

**altogether.**

# **Sustainable Utilities Servicing Strategy**

Drinking Water

Wastewater

Recycled Water

**Springside Hill NSW**

For Traders In Purple

11 December 2023

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

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## 1. Introduction

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) for Springside Hill Project ('Project').

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.

Altogether provide drinking water, wastewater and recycled water utility services for multiple development precincts within NSW. Altogether have conducted a review of the Project to assess suitability to provide Traders In Purple with a strategy to provide utility services.

In preparing this Proposal, Altogether has taken due account of:

1. Project and planning documentation and information provided by Traders In Purple.
2. Its own research & knowledge, consultant investigations and knowledge of existing Sydney Water plans and asset investment procedures.
3. Altogether's market leading role to deliver sustainable decentralised solutions

This Strategy provides an indicative servicing strategy for drinking water, wastewater and recycled water.

## 2. Background

### 2.1 Development context

Land in the Kiama LGA, including the Site, was subdivided for land grants from the 1840s into allotments between 6 and 8 hectares. Land parcels to the north and east of the Site have since been developed for low density housing. Despite having similar lot sizes and road allocation patterns, urban development has not extended as far west as the Site, due to more recent planning controls zoning the land for rural purposes.

Original land grants suggest that larger rural land holdings were intended to be located west of the Spring Creek Valley, extending from Jerrara Creek Catchment to the edge of the escarpment. The idea that rural land would be located west of Spring Creek is further supported by the 1987 Illawarra Regional Environmental Plan no 2 (IREP 2), which defines the Jamberoo Valley as land of important agricultural, environmental, and aesthetic value. The Jamberoo Valley, as defined in the IREP 2, is west of the Spring Creek catchment and does not include the Site.

The Site itself has historically been used for rural purposes. There are two dwellings on the Site and ancillary buildings fronting Long Brush Road on its southern portion.

Kiama Council has recently retired the historic Kiama Urban Strategy, which historically has been the document that guided and limited the provision and location of new greenfield urban development in Kiama.

Since 2011 when the Kiama Urban Strategy was prepared, circumstances in Kiama and the Illawarra Shoalhaven Region have substantially changed with regard to housing demand and the need to accommodate housing growth.

It is understood that Council is currently working on draft Local Housing Strategy. The housing strategy was identified to be completed in FY21/22, although it is yet to be exhibited. Based on the contemporary evidence available (population forecast, demand trends and currently limited supply capacity) it is reasonable to expect that there will be scope under the revised Local Housing Strategy to explore potential greenfield opportunities outside of those areas historically identified in the Kiama Urban Strategy.

The Kiama Local Environmental Plan 2011 (LEP) is the primary environmental planning instrument (EPI) applicable to the Site.

The Site is currently zoned part RU2 Rural Landscape, and part C2 Environmental Conservation and part C3 Environmental Management, which is generally associated with the Spring Creek riparian corridor along the western boundary of the Site. Residential development in the RU2 Rural Landscape zone is limited to dwelling houses and secondary dwellings.

The surrounding land is zoned as follows:

- to the west and south is primarily zoned RU2 Rural Landscape
- to the north is zoned RU1 Primary Production
- to the east forms part of the Kiama urban area and has a mix zones, mainly R2 Low Density Residential and R5 Large Lot Residential.



Figure 1 Springside Hill context plan

## 2.2 The Site

The Site is located at 177 Long Brush Road, Jerrara, and 33 Greyleigh Drive and 103 Jamberoo Drive, Kiama. It comprises 12 lots and portions of unformed Crown roads, covering approximately 114 hectares of land in the Kiama Local Government Area (LGA). The portions of unformed Crown roads reflect the Sites history of being subdivided as part of historic land grants in Kiama's urban areas.

The Site is located approximately 1.7 km west of Kiama Train Station and Town Centre. It directly adjoins a mix of low density and large lot residential zoned land to the east, and contains undulating topography, which naturally recesses along lower order streams and towards Spring Creek that forms its western boundary.

The Sites size and consolidated ownership provides a unique opportunity for it to be developed for urban land uses consistent with adjoining urban development. The roads adjoining the Site include Greyleigh Drive and Arnold Circuit to the east, Old Saddleback Road and Longbrush Road to the south and Jamberoo Road to the north.



Figure 2 Subject site

## 2.3 The proposed development.

Site investigations have informed the development of a concept masterplan for the Site to demonstrate how it could be developed. The concept masterplan identifies a mix of residential, rural, recreation, employment and conservation land uses.

The concept masterplan responds to the environmental attributes and topography of the land and is generally designed to follow a centralised collector road which runs from Jambroo Road in the north and creates a loop in the southern portion of the Site. The design responds to the visually important areas of the Site by maintaining rural land uses, open space and larger allotments in areas of visual prominence.

The concept masterplan proposes the following development outcome:

- 1,062 new dwellings made up of
  - 377 low density residential allotments,
  - 663 medium density dwellings including townhouses and low-rise apartments,
  - 22 large rural residential allotments.
- 16 ha of retained rural land, with the potential for a school / agricultural college.
- 43 ha of publicly accessible open space, including riparian lands and conservation areas.
- business uses to enable local retail and services.
- retention of Greyleigh House to ensure its long-term tourism function.



