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To: E.G PROPERTY

Project: 1411 THE NORTHERN ROAD, BRINGELLY

Our Ref: SY075379.000

Date: OCTOBER 2021

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Revision:

Issue	Date	Comment
A	10/2021	Issue for comment

1.0 INTRODUCTION

A utility service assessment has been requested for the property at 1411 The Northern Road Bringelly (also described as Lot 6 DP1217784) to assess the sites potential for development. The land is zoned RU4 – Primary Production Small Lots under Liverpool Local Environmental Plan 2008.

The land has frontage to The Northern Road which is a classified road denoted SP2.

2.0 SERVICE AUTHORITIES:

The service authorities responsible for utility services in this area are:

- | | | |
|-----|-------------------|-------------------------------|
| (a) | Sydney Water: | Potable Water and Waste Water |
| (b) | Endeavour Energy: | Electrical Services |
| (c) | NBN Co | Telco provisioning |
| (d) | Jemena: | Gas Services |

3.0 SYDNEY WATER

3.1 POTABLE WATER

- a) No Sydney Water potable water reticulation system services this property.
- b) A substantial Sydney Water DN600 trunk main is constructed approximately 700m to the south-east of the site at the intersection of The Northern Road and Badgerys Creek Road.
- c) The DN600 water main is to be serviced by 2 x 20ML reservoirs at Oran Park – the programmed delivery date for these reservoir is end 2022. This would mean the DN600 trunk main would be operational by end 2022-early 2023.
- d) The delivery of this trunk main is to support the development of the Aerotropolis Core precinct and Badgerys Creek precinct.
- e) However, the opportunity exists to extend a reticulation system from the DN600 main along The Northern Road to provide service to the subject property.
- f) As the ultimate use of the site is unknown at this stage a demand estimate is not yet available however the capacity of a DN600 main with 250mm/300mm outlet reticulation mains would provide adequate supply capacity to serve most development opportunities for this site.

3.2 RECYCLED WATER

- a) Sydney Water are providing the Upper South Creek Advanced Water Recycling Plant which will be commissioned and operational by 2026.
- b) This plant will treat waste water from the Aerotropolis area and the northern residential precincts of the South West Growth Centre urban release area.
- c) The recycling plant will have the capacity to treat up to 100 Megalitres of waste water per day when fully operational.
- d) The by-product of this treatment plant is high quality treated recycled water. Sydney Water have a plan to deliver this treated water to the precincts within the Aerotropolis.
- e) Any development undertaken on site will need to install recycled water reticulation pipes (“purple pipes”) alongside the potable water reticulation pipes.
- f) These developer installed “purple pipes” will eventually be connected to Sydney Waters’ trunk recycled water pipes when supply becomes available within those trunk mains.

3.3 WASTE WATER

- a) No waste water sewer reticulation systems service this area.
- b) Based on available contour information the site would be located within the Thompsons Creek sewer catchment area. This catchment is proposed to be serviced by the Upper South Creek Advanced Water Recycling Centre which is programmed for delivery from end 2025 early 2026 onwards.
- c) Initially trunk sewer carriers will be constructed from the Upper South Creek treatment plant along Thompsons Creek to serve the initial developments associated with the Aerotropolis Core. The first stages of these sewer carriers are expected to be installed approximately 2027.
- d) Extension of the sewer carrier to the upper areas of the catchment will require progressive extension of the sewer carrier based on development take-up within the Aerotropolis Core. This site is in the upper areas of the catchment.
- e) An interim waste water solution may be required to support development of the site until Sydney Waters' trunk infrastructure is constructed to a point along Thompsons Creek which would allow development of the sewer reticulation system to serve this site.
- f) The interim solution may require a Sec 68 approval under the Local Government Act by Liverpool Council to operate a private treatment facility. This facility may be:
 - (i) A pumpout system to a tanker for offsite disposal of the waste water.
 - (ii) An onsite treatment system such as an Aerated Water Treatment facility.
 - (iii) It is doubtful a septic system would be acceptable to Council for a commercial development.

4.0 ELECTRICITY

- a) Substantial underground electrical distribution conduits have been laid within the reconstructed Northern Road corridor.
- b) A number of these conduits contain existing high voltage distribution cables.
- c) Endeavour Energy have a concept for the installation of a network of zone substations through the precincts of the Aerotropolis. Endeavour Energy need to prioritise the installation and commissioning of these zone substations based on development demand. As the Aerotropolis Core is a high value precinct it is expected that a zone substation will be installed approximately 2026-2027 to service that precinct. This will have benefits to the subject site and surrounding areas.
- d) The subject site is not a large site so it would be expected that any development that would take place would generate small demand requirements on the current electrical network.
- e) The subject site should be adequately serviced by the existing electrical reticulation system.

5.0 TELCO

- a) Similar to Endeavour Energy Telstra had installed a network of fibre optic systems due to The Northern Road reconstruction.
- b) That network is now transferred to NBN Co.
- c) Fibre optic systems exist in The Northern Road which are available for connection.
- d) Adequate Telco services exist for connection of developments to be undertaken on this site.

6.0 GAS

- a) No Jemena reticulation assets exist adjacent to the site.
- b) Jemena will not provide gas reticulation “on spec”. They require a defined end user with a known demand load before they consider the financial feasibility of providing a gas service to a site.
- c) Jemena have no concept at this stage to serve this area of the Aerotropolis.

7.0 CONCLUSION

- a) Potable Water services available by reticulation extension from trunk water main by 2023.
- b) Waste Water services timeframe for service by Sydney Water is beyond 2027. Interim facility could be an option but requires a Sec 68 approval from Liverpool Council.
- c) Electrical service available.
- d) Telco service available.
- e) Gas is not available.

Should you have any enquiries or wish to discuss the matter, please do not hesitate to contact our office.

**Yours Faithfully,
LANDPARTNERS PTY LTD**

**Gregory K Oxley
Registered Land Surveyor/Project Director**