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Request for Planning Proposal:

Utilities Servicing Strategy

Drinking Water
Wastewater
Recycled Water

251, 260R, 278 and 280-282 Captain Cook Drive, Kurnell, NSW

4 December 2023

Prepared for **Besmaw Pty Ltd**

The proponent details for the Planning Proposal are listed in the following table:

Descriptor Proponent Details	**Descriptor Proponent Details**
Company Name(s)	Besmaw Pty Ltd
Postal Address	PO Box 1630, North Sydney 2059
ABN	67 008 481 187
Nominated Contact	Duncan McComb
Contact Details	Email: dmccomb@besmaw.com.au

This report has been prepared on behalf of Altogether Gorup by:

David Whitting	Head of Growth
Jamin Tappouras	Development Solutions Consultant

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1. Executive Summary

This Phase 1 Utilities Servicing Strategy for delivery of wastewater, drinking water and recycled water report has been prepared by Altogether Group Pty Ltd ('Altogether') to accompany a proponent-initiated Planning Proposal (Planning Proposal) in support of the proposed amendment to State Environmental Planning Policy (Precincts—Central River City) 2021 (SEPP Precincts) and Sutherland Shire Local Environmental Plan 2015 (SSLEP 2015).

The Planning Proposal aims to translate and amend current land uses zones under the applicable controls to be consistent with the standard instrument local environmental plan zones and enable additional uses to accommodate a diverse range of land uses at 251, 260R, 278, and 280-282 Captain Cook Drive, Kurnell ('the site'). The Planning Proposal will establish a new mixed-use community encompassing residential, employment, tourism, education, cultural facilities, ecological regenerative zones and public open space areas.

The report has been prepared to confirm the capability of the following key Project objectives:

1. Provision of drinking water, wastewater and recycled water services to the Site.
2. Delivery of a superior sustainability outcome over traditional utility delivery
3. Timely developer lead delivery, inclusive of delay risk management.
4. Optimising value add opportunities and delivering competitive advantage.

In March 2023 the proponent submitted a Scoping Proposal to Sutherland Shire Council to commence the formal Planning Proposal process, in accordance with the LEP Making Guidelines. The Scoping Proposal provided a comprehensive 'status update,' outlining the concept master plan, the intended development outcome, the proposed planning controls and the environmental considerations which were to be further resolved.

As part of the Scoping Proposal process, Council referred the Scoping Proposal package to the DPE, State agencies, and several internal Council teams for review and comment. The advice received from these stakeholders has provided clear directives on the necessary updates and key focus areas within the technical documentation.

Separate to the Scoping Proposal package, extensive and ongoing engagement with relevant State Agencies has occurred since November 2022, with the objective of clarifying and resolving any of the outstanding considerations.

Besmaw has engaged Altogether to prepare a Phase 1 Utilities Servicing Strategy to address the feedback received from the DPE and state agencies and reflects the engagement undertaken to date.

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2. Introduction

Altogether provide drinking water, wastewater and recycled water utility services for multiple development precincts within NSW. Altogether have conducted a review of the Kurnell project to assess suitability to provide Besmaw a strategy to provide these utility services.

In preparing this Servicing Strategy, Altogether has taken due account of:

1. Project due diligence documentation and information provided by Besmaw, and the wider project team via Pope Property and Urbis on behalf of Besmaw.
2. Its own research & knowledge, consultant investigations and knowledge of existing Sydney Water plans and asset investment procedures.
3. The matters outlined by the DPE, state agencies and Council following the Scoping proposal review and feedback.

Altogether's unique offering provides a comprehensive technical and sustainability outcome. The associated commercial proposal includes:

- Indicative, high level delivery program for scheme establishment
- Indicative commercial parameters to assist Besmaw with feasibility assessments.

Should Besmaw wish to proceed with commercial engagement, a Phase 2 Proposal would be prepared that includes:

- A full detailed Utility Services delivery plan based on the project delivery timeline.
- A firm commercial offer, inclusive of Developer Service Plan (DSP) and statutory approval program
- A Commercial proposal which would commit the parties to progress the Utility Services delivery strategy and create a Site specific Project Delivery Agreement
- Commitment by Altogether to actively participate in appropriate regulatory authority consent processes.

Altogether is pleased to present this Servicing Strategy. We and are confident in our ability to deliver a Scheme that meets Besmaw's and DPIE's expectations in terms of timely delivery, risk management, sustainability and value for money.

We trust you will find the following information and strategy details self-explanatory and look forward to working with you to ensure that the Kurnell Project is a resounding success.

3. Background

3.1 Development context

Besmaw Pty Ltd (Besmaw), the landowner of 251, 260R, 278 and 280-282 Captain Cook Drive, Kurnell has initiated a Department of Planning and Environment (DPE) led process to review and amend State Environmental Planning Policy (Kurnell Peninsula) 1989 (SEPP Kurnell Peninsula) as it applies to the site.

The aim of the SEPP Kurnell Peninsula review process is to set the strategic land use framework for the site, within the context of the broader Kurnell Peninsula and South District. The review process commenced in June 2017, and a scope of works for technical studies was issued by the DPE on 25 September 2017 to inform the master planning process. The scope of works identified a number of technical studies required to be undertaken, including biodiversity, bushfire, flooding and water cycle management, Indigenous heritage, non-Indigenous heritage, land capability, hazards and air quality, noise and vibration, traffic and transport and economic feasibility.

Figure 1 Development site context

3.2 The Site

The land to which this planning proposal relates is 251, 260R, 278, and 280-282 Captain Cook Drive, Kurnell and is located within the Sutherland Shire Local Government Area (LGA).

The key features of the site are summarised in Table 1.

Table 1 Site Description

Feature	Lot 2 North	Lot 2 South	Lot 8	Lot 9
Street Address	251 Captain Cook Drive	280-282 Captain Cook Drive	278 Captain Cook Drive	260R Captain Cook Drive Kurnell
Legal Description	Lot 2 in DP1030269	Lot 2 in DP559922	Lot 8 in DP586986	Lot 9 DP 586986
Site Area	16ha	160ha	34.5ha	82m^2
	Total Area: Approximately 210.5 hectares			
Local Government Area	Sutherland Shire			

Besmaw is undertaking ongoing land management, including weed eradication within the Site. Lot 2 North contains a small area of wetlands identified in State Environmental Planning Policy (SEPP) No. 14 - Coastal Wetlands. We understand that the remainder of the lot does not contain any areas of significant vegetation or endangered ecological communities.

Lot 2 South is bound by Captain Cook Drive to the north, industrial zoned land to the northeast (including the Sydney Water Desalination Plant), Kurnell Village and the Caltex Bulk Fuel Terminal, Kamay Botany Bay National Park to the east, Bate Bay to the south, Wanda Reserve to the west.

Lot 2 South has an area of approximately 160 hectares and comprises the following uses:

- Extractive operations that provide a fine building sand to the Sydney market. In addition to the extraction, rehabilitation activities are undertaken including filling of the extraction area with VENM, management of the frontal dune system to Bate Bay, removal of noxious weeds, and planting of endemic species to protect the dunes.

- A collection of dwellings to the north of Boat Harbour, known as the Boat Harbour cabins, used for permanent and vacation accommodation.

The property title of Lot 2 South extends down to mean high water mark in Bate Bay.

Figure 2 Site aerial and map

3.3 Planning framework

State Environmental Planning Policies

SEPP Precincts - Central River City 2021 is the principal environmental planning instrument applying to the site.

Table 2 Zoning

Title	Zoning
Lot 2 North	6(c) Private Recreation Part of Lot 2 North contains an area nominated under Resilience and Hazards SEPP 2021
Lot 2 South	Subject to multiple zonings as follows: • Part 4(a) General Industrial • Part 6(b) Public Recreation along the Bate Bay foreshore; • Part 7(b) Special Development; • Part 9(a) Regional Open Space over the Boat Harbour land
Lot 8	Part 4(a) General Industrial
Lot 9	Part 4(a) General Industrial

3.4 The planning proposal

The Planning Proposal aims to translate and amend current land uses zones under the applicable controls to be consistent with the standard instrument local environmental plan zones and enable additional uses to accommodate a diverse range of land uses at the site. The Planning Proposal will establish a new mixed-use community encompassing residential, employment, tourism, education, cultural facilities, ecological regenerative zones and public open space areas.

The site is currently governed by State Environmental Planning Policy (Kurnell Peninsula) 1989. A Project Control Group (PCG) has been established with the Department to facilitate a proponent-initiated SEPP amendment process, as it relates to the Besmaw site.

