



Planning Titling Surveying Mapping & GIS Urban Design Environmental

Sydney "Parklands Estate" Level 2, 23-29 South Street RYDALMERE NSW 2116

PO Box 1144 DUNDAS NSW 2117 T: 61 2 9685 2000 F: 61 2 9685 2001

To: ALTIS PROPERTY

Project: WILTON PARK ROAD, WILTON – SERVICE INFRASTRUCTURE ASSESSMENT

Our Ref: SY075493.000

Date: MAY 2023

ABN 19 118 146.008 1 sydney@landpartners.com.au



### **Table of Contents**

1.0 IN	ITRODUCTION
1.1	THE SITE 4
2.0 EX	XISTING SERVICES
2.1	SYDNEY WATER 6
2.2	ELECTRICITY 6
2.3	TELECOMMUNICATION
2.4	GAS6
3.0 RE	EQUIRED INFRASTRUCTURE
3.1	POTABLE WATER/WASTE WATER 6
3.1.1	POTABLE WATER
3.1.2	RECYCLED WATER
3.1.3	WASTE WATER
3.2	ELECTRICITY
3.3	TELECOMMUINCATIONS
3.4	GAS10
4.0 CC	ONCLUSION
APPEN	DIX A SYDNEY WATER
APPEN	DIX B ENDEAVOUR ENERGY

#### **Revision:**

Issue	Date	Comment
А	12/2021	Issue for comment
В	08/2022	Utility authority comments, revised masterplan
С	09/2022	Minor update to masterplan concept
D	10/05/2023	Sydney Water staged delivery comments



#### 1.0 INTRODUCTION

Altis Property has a aquired land at the junction of the Hume Motorway and Wilton Park Road Wilton. The Land Use Plan associated with the release of the Wilton area and the associated South-West district plan notes the area as "Employment Land Use (for further investigation)". See attached extract below:



The location of employment land at the junction of major road corridors and the proposed Maldon - Dombarton rail freight corridor provides substantial opportunities for the development of a logistics hub in this area.

A service infrastructure assessment has been requested by Altis Property to assess future utility service infrastructure that would be required for development of the site.



#### 1.1 <u>THE SITE</u>

The site is bounded by the Hume Motorway on the east, Nepean River or the south, rural lands on the west and frontage to Wilton Park Road and Berwick Park Road on the north.

The site is approximately 91ha in area however riparian and vegetation corridors are likely to reduce the developable area of the site various options.

The location of the site is as per the following plan:





Options for the development of the site have been considered and at this stage the option allowed in the following diagram is preferred:





#### 2.0 EXISTING SERVICES

#### 2.1 SYDNEY WATER

No Sydney Water potable water or waste water assets service the site. The nearest potable water mains are located east of the Hume Motorway at the corner of Picton Road and Condell Park Road.

Sydney Water has now acquired the waste water treatment plant that was developed by Lend Lease to service the Binara Gorge development. Sydney Water are now assessing the capacity of this system to consider discharge from the first stages of the proposed Altis development (refer correspondence in Attachment A from Sydney Water).

#### 2.2 <u>ELECTRICITY</u>

No available electrical assets exist to service the proposed development.

#### 2.3 TELECOMMUNICATION

Limited telecommunications services are available. The existing service consists of copper pair reticulation suitable for rural residential use.

#### 2.4 <u>GAS</u>

No gas services exist adjacent to the site.

#### 3.0 REQUIRED INFRASTRUCTURE

The Department of Planning, Infrastructure and Environment (DPIE) has prepared an Interim Land Use and Infrastructure Implementation Plan (LUIIP) to provide guidance on the type of infrastructure that will be required to service the Wilton area – including the subject site.

New potable water and waste water infrastructure and an augmentation of the existing electrical network within the Wilton Release area will be required.

#### 3.1 POTABLE WATER/WASTE WATER

The total area of the site is approximately 91ha however based on the preferred development option ("Wilton Industrial Park Masterplan(Rev E)") outlined in Sec 1.1) a Gross Developable area of 46ha has been calculated.

