

infrastructure & development consulting

**Badgerys Creek Industrial Park
85 Martin Road Badgerys Creek**

Infrastructure Delivery Plan

April 2026

Table of Contents

1	Introduction	4
2	The Site	5
3	Proposed Development	6
4	Potable Water	7
2.1	Existing and Planned Infrastructure	7
2.2	Proposed Demand.....	8
2.3	Servicing Strategy	9
3	Sewer.....	10
3.1	Existing & Planned Infrastructure.....	10
3.2	Proposed Demand.....	11
3.3	Proposed Servicing Strategy	11
4	Recycled Water	13
4.1	Existing & Planned Infrastructure.....	13
4.2	Proposed Servicing Strategy	13
5	Electricity	14
5.1	Existing & Planned Infrastructure.....	14
5.2	Proposed Demand & Servicing Strategy	15
6	Infrastructure Delivery	16
6.1	Utilities	16
6.2	Roads.....	16
	Appendix A – Sydney Water Feasibility Advice	19
	Appendix B – Orion Group Advice	20
	Appendix C – Edgewater Connections Servicing Advice.....	21
	Appendix D – Endeavour Energy Servicing Advice.....	22

This Document has been prepared for the Party that has commissioned it, for the specific Purposes of this Project (or part thereof). It should not be relied upon by any other Party, or for any other Purpose.

Infrastructure & Development Consulting Pty Ltd accept no responsibility for any consequences of this being relied upon by any other Party or for any other Purpose, or for any errors or omissions which are due to errors, omissions or incomplete data being supplied to us for this Project.

This Document must not be disclosed to any other Party without the prior consent of Infrastructure & Development Consulting and from the Party who has commissioned it.

Project Number	24-109	Date	17 April 2026
Project Name	Badgerys Creek Industrial Park	Status	Issued for SSDA
Client	ESR	Revision	E
Author	R. Higginson	Reviewed	C. Avis

1 Introduction

Infrastructure & Development Consulting (IDC) have been engaged by ESR to prepare an infrastructure delivery plan for the proposed SSDA for the Badgerys Creek Industry Park at 85 Martin Road, Badgerys Creek.

This report has been prepared to address the requirements relating to the provision of utilities for the proposed Badgerys Creek Industry Park located at 85 Martin Road, Badgerys Creek as outlined in the Secretary's Environmental Assessment Requirements (SEARs).

The SEARs notes that an infrastructure delivery, management and staging plan is required, which includes:

- Details of the utilities infrastructure required to support the proposed development, including any extensions or augmentations, property tenure or staging requirements
- Demonstration that satisfactory arrangements for potable water and wastewater services have been made
- Description of potable and non-potable water demands, measures to minimise water use and a breakdown of water supplies
- Confirmation that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property
- Description of how any upgrades to infrastructure, including roads, will be co-ordinated, funded and delivered on time and be maintained to facilitate the development in the context of the planned delivery of infrastructure in the Western Sydney Aerotropolis
- Identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development

The following sections outline the existing infrastructure within the vicinity of the site, the proposed demand for new infrastructure generated by the development, and a high-level servicing strategy for the site.

2 The Site

The Badgerys Creek Industry Park project seeks to deliver a warehouse and distribution estate at 85 Martin Road, Badgerys Creek, situated within the Badgerys Creek Precinct in the Western Sydney Aerotropolis. The site covers Lots 30-35 DP3050 and is approximately 17 hectares in size. The site is bound by Martin Road to the east, Cuthel Road to the south, Lawson Road to the west and a rural property to the north.