The intent of the SEPP amendment is to translate the land use zones and permissible uses (including residential accommodation) presently applying to the site, into Standard Instrument zones. This will enable the site, which is presently identified as a “deferred matter” under Sutherland local environmental plan 2015 (the LEP), to be zoned under that LEP and SEPP Precincts - Central River City 2021 as it relates to the Besmaw site to be repealed.

To facilitate the SEPP amendment, a range of technical studies have been prepared in provide evidence based planning in accordance with the 'scope of works' issued by the Department in September 2017 and the technical methodologies which were endorsed by the PCG on 25 July 2019.

Besmaw have assembled a team of experts to prepare a masterplan and planning proposal which aims to translate and amend current land uses zones under the applicable controls to be consistent with the Standard Instrument Local Environmental Plan zones and enable additional uses to accommodate a diverse range of land uses at the site. The Planning Proposal will establish a new mixed-use community encompassing residential, employment, tourism, education, cultural facilities, ecological regenerative zones and public open space areas.

Figure 3 Indicative development masterplan

3.5 Utility Demand from proposed development.

This Servicing Strategy supports the proposed development on the site. The indicative development masterplan proposes residential and non-residential development over four precincts including with 6 location catchments:

Precinct	Location	Catchment
1	Town Centre North Town Centre South	A B
2	Bate Bay North Bate Bay South	C D
3	Boat Harbour	E
4	Quibray Bay	F

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Figure 4 Extract of Indicative development masterplan showing four precincts

Table 3 and Table 4 detail the proposed development, and Table 5 calculates the utility demand from this development.

Table 3 Proposed Residential Dwellings by No

Dwellings

Precinct	Medium Density Residential	Residential	Townhouses	Seniors - ILUs	Seniors - Indigenous	Seniors - RACF	Tourism (Hotel rooms/ Eco cabins)	TOTAL NO. of Dwellings
Precinct A - Town Centre North	0	1,177	0	158	0	0	98	1,335
Precinct B - Town Centre South	293	469	62	172	0	122	115	1,118
Precinct C - Bate Bay North	42	350	16	106	0	0	0	514
Precinct D - Bate Bay South	48	222	72	80	0	0	0	422
Precinct E - Boat Harbour	79	372	108	82	0	0	374	641
Precinct F - Quibray Bay	120	153	0	0	30	0	0	303
TOTAL NO. of Dwellings	**582**	**2,743**	**258**	**598**	**30**	**122**	**587**	**4,333**
				*manually adjusted for Indigenous Seniors			Including Tourism	**4,920**

Unit numbers rounded to the nearest whole number

Table 4 Proposed Residential and Non-Residential development by Gross M2

GFA

Precinct	Retail (GFA)	Medium Density Residential (GFA)	Residential (GFA)	Townhouses (GFA)	Seniors - ILUs (GFA)	Seniors - Indigenous (GFA)	Seniors - RACF (GFA)	Tourism (GFA)	Education (GFA)	Cultural (GFA)	TOTAL GFA (sqm)
Precinct A - Town Centre North	6,885	0	125,997	0	19,970	0	0	15,226	15,771	0	183,847
Precinct B - Town Centre South	0	30,478	56,457	11,810	21,699	0	10,385	13,639	0	610	145,078
Precinct C - Bate Bay North	1,057	4,745	38,270	2,881	13,875	0	0	0	0	0	60,828
Precinct D - Bate Bay South	1,395	5,305	24,917	13,194	10,434	0	0	0	0	0	55,244
Precinct E - Boat Harbour	0	8,339	40,448	21,167	10,618	0	0	33,479	0	453	114,504
Precinct F - Quibray Bay	469	12,727	16,804	0	0	2,520	0	0	0	262	32,782
TOTAL GFA (sqm)	**9,806**	**61,594**	**302,892**	**49,052**	**76,595**	**2,520**	**10,385**	**62,344**	**15,771**	**1,324**	**592,283**
	9,806		**413,538**			**89,501**		**62,344**			**575,188**
Targets	***20,000***		***350,000***			***110,000***		***70,000***			**550,000**

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Table 5 below analyses the indicative masterplan to determine an indicative utility load, equating to approximately 3097 equivalent tenement (ET).

Table 5 Equivalent Tenement utility demand

Location			MD Units	Resi Unit	Townhou	Seniors ILUs	Seniors RA / Seniors ind	Tourism	Total	Non Resi GFA (m2) Cultural	Educatio	Retail
A	Town Centre Nth	Stu/1 bed		294	-	32	-	98	424			
		2 bed		530		79			609			
		3 bed		353		47			401			
		Total		1,177		158		98	1,433	15,771	15,779	6,885
B	Town Centre Sth	Stu/1 bed	73	117		34	85	115	425			
		2 bed	132	211		86	37		466			
		3 bed	88	141	31	52			311			
		4 Bed			31				31			
		Total	293	469	62	172	122	115	1,233			-
C	Bate Gate North	Stu/1 bed	11	88		21			119			
		2 bed	19	158		53			229			
		3 bed	13	105	8	32			157			
		4 bed			8				8			
		Total	42	350	16	106			514			1,057
D	Bate Gate South	Stu/1 bed	12	56		16			84			
		2 bed	22	100		40			162			
		3 bed	14	67	36	24			141			
		4 bed			36				36			
		Total	48	222	72	80			422			1,395
E	Boat Harbour	Stu/1 bed	20	93		16	-	374	503			
		2 bed	36	167		41			244			
		3 bed	24	112	54	25			214			
		4 bed			54				54			
		Total	79	372	108	82		374	1015			-
F	Quibray Bay	Stu/1 bed	30	38			21		89			
		2 bed	54	69			9		132			
		3 bed	36	46					82			
		Total	120	153			30		303			469
	Sub Total		582	2,743	258	598	152	587	4,920			
		Stu/1 bed							1,644			
		2 bed							1,841			
		3 bed							1,306			
		4 bed							129			
						TOTAL UNITS			4920			
									2949	79	70	78
				TOTAL ET	3097							

3.6 Development Program – Utility Services

We anticipate that Besmaw will seek to proceed with development activities without delay once the appropriate planning approvals are granted. Essential utility services availability can often be a significant constraint to timely development. Altogethers unique solution as demonstrated in this Servicing Strategy removes this constraint and provides Besmaw with certainty that substantially mitigates project risk.

Whilst indicative, Altogether considers that the key milestones shown in Table 6 are achievable. Once relevant planning consents are in place, we are confident in our ability to meet the required delivery milestones. Our staged rollout of key infrastructure ensures timely availability of services for incoming residents and users.

Table 6 Utility Services Key Milestones

MILESTONE	DATE	CARRIAGE (PRIMARY)	CONDITION PRECEDENT
Complete Phase 2 Strategy	June 2024	Altogether	Besmaw Direction following Phase 1
CTS execution	Sept 2024	Both Parties	
Commence SWC US agreement (USA)	Oct 2024	Both Parties	CTS execution
PDA execution	Dec 2024	Both Parties	
WICA application	April 2025	Altogether	
WICA approval	April 2026	Altogether	
First compliance certificates	June 2026	Altogether	USA agreement & WICA approval
First stage registration	Mid 2027	Besmaw	Services Available

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3.7 About Altogether

Altogether is Australia's leading independent multi-utility, providing infrastructure that facilitates the efficient delivery of affordable and sustainable communities of the future.

Owned by leading infrastructure asset manager HRL Morrison & Co, Altogether has an enviable track record and financial backing, inclusive of both Australian & New Zealand government superannuation funds. Our customer centric, flexible and responsive approach enables Altogether to deliver a superior outcome in terms of timeliness, value for money and sustainability that gives our business partners key competitive advantage.

Altogether's ability to deliver cost effective and timely servicing solutions has been proven in a range of challenging locations. We work in close partnership with developers to understand and resolve key development constraints and critical path items, and to deliver utilities solutions which reduce up front capital expenditure, improve sustainability outcomes, increase efficiency and deliver certainty.

Altogether is able to provide the following whole of lifecycle solutions to customers:

- drinking water, wastewater, recycled water, energy and telecommunications services
- ready online access for customers
- comprehensive customer services, including incident and emergency call centre, customer billing, enquiries and complaints.

