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Infrastructure Delivery & Staging Plan

Waterloo South

SEARS Report

DOCUMENT CONTROL

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1. Executive Summary

The Infrastructure and Staging Plan report addresses Secretary's Environmental Assessment Requirements (SEARs) for infrastructure delivery and staging, including potable water, wastewater, stormwater, electrical, and communications utilities. Key strategies involve reusing existing infrastructure where feasible, upgrading aging water and sewer networks, implementing staged stormwater systems with On-Site Detention, relocating electrical assets underground with new substations, and protecting major telecommunications infrastructure.

The redevelopment will occur in seven stages, ensuring timely and coordinated infrastructure delivery to enable a sustainable, connected, and inclusive precinct. This plan provides a framework for coordinated infrastructure delivery, enabling the successful transformation of Waterloo South into a sustainable, connected, and inclusive precinct.

2. Introduction

This Infrastructure and Staging Plan is submitted to the Department of Planning, Housing and Infrastructure (the Department) on behalf of Stockland and NSW Land and Housing Corporation (the Applicant) in support of a concept State Significant Development Application (SSDA) for the redevelopment of the site within the Waterloo Estate (South) Precinct Area, hereby known as "Waterloo South".

In this report reference to "Homes NSW" or "the Applicant" shall also be taken to mean "New South Wales Land and Housing Corporation (LAHC)" who is the registered owner of 93 per cent of land within the Waterloo South Precinct Area. Any reference to "Waterloo South" in this report should be read as the redevelopment of land owned by LAHC and associated public land (such as roads) throughout the Precinct Area.

The concept development is categorised as State Significant Development (SSD) as per Section 26, Schedule 1 of State Environmental Planning Policy Planning Systems 2021 (Planning Systems SEPP) as the project includes housing development carried out by or on behalf of the LAHC, with an estimated development cost (EDC) of more than \$30 million.

The concept, in summary, aims to deliver:

- High quality mixed tenure housing in the context of a rapidly transforming area.
- Approximately 3,300 new dwellings, of which a minimum 30% will be social housing, approximately 20% will be affordable housing, and a maximum 50% will be market housing (measured as a percentage of the total residential gross floor area).
- Publicly accessible open space and public realm activation.
- An authentic mixed-use precinct, with housing co-located with non-residential uses, community facilities, essential services, and access to public transport.

The concept SSDA will guide the detailed design of future buildings, open spaces, and the public realm within the Waterloo South site. The concept SSDA seeks development consent for key planning metrics, including maximum building envelopes, building heights, setbacks, vehicular access points and road network, and the distribution of floor area across different land uses and residential tenure types.

A state-assessed rezoning application has also been prepared and submitted concurrently to give effect to this concept SSDA. The state-assessed rezoning application seeks amendments to the Sydney Local Environmental Plan 2012 (SLEP 2012) and the Waterloo South: Design Guide 2022 (2022 Design Guide) to align with the maximum building envelopes sought in this concept SSDA. Notably no additional gross floor area (GFA) or density is sought under the state-assessed rezoning application than is currently permissible on the site under the SLEP 2012.

2.1 Relevant SEARs

This Infrastructure and Staging Plan addresses the following relevant Secretary’s Environmental Assessment Requirements (SEARs) set out in the Table 1 below.

Table 1 - SEARs Compliance Table

SEARS Request REF: SSD-93222706	Response / Location in Report
<p>Infrastructure Requirement and Utilities</p> <p>In consultation with relevant service providers:</p> <ol style="list-style-type: none"> 1. assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. 2. Identify any infrastructure 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 3. 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. 	<p><u>Potable Water</u></p> <ol style="list-style-type: none"> 1) Refer to Section 5.1.1 2) Refer to Section 5.1.2 3) Refer to Section 5.1.3 <p><u>Recycled Water</u></p> <ol style="list-style-type: none"> 1) Refer to Section 5.2 2) Refer to Section 5.2 3) Refer to Section 5.2 <p><u>Wastewater</u></p> <ol style="list-style-type: none"> 1) Refer to Section 5.3.1 2) Refer to Section 5.3.2 3) Refer to Section 5.3.3 <p><u>Stormwater</u></p> <ol style="list-style-type: none"> 1) Refer to Section 5.4.1 2) Refer to Section 5.4.2 3) Refer to Section 5.4.3

SEARS Request REF: SSD-93222706	Response / Location in Report
	<p><u>Gas Infrastructure</u></p> <ul style="list-style-type: none"> 1) Refer to Section 5.5 2) Refer to Section 5.5 3) Refer to Section 5.5 <p><u>Electrical Infrastructure</u></p> <ul style="list-style-type: none"> 1) Refer to Section 5.6.1 2) Refer to Section 5.6.2 3) Refer to Section 5.6.3 <p><u>Communication Infrastructure</u></p> <ul style="list-style-type: none"> 1) Refer to Section 5.7.1 2) Refer to Section 5.7.2 1) Refer to Section 5.7.3

2.2 The Site

The Waterloo South Precinct Area comprises approximately 123,149m² across 10 street blocks in the City of Sydney Local Government Area (LGA), generally bounded by Cope, Raglan, George, Wellington, Gibson, Kellick, Pitt and McEvoy Streets.

The Waterloo South site area, excluding any privately owned properties within the Waterloo South Precinct Area, comprises approximately 114,822m², or just over 93 per cent of the land within the Precinct Area. The legal description of Waterloo South Precinct Area is detailed in Table 2.

Table 2 - Legal Description of Waterloo South

Address	Lot/DP
Lots owned by NSW Land and Housing Corporation (land is subject to both the rezoning and the concept SSDA)	
209-219 Cope Street, Waterloo	Lot 1 DP 217386
238-246 George Street, Waterloo	Lot 1 DP 225159
229-231 Cope Street Waterloo	Lot 3 DP 10721
6 John Street, Waterloo	Lot 1 DP 533762
97-109 Cooper Street, Waterloo	Lot A DP 105916, Lot B DP 105916, Lot C DP 105916, Lot 14 DP 10721,

Address	Lot/DP
248-254 George Street, Waterloo	Lot 2 DP 533678
232 Pitt Street, Waterloo	Lot 11 DP 635663, Lot 10 DP 635663
74-76 Wellington Street, Waterloo	Lot 1 DP 224728
331-337 George Street, Waterloo	Lot 3 DP 533680
247-251 Cope Street, Waterloo	Lot 1 DP 533679
339-341 George Street, Waterloo	Lot 1 DP 77168
250 Pitt Street, Waterloo	Lot 313 DP 606576
Cooper Street, Waterloo	Lot 3 DP 217386
Lots owned by others (land that does not form a part of the concept SSDA)	
221-223 Cope Street, Waterloo	Lot 6 DP 10721, Lot 7 DP 10721, Lot 9 DP 10721, Lot 8 DP 1147179
225-227 Cope Street, Waterloo	Lot 5 DP 10721, Lot 4 DP 10721
233 Cope Street, Waterloo	Lot 12 DP 1099410, Lots 1-41 SP 79210
116 Wellington Street, Waterloo	Lot 10 DP 10721, Lot 11 DP 10721
111 Cooper Street, Waterloo	Lot 15 DP 10721
291 George Street, Waterloo	Lot 10 DP 1238631, Lots 1-20 SP 96906
110 Wellington Street, Waterloo	Lot 101 DP 1044801, Lots 1-58 SP 69476
336 George Street, Waterloo	Lot 3 DP 10686
213-215 Cope Street, Waterloo	Lot 2 DP 217386

2.3 Site and Surrounding Context

The suburb of Waterloo is located with the City of Sydney Local Government Area (LGA) and is located 3km south of Sydney CBD. The site is part of the broader Waterloo Estate, which

comprises the northern, central, and southern precincts and accommodates a significant community residing in social housing.

The Waterloo South Precinct Area is predominantly owned by LAHC, however, as outlined in Table 2, the site, the subject of this report, excludes several privately owned lots located within the boundary of the broader Waterloo South precinct outlined in Figure 2. The privately owned lots are currently used for residential, office, light industrial, and infrastructure uses. The LAHC owned sites are currently used almost exclusively for the provision of social housing, with ancillary offices and community facilities. Overall, Waterloo South currently contains a total of 750 social housing dwellings and 120 private dwellings.

As shown in Figure 1, surrounding suburbs include Redfern to the north, Green Square to the south, Alexandria to the west and Zetland to the east. This broader area has been subject to significant change over the last 10 years with projects such as South Eveleigh, Redfern North Eveleigh Precinct Renewal, Waterloo Metro Quarter and Over Station Development (OSD) all contributing to the changing character of the area.

These broader renewal projects are supported by proximity to a range of public transport services, including Redfern Station, Green Square Station, and Waterloo Metro Station, all of which are within walking distance of Waterloo South



 Waterloo South

NOT TO SCALE 

Figure 1 - Aerial view of the Waterloo Estate and the Waterloo South precinct
Source: Six Maps, modified by Beam Planning

2.5 Proposed Concept SSDA

The concept SSDA seeks concept approval in accordance with section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the comprehensive redevelopment of the Waterloo South precinct. The concept development proposal, if approved, will guide the detailed design of future buildings, public open spaces, and the public realm within the Waterloo South precinct. It will seek concept development consent for key planning metrics for the precinct as generally described in Table 3 (indicative figures).

Table 3 - Key development metrics

Descriptor	Project Details
Project Area	<ul style="list-style-type: none"> • Waterloo South has a developable site area of 114,822sqm / 11.5ha • The broader Waterloo South Precinct Area, which includes all LAHC owned and privately owned properties and roads within the precinct, has a site area of 123,149sqm / 12.3ha
Project Description	<ul style="list-style-type: none"> • Maximum building envelopes, including maximum building heights, street-wall heights and setbacks. • Distribution of gross floor area (GFA) across the Waterloo South development blocks. • Indicative allocation of floor space between social, affordable and market housing, as well as non-residential and community uses across the Waterloo South Precinct Area. • Loading, vehicular, pedestrian, and active transport access arrangements. • Public domain upgrades and new public domain and publicly accessible areas. • Indicative subdivision plan, staging plan and delivery sequencing for development. • Approval of the following management plans and strategies to inform future stages of the development: <ul style="list-style-type: none"> - Updated Design Excellence Strategy - Design with Country Strategy - Preliminary Public Art Strategy - Contamination Strategy - Flood Management Strategy - Stormwater Management and Drainage Strategy - ESD Strategy - Strategies for utilities and service provision including service infrastructure lead-in enabling works - Tree Retention Strategy

Land Uses	<p>Residential</p> <ul style="list-style-type: none"> • Social housing: no less than 30% of residential GFA • Affordable housing: ~20% of residential GFA (balance between the delivery of minimum 30% social housing, and the maximum 50% market housing) • Market housing: no greater than 50% of residential GFA <p>Non-residential</p> <ul style="list-style-type: none"> • A total of 15,000m² of GFA, of which at least 5,000m² of GFA is to be delivered as 'Community Uses' (which can include childcare, health, education or community facilities).
Gross Floor Area	Up to 282,485m ²
Building Heights	Between 2 and 33 storeys
Car Parking	Approximately 1,500 spaces (across all land uses), excluding on-street car parking spaces
Staging/ Phasing	It is expected that the redevelopment will occur in seven (7) stages (inclusive of the delivery of the large park on Block 1), however this staging remains indicative.