Figure 1 – Site Boundary



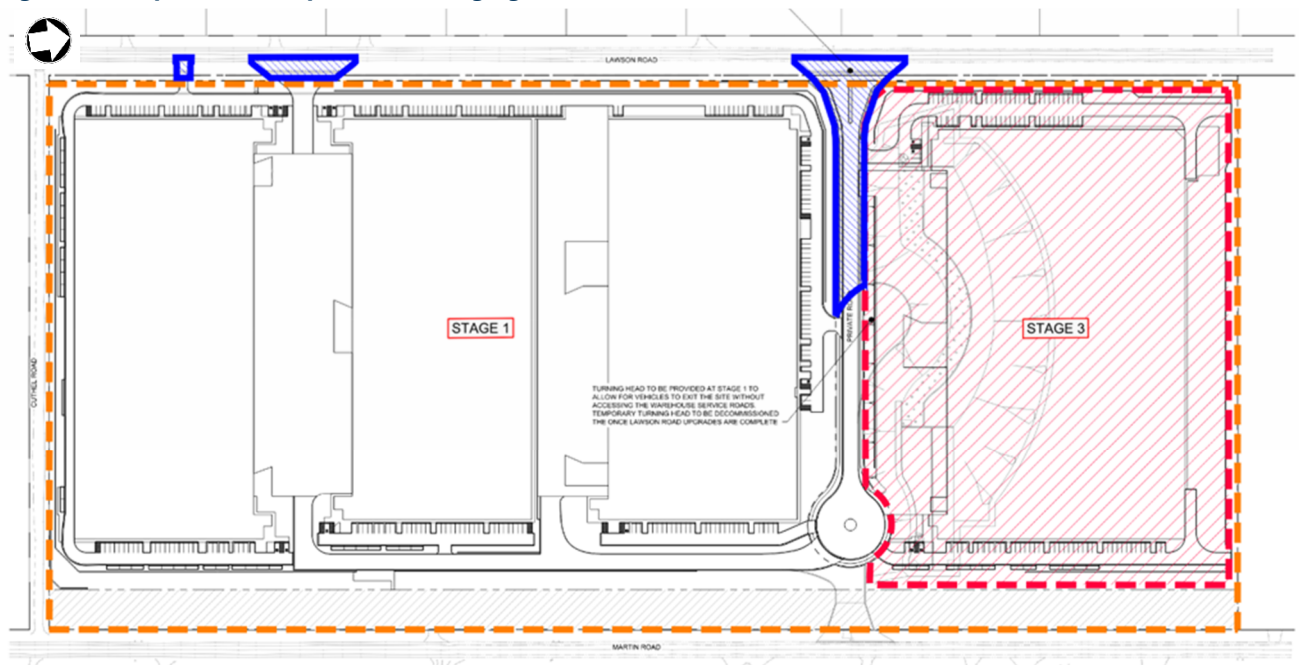
3 Proposed Development

The project seeks staged approval for the construction of 90,895m² of employment GLA across four (4) warehouse and distribution buildings and supporting ancillary office GFA. The project provides critical employment floorspace to generate economic activity to support the growth of the Aerotropolis.

The proposed development is to be delivered across three (3) separate stages as follows:

- Stage 1 = Torrens title subdivision to create three (3) lots including two (2) residue lots for future road dedication. This stage also includes the construction of Warehouses 1, 2, and 3 and associated private service road as well as the provision of temporary on-site stormwater management facilities on the northern portion of the lot. Site access during Stage 1 is to be from Martin Road with no access provided from Lawson Road.
- Stage 2 = Following the completion the future Lawson Road upgrade, access driveways to Lawson Road are to be constructed including the connection of the private road to Lawson Road. The temporary on-site stormwater management facilities are still operational.
- Stage 3 = Following completion of the future regional downstream stormwater infrastructure by Sydney Water, the temporary on-lot stormwater management facilities are to be decommissioned, and the final warehouse (Warehouse 4) constructed.