Altogether creates efficient localised, community-focused multi utility networks through:

- Harvesting multiple local resources (for example wastewater, stormwater, solar).
- Matching recycled water quality to water use requirements.
- Balancing water and energy supply to demand.
- Designing and implementing systems in partnership with developers.
- Harnessing the synergies available from co-location of multiple utilities, and
- Providing next-generation solutions which facilitate ready adoption of new technologies and approaches.

As a result, Altogether facilitates a number of positive sustainability outcomes, inclusive of drought proofing communities, energy resilience, insultation from rising consumption costs and active community engagement.

3.7.1 Utility specialists

Altogether is licensed under the *Water Industry Competition Act 2006* (WICA) to own and operate water infrastructure and to provide multiple water services including drinking water, recycled water, and wastewater services at several communities across New South Wales. It has demonstrable experience managing complex water utility schemes in new communities, for example at Box Hill in Sydney's Northwest Growth Corridor, Central Park at Broadway and Huntlee in the Hunter Valley. Details on current WICA licenses held are the table below.

Altogether is also a licensed energy retailer under the National Electricity Rules and owns and operates embedded electrical networks. Altogether retails electricity directly to customers along the Australian eastern seaboard.

Altogether is also a telco carrier. We partner with licensed carrier and carriage service providers for voice and internet services and services to residential and commercial premises. Altogether can offer smart, bundled multi utilities that provide cost effective, high quality and future tolerant local community services.

Table 7 WICA Licenses held by Altogether

Project	Type	Size	WICA License issued
Pitt Town	Greenfield residential housing	900 dwellings	Nov 2010
Central Park	Infill residential apartments, commercial and retail	2,000+ dwellings and 100,000m2 GFA retail	March 2012
Discovery Point	Infill residential apartments	2,000+ dwellings	Dec 2013
Cooranbong	Greenfield residential housing and town center	2,500 dwellings and 10,000m2 GFA village centre	June 2014
Huntlee	Greenfield residential housing and town center	7,500 dwellings and 200,000m2 GFA mixed use town centre	March 2015
Box Hill	Greenfield residential housing and town center	5,000+ dwellings and 25,000+m2 GFA village centre	May 2016
Shepherds Bay	Infill residential apartments	2,000+ dwellings	Aug 2017
Glossodia	Greenfield residential housing	580 dwellings	June 2020

3.8 Developer Collaboration

Altogether employs a collaborative approach with developers to ensure smooth delivery and construction of utility infrastructure. We:

- Assist in the obtaining of timely approvals which maximise the development potential of the property courtesy of collaborative land use planning and the delivery of a sustainable development outcome.
- Assist with development design and approval processes to ensure that land dedicated is appropriate for Scheme infrastructure through detailed Scheme master planning. We work closely to ensure utility infrastructure minimises land take and is delivered in a timely, coordinated manner.
- Assist with design specifications and standards for Developer Infrastructure quality assurance, inspection and dedication processes, issues/facilitate notices of requirements and certificates of compliance on a staged basis to expedite delivery processes.
- Operate and maintain our infrastructure in the same manner as a public authority. In delivery of an integrated, intelligent network, Altogether is able to ensure its activities are predictive, responsive and comprehensive.
- Collaborate closely on sales & marketing collateral including information packages for customers, builders, plumbers, and electricians and training and education sessions.

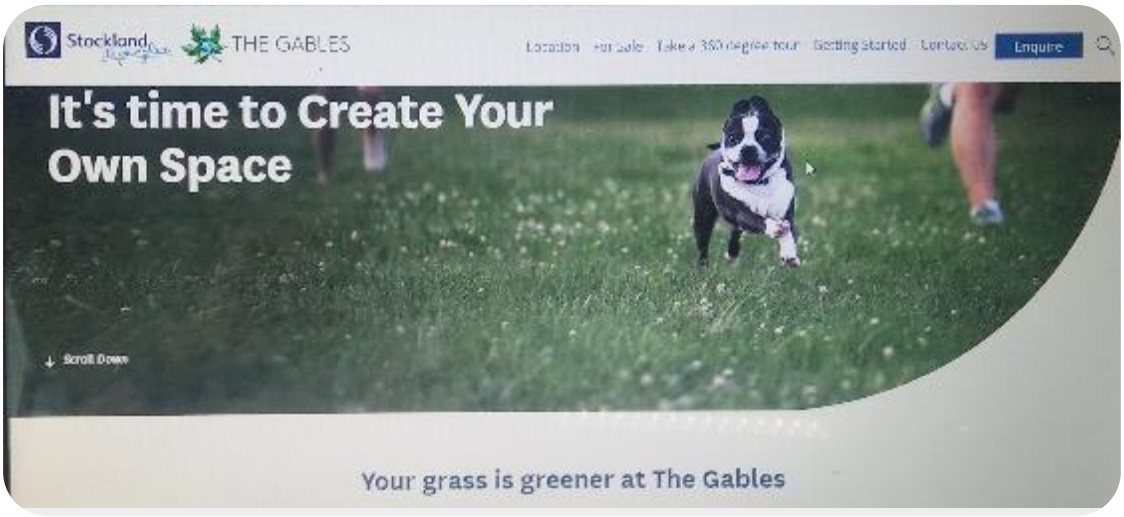
3.9 Adding Value

Altogether has an enviable track record of adding value to the projects it services.

Altogether's Community Utility Hubs are attractive facilities that integrate seamlessly into the communities they serve. Often used as components of project sales & marketing campaigns, they serve as a reminder of the community's resilience, and become focal points for locals to learn more about how sustainable practices can provide multiple benefits.

Altogether's Local Water Centre – Box Hill, NSW

From facilitation of timely development, to cost effective infrastructure solutions, removal of constraints on development staging, rendering communities drought tolerant and resilient, to the market advantages of reduced utility bills: Altogether provides the competitive advantage developers increasingly seek as a means of differentiation.



4. Existing Servicing Situation

Sydney Water's servicing arrangements for the Precinct are taken from a combination of published Sydney Water servicing strategies, draft Developer Service Plans, and public information provided to the Dept of Planning during the rezoning process. They will require confirmation as part of the Phase 2 proposal preparation process.

4.1 Drinking Water Supply

In response to Besmaw application for services, Sydney Water's initially has advised the following regarding Drinking Water Service:

The site is not identified as a growth precinct by the NSW Government. As this site is not part of larger growth determination, the site is not under Growth Servicing Investment Plan (GSIP}. Sydney Water does not have any strategies to bring additional capacity to the site or undertake works to provide for additional system capacity.

A DN300 watermain in Captain Cook Drive is traversing the site. This main is available to service the site subject to further modelling assessment confirming capacity, staging and connection requirements by the developer.

This mixed development has high water demand. The DN300 main in Captain Cook Drive is drawing water from Kurnell Reservoir (WS0 199) and acts as a single feed line. This DN300 main is currently servicing vast areas downstream. A hydraulic modelling assessment of DN300 main will need to be carried out to quantify the spare capacity. If any capacity deficiencies, then develop a solution to service their developments.

Additional enquiries on behalf of Besmaw have provided further information relevant to drinking water supply.

A pressure and flow enquiry received by Sydney Water at the location on Captain Cook Drive at the front of the Proposed Development indicated the maximum permissible flow of the Development is 120 liters per second. From a high-level assessment, this means there is enough flow to supply the Proposed Development which has an estimated water demand of approximately 2992 kl/day without regard for downstream water users.

Sydney Water has made clear that this main does supply many downstream users and so this information cannot be solely relied upon. Hydraulic Modelling needs to be completed to properly quantify the spare capacity within the main.

Future hydraulic modelling will also assess the additional available water within Sydney Water's network made available by the load reductions from reduced activities on the Caltex Refinery site.

In April 2023 Sydney Water Corporation released draft Developer Service Plans, following the NSW Governments decision to reimplant DSP's following recommendations from the Productivity Commission.

The staged implementation of DSP's is proposed to commence from 1 July 2024, with 25% applied until 30 June 2025, 50% until 30 June 2016 and 100% from 1 July 2026. The Greater Sydney Drinking Water Draft DSP is applicable to the Kurnell site, and contribution amounts are summarised Table 9.

The drinking water DSP originally exhibited by Sydney Water applicable to Kurnell being part of the Greater Sydney Water Drinking Water DSP was at $5,282 per ET. After industry consultation Sydney Water has proposed a revised DSP of $3,282 per ET.