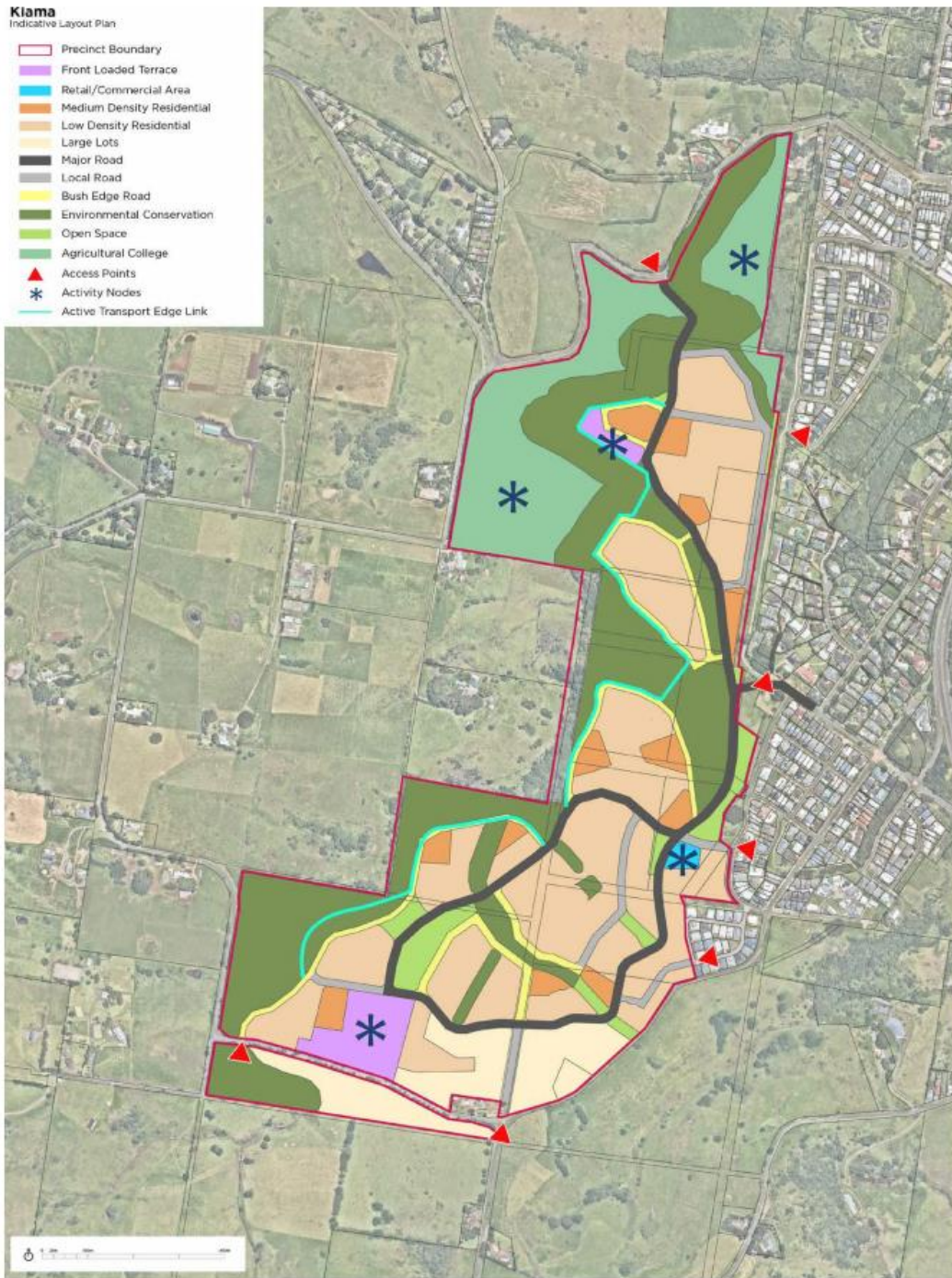


Figure 3 Concept masterplan of Springside Hill

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## 2.4 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, insulation from rising consumption costs and active community engagement.

### 2.4.1 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 shown in Table 2.

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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 1 WICA Licenses held by Altogether in NSW

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 center	June 2014
Huntlee	Greenfield residential housing and town center	7,500 dwellings and 200,000m2 GFA Mixed use town center	March 2015
Box Hill	Greenfield residential housing and town center	5,000+ dwellings and 25,000+m2 GFA village center	May 2016
Shepherds Bay	Infill residential apartments	2,000+ dwellings	Aug 2017
Glossodia	Greenfield residential housing	580+ dwellings	June 2020

## 2.5 Developer Collaboration

Altogether employs a collaborative approach with developers to ensure smooth delivery and construction of utility infrastructure. We collaborate in the following ways:

- 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.