Figure 2 - Proposed Development and Staging



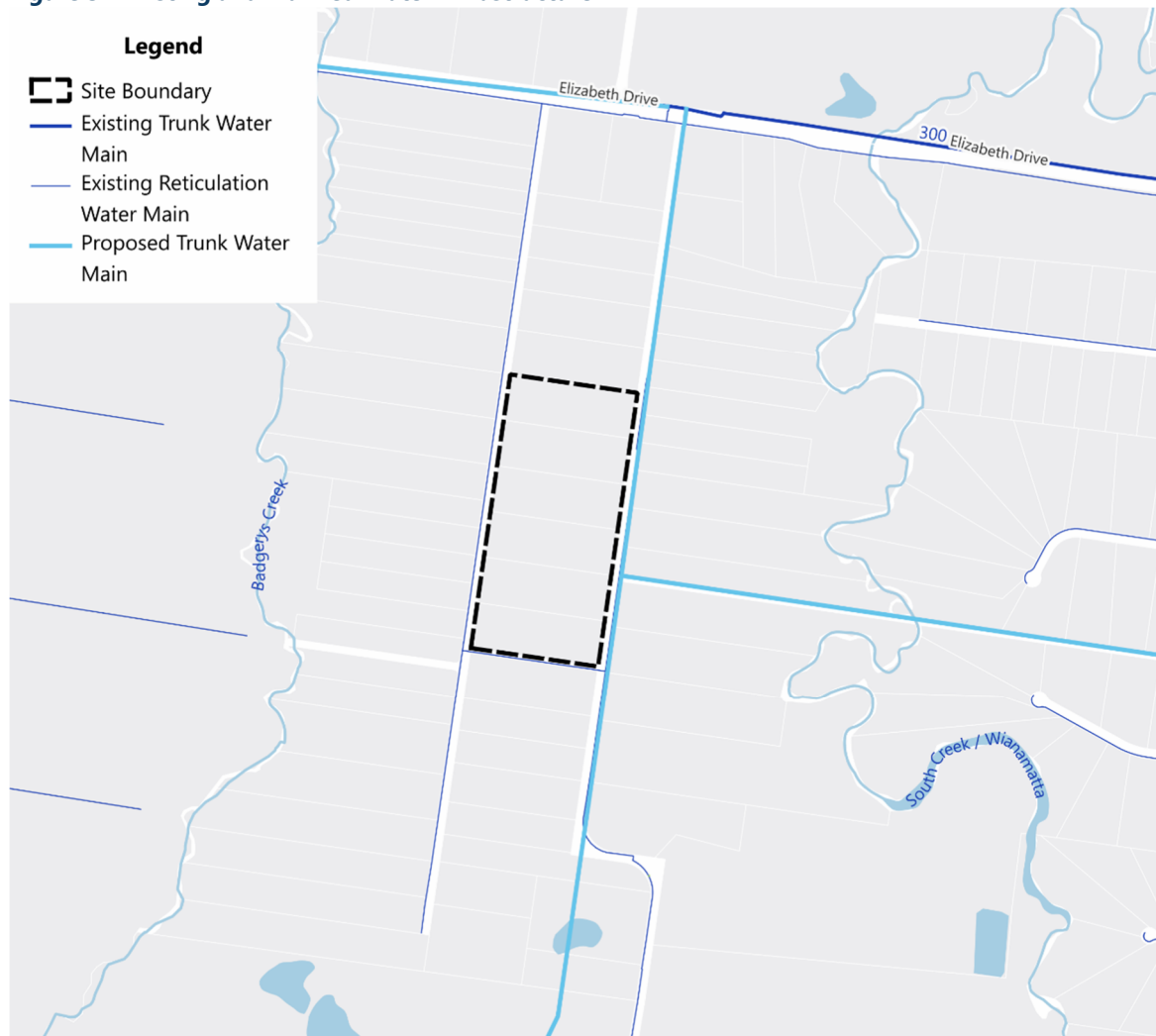
4 Potable Water

4.1 Existing and Planned Infrastructure

The site is located within the Sydney Water Cecil Park water supply zone (reduced 4 pressure zone). The closest reservoirs to the site are the Cecil Park Reservoirs located to the south of Elizabeth Drive, 6.5km east of the site. Existing 100mm diameter reticulation mains extend along Lawson Road, Martin Road and Cuthel Road which border the site. These mains supply the existing rural land uses in the area.

Sydney Water will deliver trunk potable water infrastructure to support development across the Aerotropolis. This will include new trunk mains along Martin Road and Elizabeth Drive. Sydney Water's latest Growth Servicing Plan (GSP) indicates that there is some trunk capacity available within the Badgerys Creek Precinct to support future devel. The existing and planned infrastructure within the vicinity of the site is shown in Figure 3.

Figure 3 - Existing and Planned Water Infrastructure



Source: IDC 2024 (Digitised from Sydney Water Growth Servicing Plan 2022-2027)

4.2 Proposed Demand

A high-level assessment was undertaken using the Water Supply Code of Australia (WSA) to determine the infrastructure requirements to support the proposed development. This involved calculating the peak-hour demand to estimate the likely infrastructure required.

The maximum water demand rates for each land use type were extracted from the WSA and were used to determine the peak hour demand. The results of this assessment are summarised below.

Table 1 - Potable Water Demand Calculations

Land Use	Max Demand Rate (L/GFA/Day)	Max Day Demand (kL/Day)	Peak Hour Demand (L/s)
Commercial (Office)	4.54	24.7	0.57
Industrial (Warehousing)	4.51	384.9	7.13
Total		409.6	7.70

Based on the above assessment, a 100mm diameter main could support the proposed development, however Sydney Water require a minimum 150mm diameter main be provided for all industrial and commercial developments. A connection point from this main will be provided to each building within the subject site.

4.3 Servicing Strategy

A feasibility application was lodged with Sydney Water to confirm the servicing requirements for the site. The associated case number is CN 220101. Sydney Water has provided the following advice regarding potable water servicing for the proposed development:

We've assessed your application and found that:

- *The development is currently located in Cecil Park Water Supply Zone (Reduced 4 pressure zone). Currently, there is an existing DN100 CICL drinking watermain available along Martin Road fronting this.*
- *Cecil Park Water Supply Zone is currently supplied with rural drinking water infrastructure and does not have capacity to service developments within this area prior to delivery of major system amplifications.*
- *Sydney Water is delivering trunk infrastructures in stages to services Western Sydney Aerotropolis Growth Area. SW is currently delivering DN750 link main connecting DN750 main Western Rd and DN900 main in Elizabeth Dr*
- *This development is required to be serviced via the Cecil Park Water Supply Zone prior to future delivery of the Badgerys Creek reservoir.*
- *Preliminary investigation suggests the existing DN100 main in Martin Rd does not have capacity to service the developments in this area. Hence amplification of this main from Elizabeth Dr may be required to service this development. Further details of amplification requirements will be provided during Section 73 application.*
- *You must construct a drinking water main extension to serve your development. It must comply with the standards for Dual Water Reticulation Systems that are set out in the Water Supply Code of Australia (Sydney Water Edition). These standards require that service connections and property services be provided for both drinking and recycled water for your development.*

Based on the above advice, the existing 100mm water main along Lawson Road will need to be upgraded to a 150mm diameter main from Elizabeth Drive to the site boundary. A connection point from this main will be provided to each building within the subject site.

