewer. This shall be assessed and next steps to be advised in the later design stages.

Sydney Water has provided a high-level assessment in the Feasibility Letter that the development site is located within the Lane Cove sub-system of the North Head sewerage system which currently has the capacity to service the development. It has

been identified that the development can be connected to the aforementioned existing 225mm sewer main.

The new site connection and suitability to connect to existing would be carried out under the Section 73 process, with potable and wastewater modelling under the Water Servicing Coordinator (WSC) process in line with latest advice from Sydney Water for new Data Centre developments.

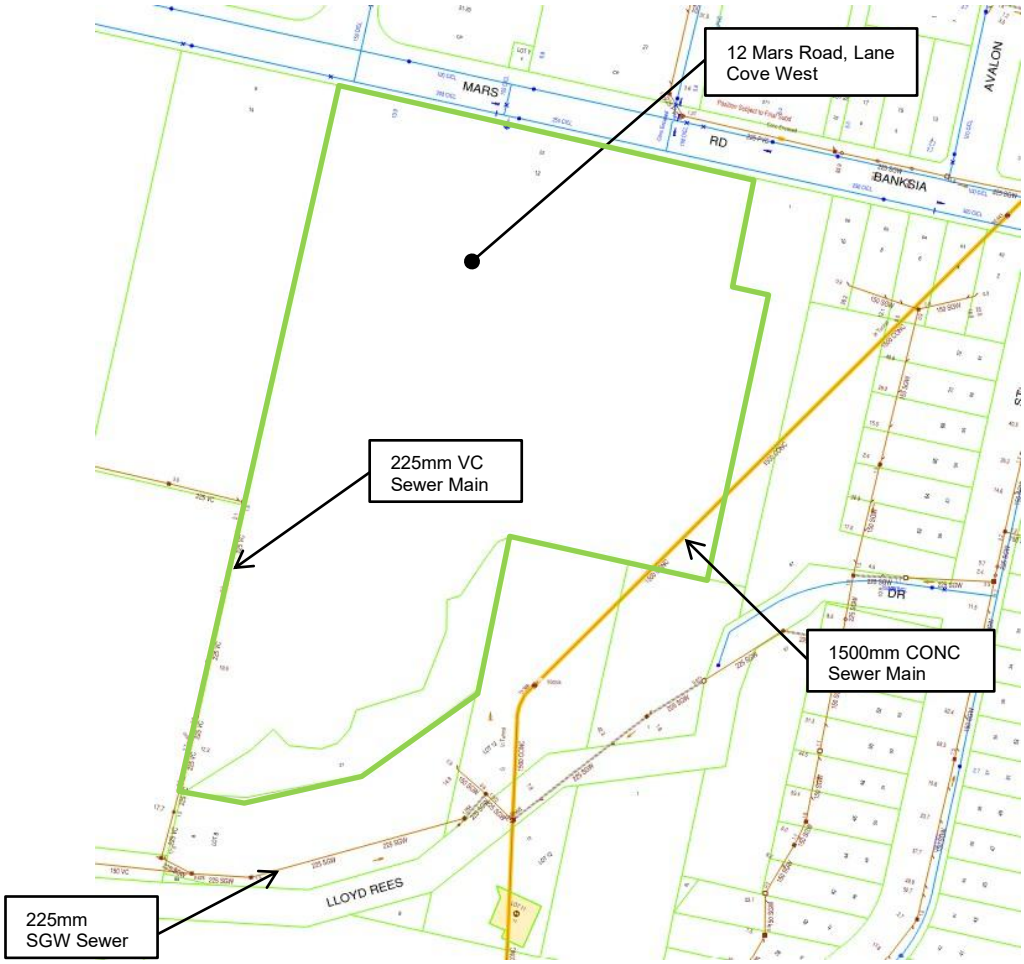


Figure 15 – Existing Sydney Water Sewer Assets & Proposed Work around 12 Mars Road, Lane Cove West (Source: BYDA)

2.5 GAS

Jemena BYDA plans indicate the presence of high and medium pressure gas mains along Mars Rd and the south boundary of the site. No natural gas supply is expected to be required for the proposed development, as all heating demands are to be met by electric powered equipment.

Figure 16 – Existing Jemena Gas Networks Assets around 12 Mars Road, Lane Cove West (Source: BYDA)

2.6 BACK-UP POWER SYSTEM

The following summary on Best Available Technology aims to outline the technical background, basis and justification for the selection and operation of equipment that forms the backup installation at the proposed data centre development.