2.6 Development Staging

Figure 3 below illustrates the block-level construction sequencing for the Waterloo South, based on Stockland’s Precinct Staging Plan. This staging plan provides the high-level framework that has informed the preparation of all utility staging plans contained within this SEARs package.

The staging shown is provided for SEARs documentation purposes. Any future updates to staging will be reflected in subsequent project documentation where relevant.



Figure 3 - Stockland Precinct Staging Plan_PR-PM-3000[P2]

2.7 Infrastructure Funding Strategy

As noted by Stockland, the Infrastructure will be funded by the development project.

3. Abbreviations and Definitions

CICL	Cast Iron Cement Lined
CoS	City of Sydney
HV	High Voltage
LV	Low Voltage
MUSIC	Model for Urban Stormwater Improvement Conceptualisation
OSD	On-Site Detention
SID	Safety in Design
SSR	Site Storage Requirement
TfNSW	Transport for NSW
WSC	Water Services Coordinator
WSUD	Water Sensitive Urban Design
ZOI	Zone of Influence

The Use of Must, Shall & Should:

In accordance with the International Organisation for Standardisation (ISO) Directives, the word “shall” is used to state that a requirement is strictly to be followed in order to conform to a Performance Requirement. Consequently, there can be no deviation from that requirement, other than a specific tolerance.

It is noted that in legislation and specifications it is common to use the word “must” to express a requirement. The word “shall” in this document should be considered as equivalent to “must” in the legislation.

The word “should” introduce a suggestion or recommendation that is not a requirement. It is not necessary that such recommendations or suggestions be followed in order to comply with the Performance Requirement.

4. Authority Consultation Status

This section summarises all utility and infrastructure-related consultation undertaken to date for Waterloo South. It identifies the relevant authorities consulted, outlines the applications and enquiries lodged, and provides a consolidated overview of the engagement status with each utility authority. Where agencies and service providers have raised specific questions or requests through the SEARs process, the project's responses to those matters are presented in Section 4.2. The purpose of this section is to demonstrate clear and proactive engagement across all utility interfaces.

4.1 Authority Consultation & Application Case Numbers

This subsection identifies the utility authorities consulted to date and lists all associated application case numbers, feasibility enquiries, preliminary design submissions, and coordination processes. It provides a consolidated snapshot of where each authority engagement sits in the approval's pathway, including lodged applications, pending responses, and upcoming submission requirements.

Table 4.1 - Authorities Consultation table

Utility	Authorities	Application Number/Reference	Status/Comments
Potable Water	Sydney Water	CASE219179	Feasibility letter received on 24/02/2025.
Wastewater	Sydney Water	CASE219179	Feasibility letter received on 24/02/2025.
Stormwater	City of Sydney	SSD-93222706	City of Sydney advice on Request for SEARs - Concept Proposal for Waterloo South received on 25/09/2025.
Gas	Jemena	801794 801634	Application Submitted on 26/11/2025. Awaiting Response from Authority
Electrical Infrastructure	Ausgrid	1900155285	Awaiting Design Information Package (DIP) from Ausgrid
Communication Infrastructure	Telstra Mobile	E2410110002 274491	Work in Progress with Telstra and Amplitel (asset owner)
	Telstra Network	SR586639-1	Enquiry sent - awaiting response
	NBN	NBN-03635011	Ongoing coordination
	Vocus	00203215	Enquiry sent - awaiting response
	Optus/Uecomm	TBA	Enquiry sent - awaiting response

Utility	Authorities	Application Number/Reference	Status/Comments
	TPG/PIPE Networks/AAPT	FOAR-6261	Enquiry sent - awaiting response
	Nexgen	TBA	Enquiry sent - awaiting response
	Primus	TBA	Enquiry sent - awaiting response
	Luminet/Swoop	603333	Enquiry sent - awaiting response
	Verizon Business	INQ20241011 22706	Enquiry sent - awaiting response
	FibreconX	TBA	Enquiry sent - awaiting response

4.2 Responses to Authority Queries / Requests

This subsection provides detailed responses to the specific queries, comments and requirements raised by each authority. It summarises how the project team has addressed or will address each item through design development, technical assessments, management plans, and ongoing authority coordination. Responses are structured to clearly demonstrate compliance, identify constraints, and outline next steps where additional investigation or approvals are required.

Table 4.2.1 - Sydney Water SEARs Advice (Letter to DPHI, 24 September 2025) and Project Responses

Sydney Water Enquiry	Response / Location in Report
Water-related Infrastructure Requirements	
<ol style="list-style-type: none"> 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. 	<ol style="list-style-type: none"> Refer to Sections 5.1.1 and 5.1.2 for potable water and Sections 5.3.1. and 5.3.2. for the proposed servicing strategy for the development.

Sydney Water Enquiry	Response / Location in Report
<p>2. 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, land requirements, existing or future easements that we might be undertaking or investigating.</p>	<p>2. Refer to Sections 5.1.1 and 5.3.1 for commentary on the existing Sydney Water assets. The Sydney Water servicing requirements are outlined in the feasibility letter dated 24 February 2025, included in the appendix. To ensure the latest and most relevant authority advice is captured and addressed, an updated feasibility application was lodged in February 2026.</p>
<p>3. 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.</p>	<p>3. Sections 5.1.1 and 5.3.1 outline the existing Sydney Water assets. Tree species selection is addressed in the Landscape Architect and Arborist Concept SSDA documentation, which identifies species considered as part of the broader landscape strategy. These documents inform landscape planning, including matters relevant to underground services. Ongoing consultation with Sydney Water will be required during the detailed design phase to work through asset protection requirements and confirm any project-specific constraints.</p>
<p>4. 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.</p>	<p>4. Measures to minimise or eliminate potential flooding and degradation of water quality are addressed in the Stormwater Management Plan and the Flooding Plan, which outline the site-wide strategies adopted to manage stormwater, flooding behaviour and water quality outcomes. SEA / BOA assessments will be carried out</p>

Sydney Water Enquiry	Response / Location in Report
	<p>where Sydney Water assets are impacted by the project works. The Pressure Tunnel (heritage item) traverses under the Waterloo project site at approximately 20-30 metres depth.</p>
<p>5. 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.</p>	<p>5. Refer to the Stormwater Management Plan. Stormwater infrastructure within the precinct is owned and operated by the City of Sydney with the exception of a short section of Sydney Water stormwater asset on Cope Street. Whilst the stormwater asset on Cope Street is in the vicinity of the works, there are no proposed modifications to the Sydney Water asset.</p>
<p>Integrated Water Cycle Management (IWCM)</p>	
<p>6. 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.</p>	<p>6. Refer to Section 5.2 for the water conservation strategy for the project. The project will be implementing rainwater harvesting in each block, primarily serving retail areas and then irrigation, reducing reliance on mains water for landscaping and water-efficient fixtures in all apartments to minimise consumption.</p>
<p>7. It is required that the proponent engages directly with Sydney Water via the Feasibility process and discuss IWCM opportunities.</p>	<p>7. Refer to the attached feasibility letter (dated 24 February 2025) in the appendix. To ensure the latest and most relevant authority advice is captured and addressed, an updated feasibility application was lodged in February 2026, to discuss IWCM opportunities.</p>

As part of the design development and due diligence completed to date, Ausgrid have been consulted on the extent of works associated with Waterloo South Precinct development. The following points were raised from Ausgrid which have been addressed, based on the findings to date, throughout this report as described below in Table 4.2.2

Table 4.2.2 - Ausgrid SEARs Advice (Letter to DPHI, 23 September 2025) and Project Responses

Ausgrid Enquiry	Response / Location in Report
In consultation with relevant agencies prepare a services and utilities impact assessment which:	
Assesses the capacity of the existing services and utilities and identify any upgrade required to facilitate the development	Section 5.6.1.1 Section 5.6.1.3 Section 5.6.2.1
Assesses the impact of the proposal on existing utility infrastructure and service provider assets and describes how any potential impact would be managed	Section 5.6.1.3 Section 5.6.2.1 Section 5.6.2.4 Section 5.6.2.6

Refer to the Stormwater Management Strategy Report (PR-CV-5000-SEARS_Stormwater Management Strategy) for City of Sydney SEARs enquiry for Stormwater Management.

5. Utility Items

5.1 Potable Water

5.1.1 Existing Potable Water

The Waterloo South project site is in close proximity to several existing Sydney Water trunk potable water mains: DN450 along Cope Street, DN500 along McEvoy Street (located within the Botany Gravity potable water supply zone), and DN250 at the intersection of Pitt and Wellington Streets (within the Centennial Park pressure zone). A DN300 main along George Street traverses the precinct (also located within the Botany Gravity potable water supply zone).

The majority of the potable water mains within this precinct are cast iron cement lined pipe (CICL) and constructed in the late 1800's to the early 1900's. All asset information is obtained from Sydney Water's GIS (HYDRA) data base.

Based on Sydney Water's latest advice letter, dated 24th Feb 2025 (case number 219178) (refer to Appendix B), it notes:

- The existing trunk system has the capacity to service the re-development.
- Initial assessment indicates that due to the nature and size of the re-development (mixed uses with high rise buildings) the existing reticulation main within the site needs upgrades.

5.1.2 Proposed Potable Water

The proposed development will require potable water connections to service each lot, 1 (one) for potable water and 1 (one) for fire services as shown on *PR-WC-3201 PROPOSED POTABLE WATER STAGING PLAN*.

Based on preliminary advice from Sydney Water, site investigations to date, and the Waterloo South design requirements, WSce has collaborated with the project team to develop a provisional conceptual arrangement for the potable water strategy for the Waterloo South redevelopment. This approach reflects both the authority's guidance and the practical needs of the development, acknowledging that it is a conceptual framework that will continue to evolve through detailed design.

