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To: Perpetual Corporate Trust Limited ATF LMLP1&2 Trust

Project: 263-273 & 273A Coward Street and 76-82 Kent Road
Service Infrastructure Assessment

Our Ref: SY074560.004

Date: September 2023

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Revision:

Issue	Date	Comment
A	9/3/2023	Issue for comment
B	26/4/2023	Revised architectural – new GFA
C	27/4/2023	Minor edits
D	1/05/2023	Format change to address Scoping Proposal
E	8/05/2023	Staging comments added
F	12/09/2023	Update electrical comment

EXECUTIVE SUMMARY

Servicing Capability

- Potable Water

- ▲ Estimated Potable Water Demand

- Average Day Demand 135kl/day
 - Max Day Demand 265kl/day
 - STAGING – Warehouse QF2 is likely to be operational as a first stage with QF1 operational sometime later. Demand for staging is estimated as:

Stage 1 (QF2):

- Average Day Demand 68kl/day
 - Max Day Demand 134kl/day

Stage 2 (QF1):

- Average Day Demand 67kl/day
 - Max Day Demand 131kl/day

- ▲ A 150mm water main is constructed within Coward Street and a 200mm main is constructed in Kent Road. These mains currently service the facilities currently built on the site by Qantas. The 150mm main is connected to a 200mm water main in Coward Street at the Kent Road intersection. The 200mm water main is then connected to a 500mm trunk water main at the Kent Road intersection.

- ▲ The subject development should be adequately serviced by these existing Sydney Water reticulation facilities based on an Average Day Demand of 127kl/day.

- ▲ A feasibility application and a pressure and flow enquiry has been lodged with Sydney Water.

- Waste Water

- ▲ Estimated Waste Water Demand – total development 128kl/day
 - Stage 1 (QF2) 65kl/day
 - Stage 2 (QF1) 63kl/day

- ▲ The site is served by a 450/600mm sewer main constructed in Coward Street. Inlets in the sewer main are provided to serve the subject site.

- ▲ Adequate waste water capacity exists to serve the proposed development.

- Electricity

- ▲ The site has frontage to a high voltage distribution systems constructed in Coward Street and Kent Road.

- ▲ Two Ausgrid padmount substations (No. 1073 & 3313) are currently constructed on site together with high voltage feeders serving these padmount substations. Redevelopment of the site will require decommissioning of these existing padmount substations and establishment of new substations on site.

- ▲ Electrical demand is estimated to be 7.8MVA which will require the installation of 4 new padmount substations within the development.

- Stage 1 (QF2) 4MVa
- Stage 2 (QF1) 3.8MVa

▲ The surrounding high voltage distribution network can cater for the estimated demand for the new development.

▲ A technical review has been lodged with Ausgrid and comments received and shown in Appendix B.

- Telco

▲ Substantial fibre optic reticulation systems exist in Coward Street and Kent Road to serve the development.

1.0 INTRODUCTION

This Service Infrastructure Assessment has been prepared on behalf of Perpetual Corporate Trust Limited as the trustee of the LMLP 1 and 2 Trust (the Proponent).

The Proponent is seeking to amend the Bayside Local Environmental Plan 2021 to increase the maximum floor space ratio (FSR) from 1.2:1 to 2:1 and introduce site-specific additional permitted uses including Office Premises, Café or Restaurant under Schedule 1. The amendment to the FSR would enable the redevelopment of the site to deliver critically needed industrial floor space close to Sydney Airport, Port Botany and the Sydney Central Business District.

The concept scheme for the site includes:

- Staged demolition of existing buildings/structures and hardstand areas and site preparation works.
- Staged construction, fit out and operation of warehouse and distribution centre buildings with complementary office and retail land uses.
- Other associated works including landscaping, at-grade parking and general site improvements.
- Provision for building identification signage and public art opportunities on the building elevations.

The site is described as Lots 100 and 101 DP1277278, Lot 5 DP1194564 and Part Lot 3 DP230355 located within a well-established and well serviced industrial precinct. Substantial infrastructure has been installed by the utility service operators that will provide adequate capacity to service the proposed development.

