

Servicing Requirements

Proposed High Density Mixed Use Development Rezoning

Property:

Lot 10 DP 808585
No. 1, Crescent Street, Holroyd

Applicant:

Tiberius (Parramatta) Pty Ltd

Date:

June 2015

Document Control

Issue No.	Amendment	Date	Prepared By	Reviewed By
A	Submission	28/05/2015	AW	SD
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Version B
Crescent Street, Holroyd

Servicing Requirements

Reference 239305SR June 2015

Limitations Statement

This report has been prepared in accordance with the scope of services agreed between ADW Johnson Pty Ltd and the Client.

All reasonable skill, diligence and care within the agreed scope of services with the Client and the resources provided to it by agreement with the client have been provided. Any responsibility to the Client and others in respect of matters outside the scope of the above is disclaimed.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, to the best of our ability, checks were undertaken to determine relevancy and currency of information prior to use.

Executive Summary

ADW Johnson (ADWJ) has been engaged by Tiberius (Parramatta) Pty Ltd (Tiberius) to complete servicing investigations for the proposed development. The proposed development is located at 1 Crescent Street, Holroyd – Lot 10 DP 808585. ADWJ was reliant on Power Solutions – Electrical Engineers to investigate power servicing and Olsen Infrastructure as Water Servicing Coordinator contact with Sydney Water on water and sewer servicing. The proposed development is rezoning of the subject site to high density mixed use.

The proposed development comprises:

- Approximately 1800 - 1900 residential apartments;
- Commercial and retail premises – approximately 8500m²;
- Open space;
- New roads and infrastructure;
- Underground car parking; and
- Potential connection with Holroyd Sportsground to the North.

Servicing investigations were completed for advice on capacity to service the proposed development. These investigations were completed for power with Endeavour Energy and water and sewer with Sydney Water. Based on advice from Endeavour Energy, lead in power connection can be made to service the proposed development from Granville Zone Substation. Based on advice from Sydney Water, water and sewer infrastructure is readily available to the site with capacity for the proposed development. Application in regard to requirements and details for connection will be made accordingly with these authorities for actual requirements with future Development Application for the proposed development.

Existing Gas and telecommunications are also located at the street frontage for extension into the site to service the proposed development.

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Appendix A Masterplan

1.0 Introduction

ADW Johnson was commissioned by Tiberius (Parramatta) Pty Ltd to complete preliminary servicing requirements for the proposed rezoning of Lot 10 DP 808585. The proposal is to permit high density, mixed use development of the site. This report is to accompany the Gateway Planning Proposal to be lodged with Holroyd City Council (Council).

The subject site as depicted in **Figure 1** below is described as Lot 10 DP 808585, 1 Crescent Street, Holroyd. The subject site has an area of approximately 3.87ha.