- A new DN250 potable water main along John Street and Pitt Street will be required to service parts of the proposed development lots. This provision is intended to support fire service flows and reduce the size of building tanks (subject to pressure and flow inquiries). With the proposed network augmentation, the DN250 potable water main along Pitt Street will be connected to and supplied via the existing DN250 potable water main on Wellington Street within the Centennial Park pressure zone. For design purposes, the new network is assumed to meet minimum sizing standards of DN200 for high-density residential areas and DN150 for commercial uses such as retail. The existing potable water

reticulation mains in the precinct range from DN100 to DN150, and some sections will be disused as part of the works.

- Potable water lead-in connections - One (1) local lead-in connection will be provided from either:
 - An existing trunk infrastructure where Sydney Water has confirmed sufficient capacity (i.e., DN300 on George Street, DN450 on Cope Street, DN300 and DN500 on McEvoy Street), or
 - One (1) local lead-in connection from the proposed new DN250 reticulation main along John Street and Pitt Street infrastructure.
- Design and construction compliance with Sydney Water's Water Supply Code (WSA 03-2011-3.1, Sydney Water Edition 2014, Version 3.1). Alternative materials or construction methods may be adopted where necessary, subject to Sydney Water approval through the Deviation from Standard process.
- As most of the proposed alignment is located within the road reserve and footpath areas, the water mains will generally be installed via conventional open trenching. A minimum cover of 750mm (depth to obvert) will be provided in trafficable areas, and 450mm in non-trafficable areas, in accordance with Table 7.2 of WSA 03-2011-3.1 Water Supply Code of Australia (Sydney Water Edition 2014, Version 3.1).
- Firefighting requirements: Hydrants will generally be positioned at maximum 50m intervals to comply with CBD firefighting standards. Where site constraints or design considerations make this spacing impractical, alternative solutions may be explored in consultation with Sydney Water and subject to authority approval.
- Asset design: Potable water assets will generally follow Sydney Water code requirements. Thrust restraints for bends, tees, tapers, and valve restraints will comply with Sydney Water's Deemed-To-Comply (DTC) drawings, subject to detailed design and authority approval.
- In instances where full compliance with Sydney Water specifications cannot be achieved, a Deviation from Standard process will be required, involving review and endorsement by Sydney Water's internal stakeholders and standard owners.

Based on the information available at the time of the writing of this SEARs report, the proposed potable water concept is in line with the preliminary advice provided by Sydney Water, noting that there may be additional requirements requested by the authority upon the submission of Section 73 application(s).

5.1.3 Staging of Proposed Potable Water

Based on the construction sequencing provided by Stockland under the Precinct Staging Plan, the Waterloo South will be delivered in the following order:

- Stage 1: Block 8 and Block 9
- Stage 2: Block 4 and Block 2
- Stage - The Park
- Stage 3: Block 3

- Stage 4: Block 5 and Block 6
- Stage 5: Block 10
- Stage 6: Block 7

Stage 1 involves construction of Block 8 and Block 9. To provide a potable water property service and fire service connections, it is proposed that Block 8 will be connected onto the existing DN300 potable water main on McEvoy Street or the DN300 potable water main on George Street, and Block 9 will be connected onto the existing DN300 potable water main on George Street.

Stage 2 involves construction of Block 4 and Block 2. To provide a potable water property service and fire service connections, it is proposed that Block 2 will be connected onto the proposed DN250 potable water main on Cooper Street via John Street and Block 4 will be connected onto the existing DN300 potable water main on George Street.

Stage - The Park has no known potable water servicing requirements to date but is subject to change based on authority's notice of requirements. Where required, connections may also be provided to serve irrigation systems and potable water drinking fountains. If necessary, these connections can be provided locally from the existing infrastructure.

Stage 3 involves construction of Block 3. To provide a potable water property service and fire service connections, it is proposed that Block 3 will be connected onto the proposed DN250 potable water main on John Street.

Stage 4 involves construction of Block 5 and Block 6. To provide a potable water property service and fire service connections, it is proposed that Block 6 will be connected onto the proposed DN250 potable water main on John Street and Block 5 will be connected onto the proposed DN250 potable water main on Pitt Street via John Street and Wellington Street.

Stage 5 involves construction of Block 10. To provide a potable water property service and fire service connections, it is proposed that Block 10 will be connected onto the proposed DN250 potable water main on John Street.

Stage 6 involves construction of Block 7. To provide a potable water property service and fire service connections, it is proposed that Block 7 will be connected onto the proposed DN250 potable water main on Pitt Street via John Street and Wellington Street.

Note that the service infrastructure outlined is indicative only and subject to further on-site investigation, utility authority requirements, further project construction staging, and detailed design development.

The extent of infrastructure articulated in Utilities Services and illustrated on the staging drawings represents the minimum required to be installed and commissioned for the respective stage.

Based on the construction feasibility or utility authority requirements, some components of the service infrastructure outlined in later stages may be brought forward.

5.2 Recycled Water

The water conservation strategy for Waterloo South focuses on practical measures:

- Rainwater harvesting in each block, primarily serving retail areas and then irrigation, reducing reliance on mains water for landscaping.
- Water-efficient fixtures in all apartments to minimize consumption.

By using rainwater harvesting for targeted uses and efficient fixtures, and excluding dual pipework to the residential areas, the project achieves water efficiency without unnecessary complexity.

While the project includes a limited recycled water system, rainwater collected from roofs and stored in tanks for non-potable uses, it does **not** include any commitment to connect to, or make provision for, a Sydney Water recycled water network. All potable water services will be supplied through a single potable water system in line with Sydney Water requirements. There are currently no Sydney Water-owned or privately operated recycled water assets or networks in the areas surrounding the proposed Waterloo South site to connect into, and therefore no provision for such a connection has been included.

5.3 Wastewater

5.3.1 Existing Wastewater

The Waterloo South project site is within reasonable proximity to existing Sydney Water trunk wastewater mains including an existing DN600 along Cope Street, DN450 along George Street, and DN400 along McEvoy Street and is located within the Botany wastewater system.

The DN600 and DN450 mains were constructed in 1891, and the DN400 main was constructed in 1970. All asset information has been obtained from Sydney Water's GIS (HYDRA) database.

Based on Sydney Water's latest advice letter, dated 24th Feb 2025 (case number 219178) (*refer to Appendix B*), it notes:

- The proposed mixed used (residential & commercial) development site is in South Sydney SCAMP and within the Botany wastewater system. The estimated wastewater average dry weather flow from proposed development is 1,110 KL/d (12.85 L/s).
- The downstream Waterloo sub-main and DN1650 Southern Division have sufficient capacity to take the flow from the development.
- There are 2 high risk category 1 and 1 category 2 overflows along the transfer line just before connecting to SWOOS1 which discharges to Millstream near Sydney Airport. As per

proposed change of operating license conditions, the performance of these overflows cannot be deteriorated (frequency & volume).



Figure 4 - Catchment analysis north of Wellington Street and the proposed development

In the absence of a notice of requirements advice from Sydney Water, a sewer catchment analysis has been undertaken to review the capacity of the wastewater system to receive the estimated demands from the proposed development. The existing areas to the North of Wellington Street and to the east of Pitt Street were considered, and these were included in the calculation for assessment of the existing infrastructure, refer to Figure 4.

5.3.2 Proposed Wastewater

The proposed development will require wastewater connection 1 (one) for wastewater connection for each block as shown on *PR-WC-3202 PROPOSED SEWER STAGING PLAN*.

Based on preliminary advice from Sydney Water, site investigations to date, and the Waterloo South design requirements, WSce has collaborated with the project team to develop a provisional conceptual arrangement for the wastewater strategy for the Waterloo South redevelopment. This approach reflects both the authority's guidance and the practical needs of the development, acknowledging that it is a conceptual framework that will continue to evolve through detailed design.

- New DN300 sewer mains are proposed to be installed on John Street and parts of Pitt Street. A short section of DN225 sewer main will be upgraded to a DN300 on John Street to service Block 2.

- Wastewater lead-in connections - Lead-in connections to each block will be configured to provide either:
 - One (1) local lead-in connection from existing trunk sewer infrastructure where Sydney Water has confirmed sufficient capacity (i.e., DN600 along Cope Street, DN450 along George Street, and DN400 along McEvoy Street), or
 - One (1) local lead-in connection from the proposed new DN300 sewer mains along John Street and Pitt Street infrastructure, as applicable.
- Maintenance holes (MHs): All new MHs will be DN1200 and constructed in accordance with Sydney Water's Deemed-To-Comply (DTC) drawings. Structural assessments will be required for existing MHs that will be intercepted by the new network.
- Asset design - The proposed sewer network will be designed in accordance with Sydney Water's Sewerage Code (WSA 02-2002-2.2, Sydney Water Edition 1, Version 4). Where full compliance cannot be achieved, a Deviation from Standard process will be undertaken in consultation with Sydney Water.
- In instances where full compliance with Sydney Water specifications cannot be achieved, a Deviation from Standard process will be required, involving review and endorsement by Sydney Water's internal stakeholders and standard owners.

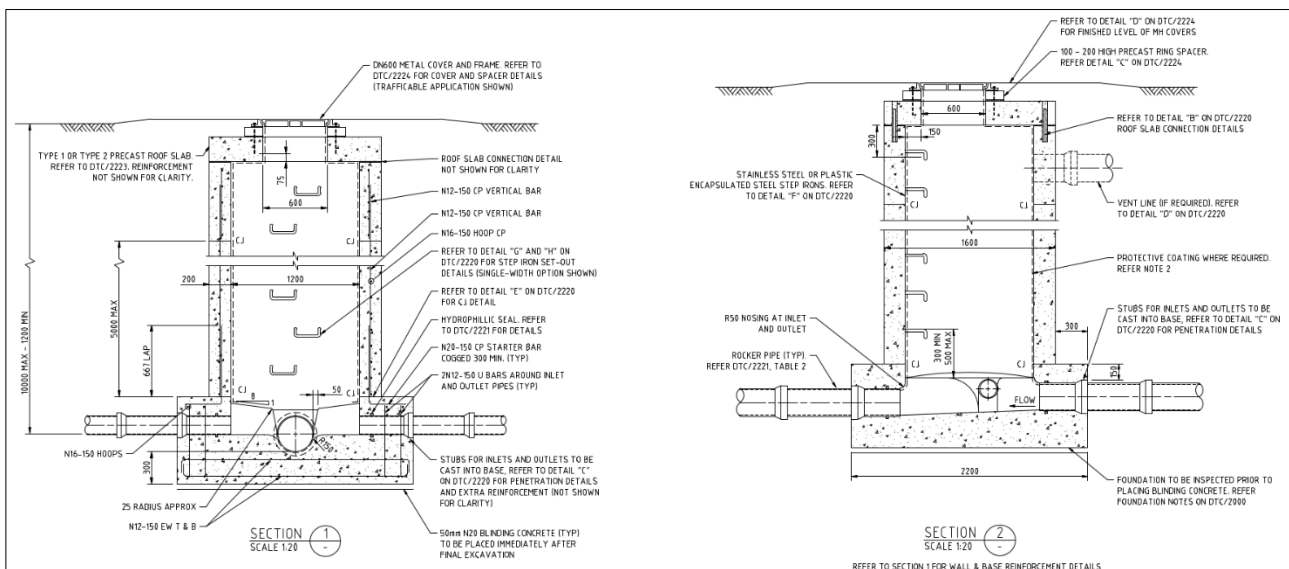


Figure 5 - SWC DN1200 DTC2200 MH

5.3.3 Staging of Proposed Wastewater

Based on the construction sequencing provided by Stockland under the Precinct Staging Plan, the Waterloo South will be delivered in the following order:

- Stage 1: Block 8 and Block 9
- Stage 2: Block 4 and Block 2
- Stage - The Park
- Stage 3: Block 3
- Stage 4: Block 5 and Block 6

- Stage 5: Block 10
- Stage 6: Block 7

Stage 1 involves construction of Block 8 and Block 9. To provide a sewer property connection, it is proposed that Block 8 will be connected onto the existing DN450 sewer main on George Street and Block 9 will be connected onto the existing DN450 sewer main on George Street.