If new mains have already been delivered on Martin Road at the time of site development, a connection to this main from the site will be provided.

Orion Group have been engaged by ESR to provide Water Servicing Coordinator (WSC) services for the proposed development. A new Feasibility Application has been lodged, the associated case number is CN232277. Any additional advice received through the new Feasibility Application will be used to inform the water servicing strategy in the next phase of the project.

Sydney Water's Feasibility Advice, and Orion Group's preliminary advice, has been included in Appendices A and B respectively.

5 Sewer

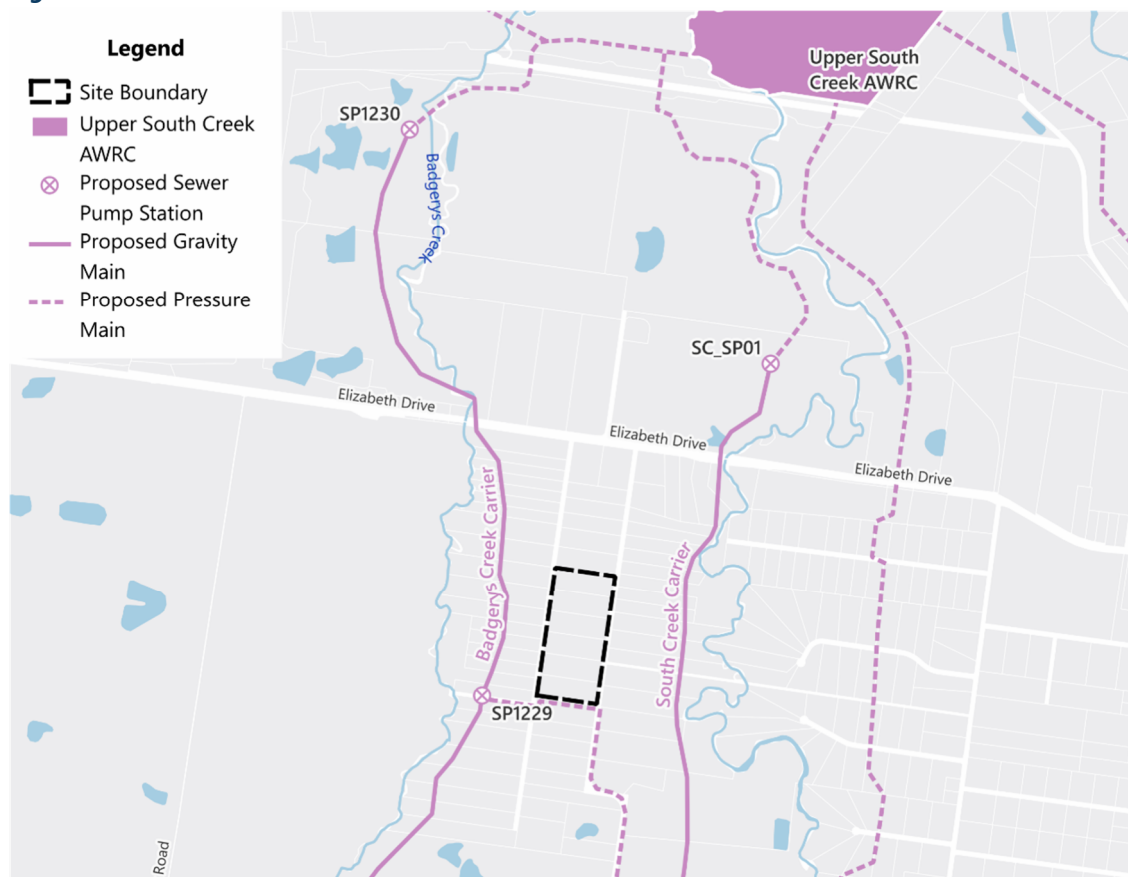
5.1 Existing & Planned Infrastructure

The site and the wider Badgerys Creek Precinct is not currently serviced by the Sydney Water sewer network. Existing rural properties in the area utilise on-site septic systems for sewage collection and disposal. New developments within the South West Growth Area (SWGA), including within Austral, 4.5km to the south east of the site, are serviced by the Sydney Water sewer network. These areas are currently serviced by the Liverpool Water Resource Recovery Facility (WRRF).

Sydney Water has made significant investment in trunk sewer infrastructure to support planned growth across the Aerotropolis. This includes the delivery of the Upper South Creek Advanced Water Recycling Centre (AWRC), which is located to the north of Elizabeth Drive at the confluence of Badgerys Creek, Kemps Creek and Wianamatta-South Creek. The AWRC will provide sewer servicing to development within the Aerotropolis as well as the neighbouring SWGA.

The site is located within the vicinity of two trunk sewer mains. The Badgerys Creek Carrier located to the west of the site and the South Creek Carrier located to the east of the site. Both carriers will ultimately drain to the Upper South Creek AWRC, are currently planned for delivery in 2026/27. The planned infrastructure within the vicinity of the site is shown in Figure 4.