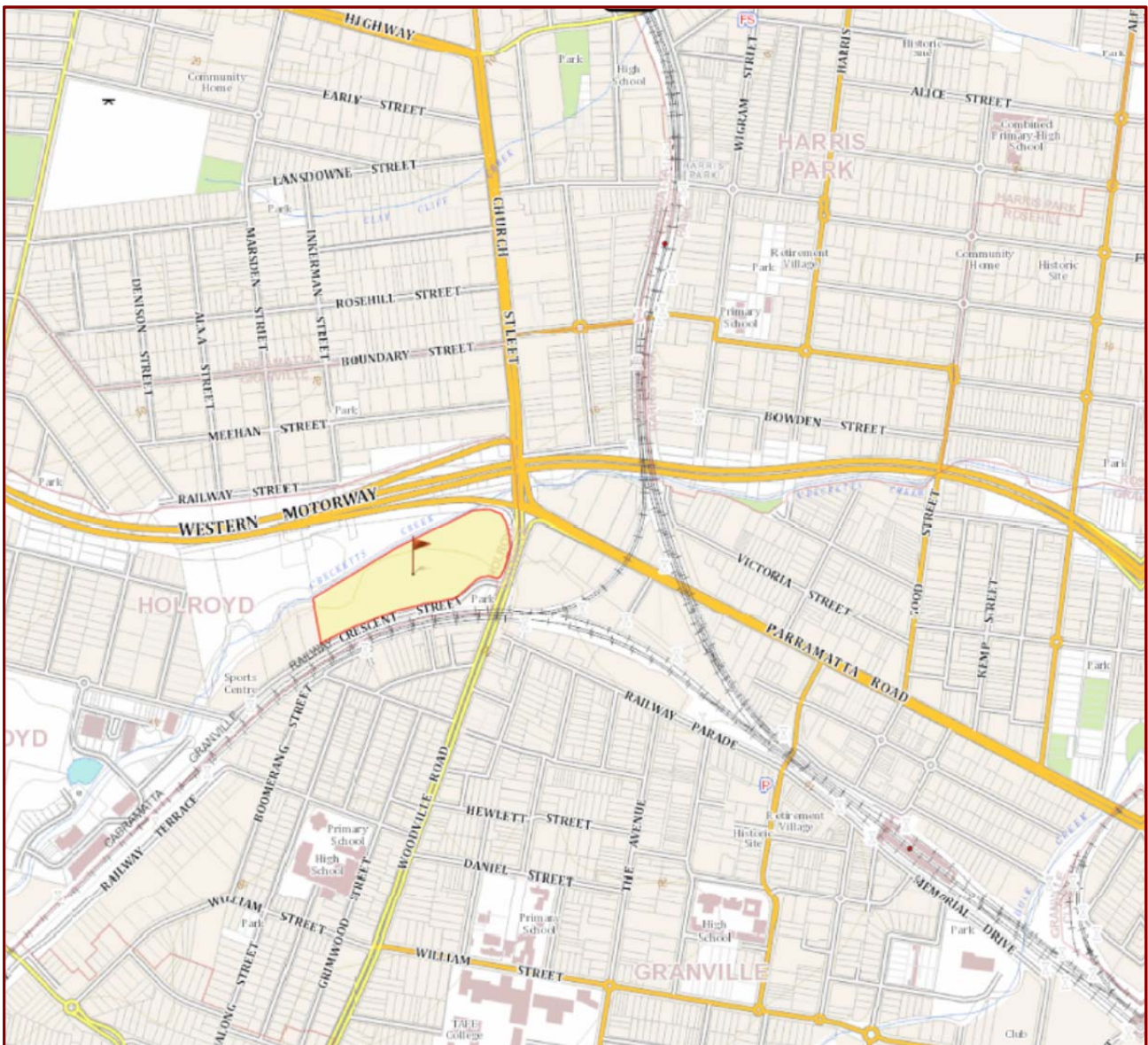


Figure 1: Site Locality.

The subject site is currently operating as an industrial premise.

Application was made with Endeavour Energy for power servicing via Power Solutions, electrical engineers and Sydney Water for water and sewer servicing of the proposed development via Olsen Infrastructure as the Water Servicing Coordinator.

2.0 Proposed Development

The proposed development of high density mixed use development comprises:

- Approximately 1800 - 1900 residential apartments;
- Commercial and retail premises – approximately 8500m²;
- Open space;
- New roads and infrastructure;
- Underground car parking; and
- Potential connection with Holroyd Sportsground to the North.

Refer to **Appendix A** for the master plan layout of the proposed development.

3.0 Power Servicing

Preliminary work was undertaken by Power Solutions, who are electrical engineers. The nearest zone substation is Granville Zone Substation. Whilst some supply connection may be possible from the existing transformer on site for the smaller early stages of development, ultimately a dedicated High Voltage (11kv) feeder cable will be required for sufficient power capacity to service the entire proposed development. Endeavour Energy advice indicates the following:

- Endeavour has capacity to supply the proposed development from their new Granville Zone substation, 1.1 km from the site;
- The developer Tiberius will be responsible for installing a dedicated HV underground feeder cable from the Granville Zone substation to the site;
- The route will involve crossing a railway line, with concurrence from Sydney Trains;
- At detailed design stage the electrical loads and proposed staging would be confirmed and application made to Endeavour to confirm their preliminary advice in regard to servicing – following conventional application procedure for development; and
- Once construction staging is known, initial connection may be possible from the existing network/transformer on site. This cannot be determined until project construction staging is reviewed.