Altis Property propose the subject site would be suitable for a logistics/warehouse precinct as part of the proposed employment land zoning for the Wilton area.

Based on a Gross Developable Area of 46ha I have assumed a Net Developable Area of 37ha (80% of the GDA) could result for the development to account for internal roads, road widening and some open space area within the Option 2 area.

Based on that Net Developable Area the following demand estimate is determined.

#### 3.1.1 POTABLE WATER

Based on a figure of 9.2kl/day/PNha outlined in the Oakdale Local Area Servicing Plan (LASP) for a warehouse/logistics precinct the following potable water demand is estimated:

NDA	Demand	Average Day Demand	Max Day Demand
(ha)	(kl/day/PNha)	(kl/day)	(kl/day)
37	9.2	340kl/day	680kl/day

a) However a more realistic approach to the demands for potable water are based on an assessment of equivalent population (EP. I note that this approach is now outlined in Sydney Waters submission to IPART concerning the



development of development servicing plans (DSP) – refer section 5.1 of Sydney Water publication "Infrastructure Contributions" – section 5.2 and 5.3. Therefore I have outlined demands that are shown in the schedule within Attachment A based on EP figures as outlined in the Economic Assessment prepared by URBIS which results in a EP of 917 FTE with allowance for a transient population.

- b) A feasibility application was lodged with Sydney Water in December 2021 and a response from Sydney Water was received in August 2022 (refer to Attachment A).
- c) Sydney Water in its feasibility response noted that progress to deliver upgraded potable water assets to service Stage 1 involving South East Wilton, Wilton North and Wilton Town Centre had begun.
- d) Sydney Water further note that these Stage 1 works would be extended to service Wilton West area in the Stage 2 works expected to be delivered by 2030. The following plan outlined in the MWH report of 2014 provides a graphic description of the augmentation of the existing network and proposed stages of delivery



Project No.: 53501113

- e) Altis have indicated the first stages of their proposed stage 1 development would be operational by 2026 and that development would be operational by 2030.
- f) Sydney Water Growth Servicing Plan 2020-2025 notes that West Wilton Precinct is under options planning with the next stages to comprise Concept Planning and then detailed design and delivery. Delivery is expected by 2030. However, given that Landcom have now purchased the North Wilton estate comprising of 750 dwellings, school and open space it would be expected that delivery of the potable water to that estate would include extension of the potable water network from the Wilton area east of the Hume Motorway to the North Wilton and West Wilton area. If this was to occur there would be strong possibility that the Altis development could connect to any water main extension required by the North Wilton/West Wilton precincts.

May 2014 Report R6



g) Meetings have been held with Sydney Water planning staff concerning staged development of the logistics precinct. Estimates of staged potable water and waste water demands have been provided to Sydney Water based on the demand levels noted in Appendix A of this report. Staging outline is shown as follows:



- h) Sydney Water Manager of Business Partnership has noted that the Sydney Water planning team for the area are considering these stage demand levels against the available capacity within the existing system.
- i) Delivery of potable water reticulation to the proposed Altis development Stage 1 could occur by 2026 following assessment by Sydney Water planning staff by connection to the existing potable water main in South-East Wilton.

#### 3.1.2 RECYCLED WATER

- a) Sydney Water in their feasibility response have indicated that recycled water will be available to service the development.
- b) The recycled water is expected to be a by-product of the Waste Water Treatment Plant recently purchased by Sydney Water from Land Lease in the Wilton East precinct. The Wilton Town Centre Precinct Rezoning finalisation report (dated September 2021) notes that Sydney Water is considering the provision of a new waste water recycling plant adjacent to the existing waste water treatment plant. Now that Sydney Water have purchased that plant it would be expected the existing plant will be expanded to cater for the increased demand.
- c) Sydney Water have indicated in the first stage of implementation of its asset delivery program an 8ML recycled water reservoir will be provided.



d) Therefore, recycled water mains will be required to be installed in the proposed Altis development during development of the reticulation system.

