

HM Capital
Level 7
Macquarie Place
Sydney NSW 2000

ATTENTION: JACOB BARSOUM

Dear Sir

RE: ROSELANDS SHOPPING CENTRE PLANNING REVIEW PANEL COMMENTS

Please find below the COVA Building Services responses to the Planning Review comments:

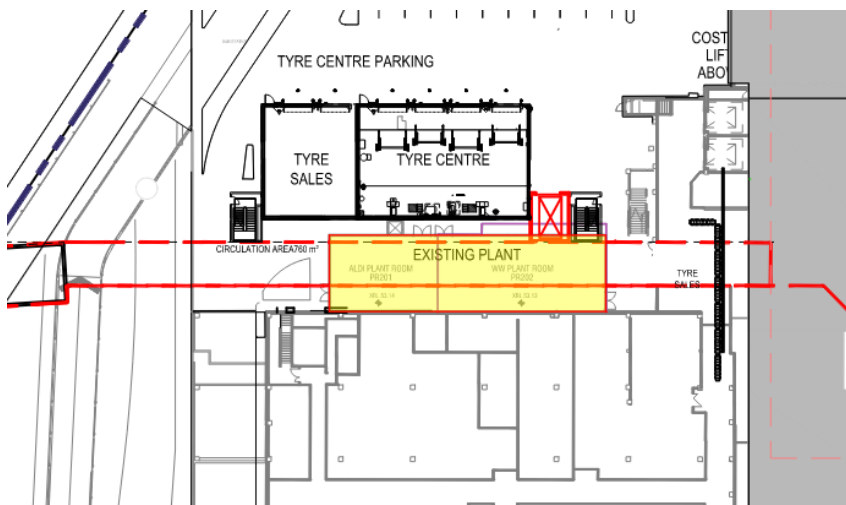
Please refer to the COVA Planning Panel Review Comments dated 29 May 2026 (copy attached).

Additional Substation infrastructure upgrades will not be required for the proposed development works.

A standalone fire sprinkler system will be provided for the proposed development works incorporating new fire sprinkler tanks, pumps and booster assembly.

The existing fire hydrant system will be extended to the new development works area.

Rationalisation of the existing Woolworths and ALDI Mechanical Services plant areas will be undertaken as part of the proposed development works:



As previously advised, other Mechanical Services plant areas will be explored and assessed on an ongoing basis.

Yours faithfully



Frank Geraghty

HM Capital
Level 7
Macquarie Place
Sydney NSW 2000

ATTENTION: JACOB BARSOUM

Dear Sir

RE: ROSELANDS SHOPPING CENTRE PLANNING REVIEW PANEL COMMENTS

Please find below the COVA Building Services responses to the Planning Review comments:

Item 2g

Services and utilities

Subclause 4(d)(ix): How the development addresses the integration of utilities, building services and waste management infrastructure in the site layout and building design.

i) The Panel was unable to clearly determine from the documentation whether upgrades to infrastructure such as substations or other services will be required to support the proposed expansion. Further information should be provided outlining how building services, plant, and loading infrastructure will be integrated within the site and building design to minimise visual and amenity impacts.

COVA Comments

The existing low voltage infrastructure on site is adequate to support the proposed development works area.

The existing Sydney Water 200mm diameter watermain does not have sufficient flow & pressure capacity to serve the fire sprinkler demands for the development works, consequently a stand-alone fire sprinkler system will be provided consisting new fire sprinkler tanks, pumps and FRNSW booster assembly.

The existing fire hydrant system will be extended into the proposed development works area.

Item 2g

Services and utilities

Subclause 4(d)(ix): How the development addresses the integration of utilities, building services and waste management infrastructure in the site layout and building design.

ii) The Panel notes that there is large mechanical plant located adjacent to the main entry area that affects the amenity of the space. As the proposed entry is designed to be an important, high-amenity space, the relocation of this plant area to another part of the building would greatly assist in improving the design outcome and usability of the space. Given that the new retail space will require a new mechanical plant area, perhaps this existing plant might be relocated with the new plant area, in a location that facilitates the amenity of the entry space and also protects the amenity of other outdoor dining or gathering spaces.

COVA Comments

The proposed development works include the rationalisation of the existing Woolworths & ALDI plant platform.

Regarding the plant area near the main entrance COVA is undertaking a comprehensive review of all existing plant areas throughout the site. Our aim is to integrate and streamline these plant locations wherever possible, enhancing both the operational efficiency and the overall aesthetic of the centre. This area falls outside the current development works, and has already been identified in the centre-wide refurbishment program. We are actively collaborating with the facilities management team to develop an effective strategy for this space subject to detailed designs.

Item 2h

Sustainability

Subclause 4(d)(v): How the development addresses the environmental impacts, including sustainable design, overshadowing, wind, and reflectivity

Subclause 4(d)(vi): How the development addresses the achievement of the principles of ecologically sustainable development.

iv) The Panel notes and supports the significant quantity of bio-filtration zones within the new car parking areas. However, the Panel recommends including a clear catchment and reuse strategy for the significant new roofed area of the development.