## 2.6 Development Program – Utility Services

Timely delivery of essential utility services can often be a major constraint to timely Project development. Altogether’s unique and proactive approach ensures that Traders In Purple can proceed with Project delivery as soon as its planning approvals are in place.

Altogether considers that the key milestones shown in Table 1 are achievable for delivery of water and wastewater services. Our staged rollout of key infrastructure ensures timely availability of services for incoming residents and users.

Table 2 Utility Services Key Milestones

MILESTONE	DATE	CARRIAGE (PRIMARY)	CONDITION PRECEDENT
Complete Phase 2 Strategy	July 2024 assumed	Altogether	Client Direction following Phase 1
CTS execution	Aug 2024	Both Parties	
Commence SWC US agreement (USA)	Sept 2024	Both Parties	CTS execution
PDA execution	February 2025	Both Parties	
DA lodged	June 2025	Traders In Purple	
WICA application	Oct 2025	Altogether	PDA Execution
DA approved	Mar 2026	Local Council	
WICA approval	April 2026	Altogether	
First compliance certificates	As required	Altogether	USA agreement & WICA approval
First stage registration	Mar 2027	Traders In Purple	Compliance certificates

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## 2.7 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.

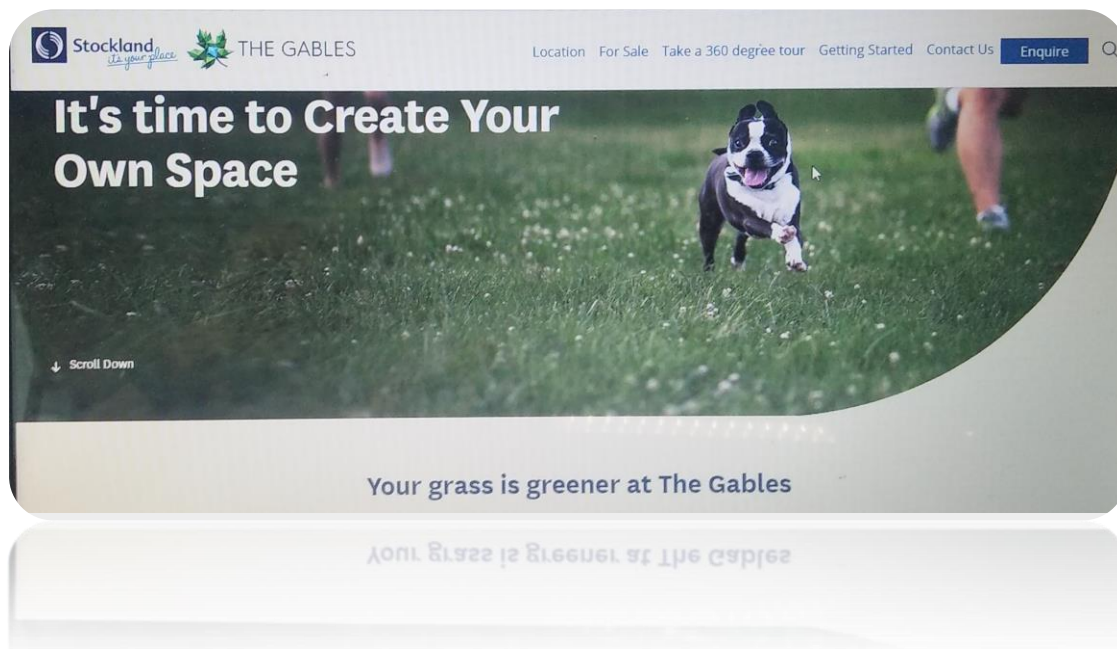


Figure 4 Example of drought resilience marketing by Altogether Group client

## 3. Existing Servicing Situation

The site is located within the Sydney Water Area of Operations and Sydney Water is the supplier of potable and wastewater services in the Kiama Local Government Area. Like many new fringe development areas, the networks are likely to have limited pressure and capacity, leading to unnecessary delays and uncertainty in Project delivery.

### 3.1 Drinking Water Supply

There are two Sydney Water reservoirs in proximity to the site, one at Irvine Street Kiama and the other at Old Saddleback Road Kiama. These drinking water reservoirs are part of the Illawarra region drinking water systems, which are supplied from Avon Dam, via the Illawarra filtration plant.

The Reservoir on Irvine Street has combined volume capacity of 2.4ML capacity (WS 0231 of 1.1ML and WS 0232 of 2.3ML) which provides water to properties in the existing Kiama township below RL82 and Reservoir WS 432 on Old Saddleback Road with an approximate capacity of 1.5ML provides boosting head to provide boundary pressure to properties above RL82.

Civil Engineers, J Wyndham Prince have investigated the existing utility infrastructure in proximity to the site to assess what new assets will be provided to support the proposed development. Information provided by Sydney Water Service Coordinator, Qalcheck, indicates there are two existing potable water mains that cross the site, however these are unlikely to be able to be utilised to support the new development.

Notwithstanding this, connection to the existing network can be achieved by providing new mains constructed to link to the existing network. Detailed modelling will be required to determine staging and sizing, coordinated with the replacement/relocation of existing assets, based on development staging.