Based on experience with Sydney Trains, the concurrence required to cross beneath the railway corridor cannot be submitted to or assessed by Sydney Trains until a Development Application is formally lodged. The lead in power will utilise an existing road crossing beneath the railway. This will be assessed by Sydney Trains in parallel with the future Development Application. Because this is standard process, it is not considered to have any bearing on the planning proposal. In summary, Endeavour Energy has confirmed that power capacity is available in the network for the proposed development.

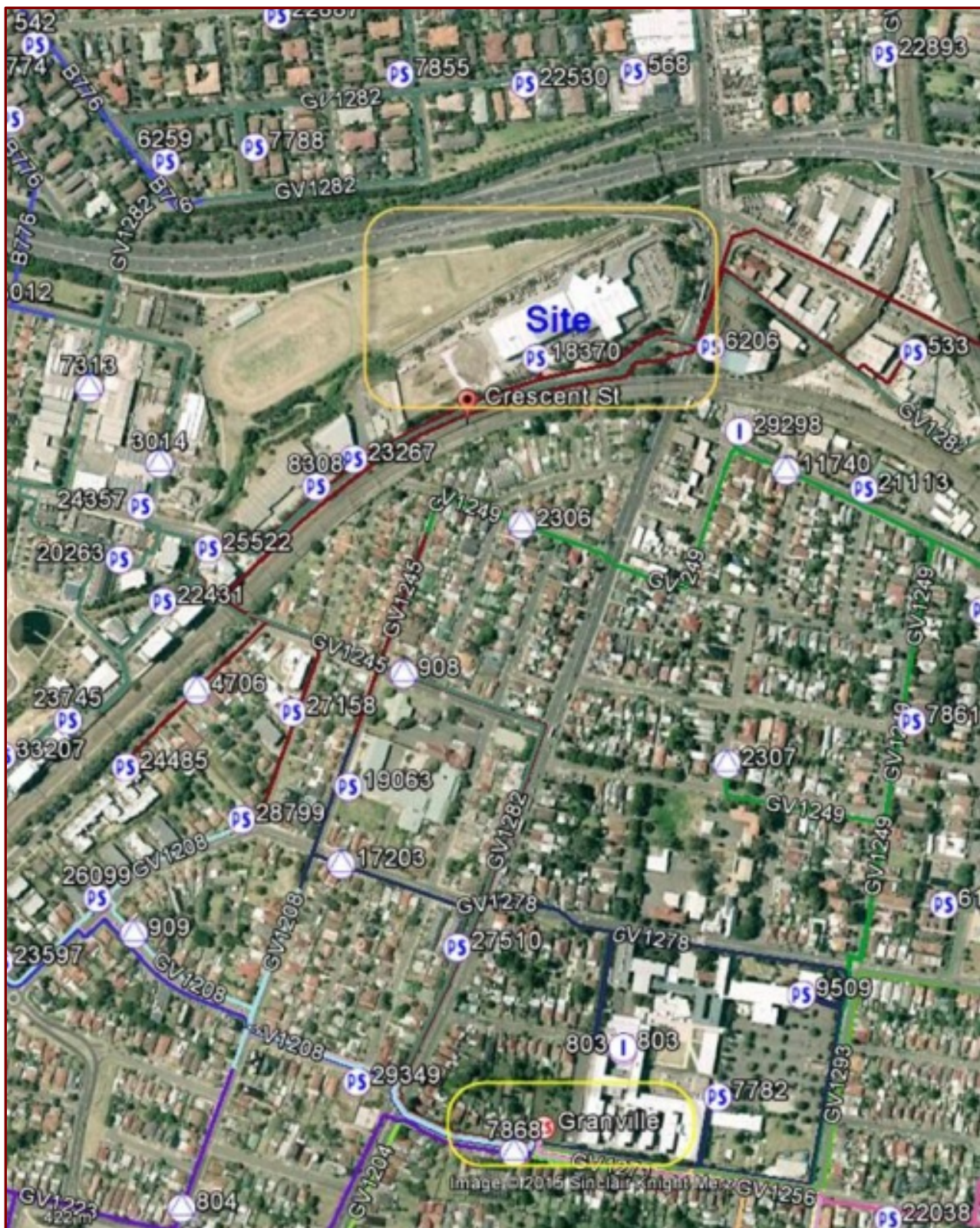


Figure 2: Power Connection (extract from Endeavour Energy advice).