Stage 2 involves construction of Block 4 and Block 2A & 2D. To provide a sewer property connection, it is proposed that Block 2A will be connected to existing DN225 sewer main on Cooper St and Block 2D will be connected onto the proposed DN300 sewer main on John Street. Block 4 will be connected onto the existing DN450 sewer main on George Street.

Stage - The Park has no known wastewater servicing requirements to date but is subject to change based on authority's notice of requirements. Where required, these connections can be provided locally from the existing infrastructure.

Stage 3 involves construction of Block 3. To provide a sewer property connection, it is proposed that Block 3 will be connected onto the existing DN450 sewer main on George Street.

Stage 4 involves construction of Block 5 and Block 6. To provide a sewer property connection, it is proposed that Block 6 will be connected onto the proposed DN300 sewer main on John Street and Block 5 will be connected onto the proposed DN300 sewer main on Pitt Street via John Street.

Stage 5 involves construction of Block 10. To provide a sewer property connection, it is proposed that Block 10 will be connected onto the proposed DN300 sewer main on John Street.

Stage 6 involves construction of Block 7. To provide a sewer property connection, it is proposed that Block 7 will be connected onto the proposed DN300 sewer main on Pitt Street via John Street.

Note that the service infrastructure outlined is indicative only and subject to further on-site investigation, utility authority requirements, further project construction staging, and detailed design development.

The extent of infrastructure articulated in Utilities Services and illustrated on the staging drawings represents the minimum required to be installed and commissioned for the respective stage. Based on the construction feasibility or utility authority requirements, some components of the service infrastructure outlined in later stages may be brought forward.

5.4 Stormwater

5.4.1 Existing Stormwater

Refer to the Stormwater Management Strategy Report (*PR-CV-5000-SEARS_Stormwater Management Strategy*) for existing stormwater management arrangements for the site.

5.4.2 Proposed Stormwater

Refer to the Stormwater Management Strategy Report (*PR-CV-5000-SEARS_Stormwater Management Strategy*) for proposed stormwater management arrangements for the site.

5.4.3 Staging of Proposed Stormwater

Based on the construction sequencing provided by Stockland under the Precinct Staging Plan, the Waterloo South (Refer to Figure 3) the proposed stormwater would be completed in following stages:

- Stage 1: Block 8 and Block 9
- Stage 2: Block 4 and Block 2
- Stage - The Park
- Stage 3: Block 3
- Stage 4: Block 5 and Block 6
- Stage 5: Block 10
- Stage 6: Block 7

The proposed development will be delivered in seven stages, with each stage involving the construction of specific blocks and associated stormwater infrastructure. The stormwater network is designed to integrate with the existing system while accommodating new drainage and On-Site Detention (OSD) facilities for each block.

The staging and layout of the stormwater system are detailed in the Stormwater Staging Plan (*PR-CV-3201 PROPOSED STORMWATER STAGING PLAN*), which outline the proposed concept stormwater alignment and connection points. The following paragraphs outline the proposed works for each stage:

Stage 1 involves the construction of Block 8 and Block 9. The stormwater network is proposed to be installed along John Street, with connections to the existing downstream network at Cope Street South. Additionally, a proposed stormwater network will be installed south of George Street with a interface point at McEvoy Street. The OSD systems for Blocks 8 and 9 are also proposed to be constructed and connected to the proposed stormwater network.

Stage 2 involves the construction of Block 2 and Block 4. The stormwater network is proposed to be installed along Wellington Street, Cooper Street, and West Street North, connecting to the existing network at the Cope and Wellington Street intersection. The OSD systems for Blocks 2 and 4 are also proposed to be constructed and linked to the proposed stormwater network.

Stage – The Park includes the construction of park and road works along George Street North. The stormwater network is proposed to include a crossing at Wellington Street to connect to the network installed during Stage 2.

Stage 3 involves the construction of Block 3. The stormwater network is proposed to be constructed along George Street North and connected to the Stage 1 and Stage 2 networks at John Street and Wellington Street respectively. The OSD for Block 3 is also proposed to be completed during this stage.

Stage 4 involves the construction of Block 5 and Block 6. The stormwater network is proposed to be extended from Stage 2 along Wellington Road East to service Block 5, and additional networks are proposed to be constructed along Reeve Street and West Street to connect with previously completed works. The OSD systems for Blocks 5 and 6 are also proposed to be installed in this stage.

Stage 5 includes the construction of Block 10. The stormwater network is proposed to be installed along Mead Street and Pitt Street South, connecting to the existing network at McEvoy Street. The OSD for Block 10 is also proposed to be constructed in this stage.

Stage 6 includes the construction of Block 7. The stormwater network is proposed to be extended along Wellington Street East and constructed along Kellick Street to connect with the Stage 4 network. The OSD for Block 7 is also proposed to be completed during this stage.

The extent of infrastructure articulated in Utilities Services and illustrated on the staging drawings represents the minimum required to be installed and commissioned for the respective stage. Based on the construction feasibility or utility authority requirements, some components of the service infrastructure outlined in later stages may be brought forward.

5.5 Gas

The new development will not include any new gas infrastructure, as all buildings will be fully electrified. As such, the contractor shall cap off the existing gas infrastructure at the block boundary while leaving the existing infrastructure live within the streets for future use.

All gas assets can be sealed at the individual development block boundary following discussion with Jemena. An abolishment application with Jemena will need to be lodged once all the existing individual apartment meters have been identified and are able to verify which Energy Retailer is allocated to each account.

5.6 Electrical Utilities

5.6.1 Existing Electrical Utilities

5.6.1.1 General

The proposed development of the Waterloo South Precinct Redevelopment Project is bounded by Wellington Street, Cope Street, McEvoy Street, Pitt Street, Kellick Street, Gibson Street, and Raglan Street.

The electrical Utility for the area is Ausgrid with existing underground and overhead networks located throughout and surrounding the proposed development. The existing Ausgrid Low Voltage (LV) network in this area is serviced from the High Voltage (HV) infrastructure connected to the Ausgrid Zetland Zone Substation (ZS).

5.6.1.2 Low Voltage Infrastructure

Ausgrid LV infrastructure comprises of inground and overhead assets that reticulate throughout the precinct and outside of the development boundary within public footpaths and roadways, with the majority being overhead assets.

All existing Ausgrid Overhead LV and Street Lighting assets within the proposed precinct boundaries are required to be removed and relocated underground to remove them from visibility. In addition, all timber Ausgrid poles within the precinct will be removed with any street lighting proposed to be replaced with new Ausgrid standard steel street lighting columns.

Where existing underground Ausgrid network assets are found within the precinct lot boundaries, these are required to be removed as part of the decanting process of the site at the relevant construction phase.

5.6.1.3 High Voltage Infrastructure

Existing Ausgrid underground high-voltage infrastructure is located within McEvoy Street, George Street, Wellington Street, and Pitt Street:

The 33kV assets reticulate within the northern footpath of McEvoy Street from the west and turn south down George Street to interface with the Zetland Zone Substation.

132kV underground assets reticulate on the northern side of Wellington Street, turn into the western side of Pitt Street and continue down Pitt St to interface with the Zetland Zone Substation.

As part of the new development works, the 132kV underground assets are proposed to remain in-situ and protected from all proposed works to avoid significant disruptions to the electricity network. The method of protection will be coordinated with Ausgrid as part of further design development to ensure these assets will not be disturbed by the proposed works.

Ausgrid 11kV underground HV assets reticulate along the north and south boundaries of the proposed site (McEvoy and Wellington Streets) and also through the middle of the site north to south along George Street and to the Zetland ZS with major junctions occurring at McEvoy and Wellington Street. The existing HV network within the site along George Street is proposed to remain in-situ and protected from all proposed works to avoid significant disruptions to the electricity network. The method of protection will be coordinated with Ausgrid as part of further design development to ensure these assets will not be disturbed by the proposed works.

Additionally, any redundant underground electrical assets which extend from Wellington Street down along Cooper Street will be decommissioned and relinquished by Ausgrid, but will remain in situ and not be physically removed. Any works within the Zone of Influence (ZOI) of the existing underground Ausgrid HV assets (within 1m of the assets) will be coordinated with Ausgrid prior to excavation work proceeding.

In addition to the existing 11kV HV cable assets, there are also four (4) existing 11kV substations located within the site. These substations currently supply the existing precinct lots and the surrounding areas, including the Ausgrid street lighting. These substations are:

- S.174 GEORGE MCEVOY - Chamber type substation within a heritage listed building located on the corner of George Street and McEvoy Street within the lot owned by Ausgrid, and outside the Waterloo South extent of works area. This asset is currently abandoned however is to be retained.
- S.46579 GEORGE MCEVOY No1 - Kiosk type substation located on the corner of George Street and McEvoy Street adjacent the heritage listed building within the lot owned by Ausgrid, and outside the Waterloo South extent of works area. This asset is to be retained.
- S.3176 PITT WELL - Kiosk type substation located on the corner of Wellington Street and Pitt Street within the proposed Block 7 precinct zone. This substation will require decommissioning and removal from the site as part of the Block 7 staged works.
- S.1963 - Located on Cope Street between Wellington and Raglan Street. This substation is proposed to remain on-site with all associated high-voltage cabling as the substation area is excluded from the scope of proposed works.