#### 3.1.3 WASTE WATER

- a) As described in Sec 3.1.2(b) above Sydney Water have acquired the existing Bingara Gorge Waste Water Recycled Water Plant and it is expected to be amplified to cater for increased growth in the Wilton precincts.
- b) Sydney Water note in their feasibility response that Wilton Town Centre (and therefore Wilton North) is planned to have a pressure sewer system installed with discharge being directed to the waste water treatment plant in the Wilton East precinct.
- c) Given the extent of development within Wilton Town Centre and Wilton North I would expect that a Sewer Pump Station (SPS) would be installed in preference to a pressure sewer system. The location of that sewer pump station needs to be clarified to determine if discharge from the Altis development site could be directed to that SPS.
- d) If the proposed sewer pump station is not located to allow the Altis site to connect, then either a pump station could be installed to service the Altis development site, or a pressure sewer system could be installed to direct waste water to the treatment plant in Wilton East. Refer to the following diagram from the MWH waste water strategy of 2014 that notes an SPS in the western area of the proposed development site:



Figure 5-1 : Gravity Sewer Network



- e) Technical issues need to be addressed when considering a pressure sewer system such as septicity issues, crossing the Hume Motorway and topography of the route of a pressure sewer main.
- f) Similar to comments in 3.1.1 above Sydney Water planning staff are investigating the level of demand from the staged development of the logistics precinct to determine treatment capacity in the waste water recycling plant.
- g) Based on the Staged 1A development outlined in Sec 3.1.1 diagram and the schedule noted in Appendix A discharge is estimated at 18kl/day or 0.42litres/second over a 12 hour work shift which is a low level of discharge.
- h) In my opinion a dedicated sewer pump station and associated rising main would produce a more realistic waste water system to service the Altis development.

#### 3.2 ELECTRICITY

- a) A Technical Review Request was lodged with Endeavour Energy who responded in December 2021. A copy of their response is attached is Appendix B.
- b) Endeavor Energy responded to my estimate of demand loading of 7MVa and staging of warehouse delivery commencing 2023.
- c) Endeavour noted there is spare capacity at the Wilton Zone Substation however the feeder that would supply the proposed Altis development is insufficient to cater for the proposed demand even for the first stages of the development.
- d) Endeavour Energy have determined that at Least 2x 11kv feeders will be required for the development from the zone substation.
- e) Endeavour Energy have also indicated the number of feeders required for the Wilton precincts development at 5-6 distribution feeders. This would mean that the first developer who would be installing the underground conduit bank through which the feeders are "pulled" would be installing a conduit bank of up to 10 conduits (redundant conduits required for further amplification).
- f) Discussion with TfNSW would be required for what is expected to be an underbore of the Hume Motorway to allow these feeders to be installed.

#### 3.3 <u>TELECOMMUINCATIONS</u>

- a) No substantive telecommunications facility exists on the western side of the Hume Motorway. Limited fibre optic service is available on the eastern side of the motorway servicing the Wilton township.
- b) NBN Co is the service provider for the area. NBN Co will provide infrastructure as part of their Telecommunications Infrastructure in New Developments (TIND) policy.
- c) Developers will be responsible for the installation of pit and pipe infrastructure with NBN Co "pulling" cable to service the development.

#### 3.4 <u>GAS</u>

a) Jemena previously flagged to DPIE in response to the Wilton Priority Growth Area exhibition that it is highly unlikely that natural gas supply will be provided to this priority growth area.



#### 4.0 CONCLUSION

Substantial infrastructure is required to service the subject site. Servicing of the site is related to the staging of the release areas for Wilton and the associated staging of the delivery of new utility service authority assets required to support development of the site.

Alternatively, the option of some services such as waste water treatment and onsite electricity generation could be considered. However critical infrastructure such as potable water supply will be determined by Sydney Waters' program of funding critical infrastructure as part of its Growth Servicing Plan (GSP).