For successful operation, the proposed data centre will be required to demonstrate sufficient resilience in operations, such that the data centre is able to continue operating and maintain normal business operation in accordance with agreed business arrangements in the event of a failure, crisis or catastrophic event.

The data centre is therefore considered to be a 'mission critical' facility. The design concept is "Concurrently Maintainable," which means maintenance and upgrades can be performed without disrupting operations. This is achieved by having redundant components and distribution paths.

Alternative Considerations

The following table details alternative commercially available approaches that have been considered by the proponent during planning for the proposed development based on the operations of the data centre and local environmental features:

Table 2

Technology	Points of consideration	Conclusion
Solar panels with battery storage	- Low power density, therefore large operational space for solar arrays and battery storage required for the proposed data centre load requirements. - Large quantity of solar arrays and battery storage required, hence not a commercially viable option. - Power availability subject to weather.	Not suitable.
Wind with battery storage	- Low power density, therefore large operational space for wind turbines and battery storage required for the proposed data centre load requirements. - Large quantity of turbines and battery storage required, hence not a commercially viable option. - Power availability subject to weather.	Not suitable.
Diesel Generators	- Commercially available. - Proven technology. - The volume of stored diesel fuel should be kept to a reasonable minimum and comply with requirements of Australian Standards.	Suitable.
Gas peaker generators	- Slow start to pick up critical load, inability to accept dynamic load changes easily. - Technology more suitable at medium voltage network level.	Not suitable.

	- On-site gas storage is not viable due to spatial constraints.	
Hydrotreated vegetable oil (HVO) biofuel	- Shelf-life comparable to diesel and produces less greenhouse gas emissions compared to diesel. - No additional space required. No special storage required. - However, there is a current lack of largescale production and storage of HVO in Australia.	Not suitable in the near term, however generator models for the proposed data centre shall be selected to be HVO compatible when commercially available in the future.
Hydrogen fuel cell	- Clean, zero-emissions alternative to diesel. - However, complex implementation and not commercially available at required ratings.	Not suitable.
Green Hydrogen generators	- Complex implementation. - Limited availability of redundant grid-scale network. - Concern over overall reliability and resilience during maintenance and failure scenarios. - May be considered for later stages subject to fuel system constraints and viability.	Not suitable in the near term. Viability to be re-evaluated in future Stages.

As indicated in the table, alternatives to diesel back-up power generation are not considered to be suitable for the proposed facility at this time, although green hydrogen generators may be suitable in the future as the technology becomes viable and generators shall be selected where possible to be compatible with HVO as an alternative fuel source to diesel. The proponent will continue to re-evaluate the viability of such technologies at future stages.

Back-up System Description

The proposed data centre is proposed to be supplied with redundant utility feeders. Should one feeder supply becomes unavailable, or if there is a complete loss of utility power in the area for an extended period of time, it is then expected for on-site power generating systems to be required to support the building load.

In final configuration, the proposed back-up power system for the data centre would comprise of 49 low voltage diesel generators (44 x 2.8MW / 3.5MVA, 4 x 2.2MW / 2.75MVA and 1 x 600 KW / 750kVA generators).

This system is designed to support the data centre critical loads, life safety and admin loads. The generator quantities are designed to have redundant components, allowing for continuous operation of the data centre during maintenance or a failure of a generator.

All generators are containerized and located externally on the roof level of the development. The generators will be served by a dedicated fuel system fed from approximately 8 in-ground bulk fuel storage tanks.

To prevent diesel spill, the daily fuel tank within each generator enclosure and bulk fuel tanks shall be double-walled and utilise an interstitial space that is sensored to detect leaks. Additionally, fuel pipework shall be double-walled or utilising drip trays subject to further design coordination. The fuel distribution from the bulk tanks to each diesel generator will be concurrently maintainable and will have a dedicated fill point and laundering system.

Back Up System Maintenance Requirements

For standby generators to be ready to operate should an unexpected interruption to mains power occurs, a regular maintenance and testing schedule is required. The below standby generator testing schedule in Table 3 is proposed for the final stage development of the data centre once all generators have been installed.

The generators will be subject to scheduled maintenance activity every quarter and will be tested during business hours (7:00am to 5:00pm) from Monday to Friday.