Figure 4 - Planned Sewer Infrastructure



Source: IDC 2024 (Digitised from Sydney Water Upper South Creek Networks Precinct Map, accessed 14/11/24)

5.2 Proposed Demand

A high-level assessment was undertaken to determine the sewer loads generated by the development, and the corresponding sewer infrastructure required to support the development. This was achieved using design parameters outlined in the Sewerage Supply Code of Australia (Sydney Water Edition) (SSA). The results of this assessment are provided in Table 2.

Table 2 - Sewer Demand Calculations

Land Use	EP Rate (EP/net Ha)	ADWF (L/s)	PDWF (L/s)	Design Flow (L/s)
Commercial (Office)	75	0.13	0.47	1.71
Industrial (Warehousing)	30	0.81	2.95	11.38
Total		0.95	3.43	13.09

Based on the above, an EP of 556 and an associated design flow of 13.09L/s are expected to be generated by the development of the site. A minimum 225mm diameter gravity main would be required to service the site.

5.3 Proposed Servicing Strategy

The site generally falls into two sewer catchments separated by a crest which runs in a north-south direction. The majority of the site drains westwards towards the Badgerys Creek Carrier, while a small section in the south east corner of the site naturally drains towards the South Creek Carrier.

To provide sewer servicing to the site, a 225mm gravity main will be constructed from the site low point, at the north west corner, to the sewer pump station (SP1129 on Figure 4) on Pitt Street to the south west of the site. This arrangement is shown in Figure 5.

Figure 5 - Proposed Sewer Servicing Strategy



A feasibility application was lodged with Sydney Water to confirm the servicing requirements for the site. The associated case number is CN 220101. Sydney Water has provided the following advice regarding potable water servicing for the proposed development:

We've assessed your application and found that:

- *The major part of the proposed development is within the Badgerys Creek gravity carrier (BCGC01) located north of SP1229. The remaining portion in the bottom right corner is within the South Creek gravity carrier (SCGC01).*
- *Target delivery of the gravity carriers are 2026/27 subject to funding approval. An extension of the gravity trunk main is required by lead-in main sewer for the relevant natural catchment*

As mentioned in Section 4.3, Orion Group have lodged a new Feasibility Application with an associated case number of CN232277. Any additional advice received through the new Feasibility Application will be used to inform the sewer servicing strategy in the next phase of the project.

6 Recycled Water

6.1 Existing & Planned Infrastructure

The site is not currently supplied recycled water, and there is no recycled water infrastructure located within the vicinity of the site.

The Upper South Creek AWRC will produce recycled water suitable for non-potable uses throughout the Aerotropolis. Sydney Water's latest Growth Servicing Plan notes that recycled water infrastructure for the Aerotropolis is in the strategic planning phase. The delivery timing and sizing of future assets is subject to detailed planning and assessment, however it is anticipated that that recycled water infrastructure will be delivered in stages to align with growth across the Aerotropolis.

In addition to the above, Sydney Water, as the stormwater authority, will implement a stormwater management scheme which comprises of infrastructure from private lots down to the waterways across the Aerotropolis. A series of stormwater management targets for the Wianamatta-South Creek catchment have been developed which includes an interim and regional infrastructure scenario to achieve these targets.

The interim onsite measures require developers to implement interim onsite stormwater measures to meet both the construction and operational targets. These interim measures may include sediment basins, wetlands, bioretention and storage ponds, and will operate until the regional stormwater system is operational.

The regional stormwater system will consist of sediment basins, wetlands, bioretention and storage ponds which service a broader catchment, and will also include a stormwater harvesting scheme which works in conjunction with the recycled water network. Refer to Sydney Water's Stormwater Scheme Infrastructure Design Guidelines for further details on the scheme.

6.2 Proposed Servicing Strategy

To future proof the site and facilitate future reticulated recycled water, purple pipe recycled water mains will be constructed throughout the site. It is anticipated that Sydney Water will deliver trunk recycled water infrastructure along Martin Road, which will serve as the connection point for the site once the recycled water network is operational.

In addition, the site will include rainwater tanks to supply internal non potable water demands. There may also be further opportunities for additional recycled water use depending on the site end user requirements. This would be explored during the detailed design phase.

Refer to the Stormwater Management Report for further details on the estimated non-potable water demand.