Concept plans in support of the Planning Proposal have been provided based on a FSR of 2:1.



Fig 1 – Perspective View – Lacoste & Stevenson, Project No. 2206, dated 19/04/2023 rev A



1.1 SERVICE INFRASTRUCTURE ASSESSMENT METHODOLOGY

Bayside Council issued Scoping Proposal Advice dated 30 November 2022 which outlines the matters to be addressed in the draft Planning Proposal and the preliminary feedback from agencies, including Sydney Water and Jemena. In addition to the review of the existing infrastructure and potential upgrades, the assessment also considers the preliminary feedback on the following items from Sydney Water and Jemena:

- Ultimate and staging plan for water and wastewater as part of the next lodgement in order for Sydney Water to effectively assess the impact on our assets and servicing capacity.
- Protection of the existing Sydney Water stormwater channel

Consideration of Jemena's low pressure distribution mains in Coward Street and Kent Road and the Guideline to designing, constructing, and operating around the existing AS4645 natural gas network at the time of construction.

2.0 SERVICE AUTHORITIES:

The service authorities who provide infrastructure services to this area are:

- | | | |
|-----|---------------|--|
| (a) | Sydney Water: | Potable Water & Waste Water Infrastructure |
| (b) | Ausgrid: | Electrical Infrastructure |
| (c) | NBN Co: | Telecommunications Infrastructure |
| (d) | Jemena: | Gas Infrastructure |

3.0 POTABLE WATER AND WASTE WATER

3.1 POTABLE WATER

- a) Immediately adjacent to the site is a 150mm water main in Coward Street, and a 100mm and 200mm water main in Kent Road. Both the 150mm main in Coward Street and the 200mm in Kent Road are available for connection.
- b) The 150mm water main is connected to the 200mm water main at the intersection of Kent Road and Coward Street. The 200mm water main is then connected to a 500mm trunk water main at the Coward Street/Kent Road intersection.
- c) Potable Water Average Day Demand (ADD) is estimated at 135kl/day for the warehouse/distribution facility with an allowance for retail areas noted on the conceptual plans provided by the client. This level of ADD will be delivered by the existing reticulations systems in Coward Street and Kent Road.
- d) Staging – Warehouse QF2 is likely to be operational as a first stage with Warehouse QF1 constructed and operational sometime later. Appendix A outlines expected demands for the two stages.
- e) A feasibility application and pressure and flow enquiry have been lodged with Sydney Water. The pressure and flow enquiry (refer to Appendix A) indicates reasonable pressure and flow obtained from the 150mm water main in Coward Street.

3.2 WASTE WATER

- a) A 450/600mm sewer main is constructed within Coward Street. Inlets have been provided in manholes along that sewer main to facilitate connection of internal waste water systems generated by the proposed development.
- b) Waste water discharge is estimated 128kl/day – Average Dry Weather Flow.
- c) The 450/600mm sewer main will adequately cater for discharge from the proposed development.
- d) Staging – Warehouse QF2 is likely to be operational as a first stage with Warehouse QF1 constructed and operational sometime later. Appendix A outlines expected demands for the two stages.

3.3 STORMWATER

- a) A Sydney Water controlled stormwater channel abuts the southern boundary of the site.
- b) Depending on the type of earthworks proposed for the development a Building Plan Approval will be required from Sydney Water for any connections from internal stormwater systems into the Sydney Water channel.
- c) The Sydney Water stormwater channel is known as Mascot West channel number 63 constructed of brick walls and a concrete channel base.
- d) Construction of any proposed retaining walls along the boundary of the subject site with the Sydney Water channel will need to consider the impacts of those retaining walls on the structural integrity of the channel walls – noting that these structures were constructed in 1950.
- e) Sydney Water in a development upstream of this proposed development have outlined requirements for development adjacent to their stormwater channel such as:
 - Dilapidation report on the existing condition of the stormwater channel.
 - Connection of drainage systems to the channel to be approved by Sydney Water.
 - Requirement for an on-site detention system.
 - Positive covenant to be prepared over the OSD system