Table 3

Run Time (Minutes)	Cooldown Time (Minutes)	Total No. of Gens	Gens Per Test	Total Minutes (Excl. Cooldown)	Total Minutes (Incl. Cooldown)	Load
30	10	49	1	1470	1960	100% Load
30	10	49	1	1470	1960	100% Load
30	10	49	1	1470	1960	100% Load
60	10	49	1	2940	3430	100% Load
			Total Min / Year	**7350**	**9310**	
			Total Hrs / Year	**122.5**	**155.2**	

2.7 CONSTRUCTION

The proposal will be delivered as follows:

- Construction is anticipated to commence in Q1 2027 and will involve a 34-month construction and design program for operation by Q4 2029. A detailed construction delivery and staging plan would be developed by the construction contractor prior to the commencement of construction. The detailed construction and staging plan would describe the dates of commencement and anticipated duration for the construction of each key project element.
    - Works will be completed over 5 construction certificate (CC) stages as detailed below:
        - **CC Stage 1 –** Demolition.
        - **CC Stage 2 –** Site preparation and site establishment including set up of restricted areas, hoardings and other safety measures including traffic management measures and construction controls.
        - **CC Stage 3 –** In-ground services installation, structural works. During this stage, connection to services, including potable water, wastewater, electricity and communications would be undertaken at agreed stages

during construction. Minor power use will be required during construction. The use of potable water will be minimised and construction use limited to small amounts for potable use, dust suppression and washing of hard surfaces for safety management.

- **CC Stage 4 –** Façade construction, installation of services, fit-out. During this stage, site commissioning and testing will be undertaken. Commissioning will include testing all elements of the development including safety, quality systems and processes.
- **CC Stage 5 –** Landscaping and external works.

- Sign off from relevant infrastructure authorities to be obtained as relevant.
- Following commissioning, the construction stage will be complete. The site will move into business as usual operations.

APPENDIX A – SYDNEY WATER PRESSURE AND FLOW STATEMENT

Statement of Available Pressure and Flow

Jim Gorringe
Pitt Street
Sydney, 2001

Attention: Jim Gorringe Date: 27/11/2024

Pressure & Flow Application Number: 2019740
Your Pressure Inquiry Dated: 2024-11-14
Property Address: 12 Mars Road, Lane Cove West 2066

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: Mars Road	Side of Street: South
Distance & Direction from Nearest Cross Street	40 metres East from Chaplin Drive
Approximate Ground Level (AHD):	48 metres
Nominal Size of Water Main (DN):	200 mm

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	80 metre head
Minimum Pressure	43 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	43
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10 15 20 25 30 40 50 60	43 43 42 42 42 41 40 39
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main) Maximum Permissible Flow	10 15 20 25 30 40 50 60 118	43 37 37 36 36 35 34 33 24

(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 a 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.

APPENDIX B – SYDNEY WATER FEASIBILITY LETTER

Case Number: 220256

May 8, 2025

Goodman Property Services(Aust)Pty Ltd
c/- ROSE ATKINS RIMMER

Feasibility Letter

Developer:	**Goodman Property Services(Aust)Pty Ltd**
Your WSC's reference:	**42/29003/Feaso**
Development:	**Lot 22 DP732062 12 Mars Rd, Lane Cove West**
Development Description:	**Construction and operation of a 90MVA (n-1) Data Centre.**
Your application date:	**March 19, 2025**

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what our requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

We have not allocated any system capacity to your proposal from the investigation into this Feasibility advice. This advice is only an indication of our systems and possible requirements as of today. Where there is system capacity, it may have been fully utilised by the time you obtain a Consent. The requirements applied to any approved Development proposal may differ significantly in the future since the original advice was issued.

If you obtain development consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 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).

We'll then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed)
  or
- Certificate.

These documents will be the definitive statement of our requirements.

There may be changes in our requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

- if you change your proposed development eg the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application

- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It 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.

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

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting Plumbing, building & developing page on our website.

1. **Obtain Development Consent from the consent authority for your development proposal.**

2. **Engage a Water Servicing Coordinator (WSC).**

You must engage your current or another authorised WSC to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another WSC (at any point in this process) you must write and tell us.

You'll find a list of WSC's at Listed providers on our website.

The WSC will be your point of contact with us. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including our costs).
As of the date of this advice, it is anticipated that no Sydney Water Construction works are required. Your WSC can advise you about this.

3. Water and Sewer Works

3.1 Water

Your development must have a frontage to a water main that is the right size and can be used for connection.