Table 8 Sydney Water Revised Drinking Water Contribution Prices

Table 1: Exhibited vs final drinking water DSPs and infrastructure contribution prices

Exhibited DSP area	Revised DSP area	Exhibited price	Revised price
Greater Sydney Drinking Water	No change	$5,311	$3,282
Potts Hill	No change	$0	$0
Prospect East	No change	$0	$0
Illawarra	No change	$0	$0

Table 9 Sydney Water Revised Drinking Water Contribution Prices – Introduction Phases

Table 1-1 – Drinking water infrastructure contribution prices for this DSP area ($2022-23)

	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026	1 July 2026 onward
Maximum price calculated under the 2018 Determination ($/ET)	$3,281.85	$3,281.85 + CPI_1	$3,281.85 + CPI_2	$3,281.85 + CPI_x
Percentage of maximum price to be charged	0%	25%	50%	100%
Maximum price that can be levied on new development ($/ET)	$0	$820.46 + CPI_1	$1,640.93 + CPI_2	$3,281.85 + CPI_x

Note: the price is also adjusted each financial year based on changes in the Consumer Price Index (CPI) compared to the March Quarter 2023.

In section 5.6 below, Altogether provide details on how we are able to provide a drinking water service to the proposed development, based on the advice and information re constraints and limitations provided by Sydney Water.

4.2 Wastewater

In response to Besmaw application for services, Sydney Water's initially has advised the following regarding Wastewater Service:

There are no existing Sydney Water services to the site and there is not any existing connection.

There are no gravity sewers close to this site to construct a lead-in sewer. Kurnell Vacuum Sewer rising main is traversing this site which cannot be used to service this development.

The site is not identified as a growth precinct by the NSW Government. As this site is not part of larger growth determination, the site is not under Growth Servicing Investment Plan (GSIP). Sydney Water does not have any strategies to bring additional capacity to the site or undertake works to provide for additional system capacity.

The mixed development has a high sewer demand. Cronulla STP's capacity assessment will need to be carried out to quantify the availability of any spare capacity.

The developer will need to carryout detailed hydraulic modelling to identify Cronulla Sewerage System capacity especially STP deficiency if any and develop solution to service their developments.

You must construct a wastewater main extension to serve your development.

In April 2023 Sydney Water Corporation released draft Developer Service Plans, following the NSW Governments decision to reimplant DSP's following recommendations from the Productivity Commission.

The staged implementation of DSP's is proposed to commence from 1 July 2024, with 25% applied until 30 June 2025, 50% until 30 June 2016 and 100% from 1 July 2026.

The wastewater DSP originally exhibited by Sydney Water applicable to Kurnell being part of the Outer Sydney Coastal wastewater DSP was at $17,373 per ET. After industry consultation Sydney Water has proposed a revised DSP of $2,382 per ET.

Table 10 Sydney Water Revised Waste Water Contribution Prices

Table 2: Exhibited vs final wastewater DSPs and infrastructure contribution prices

DSP area	Revised DSPs	Exhibited price	Revised price
Greater Macarthur	Greater Macarthur	$40,782	$40,778
	West Camden		$4,816
Nepean River	Minor boundary adjustment	$21,276	$16,020
Richmond	No change	$38,218	$49,292
Lower South Creek	Minor boundary adjustment	$8,443	$6,183
Norwest	No change	$3,522	$3,692
Berowra Creek	No change	$15,538	$6,482
Sydney Coastal	Bondi	$2,060	$0
	Malabar		$189
	North Head		$588
Outer Sydney Coastal	No change	$17,373	$2,382
Southern Illawarra	No change	$25,556	$13,481
Northern Illawarra	No change	$0	$0

Table 11 Sydney Water Revised Wastewater Contribution Prices – Introduction Phases

Table 1-1 – Wastewater infrastructure contribution prices for this DSP area ($2022-23)

	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026	1 July 2026 onward
Maximum price calculated under the 2018 Determination ($/ET)	$2,381.70	$2,381.70 + CPI_1	$2,381.70 + CPI_2	$2,381.70 + CPI_x
Percentage of maximum price to be charged	0%	25%	50%	100%
Maximum price that can be levied on new development ($/ET)	$0	$595.43 + CPI_1	$1,190.85 + CPI_2	$2,381.70 + CPI_x

Note: the price is also adjusted each financial year based on changes in the Consumer Price Index (CPI) compared to the March Quarter 2023.

In section 5.5, Altogether provide details of haw the delivery of a decentralized waste water recycling facility on the site will eliminate the risks and obstacles associated with connection to Sydney Waters Cronulla WWTP.

Any DSP offered by Sydney Water is a headworks charge only to cover the provision of service from the relevant treatment facility. Any augmentation of Sydney Water assets, and any other costs to transfer water are to be covered by the developer.

4.3 Recycled water

The most effective way to meet BASIX requirements for alternative water is by using a permanent recycled water source. Rainwater capture, storage and distribution is generally ineffectual and comparatively expensive as a result of its reliance on regular, moderate rainfall events.

Regional planning objectives to increase the tree canopy to assist combat heat island effect also add to the merit for the benefits of recycled water use within the site.

Sydney Water Corporation treats wastewater to tertiary level at the Cronulla WWTP, before discharging to the environment. If requested, Sydney Water can implement a scheme to provide recycled water provided that the developer funds any required upgrades at the Cronulla WWTP.

A return rising main to return recycled water to Kurnell from Cronulla WWTP would also need to be funded by the developer.

Engagement with Sydney Water regarding recycled water is not required as Altogether's strategy will provide recycled water for use within the site.

4.4 Overall

The process to assess both costs and risks associated with delivery of water services to this site at Kurnell via a traditional approach is complex. Over the last decade, Sydney Water has struggled to find effective wastewater treatment solutions for new development areas, especially in precincts that are of considerable distance from existing treatment assets.

Sydney Water has noted in their advice to the applicant that this site is noted not identified as a growth precinct by the NSW Government. As such, the site is not under Growth Servicing Investment Plan (GSIP). Sydney Water does not have any strategies to bring additional capacity to the site or undertake works to provide additional system capacity.

The complexity, risk and unreliability of Sydney Water's processes to connect essential services substantively increases project risk. Altogether's solution provides a compelling alternative with defined costs, timing certainty and substantive sustainability credentials.

5. Altogether's Solution

5.1 A one stop shop approach

Altogether takes a circular economy, multi utilities approach to delivery of community based essential utility services solutions. Utilising best practice technology and benefiting from years of experience, we can deliver solutions tailored to specific needs. Altogether's infrastructure is tried and tested, and readily scaleable in response to specific project needs and/or changing circumstances. Importantly, we have a range of options for delivery of interim facilities that both facilitate early connections and enable us to put forward attractive servicing contribution plans.

Our facilities at Huntlee and Cooranbong demonstrate how a multi utility solution can be successfully integrated as the centerpiece of a high quality residential estate and have been catalysts for a more cooperative approach by public utilities to facilitation of land releases.

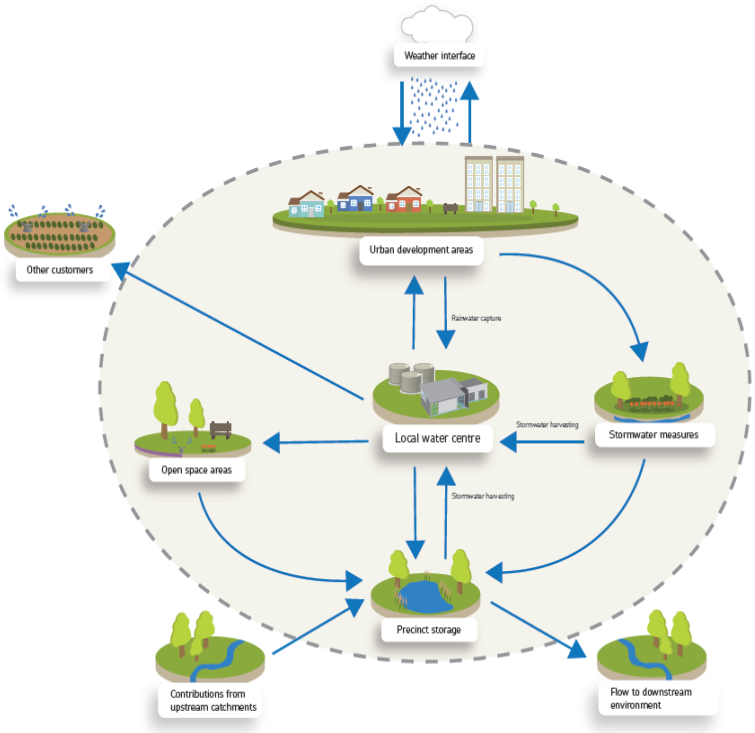
The Huntlee facility at the project main entrance, opposite the Huntlee Sales & Marketing Centre

Altogether is fully empowered to stand in the place of SWC in all regards, from design and approval of infrastructure, to issue of certificates of compliance, operation, maintenance and customer billing. We have a demonstrable track record of successful delivery in all facets, and a commitment to customer service and responsiveness that stands us well apart from the business as usual approach. This all translates to developer competitive advantage.

