

13 June 2025

URBIS

Angel Place, Level 8, 123 Pitt Street
 Sydney, NSW 2000, Australia

Attn: Oscar Davie

Utility Services Statement

Dear Oscar,

Please see our responses to the relevant items as required by the authorities in the SSD Sears process.

| Pre-Lodgement Feedback | Response |
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| Sydney Water Corporation (Sydney Water) | |
| 1. <i>The proponent of the development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (where required) services have been made.</i> | 15.05.2025 – Collective Engineering collating information to submit to WSC – submission to Sydney water by 23.05.25 to obtain a feasibility study response from Sydney Water, anticipated feed back 4-8 weeks. Sydney Water are not obligated to provide response on a timely manner for a feasibility, a formal application cannot be made until a DA has been submitted hence the response time can vary. |
| 2. <i>The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. To do this, it is required that the proponent register a direct Feasibility enquiry with Sydney Water as soon as possible via an approved Water Servicing Coordinator (WSC) to ascertain servicing needs and to ensure the proposed development is considered in any potential planning that we might be undertaking.</i> | 15.05.2025 – Collective Engineering collating information to submit to WSC – submission to Sydney water by 23.05.25 to obtain a feasibility study response from Sydney Water, anticipated feed back 4-8 weeks. Sydney Water are not obligated to provide response on a timely manner for a feasibility, a formal application cannot be made until a DA has been submitted hence the response time can vary. |
| 3. <i>When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.</i> | 16.05.2025 – The development is built boundary to boundary and all landscaping is within the building structure. There is no existing or proposed Sydney Water sewer drainage within the site and hence there are no plants on the development Council vegetation for kerb side planting to be in accordance with Sydney Water guidelines. |


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| <p>4. <i>The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.</i></p> | <p>Civil item – (left in this issue for the draft) will be removed for final</p> |
| <p>5. <i>Strict requirements for the protection of Sydney Water's stormwater assets may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets.</i></p> | <p>16.05.2025. No Sydney water assets have been identified as part of the current investigations – Feasibility response will provide final definitive determination.</p> |
| <p>6. <i>The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.</i></p> | <p>To achieve responsible water consumption and water sensitive urban design, best-practice water-saving initiatives will need to be implemented throughout the project. The development's design is deliberately working to reduce potable water consumption in the first instance by reducing water use. The following initiatives will be explored to achieve the potable water targets:</p> <p>Sanitary Fixtures – By implementing low-flow water fixtures, the consumption will be significantly reduced. All sanitary fixtures are to be provided with the minimum WELS ratings identified below:</p> <p>Taps – 6 Star WELS Toilets – 4 Star WELS Showers – 4 Star WELS (<=6 L/min)</p> <p>Refer to the BASIX report by E-IGS Consulting for further details on residential water consumption measures.</p> <p>Landscape Irrigation – Efficient irrigation systems will be considered, including underground surface drip systems, moisture sensors, and the use of native plants in the landscaping plan. Native plants have evolved to thrive in the Australian environment and are typically more resilient than their exotic counterparts. They typically require less water and are more likely to survive the predicted increase in extreme drought conditions due to climate change. Native vegetation also stores a significant amount of carbon, helping to mitigate climate change. The project is targeting a 70% native planting palette. WSUD & Stormwater Management – A Stormwater Management Report has been developed for the site considering the impacts of future flood predictions under climate projects and in-line with council planning requirements. Stormwater quality (pollutant loading) and volume discharged from site are key considerations in future design stages to ensure the development has minimal environmental impact on local waterways and ecology compared to the pre-development baseline.</p> |
| <p>7. <i>It is required that the proponent engages directly with Sydney Water via the Feasibility process and discuss IWCM opportunities.</i></p> | <p>15.05.2025 – Collective Engineering collating information to submit to WSC – submission to Sydney water by 23.05.25 to obtain a feasibility study response from Sydney Water, anticipated feed back 4-8 weeks. Sydney Water are not obligated to provide response on a timely manner for a feasibility, a formal application</p> |

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| | cannot be made until a DA has been submitted hence the response time can vary. |
| 8. <i>Given the scale and complexity of the proposed development further investigations may be required to determine the servicing requirements for this site. It is requested that a Water Servicing Coordinator is engaged as soon as possible, and a Feasibility application is submitted with Sydney Water prior to the preparation of the EIS.</i> | 15.05.2025 – Collective Engineering collating information to submit to WSC – submission to Sydney water by 23.05.25 to obtain a feasibility study response from Sydney Water, anticipated feed back 4-8 weeks. Sydney Water are not obligated to provide response on a timely manner for a feasibility, a formal application cannot be made until a DA has been submitted hence the response time can vary. |
| 9. <i>The proponent should complete and return the enclosed Growth Data Form as part of their Feasibility application submission. The Growth Data Form should be updated promptly with Sydney Water in case of changes.</i> | This is typically undertaken at a later stage (ie prior to CC), that this is being completed earlier as requested by Sydney Water, A WSC water servicing coordinator is being engaged to commence the process early as we are expecting the process to take in the order of 6 months. |

| Ausgrid | |
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| 1. <i>In consultation with relevant agencies prepare a services and utilities impact assessment which:</i> | 15.05.2025 – Collective Engineering Collating information to submit to Level 3 designer to undertake preliminary through to Ausgrid. Time response from Ausgrid TBC |
| A. <i>assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development.</i> | |
| B. <i>assesses the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed.</i> | |

Consultation that will occur with Sydney Water and Ausgrid in relation to the proposed development is outlined within the Services Infrastructure Report that accompanies this response. We welcome further feedback from both Sydney Water and Ausgrid while the project is on Public Exhibition, and trust that sufficient servicing arrangements will be secured before a Construction Certificate is issued

Kind Regards,



Antonio LoMonte

Director