We've assessed your application and found that:

The proposed development is located within Chatswood Water Supply Zone.

The existing drinking water system has limited capacity to serve the proposed development and may require trunk network upgrades. However, proposed demands and staging can be taken into account in Sydney Water's broader planning and delivery of upgrades to service ongoing development in this region.

The applicant is advised to continue to engage with Sydney Water (through the Growth & Development account manager) in understanding and progressing appropriate next steps to

investigate viability of servicing solutions collaboratively. This would be linked to the broader data centres servicing initiative as well as the WSAGA / SWGA servicing strategy review and options work. While this development presents a servicing challenge on its own, this is a high growth area (including potential for other data centres) with limited system capacity and the broader context needs to be considered in developing a holistic servicing solution.

Figure 1 Drinking Water Location Map

3.2 Sewer

Your development 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 your development's boundaries.

We've assessed your application and found that:

The development site is located within the Lane Cove sub-system of the North Head sewerage system. North Head STS has the capacity to service this development.

- This development can be connected to the existing 225mm sewer main running parallel to the east boundary of the site (Figure 2).

- This assessment is based on 468 kL/day average sewer demand from CN2220256. If the developer will be aware of an increase of demand before construction of this development, they have to reapply to Sydney Water for approval.

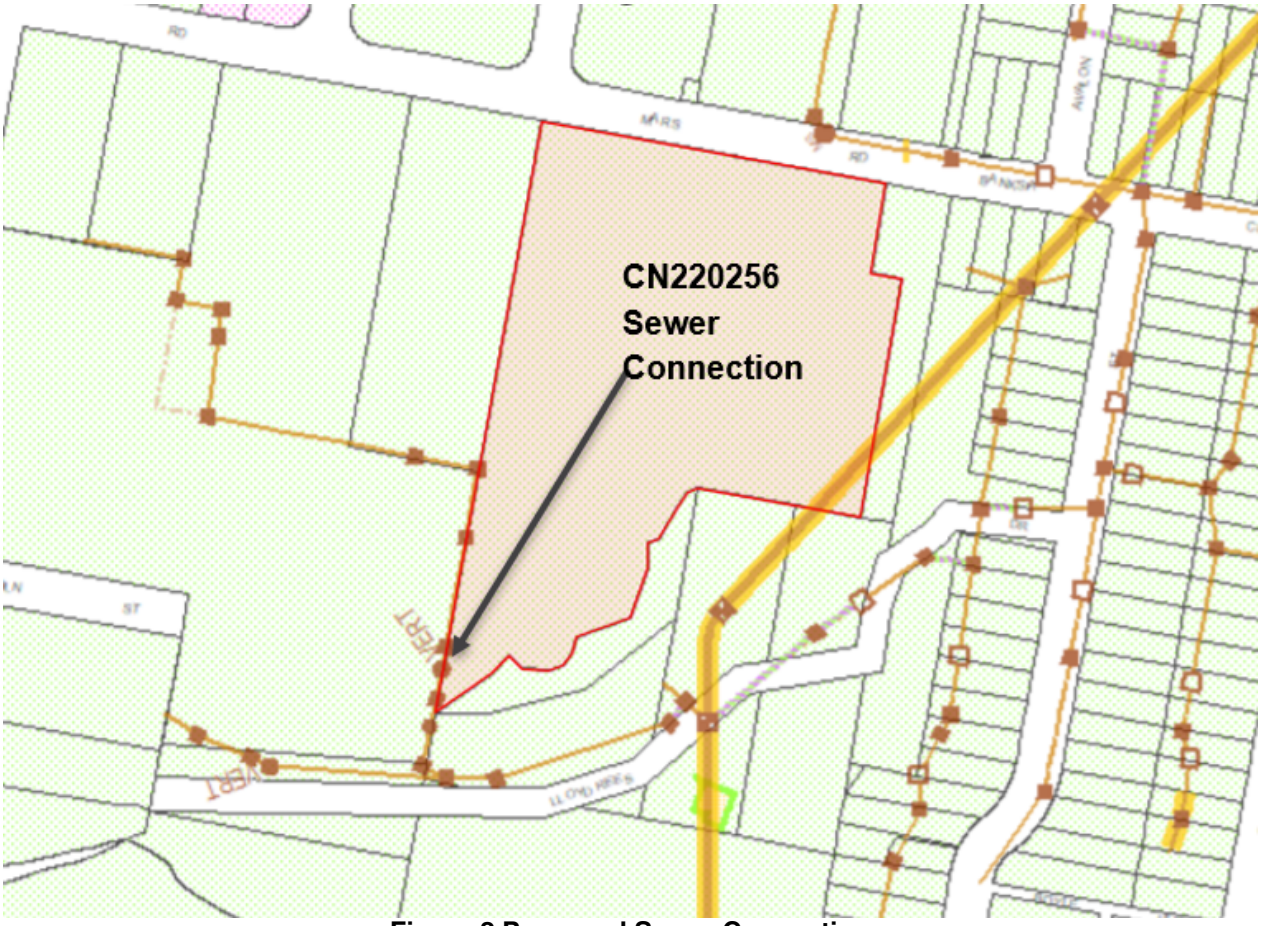


Figure 2 Proposed Sewer Connection

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at **businesscustomers@sydneywater.com.au**

4. Ancillary Matters

4.1 Asset adjustments

After we issue this Notice (and more detailed designs are available), we may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you'll need to do this work as well as the extension we have detailed above at your cost. The work must meet the conditions of this Notice and you will need to complete it **before we can issue the Certificate**. We'll need to see the completed designs for the work, and we'll require you to lodge a security. The security will be refunded once the work is completed and all charges paid.

4.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use our **Permission to Enter** form(s) for this. You can get copies of these forms from your WSC or on our website. Your WSC can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

5. 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	Basis of Calculation	Charge ($)

(DSP)		for Applicable Period (5/8/25-6/30/25)
Greater Sydney Drinking Water	Other Flow 6588.372 @ $850 per ET = $5600116.28 based on Flow rates in paragraph below less Credit of $0.0 for previous payment/use	$5,600,116.28
North Head Wastewater	Other Flow 1232.368 @ $152.24 per ET = $187615.77 based on Flow rates in paragraph below less Credit of $0.0 for previous payment/use	$187,615.77
DEVELOPER CHARGES TOTAL:		**$5,787,732.05**

- The charges in the table are based on your development needing an average day water demand of **2,833 kL** and an average day sewer discharge of **468 kL**.