Further, 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 drinking water DSP originally exhibited by Sydney Water applicable to Springside Hill being part of the Illawarra Water Drinking Water DSP was exhibited as \$0 per ET, as part of a policy to reduce costs to regions of less development activity. After industry consultation Sydney Water has not altered this value.

Table 3 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

## Sydney Water Revised Drinking Water Contribution Prices – Introduction Phases

On 1 December 2023 IPART confirmed their acceptance of the final DSP charges proposed by Sydney Water and the introduction of these charges.

The DSP charge is a contribution to the existing water storage assets, transfer assets and treatment costs in the existing Illawarra system. Any item not currently identified in the DSP plan will require the developer to fund and deliver any new assets. This will include the new mains required to link the existing network.

In section 5.6 below, Altogether provides details on how we are able to provide improved drinking water services to the proposed development.

### 3.2 Wastewater

Civil Engineers, J Wyndham Prince have investigated the existing sewer infrastructure in proximity to the site to assess suitability to support the proposed development. Information provided by Sydney Water Service Coordinator, Qalcheck, provides responses on suitability of sewer assets in proximity to the new development area.

The nearest gravity sewer is located about 750m north of the site at 32 Lilly Pilly Way, Kiama. The sewer is a DN150 pipe and is insufficient in size to service the future site development.

The nearest DN225 pipe is located at 34 Lilly Pilly Way, Kiama. Initial investigation has deemed that this sewer is too shallow to service the future site development.

Our review of capacity of the existing Sydney Water Assets indicates major upgrades will be required if Traders In Purple need to rely on these assets. Also, it is understood that these constraints were raised during community consultation on this proposal.

Sydney Water has not yet responded to requests by Qalchek to clarify the sewer treatment capacity. Comments from Qalchek following preliminary discussions with Sydney Water indicate any existing constraints within the sewer network are Sydney Water's responsibility to rectify.

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It is widely recognized that the Sydney Water wastewater network is constrained, and is often in itself a key impediment to any rezoning process. Qalchek have indicated future business cases to fund and upgrade the network can be negotiated with Sydney Water in the future, but this is a high risk, uncertain outcome approach.

The lack of clarity from Sydney Water on the strategy to manage wastewater for new growth areas is increasing risk to developers. In other fringe development areas, Sydney Water has required developers to either provide long tankering programs, temporary treatment assets, or both, as preconditions to issue Section 73 certifications for future services provision.

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 Springside Hill being part of the Illawarra South wastewater DSP was at \$25,556 per ET. After industry consultation Sydney Water has proposed a revised amount to IPART at \$13,481 per ET and awaiting approval to implement this amount.

Table 4 Sydney Water Revised Wastewater 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		\$40,778
	West Camden	\$40,782	\$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		\$0
	Malabar	\$2,060	\$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



On 1 December 2023 IPART confirmed their acceptance of the final DSP charges proposed by Sydney Water and the introduction of these charges are as per Table 5 Below.

Table 5 Sydney Water 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)	\$13,433.98	\$13,433.98 + CPI <sub>1</sub>	\$13,433.98 + CPI <sub>2</sub>	\$13,433.98 + CPI <sub>x</sub>
Percentage of maximum price to be charged	0%	25%	50%	100%
Maximum price that can be levied on new development (\$/ET)	\$0	\$3,358.50 + CPI <sub>1</sub>	\$6,716.99 + CPI <sub>2</sub>	\$13,433.98 + CPI <sub>x</sub>

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

Further, the topography of the Springside Hill site already creates issues with traditional gravity sewer assets. The undulation of the area is likely to be a contributing factor to the shallow depth of the existing sewer mains, reducing servicing capacity and increasing risk of overflow and discharge of wastewater into the environment. The undulating nature and multiple catchments will in turn increase the capital costs to install multiple pump stations and deep gravity sewers to service the proposed development.

In section 5.5 below, Altogether provide details for the delivery of a decentralised wastewater recycling facility on the site which is not reliant on Sydney Water’s legacy assets and eliminates the need for any gravity mains or sewer pump stations.

### 3.3 Recycled water

The most effective way to meet BASIX requirements for alternative water is by using a permanent recycled water source, as rainwater capture, storage and distribution can be problematic for any project of scale.

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.

The new DSP for wastewater Illawarra South specifically excludes the provision of Recycled water. Should a developer wish to implement a recycled water scheme, Sydney Water will require the developer to cover all associated costs.

### 3.4 Overall

The process to assess both costs and risks associated with delivery of water services to this site at Springside Hill 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.

The complexity of the process to connect essential services to such sites increases the risk to the developer and creates a bottleneck to the supply of new homes. Altogether’s proposed solution provides a compelling alternative with defined costs and time, and supports the community benefits listed in the planning proposal for Springside Hill.

## 4. Altogether's Solution

### 4.1 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 scalable 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 The Gables, 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 (pictured above) is at the project main entrance, opposite the Huntlee sales & marketing centre.