The GSP for 2025-2030 indicates that only option planning is being undertaken for the Wilton West precinct and 2022-2025 for concept planning of the adjacent Wilton Northern precinct, however Altis and other developers active in the Wilton area (including development of the Wilton Town Centre precinct) have the ability to extend existing trunk utility services to take advantage of significant utility assets such as the Bingara Gorge Waste Water Treatment Plant (now acquired and operated by Sydney Water) prior to dates outlined in the G.S.P.

Meetings with Sydney Water planning staff have indicated that investigations for first stages of the Altis logistics precinct are being undertaken to consider the availability of excess capacity in the existing potable water and waste water to enable initial service to the first stages of the proposed development.

Augmentation of the electrical supply system to service the proposed release areas is also expected to take some time for existing substation upgrades, augmentation of the feeder network or even provision of a new zone substation.

Gregory K Oxley Registered Land Surveyor/Project Director



## APPENDIX A SYDNEY WATER



Case number 196287

August 10, 2022

ALTIS PROPERTY PARTNERS c/ - LANDPARTNERS PTY LTD

#### **Feasibility letter**

Developer:ALTIS PROPERTY PARTNERSYour reference:SY075493.S73Development:Lot Wilton Park, Berwick, WiltonDevelopment Description:Feasibility application - Altis Property propose the site<br/>would be suitable for a logistic/warehouse precinct as<br/>part of the proposed employment land zoning for the<br/>Wilton area.Your application date:December 20, 2021

Dear Applicant

We've assessed your application for a Feasibility. The information in this letter is a guide only and is general information about what our requirements could you do apply for a Section 73 Certificate for your proposed development. **The information is accurate at today's date only.** 

If you do get development consent for this development from your consent authority (typically from the Council) they'll ask you to get a Section 73 Compliance Certificate from us. You'll need to submit a new application and pay another application fee. Once you've applied we'll send you a:

- Notice of Requirements
- Developer Works Deed (if applicable)
- Section 73 Certificate.

There may be changes in requirements between the issue date of this letter to when you submit your new application. Below we explain what the changes could be.

#### **Developer charges**

The Developer charges could change because:

Case No 196287



- the Consumer Price Index (CPI) had an increase or decrease
- scheduled reviews by the Independent Pricing and Review Tribunal (IPART)
- there's rezoning of land within the development proposal.

#### Changing the proposed development

If your development changes, for example the development description or the plan/site layout changes after today the requirements in this letter can change when you submit your new application.

If you decided to do your development in stages then you must submit a new application and pay another application fee for each stage.

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from us and to the extent that it is able, We limit the liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.



## What you must do to get a Section 73 Compliance Certificate in the future

To get your Certificate in the future you'll need to do the following things. You can also find about our process at <u>Plumbing, building & developing</u> on our website.

#### 1. Get Development Consent from the consent authority for your development proposal.

#### 2. Engage a Water Servicing Coordinator

You'll need to engage your current or another Water Servicing Coordinator (WSC) to manage the design and construction of works that you must provide, at your cost to service your **development**.

You'll find a list of WSC's at Listed providers on our website.

Your WSC will be your point of contact with us. They'll answer questions about our process and any developer charges you might have to pay. They can give you a quote or information about costs for services, works and our costs.

#### 4. Drinking water, recycled water and Sewer Works

#### 4.1 Drinking water

Your development must have a frontage to a water main that is the right size and can be used for connection.

We've assessed your application and found that:

- There is currently no drinking water service available to service the development site.
- Sydney Water is in progress to deliver the Wilton New Town Stage 1 assets to service South East Wilton, Wilton North and Wilton Town centre.

Case No 196287



- The Stage 1 assets will be extended to service West end of Wilton Centre and East end of Wilton West in the Wilton New Town Stage 2 works.
- The development site can be serviced by the Wilton New Town Stage 2 assets and is planned to be delivered between by 2030.