4.0 Water and Sewer Servicing, Proposed Master Plan

Early feasibility advice, prior to finalising the project rezoning was requested by Olsen Infrastructure from Sydney Water on the basis of indicative apartment numbers and retail/commercial areas. A new updated application has been made to match the final master plan of 1800-1900 residential apartments and approximately 8500m² of commercial areas. Given the approximate nature of this early feasibility advice and no potential upper limits being raised, it is anticipated that the updated application will also be favourable.

Sydney Water has advised that capacity currently exists within both the existing water and sewer systems, such that the proposed development can be adequately serviced for water and sewer without the need for augmentation of the existing systems. As such, it is considered that lead-in water and sewer costs for this proposed development would be minimal. The location of the existing water and sewer systems which the development would connect to is shown in **Figure 3** and **Figure 4** following.

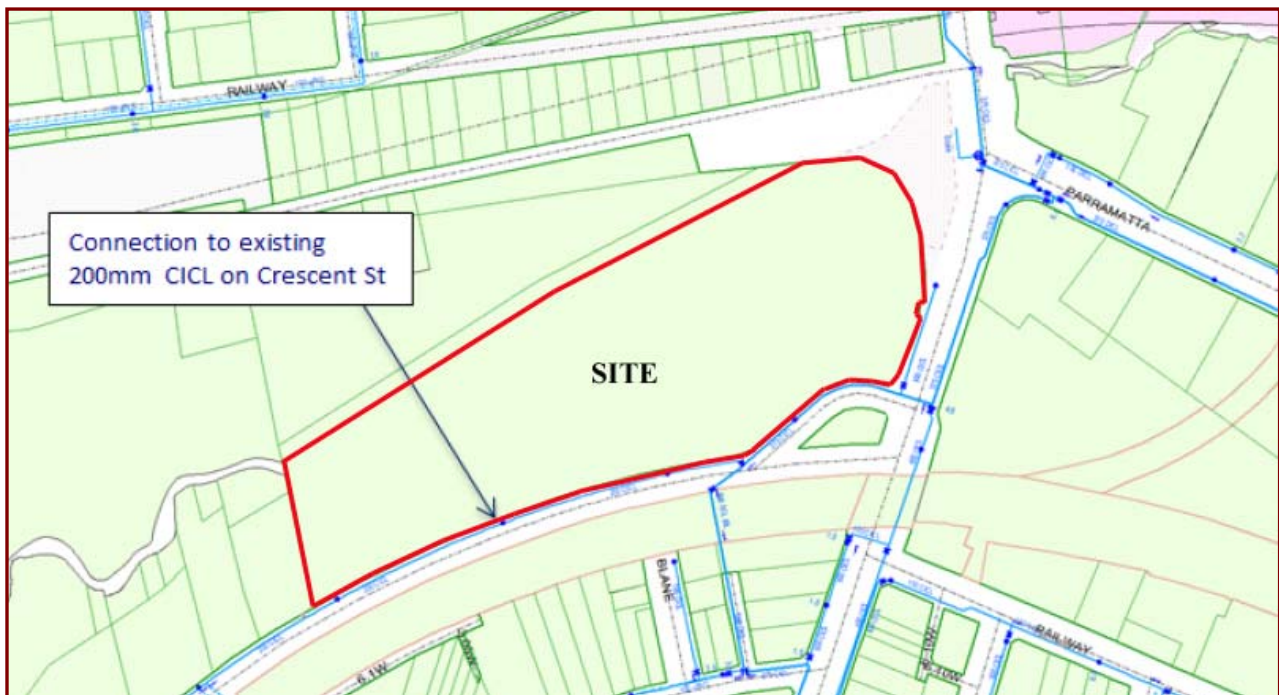


Figure 3: Water Connection (extract from Sydney Water advice).