4.0 ELECTRICITY

- a) Ausgrid has two padmount substations installed within the subject property (substations number 1073 and 3313). Due to the proposed development footprint these substations will be decommissioned.
- b) Electrical demand has been estimated at 7.8MVA (refer to Appendix B). New padmount substations will be installed to cater for the anticipated demand.
- c) Staging – Warehouse QF2 is likely to be operational as a first stage with Warehouse QF1 constructed and operational sometime later. Appendix A outlines expected demands for the two stages.
- d) High voltage reticulation systems exist in Kent Road and Coward Street to cater for the estimated electrical demand generated by the proposed development. Ausgrid have advised that the existing electrical system in Coward Street or Kent Road will require augmentation. Further high voltage cable systems exist in Coward Street east of the Kent Road intersection and it likely that a further 11kv feeder will be required from the existing feeders at that intersection along Coward Street to provide capacity to the site. This will also involve the installation of new chamber substations within the development.
- e) Due to the site being located in a well-established industrial area the “After Diversity Maximum Demand (ADMD)”, which calculates a demand over a “holistic” area (i.e., the industrial precinct), would ensure that sufficient electrical capacity would be available to support development types within the industrial precinct – including the development proposal for the subject site.
- f) A technical review request was lodged with Ausgrid and Ausgrid have responded noting that a number of substations will be required to service the proposed development together with an upgrade of the high voltage feeders that will need to service these substations.
- g) In accordance with the relevant development control plan for the area all overhead electrical and telecommunications wires will be re-installed as underground reticulation in accordance with the relevant utility authority requirements for underground assets.

5.0 GAS

- a) Jemena have a 210kPa medium pressure gas main constructed in Coward Street and Kent Road. Both mains are available for connection.
- b) The concept architectural plans note primary access to the site will be obtained from Coward Street. Any vehicle crossing constructed over the existing 210kPa medium pressure gas pipeline in Coward Street will need to be designed in accordance with Clause 3.1.3 of Jemena's publication "Designing, Constructing and Operating Assets near Jemena Gas Pipelines" revision 12.
- c) Jemena also have a 3,500kPa high pressure gas main constructed on the southern side of the rail corridor running parallel to Qantas Drive. This main is remote from the subject development and will not be impacted by any construction occurring with the proposed development.

6.0 TELECOMMUNICATIONS

- a) NBN Co is the network provider for this area.
- b) Prior to NBN Co being the provider for the area Telstra had installed substantial fibre optic reticulation system within Coward Street and Kent Road.
- c) The subject site is adequately serviced by the existing fibre optic systems in Coward Street and Kent Road.

7.0 EXPECTED IMPACTS ON EXISTING INFRASTRUCTURE

- a) Connection of stormwater discharge from the subject development into Sydney Water stormwater channel will require Sydney Water approval.
- b) Sydney Water Building Plan Approval (BPA) will be required for any work adjacent to the stormwater channel.
- c) Existing Ausgrid padmount substations within the subject site will be decommissioned, leases associated with these substations will be terminated and new padmount substations will be installed to support the proposed development.

8.0 INFRASTRUCTURE STAGING & DELIVERY PLAN

8.1 SYDNEY WATER INFRASTRUCTURE

Sydney Water has a standard asset creation path through their Sec 73 processes and that process will outline the requirement for approval for stormwater connection to their adjacent stormwater channel.

8.2 ELECTRICITY

Provision of new padmount substations within the proposed development will occur as per Ausgrid's normal asset creation path. The new substations will be installed during the building construction phase.

8.3 TELCO

Existing assets adjacent to the site will serve the proposed development.

8.4 COST

All assets will be delivered through the service utility organisations asset creation path and will be developer funded.