#### 4.2 Recycled water

Your development must have a frontage to a recycled water main that is the right size and can be used for connection.

We've assessed your application and found that:

- There is currently no recycled water service available to service the development site.
- Sydney Water is in progress to deliver the Wilton New Town Stage 1 assets to service South East Wilton, Wilton North and Wilton Town centre.
- The Stage 1 assets will be extended to service West end of Wilton Centre and East end of Wilton West in the Wilton New Town Stage 2 works.
- The development site can be serviced by the Wilton New Town Stage 2 assets and is planned to be delivered between by 2030.

#### 4.2.1 Our standards for dual water reticulation

Case No 196287



Your development is in an area where both drinking and recycled water systems are available. The drinking and recycled water works required above must comply with the standards for Dual Water Reticulation Systems that are set down in the Water Supply Code of Australia (Sydney Water Edition) (the Code).

These standards require that service connections and property services be provided for both drinking and recycled water for your development. The installation of these services must either be carried out or supervised by a licensed plumber. It must meet the:

- (a) Administrative requirements of the Plumbing Code of Australia; and
  - (b) Technical requirements of the Dual Water Drawings Set within the Code.

#### 4.3 Sewer

Your development must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within your development's boundaries.

We've assessed your application and found that:

- There is currently no wastewater service available to service the development site.
- Sydney Water is in progress to deliver the Wilton New Town Stage 1 assets to service South East Wilton and Wilton North.
- The development site and Wilton Town Centre is planned to have the pressure sewerage system (PSS) and need to come up with the servicing plan and discharge to the existing Bingara Gorge treatment plant.
- Wilton Town Centre plans to undertake the detailed planning to convert PSS into a pumping station option. There's an opportunity to work with Wilton Town Centre and come up with a consolidated option.

#### 5. Ancillary adjustments

#### 5.1 Asset adjustments



If any of our drinking water main, recycled water main, sewer or stormwater asset constructed or under construction is found, after the issue of this Notice, to require adjustment or deviation as a result of your development; then you'll need to do this work as well as any other works we have detailed above at your cost. The work must meet the conditions of this Notice and you'll need to complete it **before we can issue the Certificate**. We'll need to see the completed designs for the work, and we'll require you to lodge a security. The security will be refunded once the work is completed.

#### 6. Developer charges

• If Recycled Water is utilised then Recycled water Fees may apply.

#### Other things you need to do

There might be other things you need to do that are NOT a requirement for the Certificate. These could be requirements set by us in the future because of the impact of your development on our assets. You must read them before you go any further.

#### Approval of your building plans

Please note that the building plans must be approved when each lot is developed. This can be done at in our Tap in<sup>TM</sup> system Sydney Water Tap in <sup>TM</sup>.

This is not a requirement for the Certificate, but the approval is needed because the construction/building works may affect our assets (e.g. water, sewer, and stormwater mains).

If our stormwater channel, pipe, or culvert is located within ten (10) metres of your development site it must be referred to us for a detailed review.

Your Coordinator can tell you about the approval process including:

Possible requirements

Case No 196287



- Their costs
- Timeframes.

If your building plans need to be referred to us for detailed review you will be required to pay us for the costs associated with the detailed review.

We recommend that you apply for Building Plan Approval early as in some instances your WSC may need to refer your building plans to us for detailed review. You'll be required to pay us for the costs associated with the detailed review.

Note: You must obtain our written approval before you do any work on our systems. We'll take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994.* 

#### **Disused Sewerage Service Sealing**

Please don't forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to our sewer main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

#### **Soffit Requirements**

Please be aware that floor levels must be able to meet our soffit requirements for property connection and drainage.

## Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

#### **Trade Wastewater Requirements**



If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's <u>Business Customer Services</u> at <u>businesscustomers@sydneywater.com.au</u>

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A **Boundary Trap** is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

#### **Backflow Prevention Requirements**

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable **Backflow Prevention Containment Device** appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.