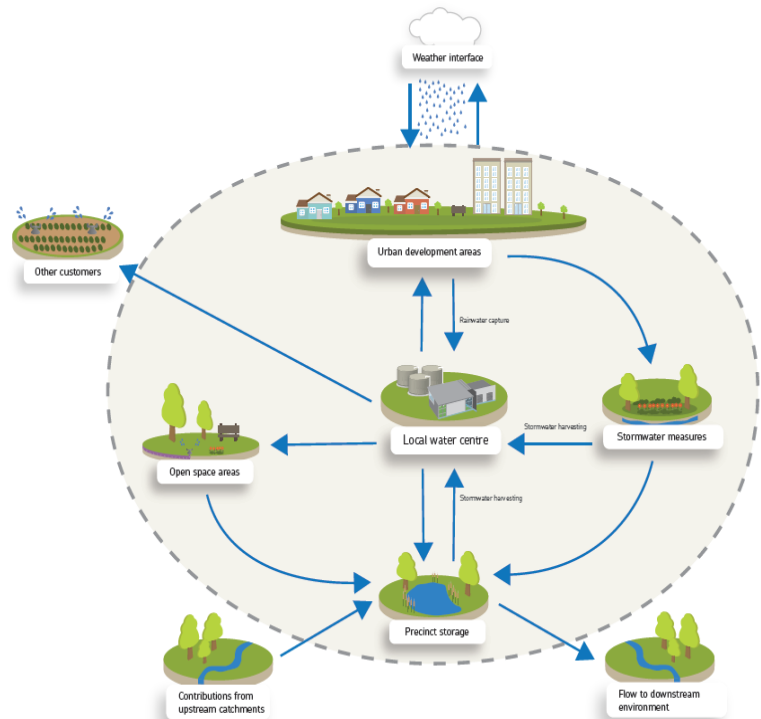
Altogether is fully empowered to stand in the place of SWC in all regards, from design and approval of infrastructure, to issue of certificates of compliance, operation, maintenance and customer billing. We have a demonstrable track record of successful delivery in all facets, and a commitment to customer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

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## 4.2 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