APPENDIX A

POTABLE WATER & WASTE

WATER DEMAND

POTABLE WATER & WASTE WATER DEMAND

- Lacoste & Stevenson have prepared preliminary concept designs to support the Planning Proposal which provide for a multi-level warehouse/distribution facility which includes a potential complementary office, retail and recreational premises as well as landscaping and access driveways.

1.0 Potable Water Demand

- Proposed GFA for the facility based on the plans prepared by Lacoste & Stevenson reference project 2206 dated 19/04/2023:
 - Warehouse: 166,805m²
 - Office: 19,675m²
 - Ancillary Areas: 1,650m²
 - Café/Restaurant: 1,001m²

Note: Ancillary areas consist of Lobby, End of Trip areas, recreation (indoor/outdoor) and Neighbourhood Shop.

- I have utilised the following to determine a demand:
 - Warehouse: 1EP/250m² of GFA
 - Office: 1EP/20m² of GFA
 - Café: 2.48litres/day/m² (derived from Sydney Water Publication "Average Daily Water Use by Property Type")
 - Ancillary: 1litre/day/m²

Facility	GFA	EP	Litres/EP/day	Litres/m ²	Estimated Demand/day
Warehouse	166,805	667	80		53kl/day
Office	19,675	983	80		78kl/day
Café	1,001			2.48l/m ²	2kl/day
Ancillary	1,650			1l/ m ²	2kl/day
Total					135kl/day

2.0 Waste Water Demand

I have adopted a conservative Waste Water demand of 95% of Potable Water use.

Waste Water demand (Average Dry Weather Flow) = 128kl/day.

3.0 Staging

Warehouse QF2 is likely to be operational as a first stage with Warehouse QF1 constructed sometime later.

Based on similar calculations as listed above estimated demands are summarised as follows:

Stage	Estimated Daily Demand (A.D.D) – Potable Water	Estimated Average Dry Weather Flow – Waste Water
QF2	64kl/day	61kl/day
QF1	63kl/day	60kl/day

Statement of Available Pressure and Flow

Lilliane Moujalli
23-29 South Street
Rydalmere, 2116

Attention: Lilliane Moujalli

Date: 16/03/2023

Pressure & Flow Application Number: 1605712
Your Pressure Inquiry Dated: 2023-03-09
Property Address: 263 Coward Street, Mascot 2020

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

ASSUMED CONNECTION DETAILS

Street Name: Coward Street	Side of Street: South
Distance & Direction from Nearest Cross Street	20 metres East from Coggins Place
Approximate Ground Level (AHD):	4 metres
Nominal Size of Water Main (DN):	150 mm

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	71 metre head
Minimum Pressure	43 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	43
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10	42
	15	41
	20	39
	25	37
	30	34
	40	28
	50	20
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	60	11
	10	41
	15	40
	20	38
	25	36
	30	33
	40	27
Maximum Permissible Flow	50	19
	60	9
	64	5

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

swtapin@sydneywater.com.au

General Notes

This report is provided on the understanding that (i) the applicant has fully and correctly supplied the information necessary to produce and deliver the report and (ii) the following information is to be read and understood in conjunction with the results provided.

1. Under its Act and Operating Licence, Sydney Water is not required to design the water supply specifically for fire fighting. The applicant is therefore required to ensure that the actual performance of a fire fighting system, drawing water from the supply, satisfies the fire fighting requirements.
2. Due to short-term unavoidable operational incidents, such as main breaks, the regular supply and pressure may not be available all of the time.
3. To improve supply and/or water quality in the water supply system, limited areas are occasionally removed from the primary water supply zone and put onto another zone for short periods or even indefinitely. This could affect the supply pressures and flows given in this letter. This ongoing possibility of supply zone changes etc, means that the validity of this report is limited to one (1) year from the date of issue. It is the property owner's responsibility to periodically reassess the capability of the hydraulic systems of the building to determine whether they continue to meet their original design requirements.
4. Sydney Water will provide a pressure report to applicants regardless of whether there is or will be an approved connection. Apparent suitable pressures are not in any way an indication that a connection would be approved without developer funded improvements to the water supply system. These improvements are implemented under the Sydney Water 'Urban Development Process'.
5. Pumps that are to be directly connected to the water supply require approval of both the pump and the connection. Applications are to be lodged online via Sydney Water Tap in™ system - Sydney Water Website – www.sydneywater.com.au/tapin/index.htm. Where possible, on-site recycling tanks are recommended for pump testing to reduce water waste and allow higher pump test rates.
6. Periodic testing of boosted fire fighting installations is a requirement of the Australian Standards. To avoid the risk of a possible 'breach' of the Operating Licence, flows generated during testing of fire fighting installations are to be limited so that the pressure in Sydney Water's System is not reduced below 15 metres. Pumps that can cause a breach of the Operating Licence anywhere in the supply zone during testing will not be approved. This requirement should be carefully considered for installed pumps that can be tested to 150% of rated flow.