Case No 196287



2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on **1300 889 099**.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

http://www.sydneywater.com.au/Plumbing/BackflowPrevention/

#### Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <u>http://www.waterrating.gov.au/</u>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

#### **Contingency Plan Recommendations**

Under Sydney Water's <u>customer contract</u> Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.



Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a **contingency plan** for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <u>http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/</u> or contact Business Customer Services on **1300 985 227** or <u>businesscustomers@sydneywater.com.au</u>

#### **Fire Fighting**

Your firefighting service must be drawn from the recycled water system. Definition of fire fighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the development and the ability of our systems to provide that flow in an emergency. Our Operating Licence directs that our mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased on-line through <u>Sydney Water Tap in</u><sup>TM</sup> and may be of some assistance when defining the fire fighting system. The Statement of Available pressure may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

#### Large Water Service Connections (Dual Water)



A drinking water main and a recycled water main are available to serve your development. The size of your development means that you will need dual water connections larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application on our <u>Sydney Water</u> <u>Tap in</u>  $^{TM}$ . You, or your hydraulic consultant, may need to supply the following:

- a plan of the hydraulic layout
- a list of all the fixtures/fittings within the property
- a copy of the fireflow pressure inquiry issued by us
- a pump application form (if a pump is required)
- all pump details (if a pump is required).

You'll have to pay an application fee.

The service connection will need to meet with:

Administrative requirements of the Plumbing Code of Australia; and Technical requirements of the Dual Water Drawings Set within the Code.

We don't consider whether a water main is adequate for fire fighting purposes for your development. We can't guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

#### **Disused Water Service Sealing**

You must pay to disconnect all disused private water services and seal them at the point of connection to our water main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

#### Other fees and requirements

The requirements in this Advice Letter relate to your future Certificate application only. We may be involved with other aspects of your development and there may be other fees or

Case No 196287



requirements. These include:

- construction/building plan approval fees
- plumbing and drainage inspection costs
  - the installation of backflow prevention devices
- trade waste requirements
- large water connections and
- •
- council firefighting requirements. (It will help you to know what the firefighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here)

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from us and to the extent that it is able, we limit its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

#### END OF ADVICE



19.118.146.008 | sydney@landpartners.com.au

ABN

REF: SY075493.000

#### **STAGING POTABLE WATER & WASTE WATER DEMAND**

#### 1.0 Potable Water

	Warahayaa	Office	Total	Domond/	Domond		0.1	Transient P x Permaner	opulation nt Workforc	e
Stage	EP	EP	EP	EP	kl/day	EP	Demand/ EP	Demand kl/day	Total Demand	Contingency Allowance 100%
1A	28	71	99	80	8kl/day	10	80	1kl/day	9kl/day	18kl/day
1B	135	72	207	80	17kl/day	21	80	2kl/day	19kl/day	38kl/day
1C	213	128	341	80	27kl/day	34	80	3kl/day	30kl/day	60kl/day
2	164	106	270	80	13kl/day	27	80	2kl/day	15kl/day	30kl/day

Note:

- Site Population figures of Full Time Employees taken from Economic Assessment prepared by URBIS October 2022 FTE = 917
- 2. Transient Population
  - a) Long haul truck drivers
  - b) Distribution truck drivers
  - c) Service deliveries, visitors, maintenance workers.

#### 2.0 Waste Water

Based on 95% of PW demand for discharge

Stage	Demand	ADWF	Contingency Allowance 100%
1A	9	9kl/day	18kl/day
1B	19	18kl/day	36kl/day
1C	30	28kl/day	56kl/day
2	15	14kl/day	28kl/day

#### 3.0 Based on L.A.S.P for Oakdale West

Stage	PNha	P.W Demand/ha	A.D.D kl/day
1A	6.07	9.2	56
1B	8.5	9.2	78
10	14.67	9.2	135
2	12.87	9.2	118