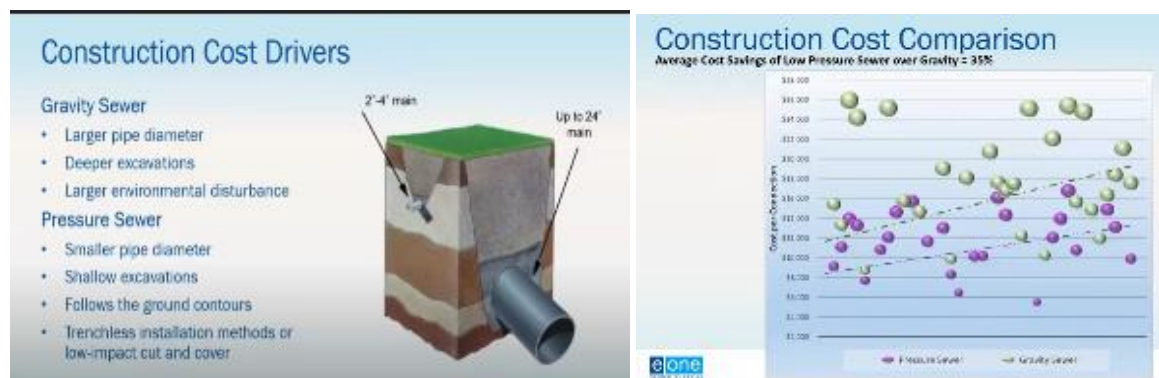


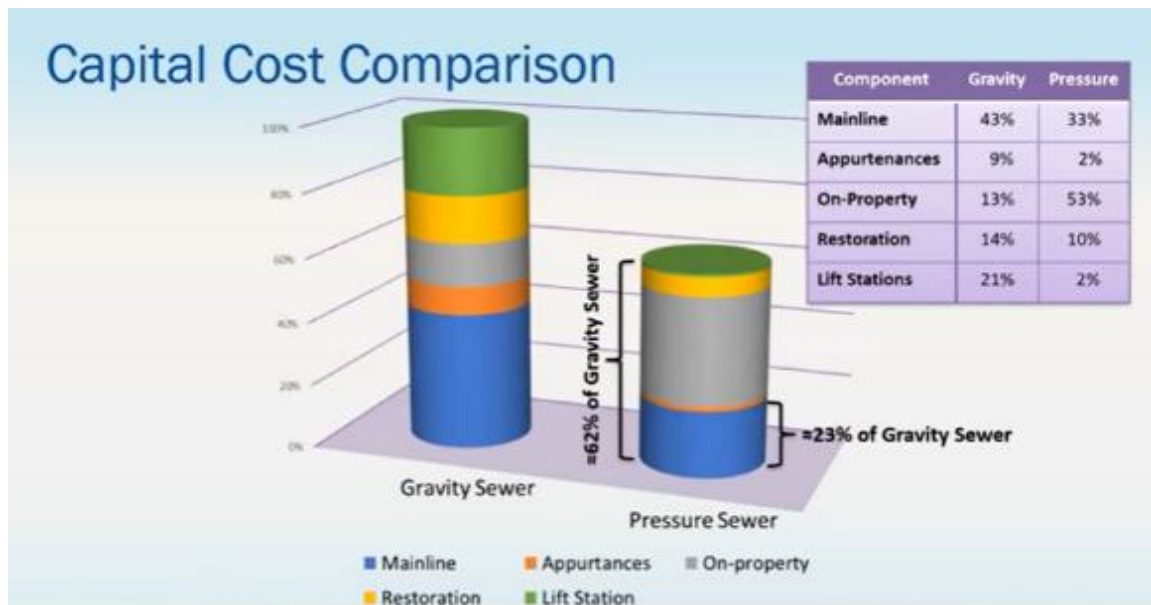
## 4.3 Pressure Sewer

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:

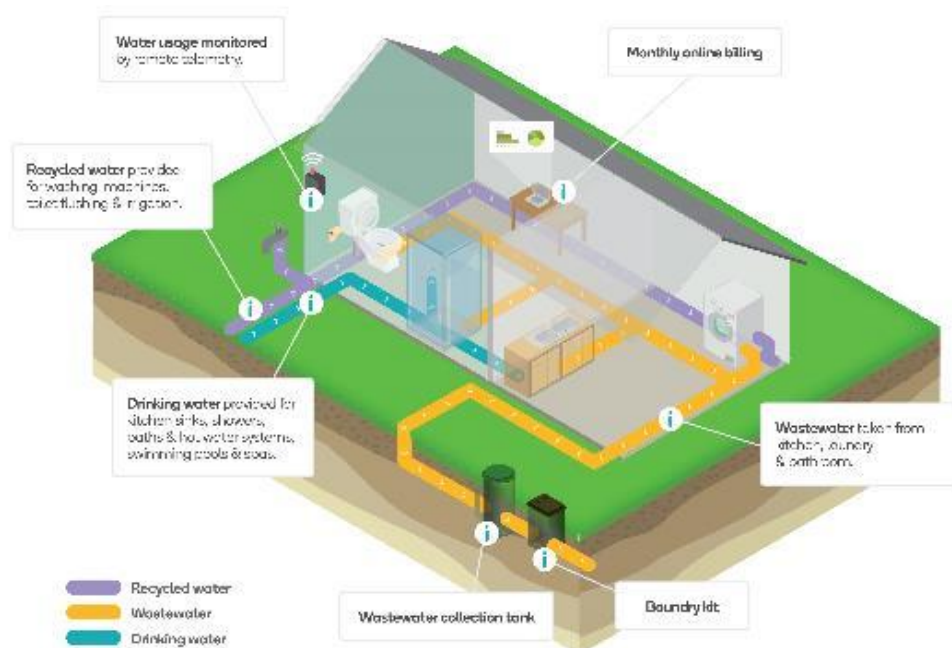
<https://m.youtube.com/watch?feature=youtu.be&v=gZ91lPBARK>, excerpts from which are shown following:





#### 4.4 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 each block.

## 4.5 The Scheme Proposal: Wastewater & Recycled Water

Altogether will harvest, treat, and reuse wastewater from the Springside Hill site 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 minimises 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. Traders In Purple responsibility is limited to provision of the internal reticulation network and ensuring all dwellings 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 Traders In Purple 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 Traders In Purple to insulate itself from Sydney Water DSP charges for wastewater.
- The comfort of knowing Traders In Purple is working with a true delivery partner committed to the timely delivery of services, certificates of compliance, marketing assistance and customer support.

## 4.6 The Scheme Proposal: Drinking Water

As discussed in Section 3.1, existing Sydney Water assets are likely to be inadequate to provide a drinking water service, without substantial renewal.

Existing Sydney Water drinking mains are already located in close proximity to the Springside Hill. Altogether are able to take available drinking water from the existing main and make a service available to Springside Hill.

Altogether will be the Water utility for the site as licensed under the Water Industry Competition Act. The lowest cost to community for drinking water services on the site will be for Altogether to 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.

Further, Altogether's distribution of high-quality recycled water at Springside Hill will 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 will substantially reduce the amount of drinking water consumption on the site.

Altogether will be responsible for storing and maintaining 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.



Figure 5 Example of Drinking Water upgrades required for growth in Springside Hill  
(refer to **Appendix A** for proposed location)

The extent of storage and boosting required will be assessed after Sydney Water modelling. Implementation will be staged over the life of the project to ensure compliance of boundary pressure conditions to support development.

## 4.7 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 surpluses of Scheme recycled water in late winter. It can occasionally also result in minor shortfalls in late summer.

Altogether will work closely with the Stormwater designers 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 continue to actively manage irrigation networks associated with the scheme.

### 4.7.1 Community Utility Zone within Springside Hill

Altogether has identified available land within Springside Hill suitable for utilisation as a Community Utility Zone.

