

26 February 2024

Our reference: 211867

**Metro Central North**

Department of Planning, Housing and Infrastructure

[metrocentralnorth@dpie.nsw.gov.au](mailto:metrocentralnorth@dpie.nsw.gov.au)

**RE: St Leonards Telstra Exchange Rezoning**

Thank you for notifying Sydney Water of the State Led Rezoning of the St Leonards Telstra Exchange site at 524-542 Pacific Highway, St Leonards, which proposes amendment of the Lane Cove Local Environmental Plan 2009, involving:

- Rezoning of the site from E2 Commercial Centre to MU1 Mixed Use
- Increasing the maximum height of building from 72m to 148m
- Inclusion of a local provision to permit exceedance of the maximum height of building of 148m by no more than 7m, if that part of the building comprises rooftop plant equipment, lift overruns and associated structures; and
- Inclusion of a local provision requiring a minimum non-residential floor space ratio of 2.3:1.

The intended outcome of this State Led Rezoning is to enable the development of the site to accommodate a high-density mixed-use development comprising build-to-rent and key worker housing, serviced apartment accommodation and retail land uses. The concept design involves a 43-storey mixed used development with a 272 build-to-rent apartments and 10 key worker housing apartments. The residential GFA of the concept design is 24,207m<sup>2</sup>, and the total GFA of the concept design is 28,047m<sup>2</sup>.

Sydney Water understands this State Led Rezoning is on exhibition in conjunction with the associated Stage Significant Development, SSD-35631707. Sydney Water has also provided a response to SSD-35631707.

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.

**Water Servicing**

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

**Wastewater Servicing**

- The site is within the North Sydney SCAMP and is within the NSOOS 2 catchment.
- The system should have capacity to service the proposed concept design.

The development servicing advice provided is not formal approval of our servicing requirements and is based on the best available information at the time of referral (e.g., planning proposal). It is important to note that this information can evolve over time in tandem with the progression of other development projects in the catchment, changes within the local systems and receiving works. This is particularly important in systems with limited capacity. Furthermore, Sydney Water does not reserve or hold capacity for proposed developments, regardless of whether the area has been rezoned or not. To ensure accuracy and alignment with current conditions, it is best to approach Sydney Water for an updated capacity assessment particularly if an approval letter is more than 12 months old.

Should the Department require any further information, please contact [REDACTED] of the Growth Planning Team via [REDACTED]

Yours sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

[REDACTED]  
Commercial Growth Manager  
City Growth and Development, Business Development Group  
Sydney Water, 1 Smith Street, Parramatta NSW 2150