Notes on Models

1. Calibrated computer models are used to simulate maximum demand conditions experienced in each supply zone. Results have not been determined by customised field measurement and testing at the particular location of the application.
2. Regular updates of the models are conducted to account for issues such as urban consolidation, demand management or zone change.
3. Demand factors are selected to suit the type of fire-fighting installation. Factor 1 indicates pressures due to system demands as required under Australian Standards for fire hydrant installations. Factor 2 indicates pressures due to peak system demands.
4. When fire-fighting flows are included in the report, they are added to the applicable demand factor at the nominated location during a customised model run for a single fire. If adjacent properties become involved with a coincident fire, the pressures quoted may be substantially reduced.
5. Modelling of the requested fire fighting flows may indicate that local system capacity is exceeded and that negative pressures may occur in the supply system. Due to the risk of water contamination and the endangering of public health, Sydney Water reserves the right to refuse or limit the amount of flow requested in the report and, as a consequence, limit the size of connection and/or pump.
6. The pressures indicated by the modelling, at the specified location, are provided without consideration of pressure losses due to the connection method to Sydney Water's mains.

Case Number: 205671

May 2, 2023

LOGOS PROPERTY GROUP
c/- LANDPARTNERS PTY LTD

Feasibility Letter

Developer: LOGOS PROPERTY GROUP
Your reference: SY074560.004
Development: Lot 263 - 273 Coward, Mascot
Development Description: The development will comprise a 4 storey distribution facility of 95,556m² warehouse area, 6,003m² of office area and a retail area of 3,555m².
Your application date: March 22, 2023

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what our requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

We have not allocated any system capacity to your proposal from the investigation into this Feasibility advice. This advice is only an indication of our systems and possible requirements as of today. Where there is system capacity, it may have been fully utilised by the time you obtain a Consent. The requirements applied to any approved Development proposal may differ significantly in the future since the original advice was issued.

If you obtain development consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to

submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (WSC).

We'll then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed)
or
- Certificate.

These documents will be the definitive statement of our requirements.

There may be changes in our requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

- if you change your proposed development, e.g. the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application
- if you decide 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 its 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 Certificate

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting [Plumbing, building & developing](#) on our website.

1. **Obtain Development Consent from the consent authority for your development proposal.**
2. **Engage a Water Servicing Coordinator (WSC)**

You must engage your current or another authorised WSC to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another WSC (at any point in this process) you must write and tell us.

You'll find a list of WSC's at [Listed providers](#) on our website.

The WSC will be your point of contact with us. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including our costs).

4. Water, Sewer, Stormwater Works

4.1 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:

- 263 Coward Street (formerly known as 78-86 Kent Road) has an 80mm meter fitted to the existing service. Meter reading records indicate the connection is from Kent Street.
- 273 Coward St is multi-metered (25mm and 50mm). Records indicate that this property is connected to the DN150 drinking water main in Coward Street.
- The 3 existing connections are capable of supplying the quoted daily flow rates provided by your Water Servicing Coordinator.
- The WSC/Developer will be required to provide more accurate detail regarding the flows for the proposed development as part of the Section 73 application.