5.2 Integrated Water Cycle Management

Altogether takes a fully integrated water cycle management approach to water and wastewater servicing. This interdependent system is most effective when one entity has control over all water sources and uses within a catchment area taking into consideration:

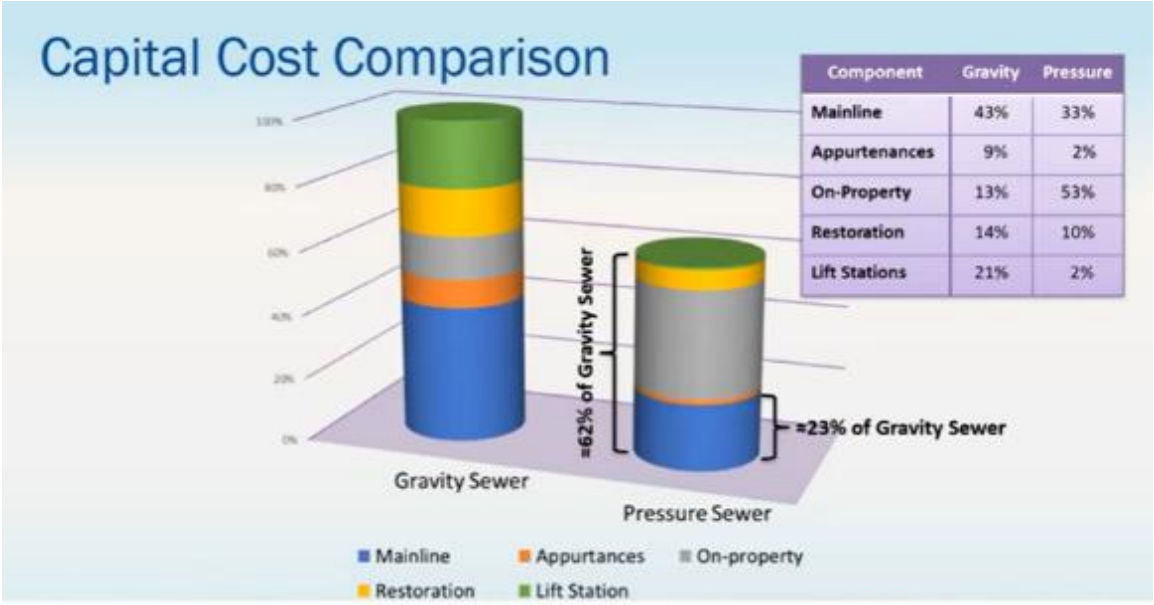
- water sensitive urban design
- water efficiency and sustainability
- sewage flow reduction
- use and storage of local water resources
- minimising potable water use
- maximising recycled water markets
- overall impact on the environment



5.3 Pressure Sewer

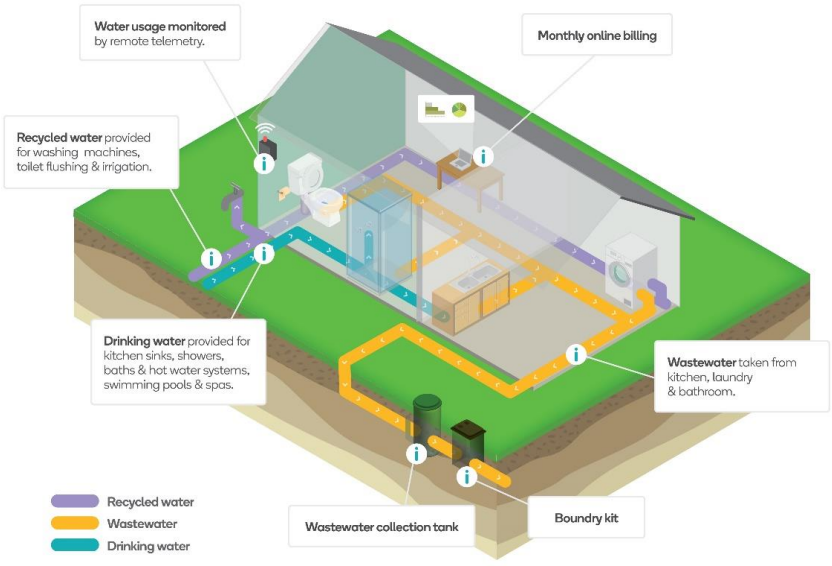
Amongst the many benefits of the pressure sewer network are its ease of construction and relative cost advantage over traditional gravity mains systems. It negates topography as a constraint to development staging, affording the developer enormous flexibility in delivery. The flexibility of the pressure sewer system not only reduces construction cost on a like for like basis, but eliminates the need for up front, costly lead-ins. In addition, local contractors are well versed in and comfortable with the process and use of materials.

In terms of relative cost advantages, quantification of savings is dependent on the circumstances of each individual site. That said, work from the USA shows that across a broad range of sites, pressure systems are on average more than one third cheaper across the entire system (inclusive of On Lot Infrastructure). An analysis of the two systems is contained in a 60min YouTube segment at the following link: https://m.youtube.com/watch?feature=youtu.be&v=gZ91l_PBARk, excerpts from which are shown following:



5.4 On Lot Infrastructure and Network Infrastructure

The Scheme requires the developer to install network infrastructure within both the public domain and within individual residential lots (**"On-Lot Infrastructure"**). The On Lot Infrastructure plays a key role in the Scheme, not only pressurizing the system and macerating wastewater, but providing a network of decentralised storage facilities that Altogether is able to effectively manage from the LWC central control room.



Altogether's scheme removes any need for customers to provide rainwater tanks to enable compliance with BASIX requirements. This removes the aesthetic, ineffectiveness, maintenance and space constraints of the rainwater tanks within the development.

5.5 The Scheme Proposal: Wastewater & Recycled Water to serve the whole Precinct.

Altogether will harvest, treat and reuse wastewater from the project using a pressure sewer reticulation network. This eliminates the need for gravity trunk mains and pump stations. Because pressure sewer uses much smaller diameter, flexible pipework than traditional gravity sewer mains, it can be laid flexibly in trenches at minimum depth. This reduces cost and exposure to in-ground construction risk for the Developer, provides flexibility in staging and speeds up construction.

Unlike traditional gravity sewer schemes, the pressure sewer reticulation network prevents infiltration into the network. It eliminates the need for wet weather overflow points for overflow of raw sewage to the environment during extreme wet weather events and increases efficiency.

Altogether recognises wastewater as a valuable local resource. At the LWC it is treated through a multiple-barrier treatment process to produce high-quality recycled water utilising first-class robust treatment processes including fine screening, a bioreactor, ultra-filtration membranes and ultraviolet and chlorine disinfection. The high-grade recycled water produced is redistributed to the community for reuse at private dwellings and in addition, for irrigation, dust suppression and street cleaning.

Altogether's LWCs integrate seamlessly into project streetscapes, and meet all acoustic, odour, aesthetics and environmental impact requirements. They become valuable components of the local community's sense of wellbeing.

Altogether's Local Water Centre – Watagan Park (Cooranbong, NSW): co-located with project display village

Altogether retains full responsibility for the LWCs, their design, construction, and operation. Besmaw's responsibility is limited to provision of the internal reticulation network and ensuring all customers are connected to the required standards.

Altogether's Local Water at Pitt Town, NSW

The benefits of a recycled water system are numerous, and include:

- The substantial reduction in project drinking water consumption which in turn underwrites system supply, reducing future network augmentation.
- The ability for Besmaw's residential buildings to achieve BASIX compliance without the space, maintenance and aesthetic impacts of on lot stormwater storage tanks.
- Rendering the Project drought tolerant and in doing so, ensuring that even in periods of strict water restrictions, both private and public landscape areas are able to be maintained to a high standard.
- Reducing the heat island effect.
- The substantial enhancement of project sustainability credentials, something that is of increasing value from both corporate, rezoning (statutory authority approvals) and market differentiation perspectives.