This zone sits within the development and will be used for activities to support the utility operation supporting the activities of the Local Water Center. The Community Utility Zone will include activities such as a community landscape nursery and irrigation assets that can provide support activities within the community including with the future school if required.

Within the Community Utility Zone a range of activities will be ongoing, these are shown in Table 6.

Table 6 Uses with the Utility Zone

The Local Water Centre	A purpose-built facility to convert wastewater to recycled water on about 8000m <sup>2</sup> of land
Storage assets	Drinking Water and Recycled Water Reservoirs, sized for scheme capacity and built in stages
Boosting assets and meters	Local water boosting pump station and gate meter to Sydney Water drinking water mains
Irrigation areas	For disposal of surplus recycled water and harvested stormwater
Wetlands	For stormwater integration and open storage on water available for harvesting and reuse to suit water balance cycle.
Biosolid management	Process, store and distribute organic material to support growing activities within the project and exported for rehabilitation purposes.



## 4.8 Scheme Capacity & Compliance Certification

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

## 4.9 Local Water Center Details

Altogether has identified the utility land for the placement of a local water centre, which will sit within the development landscape. Further details of the scale and look of the Local Water Center will be developed in the Phase 2 Strategy. Altogether recommends that the site be zoned SP2 for planning and approval purposes.



Figure 6 Example of a Local Water Centre

## 5. Adding Further Value

### 5.1 Effective Capex Management

One of the key attributes of the Scheme is the flexibility it provides to Traders In Purple in relation to its development program. No longer constrained by topography or lead-in (un)availability, Traders In Purple will be free to establish a development program tailored to its needs. Amongst other considerations, it provides Traders In Purple the opportunity to maximise efficient use at Capex and develop on multiple fronts.







The utilisation of pressure sewer has allowed Altogether to assist developers establish multiple sales fronts. This successfully allows sales multiple subprecincts. Development precincts can be kilometers apart.

To assist capital management, Altogether would normally recommend locating the utilities Hub/Local Water Center at close proximity to the initial development stages to utilise existing support infrastructure such as power, drinking water and roads.

### 5.2 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.

 <b>Planning status of proposed development</b>	 <b>Timing of proposed development</b>	 <b>Funding arrangements</b>
 <p><b>1. On NSW Government's land release program, including infill areas, or in Sydney Water's Growth Servicing Plan (GSP)</b></p>	<p>Aligns with specific delivery date presented in the GSP maps.</p> <p>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).</p>	<p>Sydney Water funds and builds infrastructure as shown in the GSP.</p> <p>A commercial agreement may be required where the developer funds and builds infrastructure, then transfers it to Sydney Water to own and operate.</p> <p>Please contact us for a confidential discussion on commercial options and delivery timeframes.</p>
 <p><b>2. Accelerated greenfield development or other land release that is to be at 'no cost to the Government'.</b></p>	<p>Anytime</p>	<p>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.</p>
 <p><b>3. Not on NSW Government's program or in an area where no planning has begun.</b></p>	<p>Anytime</p>	<p>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.</p>

As the Sydney Water DSP regime is effectively already in place, and Sydney Water has no immediate capital works programs to service new development in Springside Hill, Traders In Purple will likely be required to forward fund the capital works required to extend servicing to the project. Normally Sydney Water may negotiate a reimbursement or credit arrangements based on the proposed SWC DSP, but this is unlikely as the drinking water DSP is proposed to be \$0 per ET. This increases the developer's exposure to risk, which Altogether strategy alleviates.

# altogether.

## 5.3 Environmental Living

Altogether's solution will empower Traders In Purple's vision to reimagine the environmental living objectives for Springside Hill. The incorporation of recycled water supply can play a lead role in supporting a new template for future housing in fringe areas of Sydney, and will be a catalyst for change in residential living.

Springside Hill can combine a rural lifestyle with modern services, amenities and contemporary design. It will be able to capitalise on the agricultural setting by maintaining the natural contours of the land, retaining vegetation and creating community spaces through connection to the outdoors

Altogether will work with Traders In Purple to incorporate irrigation into the development to provide a meaningful and substantial project differentiator.



### OPEN SPACE

High percentage of open space (45-58%)



### CANOPY COVER

Substantial tree canopy cover (19-37%)



### GREEN CORRIDORS

Large amounts of continuous green corridors



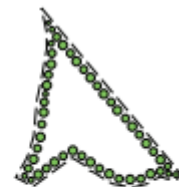
### SETBACKS

Natural features remain in tact with development and roads set back



### WATER BODIES

Existing water bodies are maintained and celebrated



### NATURAL EDGES

The perimeter of the site is bounded by nature

## 6. Retail Customer Management

### 6.1 Sales & Marketing Coordination

Altogether will work closely with Traders In Purple 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 Traders In Purple 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.