- Including, if possible, the Developer's intentions for the existing connections. Will they be retained?
- If new connection/s are required. What size will it/they be?
- Will the properties be consolidated/subdivided

Large Water Service Connection

A water main is available to provide your development with a domestic supply. The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with [Sydney Water Tap in](#)™. 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.

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.

4.2 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:

- Multiple connection points are available for the proposed development within the site and adjacent to the site along the Coward Street frontage.
- It appears over time that lots have been consolidated on the land covered by this development.
- The existing buildings on the southern boundary of the land currently pump to the MH at the intersection of Kent Road and Chalmers Crescent.
- The Developer will need provide the details of how and where they intend the new buildings on the site will connect when the Section 73 application is lodged.
- The connection points and method of connection will be affected by any proposed cut/fill of the site.

4.3 Stormwater Requirements.

Case No 205671 - 263 – 273 Coward Street, Mascot

Building over or adjacent to stormwater assets

Sydney Water's guidelines for building over or adjacent to stormwater assets outline the process and design requirements for such activities. As per the guidelines, the applicant is advised of the following:

- No buildings or permanent structures are to be proposed over the stormwater channel or within **1m** from the outside wall of the channel or within Sydney Water land/ easement whichever is larger. Permanent structures include (but are not limited to) basement car park, hanging balcony, roof eaves, hanging stairs, stormwater pits, stormwater pipes, elevated driveway, basement access or similar structures. This clearance requirement would apply for unlimited depth and height.
- The applicant is required to submit the elevation drawings with the stormwater channel, to ensure that the proposed buildings and permanent structures are 1m away from the outside face of the stormwater channel and away from the Sydney Water land/easement.

Fence Along the Sydney Water's Stormwater Channel

The proponent is required to provide the fencing arrangement along the Sydney Water's stormwater assets. Any fence other than 1.2m high pool fencing, 1.8m high colour bond fencing or equivalent should be located at least 1m away from the outside face of the stormwater channel/ asset and supported on piers and piers are to be extended at least 1m below the invert level of the stormwater channel or 1m below the zone of influence of the stormwater channel.

Fencing along/ across the stormwater channel/ pipe/ asset is to be such a way that the flood water and stormwater overland flow are to be able to flow across the fence on both directions. No permission would be given for brick fence, masonry fence or similar along the Sydney Water's stormwater channel/ pipe/ asset, which will prevent the flood water and stormwater overland flow being able to flow across the fence.

Dilapidation Survey Report

The proponent is required to undertake a dilapidation survey report / CCTV report of the Sydney Water's stormwater channel/ pipe prior to commencement of any work on the site. This report should extent at least 5m upstream and downstream from the property boundary. A copy of this dilapidation report is to be provided to Sydney Water.

This dilapidation survey report/ CCTV Report is to be carried out again upon completion of all construction work and need to provide an assessment report. This assessment report needs to compare the pre-construction CCTV / Dilapidation report with post-construction CCTV / Dilapidation report, confirming that no damage has occurred to Sydney Water's stormwater channel/ assets during construction.

Bond Money

Bond money is required for the proposed work adjacent to Sydney Water's stormwater channel/ pipe/ asset. The amount of bond money is determined upon review of the pre-construction CCTV inspection/ dilapidation survey report and likely risk to the Sydney Water's stormwater assets based on the proposed development and its proximity to Sydney Water's stormwater assets.

Stormwater connections to Sydney Water's Stormwater Channel

Design of the stormwater work on Sydney Water's stormwater assets are to be carried out by Sydney Water accredited providers for stormwater design. Construction of the stormwater work is to be carried out by Sydney Water accredited providers for construction for sewer or water and must have the capability of S2, W2 or W3.