7 Electricity

7.1 Existing & Planned Infrastructure

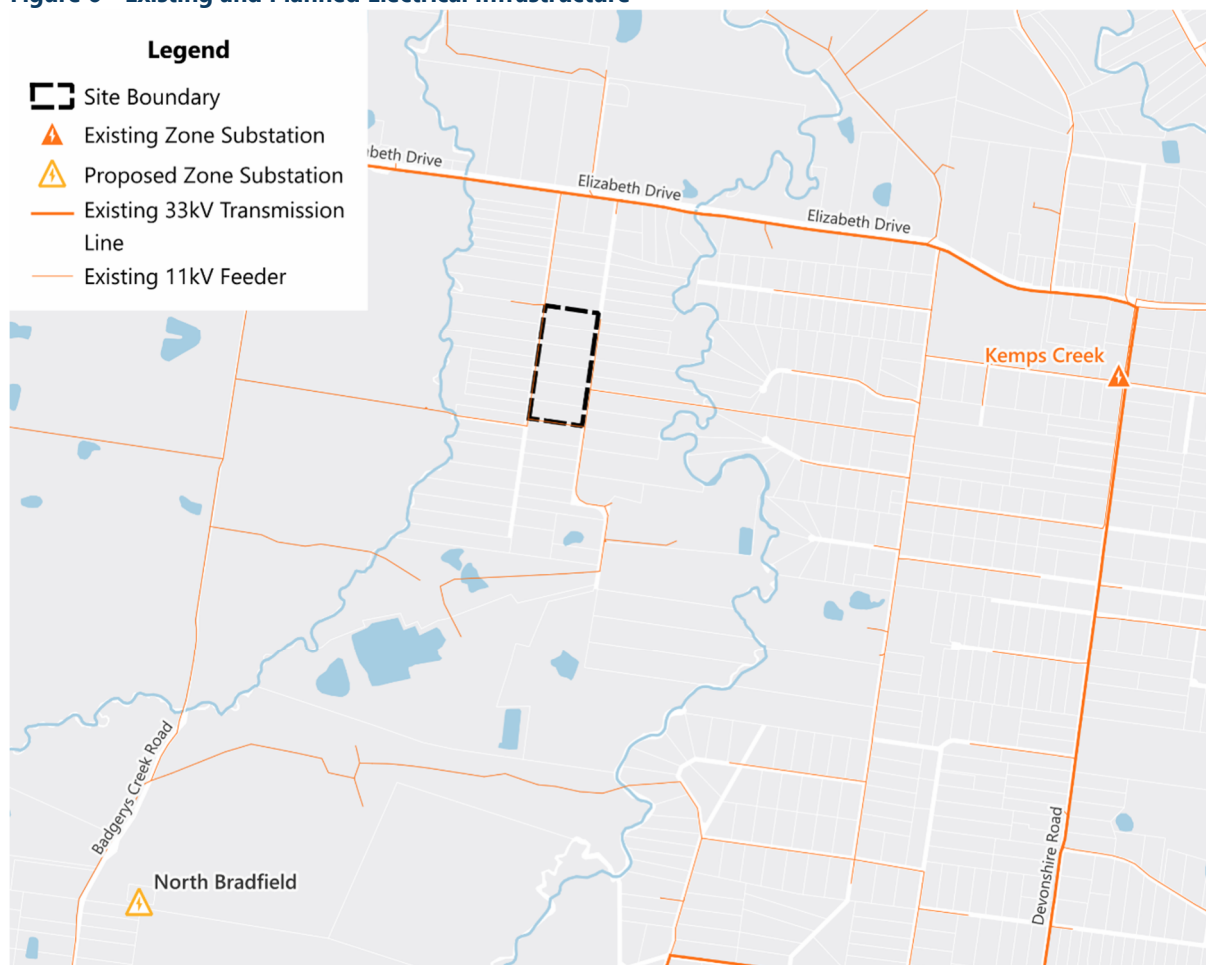
The site is located within the Endeavour Energy electrical supply zone. The closest zone substation (ZS) to the site is the Kemps Creek ZS, located 2.7km east.

Existing infrastructure within the vicinity of the site includes overhead 11kV feeders which traverse Lawson and Martin Roads. These feeders originate from the Kemps Creek ZS and supply existing development surrounding the site.

There is no electrical infrastructure located within the site boundary, and therefore no relocation of existing services will be required as a result of the development.

Endeavour Energy is delivering a new zone substation within the Aerotropolis Core to support growth in the area. The Badgerys Creek ZS will be located on the eastern side of Badgerys Creek Road, approximately 3km southwest of the site. The substation will have a firm capacity of 45MVA. The existing and planned electrical infrastructure within the vicinity of the site is shown in Figure 6.

Figure 6 - Existing and Planned Electrical Infrastructure



Source: Endeavour Energy DAPR (2024)

7.2 Proposed Demand & Servicing Strategy

Edgewater Connections were engaged by ESR to provide Level 3 ASP design services. Edgewater have undertaken a demand assessment for the site and determined a maximum load of 2.6MVA would be generated by the proposed development.

The proposed development will connect to the external electrical network via existing high voltage infrastructure located on Lawson Road. The current HV infrastructure is an 11kV feeder from the Kemps Creek ZS, which will be converted to a 22kV feeder from the Badgerys Creek ZS once commissioned. This substation is expected to be operational in the first half of 2027.

Any existing and new infrastructure along Lawson Road would need to be relocated underground along the site frontage during construction.

