

23 September 2022

Our Ref: 202134

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North Sydney Council

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RE: Planning Proposal 270-272 Pacific Highway Crows Nest PP-2021-6564

Thank you for notifying Sydney Water of the planning proposal listed above which proposes to retain the B4 Mixed Use zoning of the site but seeks to amend the Site's maximum building height from 16m to 54m (13 storeys) and floor space ratio (FSR) controls to 5.6:1 with stie specific clause allowing a maximum FSR of 6.02:1, as set out in the NSLEP 2013. The Planning Proposal seeks to facilitate a 13 storey commercial office building with non-residential GFA of 22853 sqm that will support around 1088 jobs. We have reviewed the application based on the information supplied and provide the following comments for your information to assist in planning the servicing needs of the proposed development.

Water and Wastewater Servicing

- There should be adequate potable water and wastewater servicing to support the proposed development.
- Amplifications, adjustments, and/or minor extensions may be required.

Trade wastewater requirement

- If this proposed development is going to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. Applicant must wait for approval and issue of a permit before any business activities can commence.
- The permit application can be made on Sydney Water's web page through Sydney Water Tap In. <http://www.sydneywater.com.au/tapin/index.htm>

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

The development servicing advice provided by Sydney Water is based on the best available information at the time of referral (e.g. planning proposal) but will vary over time with development and changes in the local systems. This is particularly important in systems with limited capacity or outwith our [Growth Servicing Plan](#), and it is best to approach Sydney Water for an updated capacity assessment (especially where an approval letter is more than 12 months old). We also recommend that the proponent contacts Sydney Water directly and as soon as possible to plan for services and manage any time expectations.

If Council have any queries or require any further information, please do not hesitate to contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Commercial Growth Manager

City Growth and Development, Business Development Group

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