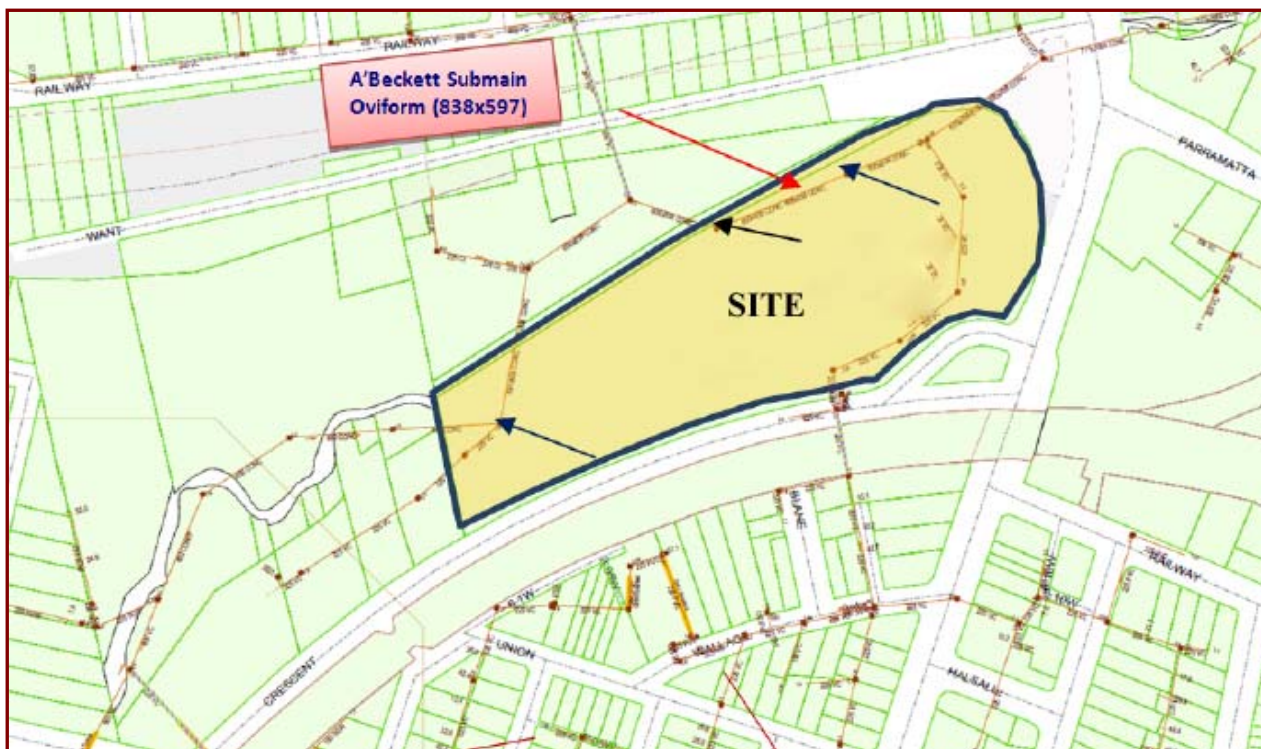


Figure 4: Sewer Connection (extract from Sydney Water advice).

Other than the updated application currently pending completion, no further investigations are considered necessary at this planning proposal stage. This advice will be forwarded upon receipt. Further applications to Sydney Water regarding water and sewer servicing should be made following receipt of development consent from Council.

5.0 Conclusion

The proposed development is rezoning the subject site to high density mixed use.

The proposed development comprises:

- Approximately 1800 - 1900 residential apartments;
- Commercial and retail premises – approximately 8500 m²;
- Open space;
- New roads and infrastructure;
- Underground car parking; and
- Potential connection with Holroyd Sportsground to the North.

Preliminary advice on capacity of servicing investigations for the proposed development were completed for power with Endeavour Energy and water and sewer with Sydney Water. Lead in power connection can be made to service the proposed development from Granville Zone Substation. Water and sewer is also readily available to the site with capacity for the proposed development. This is an appropriate level of notification and correspondence at this stage of the development process and for authority planning purposes. Application in regard to requirements and details for connection will be made accordingly with these authorities for actual requirements with future Development Application for the proposed development.

Existing gas and telecommunications are also located at the street frontage for extension into the site to service the proposed development.

Appendix A – Masterplan

M4 Western Motorway

Holroyd Sportsground

Major open space

20st

2-3st

Communal open space over retail / commercial

30st

8st

35st

30st

25st

8st

8st

Communal open space

8st

8st

Communal open space

Crescent St

Railway

Woodville Road