The closest Ausgrid Zone Substation within the vicinity of the proposed development is Zetland Zone Substation (ZS) located approximately 500m directly south of the site on the corner of George Street and Allen Street.

The existing 11kV, 33kV, and 132kV Ausgrid network cables as noted above originate or interface into this Zone Substation.

5.6.1.4 Street Lighting

The existing street lighting within and surrounding the proposed development precinct is owned and operated by Ausgrid, being timber poles with luminaires. As part of the redevelopment works, new streetlighting will be required in accordance with AS/NZS 1158. Existing lighting and timber poles are proposed to be replaced by new Ausgrid steel streetlight columns.

The associated overhead streetlight cabling supplying these lights will be decommissioned and relocated underground for the LV works to supply the new Ausgrid steel streetlight columns.

As part of the City of Sydney Council Environmental Committee's initiative to improve energy efficiency in street lighting, as outlined in Accelerated Replacement of Street Lights with LED Fittings (File No. X011796, dated 6 August 2018), all proposed street lighting across the city is required to utilise LED luminaires to meet energy efficiency targets. Accordingly, all new street lights within the Waterloo (South) Precinct redevelopment are proposed to be Ausgrid steel column street lights with LED light fittings.

5.6.2 Proposed Electrical Utilities

5.6.2.1 General

The diversified electrical maximum demand of the proposed Waterloo South Redevelopment is estimated at approximately 14.5 MVA. Previous communications with Ausgrid indicate that there is sufficient spare capacity available in the existing high-voltage network within the precinct and from the Zetland Zone Substation. While the first stages of the proposed development will likely connect to the existing 11kV network surrounding and within the site (subject to Ausgrid input), it is envisaged the overall new power requirements of the precinct will originate from Zetland Zone Substation in the form of new and / or augmented 11kV Feeders. It is generally intended to utilise existing spare conduits and allocations to reticulate new electrical assets.

In addition to these works, it is understood the existing overhead Ausgrid network assets within the Waterloo South precinct are to be removed and relocated underground, with the installation of new Ausgrid steel columns and LED streetlights to replace aging fittings.

To undertake and enable site construction works, these works are proposed to be separated into three phases:

- Stage 1: Early Establishment Works
- Stage 2: Temporary and Permanent Power Works
- Stage 3: Decommissioning Works

Each phase is anticipated to be completed in relation to the proposed project staging and when temporary and permanent power is expected to be required. The temporary and permanent power throughout the new development is proposed to be in form of Ausgrid external substations, and on some blocks coupled with community batteries, all located within private domains and through site link areas.

The expectation is that the Temporary Power Works for each Block will be via at least one (1) off new permanent / energised substation and or community battery, which will initially be utilised as Temporary Builder Supply (TBS) to allow ongoing construction of the respective block, and will be switched over to Permanent Power when the respective buildings/blocks are near completion.

The permanent substation configuration is subject to consultation with the relevant authorities. Depending on the requirements for each block, the final arrangement may comprise a chamber substation, an external kiosk substation, or a combination of both, with community batteries also considered where feasible. The supporting Electrical Staging drawings illustrate the indicative locations of proposed external substations to inform the current concept design.

5.6.2.2 Early Establishment Works

Early establishment works for each site as they come online for construction is anticipated to take the form of circa 200A LV connection to a private on-site pillar, supplied from the surrounding Ausgrid LV network within the existing streets. The circa 200A LV supply is expected to provide power for site sheds and minimal equipment on site to allow establishment on site until a permanent/temporary power external substation can be installed for full construction power.

5.6.2.3 Temporary and Permanent Power Works

Minimum one (1) off external substations will be used as Temporary Builders Supply (TBS), which will be switched over to permanent supply when TBS is no longer required.

Permanent Power works will take the form of the establishment of on-site external substation, generally within the private domains, coupled with community batteries on some blocks, for the total construction power required to build each respective block.

According to Ausgrid, community batteries provide key sustainability benefits by enabling greater uptake of rooftop solar and electric vehicle chargers without requiring costly upgrades to the electricity network. They absorb excess solar generation during periods of low demand and store it for use during peak periods, helping the new developments maximise their solar investment while reducing 'non-green generation' sources. These batteries help lower both running costs and lifecycle emissions of the energy system. This in turn contributes to a more resilient, decentralised energy grid and helps with easier access to cleaner energy.

Placing batteries in outdoor locations offers distinct advantages for thermal regulation and operational efficiency. Natural airflow significantly enhances passive ventilation, which helps dissipate heat generated during charging and discharging cycles to assist with maintaining optimal battery temperatures. This reduced reliance on active cooling systems not only improves energy efficiency but also extends battery lifespan and minimises overheating risks. Having the substations as externally located directly adjacent to the proposed community batteries will offer optimal efficiency in electrical distribution and minimise electricity losses.

All potential options for Permanent Power substation establishment are subject to Ausgrid acceptance and will require a Level 3 ASP designer to undertake formal design and achieve Ausgrid approvals.

5.6.2.4 Decommissioning Works

The decommissioning and removal works will be captured as part of ASP3 accredited designs across the precinct to coordinate with Ausgrid for the associated works, where required. This includes removal and decommissioning of the existing Ausgrid network arrangements surrounding the site to be undertaken in a staged arrangement to finalise and establish each Block towards an Occupation Certificate.

These existing Ausgrid assets for removal include:

- LV Service Connections supplying each individual lot and any associated Authority assets within each Block boundary.
- Overhead LV and Street Lighting assets in the surrounding streets to be removed and relocated underground with new Ausgrid LED steel street lighting.
- Existing Kiosk Substation S.3176 PITT WELL - located on the corner of Wellington Street and Pitt Street within the proposed Block 7 precinct zone.
- Existing redundant 11kV pit and conduit installation along Cooper Street to be decommissioned and relinquished by Ausgrid as part of the new road widening works.

Note: There are several existing buildings within the Waterloo precinct boundary that fall outside the scope of the Waterloo South development works. Some buildings are currently supplied from the existing overhead electrical network, which is proposed to be decommissioned as part of the precinct-wide undergrounding of services. To maintain supply, these properties will require new connections via either small ground-mounted pillars or private poles, subject to Ausgrid's requirements and site constraints. In some locations, existing authority poles may be retained and repurposed to provide supply to adjacent buildings, minimising the disruption to the buildings. In these cases, new underground cabling would be installed and brought up the retained pole to service the relevant property.

5.6.2.5 Street Lighting and Relocation Works

As is typical with most new high-rise developments, the local Council can request for any existing Electrical overhead conductors along the site frontage to be relocated underground. The local Council for the proposed development site is City of Sydney Council.

This requirement will also be accompanied with the requirement to upgrade lighting around the local and state roads to a Council and Transport for NSW (TfNSW) respectively requested AS/NZS1158 compliance levels. These lighting level category requirements will dictate the number and spacing of any new street lighting infrastructure. To achieve the underground asset arrangement, all street light poles will be of the standard Ausgrid LED steel column arrangements.

Road classifications of the roads within and adjacent to the South Waterloo Precinct are as follows:

- State Roads controlled by TfNSW - McEvoy Street
- Local Roads controlled by Council - Cope Street, Cooper Street, George Street, Wellington Street, John Street, Mead Street, West Street, Reeve Street, Pitt Street, Kellick Street, Gibson Street

Relocation of existing overhead conductors and assets underground is proposed to be undertaken along all of the above-mentioned streets within the proposed development masterplan site. At the limits of the precinct site the new development works will look to replace / underground existing Ausgrid assets located on the Precinct side of the site only.

All new Ausgrid underground assets are proposed to be relocated within the footpath zone and within the standard 1200mm electrical allocation from the boundary, where feasible, taking the form of conduits below ground, and LV pillars above ground.

Where streetlights interface with areas outside of the development boundary, interface works must be undertaken to ensure the continued operation of all existing systems outside of the precinct.

5.6.2.6 Supplies Associated with Private Lots

There are existing private lots within the Waterloo South Precinct that receive power from the existing precinct LV network and are to remain electrified throughout the proposed development works. These private lots are mainly located on Blocks 2A, 2C, 2E, 2F and 4A on the precinct staging plans.

Block 2A

Block 2A is currently supplied via two (2) overhead services from an existing Ausgrid distribution pole on Wellington St, connected to the existing building façade at two (2) separate points. It is generally intended to maintain the existing points of connection to the building and connect the new supplies to these points in order to minimise disruptions to the premises.

Block 2C

Block 2C is currently supplied via an underground LV distributor from existing kiosk substation S.7570 located on the western side of Cope St, which falls outside the Waterloo South Precinct boundary. This underground supply is deemed to remain undisturbed throughout the course of the new development and can be retained.

Block 2E

Block 2E is currently supplied via overhead services from existing Ausgrid poles on the western side of Cope St, which fall outside the Waterloo South Precinct boundary. The services are currently connected directly to the existing building façade. The overhead service lines crossing Cope St to the private lots on this block are proposed to remain in place.

Alternatively, these service lines crossing Cope St may be undergrounded to new pole(s) within the private lot boundary, where the new underground supply transitions to overhead, and then connects from the new private electrical pole to the existing façade connection point.

Block 2F

Block 2F is currently supplied via overhead services from the existing Ausgrid overhead network on Cooper St. The electricity supply is currently connected directly to the existing building façade. The new service line to the private lot may be undergrounded to a new pole within the private lot boundary on Cooper St, where the new underground supply transitions to overhead, and then connects from the new private electrical pole to the existing façade connection point.

Block 4F

Block 4F consists of two lots located at 291 George St and 110 Wellington St.

The existing premises at 291 George St are currently supplied via an underground service line from an existing Ausgrid street lighting pole in front of the private lot on the southern side of Wellington St. This underground supply is deemed to remain undisturbed throughout the course of the new development and can be retained.

The existing premises at 110 Wellington St are currently supplied via an overhead service line from an existing Ausgrid street lighting pole on the opposite side of Wellington St, connected to an existing private pole, and then underground from the private pole to the private main switchboard. The underground portion of the supply line from the existing private pole to the main switchboard is deemed to remain undisturbed as it is located within the private lot. A new underground supply will be provided to the existing private pole as part of the Waterloo South Precinct undergrounding strategy.

Generally, the changeover of supplies will require shutdowns for the respective private lots, which will be coordinated with the private lot owners and tenants.

5.6.3 Staging of Proposed Electrical Utilities

Generally, the public domain works for each block will be completed as per the colour coded areas in figure below:

The detailed scope of works for each stage will be subject to coordination with Ausgrid and certified ASP3 design documentation.