The merits of an Altogether pressure sewer network include:

- The flexibility provided by the pressure sewer network in terms of elimination of landform as a constraint / determinant of development programs.
- The control of servicing capacity (inclusive of potential future upgrades) that delivers competitive advantage when considering either future acquisitions or the activities of competitors.
- The ability for Besmaw to insulate itself from Sydney Water DSP charges for wastewater.
- The comfort of knowing Besmaw is working with a true delivery partner committed to the timely delivery of services, certificates of compliance, marketing assistance and customer support.

5.6 The Scheme Proposal: Drinking Water

The availability of drinking water near the site has been confirmed by Sydney Water. The assessment of available water capacity within the adjacent main has confirmed that 120 liters per second is available.

Altogether will be the water utility for the site as licensed under the Water Industry Competition Act. Altogether will provide a pass-through service for drinking water, buying in bulk from Sydney Water and retailing to network customers.

Bulk water is purchased at the 'gate' meter on a utility-to-utility basis under a Utility Services Agreement (**"USA"**). Altogether already has multiple USAs in place with public water authorities for this purpose on other Schemes.

Under such an approach, Altogether's distribution of high-quality recycled water at Kurnell would significantly reduce the drinking water consumption for the precinct. As the supply of recycled water is constant and uninterrupted, (as opposed to rain water) this would or reduce the amount of drinking water consumption on the site.

Altogether will be responsible for storing and maintain boundary pressure at development within the site, and will also be responsible for all customer service and operations, meeting all regulatory requirements under the WICA license as regulated by IPART.

5.7 Scheme Water Balance: Stormwater & Irrigation

Effective temporary and permanent water balance arrangements are essential to the efficient and effective operation of the Scheme. Water balance involves the management of seasonal variations in production of wastewater by comparison to use of recycled water. Subject to climatic influences, it commonly sees small surpluses of Scheme recycled water in winter, and shortfalls in summer. This will be managed via periodic discharge of high-quality recycled water to the project stormwater management system, for periodic drawdown in the event of temporary peak season demand. Irrigation of public and communal open space areas using recycled water is also an essential component.

Altogether will work closely with Besmaw's stormwater designers (Ergis) to integrate systems to ensure the project water cycle is effectively managed in terms of common storage areas, open space irrigation, natural treatment and stormwater harvesting as a recycled water source. Altogether is happy to manage any irrigation networks facilitated by Besmaw provided that the necessary approvals are put in place.

Egis has prepared a Stormwater Design Strategy for the site, which will integrate well with Altogether's stormwater harvesting activities and further enhance a sustainable water balance for reuse on the site.

The stormwater strategy is to provide suitably designed on-site detention (OSD) systems for each individual block and each development precinct. Individual detention system will be sized for the runoff from each precinct. Detention systems for all buildings within the precincts will be provided, with additional detention facilities provided for paved and public domain spaces, as required. These systems will meet relevant Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) requirements.

The stormwater runoff on the external area and the flows captured from the outlet of individual precincts will pass through additional detention systems provided on the greater site area. These detention systems would take the form of detention basins and be established along with bioretention systems. Altogether will harvest stormwater and discharge recycled water via the bioretention systems.

The individual precincts within the larger development will include arrangements for water-sensitive urban design (WSUD) systems to meet water quality targets. The water quality objectives for the internal development will prioritise reduction of pollutants, sediments and nutrients from the stormwater being discharged from the site, including any stormwater blended with excess recycled water during winter months.

The Stormwater Design Strategy will also seek to retain organic matter (greater than 50mm) along with oil and grease for storm events up to the 1 in 3-month ARI storm category. The primary water sensitive urban design (WSUD) devices to be implemented for the first phase of treatment within the precincts would include underground rainwater tanks and Gross Pollutant Traps (GPTs). These devices efficiently cater for runoff from buildings and roads and become the primary and secondary forms of treatment, before being discharged to bioretention systems and wetlands.

The water sensitive urban design (WSUD) controls that will be designed for this stage would include bioretention systems and wetlands. These would be employed primarily to ensure that either neutral or beneficial impacts can be provided on the existing waterway.

The Egis report indicates that bioretention systems covering approximately 3% of the total site area or wetlands encompassing approximately 7% of the total site area, subject to baseline testing and monitoring. The WSUD strategy would be to provide a combination of bioretention swales, basins and wetlands along the treatment train to ensure that the system enables a Neutral or Beneficial Effect (NorBE) on the receiving environments.

The availability of a constant source of recycled water from Altogether's Local Water Centre creates the opportunity to greatly reduce or eliminate the need for rainwater storage from buildings run off, and may in turn allow combined stormwater treatment strategies for building run off and pavement and roadway areas.

Integration of irrigation to open space will give the ability to create lush, green, and vibrant places within the site. This will enhance the circular water balance, as run-off from irrigation will make its way into the bioretention systems and wetlands, available to be harvested and reused again and again.

1.1.1 Interim Wastewater Servicing

If required, wastewater can be conveyed to an Interim Servicing Facility ('ISF') early in the project lifecycle. The ISF operates as a temporary sewage storage and off-site tankering facility, catering to a maximum 75ET demand. This can allow for accelerated development should it be required.

The ISF plays an important role in ensuring early servicing delivery for Kurnell site given that initially, there may be insufficient wastewater to enable effective operation of recycled water facilities. During this period, drinking water is temporarily used in the recycled water system to ensure continuity of service. This has no impact on BASIX certification.

1.2 Community Utilities Hub

The Scheme has been tailored to ensure that Besmaw can proceed with its development program without delay. This entails:

- The delivery of Scheme infrastructure in stages,
- The flexibility to separate delivery of temporary Scheme from the permanent LWC and ongoing stages. This enables the temporary plant to be facilitated either via more flexible plot dimensions and/or a lease of adjoining lands.

Besmaw is expected to provide the following Community Utility Hub ('CUH') land facilities:

- ISF : 3,500sqm
- Permanent CUH: 8000sqm

This Servicing Strategy identifies a recommended site.

Note the Permanent CUH site will need to be regular in shape and suitable for intended use. All associated planning approvals (inclusive of zoning if required) are also the Developer's responsibility, with Altogether supporting and providing all necessary design, specification and/or technical support.

The ISF site can be incorporated as part of the Permanent CUH. Alternately, it will be handed back to Besmaw shortly after commissioning of the permanent LWC.

1.3 Scheme Capacity & Compliance Certification

All Scheme capacity is administered by Altogether, who retains responsibility to ensure sufficient capacity is available to meet Besmaw's requirements. This will in turn require that Besmaw provide Altogether with accurate and timely forecasts both of its development program and anticipated rate of sale.

1.4 Local Water Centre Details

Altogether has reviewed the propsed devlopment and nominated a site for the local water centre, located in Precinct A – Town Centre North. The local water centre will have frontage to Lindum Road. Access can be provided from within the adjacent development precinct or from Lindum Road

Figure 5 Local Water Centre Location

Altogether recommends that the site be zoned SP2 for planning and approval purposes.