The proposed connection is to be carried out according to the Asset Adjustment and Protection Manual. Further details regarding this process can be obtained from your Water Servicing Coordinator. The applicant is advised of the following:

- For pipes with a diameter 300mm or more the connection angle is to be no greater than 30 degrees in the direction of the channel flow.
- Proposed connections that are 300mm or more in diameter require a qualified structural engineer to design and another qualified structural engineer to verify the connection details. A structural engineer's certificate is to be attached with the design drawings with the details of designer and verifier. Qualifications of the structural engineers are to be according to current Engineering Competency Standard.
- All structural details are to be drawn in the design drawing.
- Connection details are to be complied with connection principles as per the Deems to Comply drawing for sewer DTC-2200. That is stub at the connection point, followed by rocker pipe. Rocker pipe lengths are available on the table in the same drawing.

Flood impact assessment (FIA)

The applicant is required to submit a Flood Impact Assessment report based on a current flood model for the proposed development and identify flood hazards. The FIA must:

- demonstrate that there are no potential adverse flood impacts offsite due to the development; and
- evaluate the impacts of flooding on the proposed development.

On-site Stormwater Detention (OSD)

On Site Detention is not required for any development at 263 – 273 Coward Street, Mascot (Lots 100 & 101 DP1277278) if the development makes direct stormwater connection to Sydney Water's stormwater system.

If the proposed development is required to discharge stormwater into our stormwater channel, then a separate application is to be forwarded to us.

All stormwater connections should comply with our On-Site Detention policy and connection requirements. For further details please contact our Stormwater Team at stormwater@sydneywater.com.au

We've assessed your application and found that:

- You must construct Stormwater works.

5. Ancillary Matters

5.1 Asset adjustments

After we issues this Notice (and more detailed designs are available), we may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you will need to do this work as well as the extension we have detailed above at your cost. The work must meet the conditions of this Notice and you will 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.

5.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use our **Permission to Enter** form(s) for this. You can get copies of these forms from your WSC or our website. Your WSC can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You'll be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

6. Approval of your Building Plans

You must have your building plans approved **before the Certificate can be issued**. **Building construction work MUST NOT commence until we have granted approval**. Approval is needed because construction/building works may affect our assets (e.g. water and sewer mains).

Your WSC can tell you about the approval process including:

- Your provision, if required, of a “Services Protection Report” (also known as a “pegout”). This is needed to check whether the building and engineering plans show accurately where our assets are located in relation to your proposed building work. Your WSC will then either approve the plans or make requirements to protect those assets before approving the plans
- Possible requirements
- Their Costs
- Timeframes.

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.

You can also find information about this process (including technical specifications) on our [Plumbing, building & developing](#) page on our website or call us on 13 20 92.

Notes:

- **The Certificate will not be issued until the plans have been approved and, if required, our assets are altered or deviated**
- **You can only remove, deviate, or replace any of our pipes using temporary pipework if you have written approval from us. You must engage your WSC to arrange this approval**
- **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*.**

Trade Waste Requirements

- All developments discharging non-residential waste need to apply to Discharge Trade Waste via Sydney Water’s online portal *Sydney Water Tap In*.
- Non-residential waste shall not be discharged to Sydney Water’s wastewater system without written approval from Sydney Water.

OTHER THINGS YOU MAY NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement from us in the future because of the impact of your development on our assets. You must read them before you go any further.

Disused Sewerage Service Sealing

Please do not 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.

All developments discharging non-residential waste need to apply to Discharge Trade Waste via Sydney Water's online portal *Sydney Water Tap In*.

Non-residential waste shall not be discharged to Sydney Water's wastewater system without written approval from Sydney Water.

Fire Fighting

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 system to provide that flow in an emergency. Sydney Water's 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 through [Sydney Water Tap in](#)™ 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.

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 Notice relate to your Certificate application only. We may be involved with other aspects of your development and there may be other fees or requirements. These include:

- plumbing and drainage inspection costs
- the installation of backflow prevention devices
- trade waste requirements
- large water connections and

- council fire fighting requirements. (It will help you to know what the fire fighting 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

APPENDIX B

ELECTRICAL DEMAND

ELECTRICAL DEMAND ESTIMATE

- Lacoste & Stevenson have prepared preliminary concept designs to support the Planning Proposal which provide for a multi-level warehouse/distribution facility which includes a potential complementary office, retail and recreational premises as well as landscaping and access driveways.
- Proposed GFA for the facility based on the plans prepared by Lacoste & Stevenson reference project 2206 dated 19/04/2023:
 - Warehouse: 166,805m²
 - Office: 19,675m²
 - Ancillary Areas: 1,650m²
 - Café/Restaurant: 1,001m²