- **If the** development **generates a greater demand, you may have to pay more in charges. If you are going to sell the** development**, you have to explain the situation to prospective buyers as part of the requirements of Vendor Disclosure.**

5.1 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

OTHER THINGS YOU MAY NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement from us in the future because of the impact of your development on our assets. You must read them before you go any further.

Approval of your building plans

Please note that your building plans must be approved. This can be done on our Tap in™ system Sydney Water Tap in ™ or call 13 20 92.

This is not a requirement of the Certificate, but the approval is needed because construction/building works may impact on our existing assets (e.g. water and sewer mains). In any case, these works MUST NOT commence until we have granted approval.

Your WSC can tell you about the approval process including:

- Possible requirements
- Their costs
- Timeframes.

We recommend that you apply for Building Plan Approval early as in some instances your WSC may need to refer your building plans to us for detailed review. You'll be required to pay us for the costs associated with the detailed review.

Note: You must obtain our written approval before you do any work on our systems. We'll take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994.*

Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to our sewer main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

Please be aware that floor levels must be able to meet our soffit requirements for property connection and drainage.

Fire Fighting

Definition of fire fighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the development and the ability of our system to provide that flow in an emergency. Sydney Water's Operating Licence directs that our mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through Sydney Water Tap in ™ and may be of some assistance when defining the fire fighting system. The Statement of Available pressure may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connection

A water main are available to provide your development with a domestic supply. The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with Sydney Water Tap in ™. You, or your hydraulic consultant, may need to supply the following:

- a plan of the hydraulic layout

- a list of all the fixtures/fittings within the property
- a copy of the fireflow pressure inquiry issued by us
- a pump application form (if a pump is required)
- all pump details (if a pump is required).

You'll have to pay an application fee.

We don't consider whether a water main is adequate for fire fighting purposes for your development. We can't guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to our water main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Other fees and requirements

The requirements in this Advice Letter relate to your future Certificate application only. We may be involved with other aspects of your development and there may be other fees or requirements. These include:

- construction/building plan approval fees
- plumbing and drainage inspection costs
- the installation of backflow prevention devices
- trade waste requirements
- large water connections and
- council firefighting requirements. (It will help you to know what the firefighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here)

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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 ADVICE