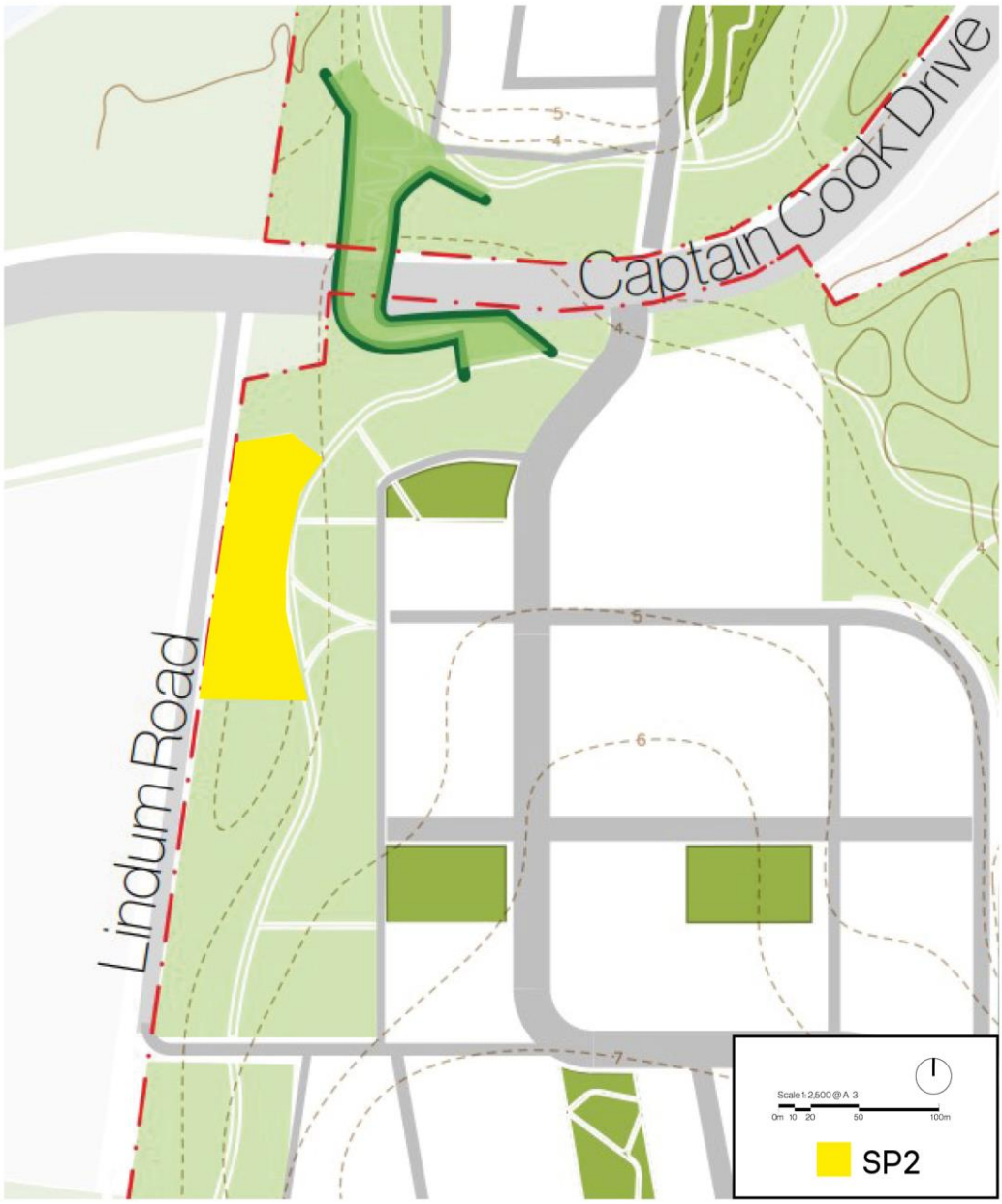


Figure 6 Extent of SP2 Zoning

2. Adding Further Value

2.1 Effective Capex Management

The cashflow flexibility afforded by Altogethers DSP funding model in addition ensures that Besmaw can effectively manage cashflow to align with project development and sales programs.

An additional key attribute of the Scheme is the flexibility it provides to Besmaw in relation to its development program. No longer constrained by topography or essential utility services delivery uncertainty/delays, Besmaw is free to establish a development program tailored to its needs. Altogether has successfully assisted developers establish multiple sales fronts to provide to allow sales and production of different product in different substages. The flexibility can allow services to be utilised in substages several kilometers apart.

[I don't think it is discussed below…]

2.2 Sydney Water Negotiations: Avoided/Deferred Costs

In April 2023 Sydney Water Corporation released draft Developer Service Plans, following the NSW Governments decision to reimplant DSP's following recommendations from the Productivity Commission.

The staged implementation of DSP's is proposed to commence from 1 July 2024, with 25% applied until 30 June 2025, 50% until 30 June 2016 and 100% from 1 July 2026.

Planning status of proposed development	Timing of proposed development	Funding arrangements
1. On NSW Government's land release program, including infill areas, or in Sydney Water's Growth Servicing Plan (GSP)	Aligns with specific delivery date presented in the GSP maps.	Sydney Water funds and builds infrastructure as shown in the GSP.
	Earlier than GSP timing or where no specific delivery date has been determined by Sydney Water (ie a date range is presented in the GSP maps).	A commercial agreement may be required where the developer funds and builds infrastructure, then transfers it to Sydney Water to own and operate. Please contact us for a confidential discussion on commercial options and delivery timeframes.
2. Accelerated greenfield development or other land release that is to be at 'no cost to the Government'.	Anytime	Developer funds and builds infrastructure, then transfers it to Sydney Water. We set up a reimbursement schedule, initially as new dwellings connect to the new infrastructure. Once half the dwellings are connected and all infrastructure has been constructed, we pay all remaining costs of building infrastructure in a single payment.
3. Not on NSW Government's program or in an area where no planning has begun.	Anytime	Developer funds and builds infrastructure and then transfers it to Sydney Water. Commercial agreement is required for transfer and operation of assets. It is likely there will be no repayment or reimbursement schedule for this infrastructure.

Sydney Water has no immediate capital works programs to service new development in Kurnell. In the event Sydney Water is able and willing to meet the increased demand created by the project, Besmaw will be required to fund all associated investigations, designs and augmentation and/or lead-in works. Given these works are unlikely to benefit other parties, full cost recovery from Besmaw can be assumed.

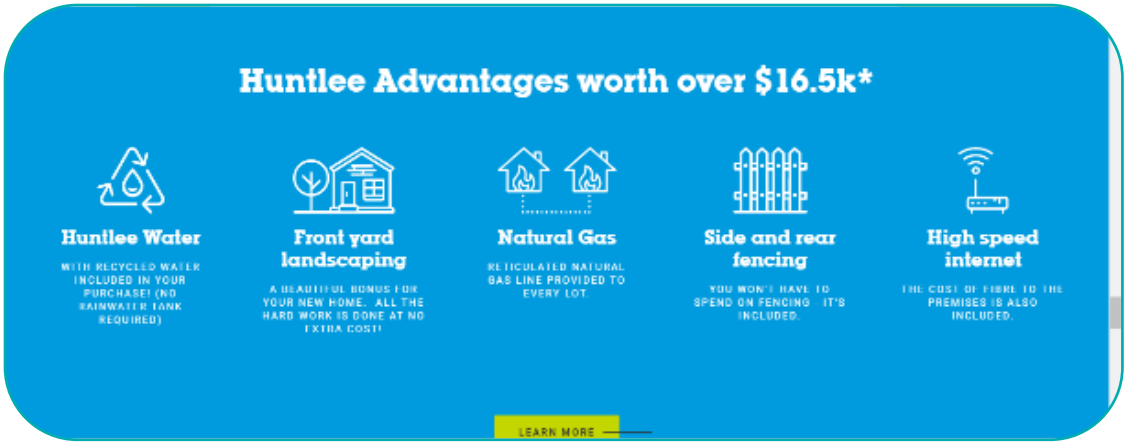
3. Retail Customer Management

3.1 Sales & Marketing Coordination

Altogether will work closely with Besmaw to ensure its sales & marketing campaigns and materials fully and appropriately disclose all relevant requirements in relation to the Scheme.

Altogether has a full range of information brochures, together with an easy to navigate website that makes the process easy, even for those not yet familiar with Altogether's services.

Not only is it important that Besmaw Corporation's purchasers are familiar with the process for obtaining and connecting services, but as other developers have found, the benefits of drought tolerance, resilience, sustainability and most of all, lower consumption costs are tangible marketing differentiators.



3.2 Retail Pricing & Customer Support

Altogether has a pricing policy commitment to providing parity for customers receiving the same services by the incumbent provider within the region. The following pricing would be included in a Altogether WICA licence application to IPART if submitted now, representing current charges for individual dwellings (applicable to home owners or their tenants/occupants).

3.3 Service Delivery & Billing

Altogether provides a quarterly billing cycle to all customers, and has a dedicated customer service & support team that prides itself on delivery of superior customer experience results. Our web site is easy to use and makes the process of registration for services, billing, payment, and maintenance hassle free.

Altogether regularly surveys customer satisfaction ratios in relation to its retail services, and continues to achieve approval ratings substantially in excess of industry standards. Unsatisfied with this, our approvals ratings are continually improving as part of Altogether' s commitment to customer service excellence.

4. Program, Planning & Approvals

4.1 Planning & Approvals

An application for a license under the Water Industry Competition Act can be lodged with IPART at any time. The process for assessment leading to the recommendation by IPART to provide the license will depend on a range of factors. Altogether is the leading proponent of licenses for new development areas.

Altogether note that while a WICA license can provide services to any zoned land, the ideal zoning for the establishment of new assets for a new development is SP2. We recommend that once the final allocation of LWC sites for the project are made, amendments to the rezoning be made with DPIE to ensure sewage treatment facilities and water recycling facilities are permissible.