I have utilised the following estimated demand for the various facilities within the development:

- Lighting – 7Va/m² office, 5Va/m² warehouse, 7Va/m² retail
- General Power – 45Va/m² office, 17Va/m² warehouse, 45Va/m² retail
- Appliances such as forklift charging – 22kVa/unit
- Motors such as roller doors 2kVa/unit, dock levellers 20kVa/unit
- Airconditioning – 55Va/m²
- Ancillary areas, EV charging stations – 7Va/m²

I have further assumed the following:

- 40 dock levellers and roller doors
- 60 roller doors
- 45 forklifts

The following electrical demand estimate is determined:

Facility	Warehouse	Office	Café/Restaurant & Ancillary
Lighting	834kVa	138kVa	72kVa
General Power	2,835kVa	885kVa	45kVa
Appliances	990kVa		
Motors	920kVa		
Airconditioning		1,082kVa	55kVa
Total	5,579kVa	2,105kVa	172kVa
			Total Say 7.8MVa

However, not all facilities are running to maximum usage. It is reasonable to assume that maximum usage would only utilise 66% (two thirds) of the daily demand.

Therefore, an assumption of 5MVa is utilised for electrical demand assessment for this report.

1. Staging

Warehouse QF2 is likely to be operational as a first stage with Warehouse QF1 constructed sometime later.

Based on similar calculations as listed above estimated demands are summarised as follows:

Stage	Estimated Demand
QF2	4MVa
QF1	3.8MVa

Preliminary Enquiry – Response Letter



24/03/23

Webform ref: 1777492

Landpartners Pty Ltd
Attention: GREG OXLEY
Via email: greg.oxley@landpartners.com.au

Premises address: **263-273 COWARD STREET, MASCOT**
Ausgrid AE Reference: **700008359**

Dear Greg

I refer to your preliminary enquiry regarding the electricity connection at the above address and provide the following information.

- ☐ The Ausgrid network does not have the capacity to connect the proposed 5MVA. An extension/augmentation of the Ausgrid network is required. Following is the likely work(s) required to provide the request capacity.
 - Installation of multiple chambers substations.
 - Upgrade of existing high voltage feeders.
- ☐ An extension/augmentation of the Ausgrid high voltage network is Contestable and requires the customer to engage accredited service providers to undertake the design and construction of the required works. Information on how to connect to the Ausgrid network can be found on our website at the following link:
<https://www.ausgrid.com.au/Connections>
- ☐ Ausgrid is unable to provide costs or timeframes for Contestable works. However, accredited service providers may be able to provide the information.
- ☐ The electrical connection will require Ausgrid to provide auxiliary services that only Ausgrid can provide. The auxiliary services and the associated fee are detailed in the Ausgrid document **Alternative control services fee schedule**. The document is available on our website at the following link:
<https://www.ausgrid.com.au/Connections/charges>
- ☐ To proceed further in obtaining a new or altered electrical connection to the property a Connection Application will need to be submitted. The various application forms are available on our website at the following link:
<https://www.ausgrid.com.au/Connections>

It should be noted that the above advice is based on Ausgrid's policies and network status as of today and are subject to change.

Connections to the Ausgrid network are governed by a set of laws and rules referred to as the National Energy Customer Framework (NECF). Included in the NECF is the National Electricity Rules (NER). Under these rules, a binding contract may only be formed after a connection application is lodged and Ausgrid has made a connection offer in response to that application. Accordingly, to make arrangements for the electricity connection of the development to the Ausgrid network you should lodge a completed connection application.

Should you require any further information please contact me.

Yours sincerely,

Tyson Geer

Ausgrid

Direct Telephone Number: 0295855723

Email: tgeer@ausgrid.com.au