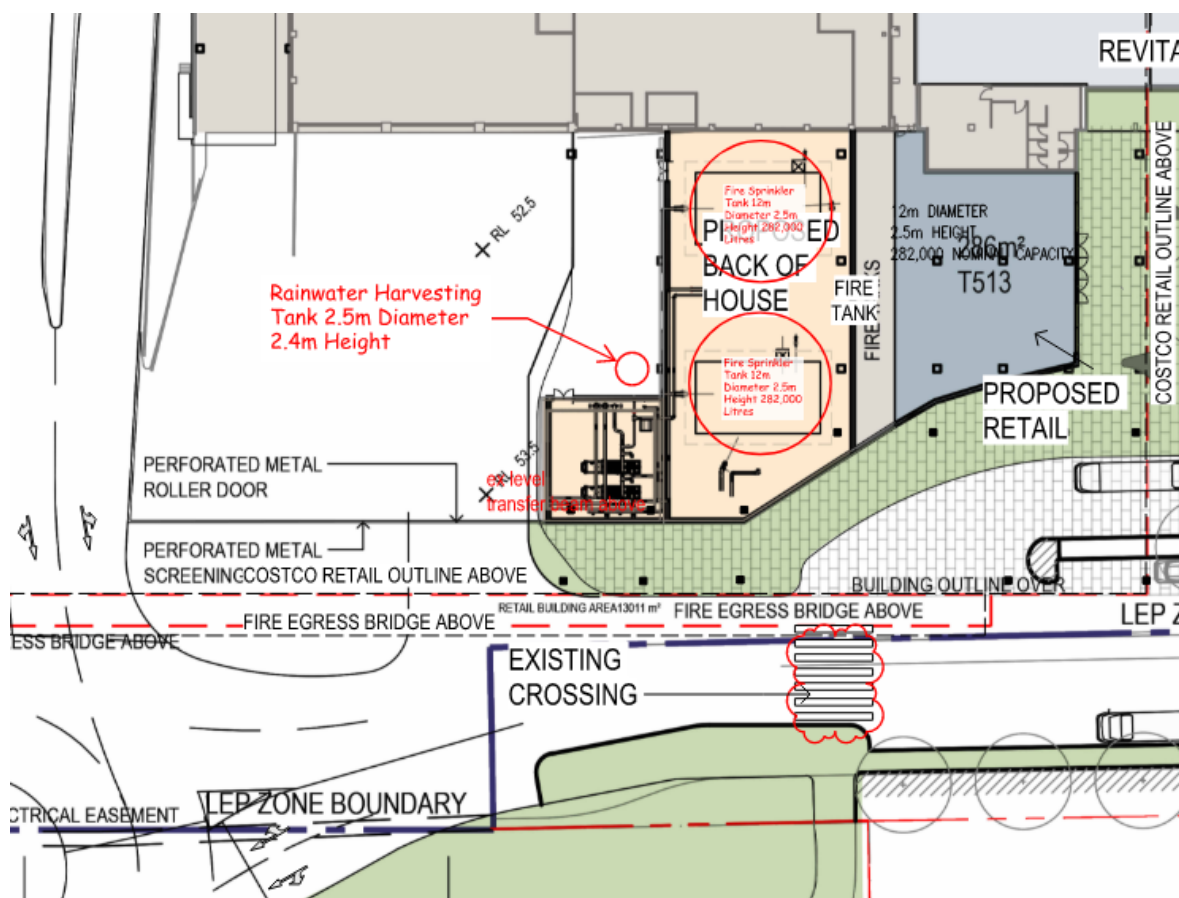
COVA Comments

PV panels can potentially be incorporated into the development area roof design.

The new roof catchment area(s) can potentially be collected and directed to a rainwater harvesting tank which can be used for landscaping and/or toilet flushing within the new development area.

This strategy will be developed in conjunction with the Civil design to ensure that the rainwater harvesting tank overflow is directed to the relevant stormwater management catchment area.

The proposed rainwater harvesting tank can be located adjacent to the fire sprinkler Pump Room:



Fire sprinkler test water can be recycled back to the fire sprinkler storage tanks.

Item 8

Our Environmental Health Officer has reviewed the proposal and provided the following comments:

c) The plans indicate a tyre fitting facility. Further information regarding the storage of tyres, including volumes stored on-site and storage location, referring to Fire and Rescue NSW's 'Fire Safety Guidelines for the Bulk Storage of Rubber Tyres' (2014) must be submitted. The waste management plan submitted should also be updated to include waste tyre disposal methods.

COVA Comments

The tyre fitting facility will be a retail outlet for the fitting of tyres to passenger cars belonging to the general public.

There will be an area for the display of tyres for retail sales and some tyre storage prior to fitting tyres to retail customer vehicles.

The tyre fitting facility will be similar to other retail outlets for example Kmart, Bob Jane and other similar retailers.

The document entitled "Fire Safety Guidelines for the Bulk Storage of Rubber Tyres" addresses the FRNSW requirements for the bulk storage of tyres.

The number of tyres stored on site will be relatively small when compared to a bulk tyre storage facility.

Fire sprinkler protection will be provided to comply with AS2118.1 2017 Hazard Classification: Special Commodities within the Australian Standard.

Yours faithfully



Frank Geraghty