Three new padmount substations will be required to supply development of the site. One 1,000kVa and one 1,500kVa padmount substation will be constructed adjacent Lawson Road to supply warehouses 1-3. To support the future development of warehouse 4, an additional padmount substation will be provided adjacent Martin Road. The size of this substation will be confirmed at a later date.

Servicing advice and electrical design drawings from Edgewater Connections, as well as previous advice from Endeavour Energy, is provided in Appendices C and D respectively.

8 Infrastructure Delivery

8.1 Utilities

The utilities infrastructure outlined above will be funded and delivered by ESR, provided that the upgrades are only attributable to the development site. This includes reticulation water and sewer mains, padmount substations and undergrounding of electrical assets on Lawson Road fronting the development site. All trunk infrastructure will be funded and delivered by Sydney Water and Endeavour Energy.

8.2 Roads

The Aerotropolis Precinct Plan includes a proposed road hierarchy plan which identifies Lawson Road as a Collector Road and Martin Road as a Primary Arterial Road. Pitt Street will also be upgraded to a Sub Arterial Road and be extended towards Wianamatta-South Creek. The proposed road network within the vicinity of the site is shown in Figure 7.

Figure 7 - Proposed Road Network



Source: IDC 2024 (Digitised from Aerotropolis Precinct Plan 2022)

The proposed development layout allows for future widening of Martin Road and Lawson Road to the ultimate reserve width. An internal road network will be constructed to provide access to each individual warehouse. This will include a temporary access to Martin Road until the upgraded Lawson Road is delivered.

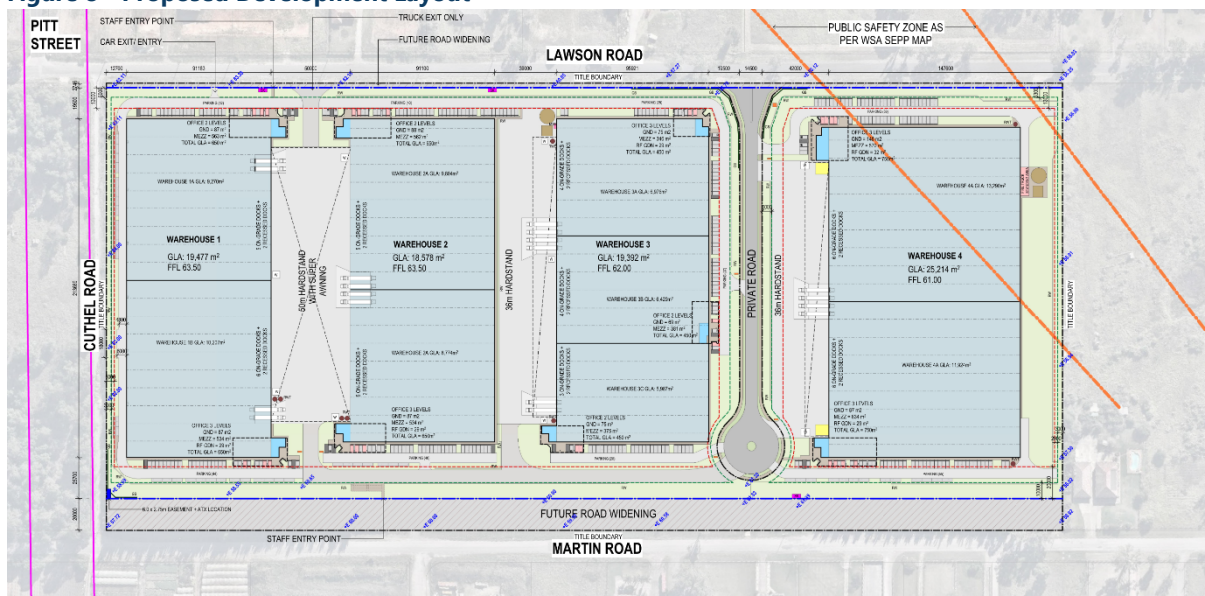
It is noted that construction of the intersection of Elizabeth Drive and Martin Road is imminent by Mirvac. Additionally, Goodman are in the process of designing the Lawson Road upgrades, which includes connecting the intersection upgrades south along Marton Road and providing a connecting road between Martin Road and Lawson Road, north of our subject site. These works are proposed to continue south past our site.

The Martin Road pavement between the site and Elizabeth Drive is proposed to be upgraded to suit the site design vehicles to ensure that the site can be serviced by Martin Road in the temporary scenario. Details of the pavement upgrade are to be provided as part of the detailed design phase of works.

Once Lawson Road upgrades are complete, the site will be accessed from Lawson Road and the access from Martin Road will be decommissioned. This arrangement is shown in Figure 8. The ultimate upgrade of Martin Road is not proposed to be delivered by ESR.

The development layout also includes an allowance for the future widening of Lawson Road to the ultimate reserve width. ESR is not proposing to deliver the upgrade to Lawson Road fronting the site.

Figure 8 - Proposed Development Layout



Source: SBA (27/11/24)

The Sub Arterial and Primary Arterial Road, and associated signalised intersection, will be funded through the Housing & Productivity Charge (HPC) and delivered by TfNSW.