Further, pursuant to the Transport and Infrastructure SEPP 2021, Altogether, as a licensed network operator under WICA, has 'development without consent' powers:

1. in prescribed zones for sewage treatment plant and water recycling facilities; and
2. on all land for sewage and recycled water reticulation (including interim sewer servicing tanks).

In prescribed zones, Altogether does not need to seek the consent of the local government authority under Part 4 of the *Environmental Planning and Assessment Act 1979* (**"EPAA"**). The activities are however subject to environmental impact assessment under Part 5 of the EPAA and these are determined by the NSW Minister for Energy and Utilities.

We do recommend that Environmental Assessment of the reticulation networks and on lot infrastructure be included in the consent package along with roads and other services to expedite the approval process.

4.2 Local Council Considerations

Sutherland Council actively promotes the protection of the waterways in the LGA and has an obligation to oversee and manager water quality within the LGA.

To assist the planning and approvals progress on this project, Altogether will be able to assist Besmaw to provide detail and clarity of responsibility limits and interfaces, as critical decisions regarding public/private access, services and titles are progressed.

altogether.

5. Altogether's Primary Obligations

The following obligations are the responsibility of Altogether, which is responsible for all costs and expenses in connection with the performing the same unless otherwise stated.

Table 12 Primary Obligations of Altogether

#	DESCRIPTION	OBLIGATION
1	Developer zoning and planning approvals	Provide all necessary support, information and coordination relating to the Scheme to Besmaw to assist in the timely delivery of approvals.
2	Scheme masterplans, specifications and design standards	Prepare Scheme masterplans and design standards in relation to wastewater, recycled water and drinking water network infrastructure for the purposes of Besmaw delivered Infrastructure referred to below.
3	Altogether-delivered Infrastructure	Design, fund, construct, install, and commission: • ISF including interim sewerage systems • LWC and Permanent Drinking Water System • Phase Two On-lot Infrastructure
4	Notice of Requirements	Issue a Notice of Requirements to Besmaw which sets out Altogether's requirements of Developer-delivered Infrastructure which must be satisfied for each stage prior to Altogether's issue of a relevant Compliance Certificate.
5	Inspect Developer delivered Infrastructure	Coordination / liaison for quality control inspections as required by 3rd parties in connection with the detailed design, installation and final approval of developer delivered Infrastructure prior to its dedication to Altogether.
6	Compliance Certification process	Subject to Besmaw complying with all preconditions, timely issue Compliance Certificates committing to water and wastewater services.
7	Building process	Liaise with Council in relation to the inclusion of Altogether's standard conditions in connection with the development approval for building works on lots in the Development. Attend information sessions arranged by Besmaw for designated construction contracts. Liaise with dwelling builders for the purposes of connecting each building to the Scheme.
8	Scheme Land – Services	Liaise with Besmaw and its consultants to provide design information for the services required for Scheme Land, including all infrastructure requirements.
9	Sewage tankering	Operate, maintain and manage the Interim Services Facility (ISF) including the management of any sewage tankering operator to meet demand.
10	Operation and Maintenance	Operate and maintain all Scheme assets, including all power, chemicals, consumables, labour, etc. (including all repair and replacement of Scheme assets as required).

11	Services	Supply and maintain the Services to retail Customers in the Development, inclusive of billing and fault repair.
12	Customer Services	Use Altogether's web-based sophisticated customer services utility platform to serve retail customers.
13	Compliance	To the extent they are applicable, ensure on-going compliance with the terms and conditions of the licensing/registration & approvals referred to above.
14	Marketing and Sales	Provide Besmaw with all relevant documentation in relation to the Scheme for the purposes of Besmaw's marketing and sales initiatives, including disclosures and information packs.
15	Plan of Development	Provide all requisite information in relation to the Scheme reasonably requested by Besmaw for the purposes of its planning and approvals processes.

6. Developer's Primary Obligations

The following obligations are the responsibility of Besmaw, which is responsible for all costs and expenses in connection with performing the same. Details on these responsibilities are available from Altogether's online documentation via this link: Developer Works Guideline. The Guideline contains links to additional important information inclusive of standard drawings, infrastructure responsibilities matrix and staging diagrams.

Table 13 Primary Obligations of Besmaw

#	DESCRIPTION	OBLIGATION
1	Developer Contributions	Pay the Developer Contributions on the due dates / triggers for payment as well as any quality assurance and connection fees and tankering charges. The Developer Contributions are of two types: • Developer Contributions: fixed, event and/or time-based development contributions; and • Developer Service Plan ("DSP") payments made prior to the issuance of Certificates of Compliance on a per lot basis.
2	Besmaw delivered Infrastructure	Produce detailed design drawings and construct in accordance with (among other things) (i) the Scheme masterplans as prepared by Altogether and submitted to and reviewed by Besmaw, and (ii) Altogether's specifications and design standards including connection mains from the ISF and Utilities Plot site to any designated reservoir sites and the Development stages. This will include arranging for the provision of incumbent drinking water and electricity lead-ins for the development (including bulk gate meters). Dedicate Besmaws-delivered Infrastructure to Altogether in accordance with Altogether's asset inspection and dedication process (including relevant quality assurance process) described under Altogether's Developer Infrastructure Works Guideline.
3	Development planning	Consult with Altogether and ensure that Altogether's utility requirements are included in Besmaw''s site and/or construction certificate applications, to ensure timely release of lots on completion of Besmaw delivered infrastructure.
4	Development controls	Disclose to residents that they will be part of the Scheme, and ensure Scheme infrastructure is appropriately disclosed and protected.
5	Scheme Masterplans	Work with Altogether and provide information requested in preparing the Scheme masterplans, specifications and design standards.
6	Scheme Land Zoning, Development Consent	Ensure the Scheme Land is zoned (and if required, has a valid development consent) to allow development and operation of the Scheme, inclusive of provision of all necessary environmental reports and/or studies in relation to the Project as may be required.
7	Scheme Land Transfer	Prepare the Utility Plot land required for the purposes of constructing and operating the Scheme, and handover ownership and control to Altogether in a timely manner.
8	Scheme Land Services	Ensure Scheme Land has the services outlined in Appendix C.

9	Water Balance	Provide/facilitate the Scheme Water Balance facilities as set out in the Proposal in a full and timely manner, inclusive of connection (and where appropriate reconnection) to Altogether's Scheme infrastructure, any associated approvals and ongoing maintenance of said facilities.
10	Approvals	Obtain all relevant approvals to ensure timely construction of the Besmaw delivered Infrastructure.
11	Financial & Prudential Information	Provide Altogether(and any relevant Government authority involved in Altogether obtaining the licensing and approvals referred to above) with such financial information, to the extent required by law/regulation, that may be required in relation to financial integrity and creditworthiness.
12	Easements	Procure any required easements required to enable Altogether to deliver and operate the Scheme and to ensure adequate access to and protection of Scheme assets.
13	Marketing and Sales	Ensure that Altogether's marketing and sales disclosure requirements are included in all Besmaws Corporation's marketing and sales collateral in connection with the Kurnell sit. Ensure that Besmaw customers are required to pay for Phase Two on-lot infrastructure. Provide and maintain a link on the project website to Altogether's marketing collateral, sales contract disclosure documentation, and various information packages including homeowner's package, home builder's information, etc.
14	Scheme Retail Customers	To fully support Altogethers rights and ability to derive an ongoing recurrent revenue stream from all retail customers served by the Scheme.
15	Construction & Irrigation Water	To the extent that it is available, to use (and require use of) surplus recycled water for non-potable construction uses, irrigation of open space and landscape areas.

7. Conclusion

This proposal provides Besmaw with the ability to confirm the provision of essential services are available to support the proposed development at Kurnell.

Altogether confirms its capability to meet the following key Project objectives:

1. Provision of drinking water, wastewater and recycled water services for the proposed residential and non-residential uses proposed on the site.
2. Delivery of a superior sustainability utility outcome
3. Timely delivery, inclusive of delay risk management.
4. Optimising value add opportunities and delivering competitive advantage.

The proposal utilises experience gained from Altogether' s successful delivery of a range of similar projects. Locally relevant and capable of immediate implementation, it provides for:

- Staged delivery of a Local Water Centre (LWC) capable of providing wastewater and recycled water services.
- A reliable drinking water service based on an interconnection Strategy with Sydney Water Assets on a Utility-to-Utility Basis.
- A Developer Services Plan ('DSP') based funding model allowing Besmaw to defer capital expenditure and make necessary allowances for feasibility purposes.