### Hunlee Advantages worth over \$16.5k\*



**Hunlee Water**  
WITH RECYCLED WATER INCLUDED IN YOUR PURCHASE! (NO RAINWATER TANK REQUIRED)



**Front yard landscaping**  
A BEAUTIFUL BONUS FOR YOUR NEW HOME. ALL THE HARD WORK IS DONE AT NO EXTRA COST!



**Natural Gas**  
RETICULATED NATURAL GAS LINE PROVIDED TO EVERY LOT.



**Side and rear fencing**  
YOU WON'T HAVE TO SPEND ON FENCING. IT'S INCLUDED.



**High speed internet**  
THE COST OF FIBRE TO THE PREMISES IS ALSO INCLUDED.

[LEARN MORE](#)

## 6.2 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.

## 6.3 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 website 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.

## 7. Planning & Approvals

### 7.1 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 via the most streamlined approvals process.

Further, pursuant to the NSW SEPP (Infrastructure) 2007 ('ISEPP'), 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 development consent package along with roads and other services to expedite the approval process.

### 7.2 Local Council Considerations

Kiama Council has a strong vision for its community. Of their key visions, the proposal from Traders In Purple, supported by Altogether's sustainable services strategy, gives life to the vision:

***As we grow, we respect what makes our home special, but we move with the times***

Council's Community Strategic Plan is based on 5 core Pillars. Altogether's sustainable servicing strategy will assist Traders In Purple to demonstrate alignment with these Pillars, which include:

**Pillar 1 Belong and contribute,**

*2. We love where we live; we have the services and facilities we need, and the natural beauty of our surroundings enhances our active and healthy lifestyle.*

**Pillar 2 Thrive in a sustainable environment.**

*1. We protect our people, our place, our flora and fauna through our planning and our actions.*

*2. Our natural environment of spectacular beaches, rainforests and rolling hills define our place.*

*3. We use our natural resources in efficient and sustainable ways; managing, improving or enhancing through protection, restoration and maintenance.*

*4. We work together to understand and respond to the need for growth and change*

# altogether.

**Pillar 3          Create a strong and diverse economy.**

*1. A strong economy, vibrant local businesses and local economic growth.*

**Pillar 4          Are part of a connected and livable community**

*1. We love where we live; our housing reflects our values.*

*2. We are well connected within our local community, and to our region.*

*3. Our built environment is safe and inclusive; our infrastructure is well planned and well managed.*

*4. Innovation and new technologies and resources that improve environmental and social outcomes are embraced*

Altogether are willing to provide information to Council to demonstrate how the proposed solution assists in achieving these outcomes and objectives for the Kiama Community.

Altogether commends Council on their core values and shares these principles.



## 8. 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 7 Primary Obligations of Altogether

#	DESCRIPTION	OBLIGATION
1	Developer zoning and planning approvals	Provide all necessary support, information and coordination relating to the Scheme to Traders In Purple 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 Traders In Purple delivered Infrastructure referred to below.
3	Altogether-delivered Infrastructure	Design, fund, construct, install, and commission: <ul style="list-style-type: none"> <li>• ISF including interim sewerage systems</li> <li>• LWC and Permanent Drinking Water System</li> <li>• Phase Two On-lot Infrastructure</li> </ul>
4	Notice of Requirements	Issue a Notice of Requirements to Traders In Purple 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 3 <sup>rd</sup> 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 Traders In Purple complying with all preconditions, timely issue Compliance Certificates committing to water and wastewater services.
7	Building process	<p>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.</p> <p>Attend information sessions arranged by Traders In Purple for designated construction contracts.</p> <p>Liaise with dwelling builders for the purposes of connecting each building to the Scheme.</p>
8	Scheme Land – Services	Liaise with Traders In Purple 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.



# altogether.

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 Traders In Purple with all relevant documentation in relation to the Scheme for the purposes of Traders '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 Traders In Purple for the purposes of its planning and approvals processes.

## 9. Developer’s Primary Obligations

The following obligations are the responsibility of Traders In Purple, 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 8 Primary Obligations of Traders In Purple

#	DESCRIPTION	OBLIGATION
1	Developer Contributions	<p>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:</p> <ul style="list-style-type: none"> <li>• Developer Contributions: fixed, event and/or time-based development contributions; and</li> <li>• Developer Service Plan (“DSP”) payments made prior to the issuance of Certificates of Compliance on a per lot basis.</li> </ul>
2	Traders delivered Infrastructure	<p>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 Traders In Purple, 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).</p> <p>Dedicate Traders 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.</p>
3	Development planning	Consult with Altogether and ensure that Altogether’s utility requirements are included in Traders In Purple site and/or construction certificate applications, to ensure timely release of lots on completion of Traders In Purple 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 necessary services as required.
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 Traders In Purple 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 Traders In Purple marketing and sales collateral in connection with the Springside Hill site. Ensure that Traders In Purple 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 Altogether's 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.

## 10. Conclusion

This proposal provides Traders In Purple with the ability to confirm the provision of essential services are available to support the proposed development at Springside Hill

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 Traders In Purple to defer capital expenditure and make necessary allowances for feasibility purposes.

Appendix A – Indicative location of Local Water Centre

Indicative location of Local Water Centre



**Appendix B – Indicative location of Local Water Reservoir**

Indicative location of Local Water Reservoir