All existing electrical assets within the building blocks/lots footprint will be disconnected and removed from site to make way for the new construction of the respective buildings/blocks.

5.6.3.1 Stage 1

The proposed external substations supplying permanent power to Blocks 8 and 9 are proposed to be connected to the existing HV network along McEvoy St and George St, subject to capacity confirmation from Ausgrid.

The new HV and LV pathways on Cope St, John St (South) and McEvoy St (from Cope St to Mead St intersection) are proposed to be completed as part of Stage 1.

5.6.3.2 Stage 2

The proposed external substations supplying permanent power to Blocks 2 and 4 can potentially be connected to the existing HV network along Wellington St and George St, subject to capacity confirmation from Ausgrid. The new HV and LV pathways on Cooper St, Mead St and West St are proposed to be completed as part of Stage 2.

5.6.3.3 Stage - The Park

The permanent power for Stage - The Park is proposed to be supplied from the existing LV network.

5.6.3.4 Stage 3

The permanent power for stage 3 is deemed to be supplied from the new HV network. The new HV and LV pathways on George St, and removal of existing redundant HV and LV assets along Cooper, are proposed to be completed as part of Stage 3.

5.6.3.5 Stage 4

The permanent power for stage 4 is deemed to be supplied from the new HV network. The new HV and LV pathways on John St and Reeve St are proposed to be completed as part of Stage 4.

5.6.3.6 Stage 5

The permanent power for stage 5 is deemed to be supplied from the new HV network. The new HV and LV pathways on Mead St and Wellington St are proposed to be completed as part of Stage 5.

5.6.3.7 Stage 6

The permanent power for stage 6 is deemed to be supplied from the new HV network. The new HV and LV pathways on Kellick St are proposed to be completed as part of Stage 6.

5.7 Communications Utilities

5.7.1 Existing Communications Utilities

5.7.1.1 Underground Infrastructure

There are existing communications pits and conduits located throughout the precinct which either run across or outside the development boundary.

Communications pits, conduits, and cable owners include Telstra, NBN, Optus/Uecomm, TPG/PIPE Networks/AAPT, Nextgen, Primus, Luminet/Swoop, Verizon, FibreconX. A primary carrier typically owns and operates a particular parallel, while other carriers sharing that pit and pipe under a leasing agreement.

Preliminary investigations have identified underground telecommunications assets. Some of these assets were found to have reduced cover, however, the proposed works within the vicinity of these assets are deemed to be of a non-invasive nature to avoid any adverse impact on these assets, thus it is generally intended to leave the existing communications assets in-situ.

Specific rectification requirements, in instances where existing telecommunications assets may be affected by the proposed works, are to be developed in conjunction with the affected carrier.

5.7.1.2 Overhead Infrastructure

There are existing coaxial cables run on the overhead power poles throughout the precinct. Investigations have concluded that the cables are Optus assets which were used for Optus' depreciated pay television network, which has been dismantled in 2018. Optus confirmed the majority of overhead coaxial cables are redundant on this basis and can be removed.

Optus has advised there is also an aerial fibre optic cable for the 5G mobile network run along the south side of Wellington Street using the former coaxial cable network as a physical support wire fixed between timber poles owned by Ausgrid. These timber poles will be removed as part of the electrical works to relocate overhead electrical services underground. Any telecommunications assets attached to these poles will be managed in consultation with the relevant carriers to ensure continuity of service.

The aerial fibre optic cable reticulates through the development boundary but does not serve the precinct and must be reinstated. A network protection plan will be developed with Optus or any other relevant telecommunication carrier to determine a relocation or reinstatement strategy for this fibre optic cable.

Furthermore, there is an existing Telstra Tower (2017004) located on the corner of George and McEvoy Street. The location of this tower will be reviewed by the relevant authority in relation to the proposed building blocks nearby to understand any potential impacts. The subject tower is

located outside the scope of works associated with Waterloo South Precinct, hence any decisions or actions relating to the tower remain solely the responsibility of Telstra. Waterloo South Precinct scope of works will be solely limited to liaising with Telstra Integrity carrier to gain an understanding of their intentions regarding the tower.

5.7.2 Proposed Communications Utilities

The site is comprehensively serviced by a pit and conduit network owned by NBNCo or leased from Telstra by NBNCo, as the Government's "infrastructure provider of last resort" to provide baseline network services to existing properties in the precinct. The network comprises several 'local' networks which directly service the properties with lead-ins, as well as major 'trunk' networks carrying transit fibre to distribute to the 'local' networks.

Generally, the 'trunk' networks are intended to remain in place and provide an adequate level of service and spare capacity to supply the new developments. 'Local' networks which are generally dedicated to service the existing properties proposed to be built over, are likely to be redundant and able to be decommissioned and relinquished by the relevant authorities. Generally, all other telecommunications assets are proposed to remain in-situ, subject input from relevant telecommunication authorities.

5.7.3 Staging of Proposed Communications Utilities

The existing communications network within the development site is sufficient to cater for the proposed new development. Therefore, an upgrade to the communications network is not deemed to be required.

The work within the vicinity of the existing communications assets is deemed to be of non-invasive nature, therefore the communications assets can remain undisturbed during the course of construction.

Exceptions apply to the existing assets affected by the new development works, where the assets will be relocated to a suitable location. These instances will be completed along with the public domain works of the respective block/stage.

All existing communications assets within the building blocks/lots footprint will be disconnected and removed from site to make way for the new construction of the respective building/block.

6. Key Notes & Design Assumptions

The following key notes and assumptions have been made in developing the contents of the SEARs report considering:

1. The utility services infrastructure articulated Infrastructure and Delivery Plan SEAR's report and shown on the Staging Plan is considered indicative only, and subject to further on-site investigations, Utility Authority requirements, future project construction staging, and detailed design development.
2. The extent of infrastructure illustrated represents the minimum required to be installed and commissioned for the respective stage. Note: Some components of the service infrastructure shown in later stages may be brought forward.
3. Preliminary on-site investigations:
 - a. Some onsite investigation work was completed during the preferred bidding phase of the Waterloo South project by the contractors Ferrycarrig and RPS Surveyors. Any deficiencies identified during these investigations will be the responsibility of the respective utility provider to rectify, if deemed necessary.
 - b. Observations were also made regarding existing infrastructure (e.g., reduced cover within the footpath and road reserve, and assets located within the zone of influence of new works). The new landscape and civil road works will take these existing assets into consideration during design and construction methodology, with the intent of avoiding any adverse impact on the existing asset and leaving them in situ. Coordination with the relevant authorities—Jemena Gas, Ausgrid, Sydney Water, and the communications carriers—will be undertaken to develop a network protection plan as required.
4. In cases where site constraints prevent conventional trenching, alternative sensitive construction methods – such as non-destructive digging (NDD), boring, or other suitable techniques – may be adopted'

6.1 Potable Water

The following key notes and assumptions have been made in developing the contents of the SEARs report considering the advice provided by Sydney Water and Stockland:

- The existing critical trunk potable water mains surrounding the Waterloo South project site - DN300 on George Street and DN450 on Cope Street - have sufficient capacity to service the proposed developments;
- Sydney Water will permit a connection to the existing DN450 on Cope Street and a cross connection to the existing DN300 on George Street;
- Sydney Water will permit a connection to the existing DN250 on Wellington Street and a cross connection to the existing DN300 on George Street with the existing zone boundary (via a dividing valve) being reinstated at the intersection of Pitt Street and John Street;

- A DN250 potable water main will be adequate to service the proposed development;
- All pipe material will be DICL PN35 unless changes are required due to construction methodology (e.g. Sensitive construction techniques);
- All valves and fitting will be PN16;
- Construction will be undertaken via conventional open trenching unless changes are required due to construction methodology (e.g. sensitive construction techniques);
- All works will be undertaken in accordance with the Sydney Water requirements by a Sydney Water Accredited Contractor;
- Note that the service infrastructure outlined is indicative only and subject to further on-site investigation, utility authority requirements, further project construction staging, and detailed design development.
- The extent of infrastructure articulated in Utilities Services and illustrated on the staging drawings represents the minimum required to be installed and commissioned for the respective stage. Based on the construction feasibility or utility authority requirements, some components of the service infrastructure outlined in later stages may be brought forward.

6.2 Recycled Water

The following assumptions have been made in developing the contents of the SEARs report considering the advice provided by Sydney Water and Stockland:

- Based on the Before You Dig Australia enquiry, there are currently no Sydney Water owned or privately operated recycled water assets or network in the areas surrounding the proposed Waterloo South site.
- The project has no intentions to construct a dual-reticulation network providing a recycled water connection via a cross-connection onto the existing and/or proposed potable water network.

6.3 Wastewater

The following assumptions have been made in developing the contents of the SEARs report considering the advice provided by Sydney Water and Stockland:

- The existing Sydney Water sewer network has capacity to receive the predicted demands from the proposed development.
- Connections can be made to existing trunk sewer MH's and MH's are structurally sound;

- The upstream section of the DN225 along Cooper Street will be decommissioned in future i.e. pipe section North of Wellington Street;
- All works will be undertaken in accordance with the Sydney Water requirements by a Sydney Water Accredited Contractor;
- Note that the service infrastructure outlined is indicative only and subject to further on-site investigation, utility authority requirements, further project construction staging, and detailed design development.
- The extent of infrastructure articulated in Utilities Services and illustrated on the staging drawings represents the minimum required to be installed and commissioned for the respective stage. Based on the construction feasibility or utility authority requirements, some components of the service infrastructure outlined in later stages may be brought forward.

6.4 Stormwater

Refer to the Stormwater Management Strategy Report (*PR-CV-5000-SEARS_Stormwater Management Strategy*) for detailed design assumptions for the proposed stormwater network.

6.5 Electrical Utilities

The following assumptions have been made in developing the contents of the SEARs report considering the advice provided by Ausgrid and Stockland:

- There is spare capacity within the existing high voltage network reticulating through the precinct which can be utilised for the early stages of Waterloo South Precinct;
- New high voltage feeders will be required from Zetland Zone Substation to service the future stages of Waterloo South Precinct development;
- All redundant electrical assets will be decommissioned and relinquished by Ausgrid;
- All existing overhead electrical assets will be relocated underground;
- New Ausgrid steel pole streetlighting throughout Waterloo South Precinct;
- Waterloo South Precinct is proposed to be serviced via external substations throughout the development
- Note that the service infrastructure outlined is indicative only and subject to further on-site investigation, utility authority requirements, further project construction staging, and detailed design development.
- The extent of infrastructure articulated in Utilities Services and illustrated on the staging drawings represents the minimum required to be installed and commissioned for the respective stage. Based on the construction feasibility or utility authority requirements,

some components of the service infrastructure outlined in later stages may be brought forward.

