

26 February 2024

Our reference: 211867

Caleb Ball

Senior Planning Officer
State Significant Acceleration
Department of Planning, Housing and Infrastructure
caleb.ball@planning.nsw.gov.au

RE: SSD-35631707 St Leonards Telstra Exchange Build-to-Rent

Thank you for notifying Sydney Water of SSD-35631707 St Leonards Telstra Exchange Build-to-Rent at 524-542 Pacific Highway, St Leonards, which proposes:

- Site preparation and excavation
- Retention and integration of the existing Telstra Exchange Building
- Construction of a 42-storey mixed use development, comprising 272 build-to-rent apartments, 10 key worker housing units, 84 rooms for serviced apartment accommodation and ground level retail
- Podium car parking and loading area comprising a 48 space car stacker
- Associated landscaping and public domain works
- Stratum subdivision.

The proposed development has a total GFA of 28,047m², with 22,193m² of residential GFA, 3,840m² of non-residential GFA, and 2,014m² of communal amenity GFA.

Sydney Water understands SSD-35631707 is on exhibition in conjunction with the associated State Led Rezoning of the St Leonards Telstra Exchange site. Sydney Water has also provided a response to the State Led Rezoning.

Sydney Water has reviewed the application based on the information supplied and provides the following comments to assist in planning the servicing needs of the proposed development.

A Section 73 application has been lodged with Sydney Water for the proposed development. Servicing requirements for this development are detailed within the Notice of Requirements issued pursuant to Sydney Water case number 211867 on 6 February 2024. Requirements may extend to any further Notices of Requirements which may be issued under this case or any future cases as a part of the Section 73 application process.

Water Servicing

- The site is within the Killara Remainder Water Supply Zone.
- The system should have capacity to service the proposed development.

Wastewater Servicing

- The site is within the North Sydney SCAMP and the NSOOS 2 catchment.
- The system should have capacity to service the proposed development.
- Low infiltration sewer and connections are to be used. The Applicant should refer to the Notice of Requirements issued under the Section 73 case 211867 for further information.

This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Should the Department require any further information, please contact Fiona Feng of the Growth Planning Team via urbangrowth@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "KL", enclosed within a large, loopy oval shape.

Kristine Leitch

Commercial Growth Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150