From: Christian McNally <<u>CHRISTIAN.MCNALLY@sydneywater.com.au</u>>
Sent: Friday, April 21, 2023 3:31 PM
To: Stephen O'Connor <<u>stephen.oconnor@altisproperty.com.au</u>>
Cc: Wayne Jackson <<u>WAYNE.JACKSON@sydneywater.com.au</u>>; Raj Kamal
<<u>RAJ.KAMAL@sydneywater.com.au</u>>; Hugo Hannah <<u>hugo.hannah@altisproperty.com.au</u>>
Subject: RE: [External] 10-30 Berwick Park Road and 25 - 95 Wilton Park Road Wilton - Development Staging and Infrastructure Connection

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Stephen,

Thanks for providing the servicing forecasts and usage demands for the proposed development at West Wilton.

As we discussed, Sydney Water is planning to deliver services to land that government has rezoned for development. We are continuing to review the forecast development demands to align timing of infrastructure delivery that has been designed to service development up until approximately 2030.

Although there is no commitment that the current planned infrastructure can cater for your proposed development demands, we will have our planning team assess your forecast demands against the limited available capacity. We will get back to you over the next few weeks with our initial assumptions and will be able to provide a formal response once a detailed planning referral is received.

Please give me a call at any time to discuss.

Regards

Christian

Christian McNally Manager Developer Partnerships Business Development

Mobile 0409 393 546 christian.mcnally@sydneywater.com.au

Level 13, 1 Smith Street Parramatta NSW 2150



#### We're working on something big

Every drop brings us one step closer to transforming our customers' online experience with Sydney Water



Sydney Water respectfully acknowledges the traditional custodians of the land and waters on which we work, live and learn. We pay respect to Elders past and present.

Read more about our commitment to reconciliation.



From: Stephen O'Connor <<u>stephen.oconnor@altisproperty.com.au</u>>
Sent: Thursday, 6 April 2023 8:54 AM
To: Christian McNally <<u>CHRISTIAN.MCNALLY@sydneywater.com.au</u>>; Shaun Muir
<<u>SHAUN.MUIR@sydneywater.com.au</u>>; Wayne Jackson <<u>WAYNE.JACKSON@sydneywater.com.au</u>>
Cc: Hugo Hannah <<u>hugo.hannah@altisproperty.com.au</u>>
Subject: [External] 10-30 Berwick Park Road and 25 - 95 Wilton Park Road Wilton - Development

Staging and Infrastructure Connection

**CAUTION:** This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Christian, Wayne and Shaun,

Further to our meeting 2 weeks ago, please see the attached staging plan and anticipated flows / discharge relating to each stage

Regarding staging, we would like to work with Sydney Water on the below

- Stage 1A 2026 Serviced using existing infrastructure.
- Stage 1B 2026 Serviced using existing infrastructure.
- Stage 1C 2028 Serviced using the new SE Wilton reservoir.
- Stage 2 2030 Serviced as part of West Wilton

We understand that there is now a big push for employment within Wilton, further supported by the newly elected state member – as we are the first employment generating precinct to be delivered, it would be great to work with Sydney Water to make sure that we can deliver jobs in the short term to support the new residential areas.

Kindly review and let me know if there is a convenient time to meet so that we can discuss next steps

Regards



Stephen O'Connor | Project Director M +61 420 546 491



#### Forward all invoices to accounts.payable@altisproperty.com.au

This email and any attachment is confidential between Altis Property Partners and the addressee. If it has been sent to you in error, please delete it and notify us. Any opi nion expressed in it is not the opinion of Altis Property Partners unless that is stated or apparent from its terms.

Please consider the environment before printing the email.

# APPENDIX B ENDEAVOUR ENERGY

• 15 December 2021



#### Endeavour Energy Ref: ENL4263

Landpartners PO Box 1144 DUNDAS NSW 2117

#### Attention: Greg Oxley

### ENL4263 - TECHNICAL REVIEW | INDUSTRIAL SUBDIVISION DEVELOPMENT | WILTON PARK ROAD & BERWICK PARK ROAD WILTON

Dear Greg,

Thank you for your enquiry regarding the proposed industrial development at the above address. This enquiry has been registered under our reference numbers – ENL4263. Please quote this number for all future correspondence.