6.6 Communication Utilities

The following assumptions have been made in developing the contents of the SEARs report considering the advice provided by relevant telecommunications authorities and Stockland:

- Existing 'trunk' network is considered capable of servicing the proposed development;
- Existing underground telecommunications are generally proposed to remain in-situ throughout the development;
- The existing Telstra Tower (2017004) is located outside of Waterloo South Precinct scope of works, thus the actions related to this tower will not be part of developer's scope of works;
- Lead-in's to the new buildings will be provided off the existing network;
- Existing Optus 5G aerial cables attached to the existing Ausgrid timber poles along Wellington St will be managed in consultation with relevant carriers to ensure continuity of service;
- There are generally no other active aerial telecommunications lines throughout the precinct (TBC);
- Note that the service infrastructure outlined is indicative only and subject to further on-site investigation, utility authority requirements, further project construction staging, and detailed design development.
- The extent of infrastructure articulated in Utilities Services and illustrated on the staging drawings represents the minimum required to be installed and commissioned for the respective stage. Based on the construction feasibility or utility authority requirements, some components of the service infrastructure outlined in later stages may be brought forward.

7. Conclusion

This Infrastructure and Staging Plan establishes a structured framework for delivering critical utilities to support the Waterloo South redevelopment. By adopting a staged approach, the plan ensures that potable water, wastewater, stormwater, electrical, and communications services are delivered efficiently and in alignment with construction sequencing.

The proposed strategies focus on modernising aging infrastructure, integrating sustainable drainage solutions, and transitioning to underground electrical networks while safeguarding essential telecommunications assets. Collectively, these measures will enable a resilient and future-ready precinct that meets SEARs requirements and supports the vision for a connected, inclusive, and sustainable community.

Appendix A - Utilities Staging Plans

Utilities Staging Plan Drawing list

- PR-CV-3201 STORMWATER STAGING PLAN
- PR-WC-3201 POTABLE WATER STAGING PLAN
- PR-WC-3202 SEWER STAGING PLAN
- PR-EL-3201 ELECTRICAL SERVICES PUBLIC DOMAIN STAGING PLAN
- PR-CO-3201 COMMUNICATION SERVICES STAGING PLAN



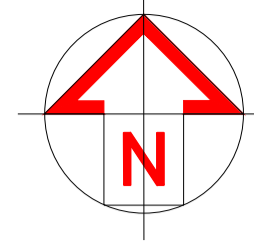
- NOTES:**
1. THIS PROPOSED ELECTRICAL STAGING PLAN IS BASED ON THE STOCKLAND PRECINCT STAGING PLAN (PR-PM-3000_P1) DATED 2025.11.28.
 2. THE UTILITY SERVICES INFRASTRUCTURE ARTICULATED INFRASTRUCTURE AND DELIVERY PLAN SEAR'S REPORT AND SHOWN ON THE STAGING PLAN IS CONSIDERED INDICATIVE ONLY, AND SUBJECT TO FURTHER ON-SITE INVESTIGATIONS, UTILITY AUTHORITY REQUIREMENTS, FUTURE PROJECT CONSTRUCTION STAGING, AND DETAILED DESIGN DEVELOPMENT.
 3. THE EXTENT OF INFRASTRUCTURE ILLUSTRATED REPRESENTS THE MINIMUM REQUIRED TO BE INSTALLED AND COMMISSIONED FOR THE RESPECTIVE STAGE. NOTE: SOME COMPONENTS OF THE SERVICE INFRASTRUCTURE SHOWN IN LATER STAGES MAY BE BROUGHT FORWARD.
 4. THE ROAD/KERB ALIGNMENTS AND TREE LOCATIONS SHOWN ON THIS DRAWING ARE BASED ON THE ASPECT GENERAL ARRANGEMENT PRECINCT PLAN (DRAWING NO. PR-LS-1000, REVISION G), AS RECEIVED VIA ACONEX ON 3 FEBRUARY 2026.

STAGING LEGEND

OUT OF SCOPE AREAS	
STAGE 1	
STAGE 2	
STAGE - THE PARK	
STAGE 3	
STAGE 4	
STAGE 5	
STAGE 6	

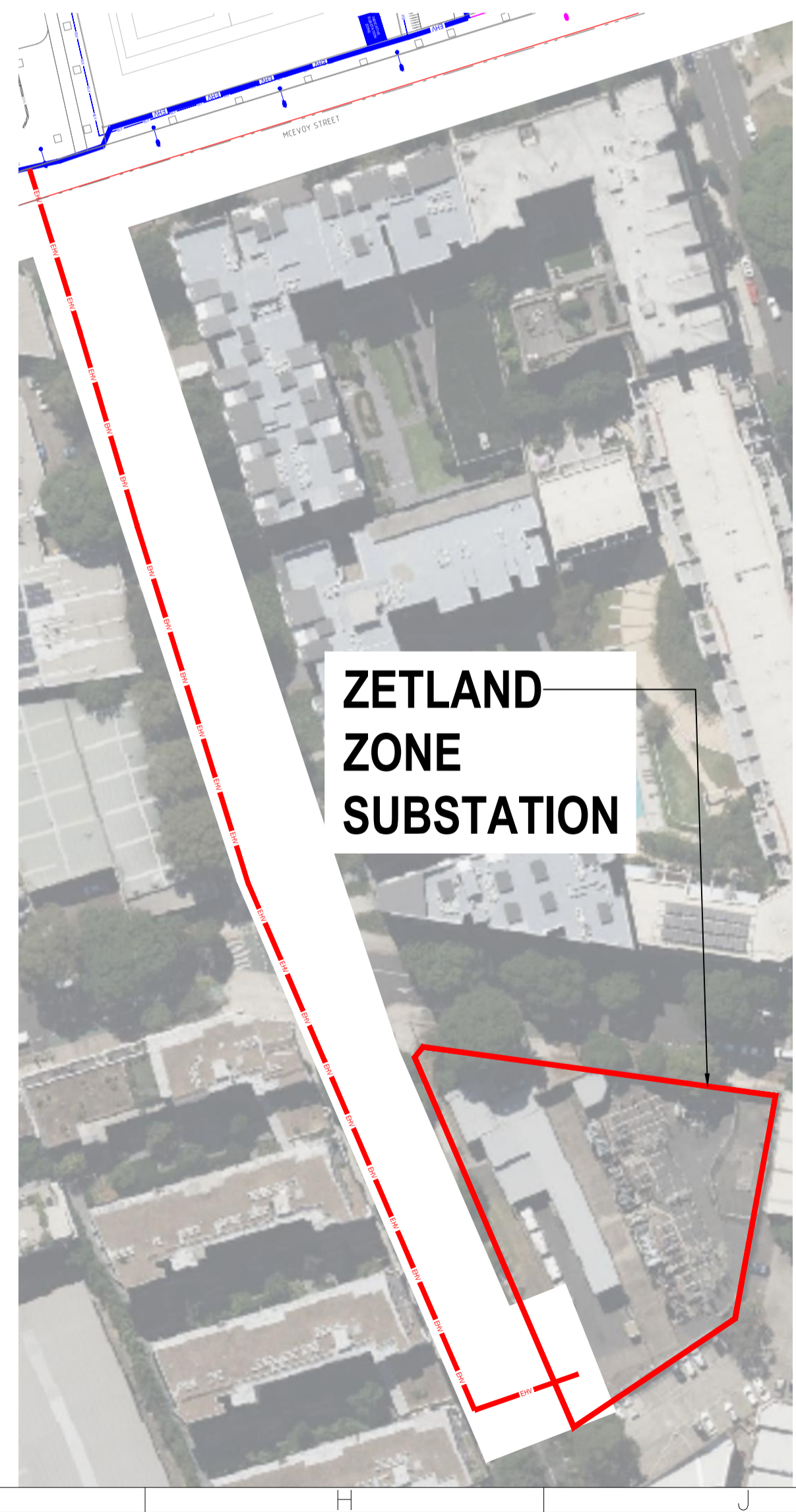
SERVICES LEGEND

PROPOSED UNDERGROUND HIGH-VOLTAGE ELECTRICAL ASSET		COLOURS AS PER STAGING LEGEND
EXISTING UNDERGROUND HIGH-VOLTAGE ELECTRICAL ASSET		
PROPOSED UNDERGROUND LOW-VOLTAGE ELECTRICAL ASSET		COLOURS AS PER STAGING LEGEND
PROPOSED AUSGRID STEEL STREET LIGHTING POLE		COLOURS AS PER STAGING LEGEND
PROPOSED EXTERNAL AUSGRID SUBSTATION ZONE		INDICATING SUBSTATION ZONE



AMENDMENTS/REVISIONS

Rev	Description	Initials	Date
P1	ISSUED FOR INFORMATION	NK	16/12/25
P2	ISSUED FOR INFORMATION	NK	10/02/26
P3	ISSUED FOR INFORMATION	NK	13/02/26
P4	ISSUED FOR INFORMATION	NK	10/04/26



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ARCHITECT

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 www.sjb.com.au

PROJECT

WATERLOO SOUTH

DRAWING TITLE

**ELECTRICAL SERVICES
 PUBLIC DOMAIN STAGING PLAN
 (SEAR'S REPORT)**








PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

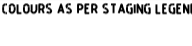

DRAWN	DESIGNED	CHECKED	SCALE (AT FULL SIZE)	DATE
TC	NK	MC	1:1000 @ A1	APR 26

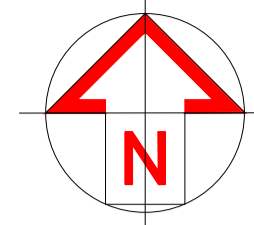
IGS PROJECT No.	DRAWING No.	REVISION
EN-N25_243	PR-EL-3201	P4



- NOTES:**
1. THIS PROPOSED ELECTRICAL STAGING PLAN IS BASED ON THE STOCKLAND PRECINCT STAGING PLAN (PR-PM-3000_P1) DATED 2025.11.28.
 2. THE UTILITY SERVICES INFRASTRUCTURE ARTICULATED INFRASTRUCTURE AND DELIVERY PLAN SEAR'S REPORT AND SHOWN ON THE STAGING PLAN IS CONSIDERED INDICATIVE ONLY, AND SUBJECT TO FURTHER ON-SITE INVESTIGATIONS, UTILITY AUTHORITY REQUIREMENTS, FUTURE PROJECT CONSTRUCTION STAGING, AND DETAILED DESIGN DEVELOPMENT.
 3. THE EXTENT OF INFRASTRUCTURE ILLUSTRATED REPRESENTS THE MINIMUM REQUIRED TO BE INSTALLED AND COMMISSIONED FOR THE RESPECTIVE STAGE. NOTE: SOME COMPONENTS OF THE SERVICE INFRASTRUCTURE SHOWN IN LATER STAGES MAY BE BROUGHT FORWARD.
 4. THE ROAD/KERB ALIGNMENTS AND TREE LOCATIONS SHOWN ON THIS DRAWING ARE BASED ON THE ASPECT GENERAL ARRANGEMENT PRECINCT PLAN (DRAWING NO. PR-LS-1000, REVISION G), AS RECEIVED VIA ACONEX ON 3 FEBRUARY 2026.