Endeavour Energy acknowledges that proposed development will cover the following lots as shown below will establish 10 warehouses which will require 7MVA load totally.



At this feasibility study stage, master development plan has not been yet confirmed as the developer is undertaking a rezoning exercise with NSW Department of Planning, Industrial and Environment (DPIE). In regard to the development staging plan, there will consist of 5 stages as follows:

Stage	No of Warehouse	Construction Start Date	Supply Required Date
1	2	Q4 2025	Q2/Q3 2026
2	2	Q4 2025	Q3/Q4 2026
3	2	Q2 2026	Q1 2027
4	2	Q4 2026	Q3 2027
5	2	Q1 2027	Q4 2027

•

51 Huntingwood Drive, Huntingwood, NSW 2148 PO Box 811, Seven Hills, NSW 1730 T: 133 718 endeavourenergy.com.au

#### **Estimated load**

As advised, the proposed Industrial Subdivision Development will yield 10 warehouses in total. Based on a Gross Developable Area (GDA) of 70ha and Net Developable Area (NDA) will be 56ha (56%), therefore Gross Floor Area( GFA ) will be 50% of NDA equals to 280,000sqm.

The total required load is calculated to be 7MVA based on the following assumption:-

Unit Type Warehouse Office	266,000 14,000	17 120	4.5MVa 1.7MVa
Unit Type Warehouse	266,000	17	4.5MVa
Unit Type	warehouse (III-)	va/III	Demanu
	Warahousa (m2)	Va/m <sup>2</sup>	Domand
– Office GFA	of 5% = 14,000m <sup>2</sup>	200,00011-	Biographic
= 56 ha with 50% bi	uilding development occurring resu	ulting in GFA of 280,000m <sup>2</sup>	
FO 1 11 FOO( 1			

#### Background

Preliminary analysis indicates at present at present there is spare capacity at Wilton ZS to supply this proposed development, however there is insufficient spare capacity on adjacent 11kV feeder WT1215 to supply this entire development.

Assuming each stage is even, with 5 (stages therefore 7/5) each stage is 1.4MVA. There isn't enough capacity to accommodate Stage 1 using the existing 11kV feeder WT1215.



It is very important to note that the existing feeder WT1215 may not be able to be removed, as it is currently used to service a number of customers.

#### **Supply Arrangements and Conditions**

Endeavour Energy determines this development will require at least two (2) 11kV feeders from Wilton ZS based on a planning limit of 240A / 4.6MVA per 11kV feeder.

In addition, the new feeders will require a minimum of two (2) cross-feeder ties plus one (1) cross-zone tie per feeder in line with sound network planning reliability and security principles.

Endeavour Energy will allocate 11kV circuit breakers as needed. There is currently one spare, but this will reduce over time as other network and customer feeders are installed and there will be a requirement to double-terminate some feeders when spares are exhausted.

The second feeder can be installed progressively as the development progresses over the proposed two year timeline.

Also Endeavour may request additional HV ducts to facilitate a greater network need.

Also that at present there is spare capacity at Wilton ZS to supply this proposed development subdivision.

the total load of this proposed development is estimated to be 26MVA for the 4,815 lots, which will require 5-6 distribution feeders.

Hope this assists for the meantime and this advice provided is in response to an enquiry only and does not constitute a formal method of supply. An application must be submitted and subsequent designs have been certified or approvals granted will Endeavour Energy reserve capacity on the network.

Should you have any questions regarding this response to your request for technical review, please contact me.

Yours faithfully,

David Ho

David Ho | Senior Customer Network Engineer | Customer Network Solutions T 9853 7901 ⊠ david.ho@endeavourenergy.com.au