STAGING LEGEND	
OUT OF SCOPE AREAS	
STAGE 1	
STAGE 2	
STAGE - THE PARK	
STAGE 3	
STAGE 4	
STAGE 5	
STAGE 6	

SERVICES LEGEND	
PROPOSED INGROUND TELECOMMUNICATIONS LEAD-IN	 COLOURS AS PER STAGING LEGEND
PROPOSED TERMINATION POINT OF EXISTING LOCAL AREA CONDUITS ENTERING THE LOT	 COLOURS AS PER STAGING LEGEND



AMENDMENTS/REVISIONS			
Rev	Description	Initials	Date
P1	ISSUED FOR INFORMATION	NK	16/12/25
P2	ISSUED FOR INFORMATION	NK	10/02/26
P3	ISSUED FOR INFORMATION	NK	13/02/26
P4	ISSUED FOR INFORMATION	NK	10/04/26

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PROJECT

WATERLOO SOUTH

DRAWING TITLE

**COMMUNICATION SERVICES
 STAGING PLAN
 (SEAR'S REPORT)**

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWN	DESIGNED	CHECKED	SCALE (AT FULL SIZE)	DATE
TC	NK	MC	1:1000 @ A1	APR 26

IGS PROJECT No.	DRAWING No.	REVISION
EN-N25_243	PR-CO-3201	P4

Appendix B - Response from the Authorities & Utility Owners

Sydney Water Feasibility Letter dated 24th February 2025

February 24, 2025

STOCKLAND DEVELOPMENT PTY LTD
c/- WSCE Pty Ltd

Feasibility Letter

Developer: STOCKLAND DEVELOPMENT PTY LTD
Your WSC's reference: 7952000
Development: Lot 312 George Street, Waterloo
Development Description: Existing currently has units blocks, the proposed will have a mix of residential and commercial
Your application date: December 3, 2024

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.

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).

3. **Developer Works Deed**

After the WSC has submitted your new application, they'll receive the our Notice and Developer Works Deed. You and your accredited Developer Infrastructure Providers (Providers) will need to sign and lodge both copies of the Deed with your nominated Coordinator. After we've signed the documents, one copy will be returned to the WSC.

The Deed sets out for this project:

- your responsibilities
- our responsibilities
- the Provider's responsibilities.

You must do all the things that we ask you to do in that Deed. This is because your development does not have water and sewer services and you must construct and pay for the following works extensions under this Deed to provide these services.

Note: The Coordinator must be fully authorised by us for the whole time of the agreement.

4. Water and Sewer Works

4.1 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 existing trunk system has the capacity to service the re-development.
- Initial assessment indicates that due to the nature and size of the re-development (mixed uses with high-rise buildings) the existing reticulation main within the site needs upgrades.
- The advice is applicable based on information provided. The developer should provide up to date demand projection including max hour demand when applying for Section 73.

4.2 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 proposed mixed used (residential & commercial) development site is in South Sydney SCAMP and within the Botany wastewater system. The location of the development site is shown in Figure 1. The estimated wastewater average dry weather flow from proposed development is 1,110 KL/d (12.85 L/s).
- The downstream Waterloo sub-main and DN1650 Southern Division have sufficient capacity to take the flow from the development.
- There are 2 high risk category 1 and 1 category 2 overflows along the transfer line just before connecting to SWOOS1 which discharges to Millstream near Sydney Airport. As per proposed change of operating license conditions, the performance of these overflows cannot be deteriorated (frequency & volume).
- The developer needs to:
 - Engage a hydraulic consultant to demonstrate that the current performance of the system is not deteriorated in both dry and wet weather due to the addition of the development.
 - The proposed wastewater infrastructure within the development should be sized and configured according to the relevant WSAA code requirements and be provided to Sydney Water for review.



Figure 2 – Wastewater locality plan

Building over or adjacent to stormwater assets

The proposed development is adjacent to Cope Street, Waterloo. There are Sydney Water's major stormwater channels located along the Cope Street at various locations.

Proposed development should meet the clearance requirements as per the current Specialist Engineering Assessment Procedure. Further details regarding this Specialist Engineering Assessment Procedure could be obtained from your Water Servicing Coordinator.

Proponent may submit a Feasibility Study to Sydney Water, once the actual location of the buildings are finalised to ascertain that meet required clearances as per Specialist Engineering Assessment Procedure. This will also avoid any major changes to the approved development if the clearance requirements are not met at the time of approval by the consent authority

Locating the Exact Position of the Stormwater Channel

Exact position of the stormwater pipe/ channel is to be identified using potholes or any other acceptable survey method. Location of the easement position should not be used as location of the stormwater channel/ pipe/ Asset.

Dilapidation Survey Report

The proponent is required to undertake a dilapidation survey report / CCTV report of the Sydney Water's stormwater channel/ pipe prior to commencement of any work on the site. This report should extent at least 5m upstream and downstream from the property boundary. A copy of this dilapidation report is to be provided to Sydney Water.

This dilapidation survey report/ CCTV Report is to be carried out again upon completion of the all construction work and need to provide an assessment report. This assessment report needs to compare the pre-construction CCTV / Dilapidation report with post-construction CCTV / Dilapidation report, confirming that no damage has occurred to Sydney Water's stormwater pipe/ channel/ assets during construction.

Stormwater connections to Sydney Water's Stormwater Channel

Design of the stormwater work on Sydney Water's stormwater assets are to be carried out by Sydney Water accredited providers for stormwater design. Construction of the stormwater works are to be carried out by Sydney Water accredited providers for construction for sewer or water with the capability of S2, W2 or W3.

The required stormwater connections to Sydney Water's stormwater system is to be carried out according to the Asset Adjustment and Protection Manual. Further details regarding this process can be obtained from your Water Servicing Coordinator. The applicant is advised of the following:

- For pipes with a diameter 300mm or more the connection angle is to be no greater than 30 degrees in the direction of the channel flow.
- Proposed connections that are 300mm or more in diameter require a qualified structural engineer to design and another qualified structural engineer to verify the connection details. A structural engineer's certificate is to be attached with the design drawings with the details of designer and verifier. Qualifications of the structural engineers are to be according to current Engineering Competency Standard.
- All structural details are to be drawn in the design drawing.
- Connection details are to be complied with connection principles as per the Deems to Comply drawing for sewer DTC-2200. That is stub at the connection point, followed by rocker pipe. Rocker pipe lengths are available on the table in the same drawing.
- Relevant Deems to Comply drawing for sewer is to be used, when designing Access Chamber.
- Proposed connections that are less than 300mm in diameter can use Sydney Water's standard drawings to design the connection details.

On-site Stormwater Detention (OSD)

The proposed development will require an OSD system to offset stormwater run-off. To determine the required On Site Detention and Permissible Site Discharge (PSD), the following site specific information is required to be submitted:

- Total site area (m²)
- Existing pre-development impervious area (m²)
- Proposed post-development impervious area (m²)

If a percentage of the site area does not drain into the OSD system, the rate of discharge from the OSD storage must be restricted so that the total flow from the site (from the OSD storage and free runoff) does not exceed the specified PSD.

On Site Detention is to be designed according to the Sydney Water's values and the details of the On Site Detention are to be submitted to Sydney Water for review and approval.

The following details are to be included in your submission for On Site Detention approval:

- Location of the On Site Detention in relation to the development
- Location of the On Site Detention in relation to overall stormwater network of the property
- Plan and Elevation of the On Site Detention tank with all dimensions
- Orifice plate calculation

5. Ancillary Matters

5.1 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.

5.2 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.

5.3 Costs

Construction of these **future** works will require you to pay project management, survey, design, and construction costs **directly to your suppliers**. Additional costs payable to us may include:

- water main shutdown and disinfection
- connection of new water mains to our system(s)

- design and construction audit fees
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation
- creation or alteration of easements etc
- water usage charges where water has been supplied for building activity purposes prior to disinfection of a newly constructed water main.

Note: Payment for any Goods and Services (including Customer Redress) provided by Sydney Water will be required prior to the issue of the Section 73 Certificate or release of the Bank Guarantee or Cash Bond.

Your WSC can tell you about these costs.

6. 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 (2/21/25-6/30/25)

Potts Hill Drinking Water	Residential Development Density > 141 lots/dwellings per ha band 3359 lots/dwellings @ \$0 = \$0 less Credit of \$0.0 for previous use	\$0.00
Malabar Wastewater	Residential Development Density > 141 lots/dwellings per ha band 3359 lots/dwellings @ \$116.72 = \$392062.48 less Credit of \$0.0 for previous use	\$392,062.48
Potts Hill Drinking Water	Other Flow ♦ @ \$0 per ET = \$0 based on Flow rates in paragraph below less Credit of \$0.0 for previous payment/use	\$0.00
Malabar Wastewater	Other Flow 100.763 @ \$208.42 per ET = \$21001.06 based on Flow rates in paragraph below less Credit of \$0.0 for previous payment/use	\$21,001.06
DEVELOPER CHARGES TOTAL:		\$413,063.54

- The charges in the table are based on your development needing an average day sewer discharge of 38.29 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.**

6.1 Price changes

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

- 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.
- 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.

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 the building plans must be approved when each lot is developed. This can be done at in our Tap in™ system [Sydney Water Tap in](#)™.

This is not a requirement for the Certificate, but the approval is needed because the construction/building works may affect our assets (e.g. water, sewer, and stormwater mains).

If our stormwater channel, pipe, or culvert is located within ten (10) metres of your development site it must be referred to us for a detailed review.

Your Coordinator can tell you about the approval process including:

- Possible requirements
- Their costs
- Timeframes.

If your building plans need to be referred to us for detailed review you will be required to pay us for the costs associated with the detailed review.

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 will be available, once you have completed your drinking water main construction 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)

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.

END OF ADVICE

WSce

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built on experience.



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We acknowledge the Traditional Custodians of the lands
on which we work and pay respect to Elders past and present.