The Collector Road will be funded through the Aerotropolis Section 7.12 Plan. It is expected that these roads will be delivered by the relevant authorities in line with development staging across

the Badgerys Creek Precinct. ESR will contribute the applicable HPC and Section 7.12 levies to assist with the funding of these projects.

Further details on the proposed road network and staging can be found in the Traffic Management Report prepared by ASON.

Appendix A – Sydney Water Feasibility Advice

Case number 220101

March 14, 2025

ESR Australia

c/ - QALCHEK PTY LTD

Feasibility letter

Developer:	ESR Australia
Your WSC's reference:	PM 35092
Development:	Lot 30-35 DP3050 85-115 MARTIN RD, Badgerys Creek
Development description:	Four Industrial Warehouses
Your application date:	November 22, 2024

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 the date of this letter only.**

We have not allocated any system capacity to your proposed development. This letter only provides an indication of our systems' capacities and our possible requirements as they exist at the date of this letter. Where there is system capacity identified, it may have been fully utilised by the time you obtain a Development Consent. Our requirements for any future Development Consent may differ significantly to what is identified in this letter. These changes may arise because:

- you change your proposed development e.g. the development description or the plan/site layout
- you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage
- the demand on our system(s) has changed.

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 (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.

To get your Certificate in the future you'll need to do the following things. You can also find about our process at [Plumbing, building & developing on our website.](#)

1. Get Development Consent from a 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.

3. Developer Works Deed

After the WSC has submitted your new application, they'll receive the our Notice and Developer Works Deed. You and your accredited Developer Infrastructure Providers (Providers) will need to sign and lodge both copies of the Deed with your nominated Coordinator. After we've signed the documents, one copy will be returned to the WSC.

The Deed sets out for this project:

- your responsibilities
- our responsibilities
- the Provider's responsibilities.

You must do all the things that we ask you to do in that Deed. This is because your development does not have water, sewer and storm water services and you must construct and pay for the following works extensions under this Deed to provide these services.

Note: The Coordinator must be fully authorised by us for the whole time of the agreement.

4. Drinking water, recycled water , Sewer and Stormwater 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:

- The development is currently located in Cecil Park Water Supply Zone (Reduced 4 pressure zone). Currently, there is an existing DN100 CICL drinking watermain available along Martin Road fronting this.
- **Cecil Park Water Supply Zone are currently supplied with rural drinking water infrastructure and do not have capacity to service developments within this area prior to delivery of major system amplifications.**
- **Sydney Water is delivering trunk infrastructures in stages to services Western Sydney Aerotropolis Growth Area. SW is currently delivering DN750 link main connecting DN750 main Western Rd and DN900 main in Elizabeth Dr**
- This development is required to be serviced via the Cecil Park Water Supply Zone prior to future delivery of the Badgerys Creek reservoir.
- Preliminary investigation suggests the existing DN100 main in Martin Rd does not have capacity to service the developments in this area. Hence amplification of this main from Elizabeth Dr may be required to service this development. Further details of amplification requirements will be provided during Section 73 application.

- You must construct a drinking water main extension to serve your development. It must comply with the standards for Dual Water Reticulation Systems talked about in section 4.2.1 below.

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:

- The proposed development is located within the Badgerys Creek zone within the Initial Precincts.
- Recycled water for non-drinking water uses will be provided in the Initial Precincts and will be sourced from AWRC, as recommended by the Sub-Regional Planning Study. Sydney Water is currently finalising the preferred servicing option.
- Sydney Water will confirm the requirement for recycled water mains and connections on finalisation of the preferred option and scheme plan for the Initial Precincts. The requirements will include that each lot must have a frontage to a recycled water main that is the right size and can be used for connection of the lot to the recycled water main.
- The initial investigation of the recycled water network suggests having the capacity to service the development based on the estimated RW demand (see note below).

- In addition to the above, the Initial Precincts recycled water reticulation network will initially be supplied by the adjacent potable water reticulation network. This arrangement will remain until supply of treated stormwater and/or recycled wastewater from AWRC is established. Once the stormwater and recycled water supply is established, the connections between the potable water and recycled water networks will need to be decommissioned. The developer must clearly show the locations of any cross connections between the potable water network and recycled water network on the design plans which need to be reviewed by Sydney Water. The developer must also provide to Sydney Water the finished surface levels.

Note: the following demand assumptions (provided by the developer) have been used for developing this planning advice:

- DW average day demand (ADD): 253kL/d
- RW average day demand (ADD): 127kL/d (assumed as 50% of the DW)

The final infrastructure requirements to service this development will be confirmed at Section 73 stage. Additional information about the development's staging, along with RW forecasted demands (ADD, MDD, MHD and irrigation rates), will be required to provide further advice or confirmation of mains required at Section 73 stage.

- The indicative proposed recycled water trunk mains for the Initial Precincts are shown in Figure 1

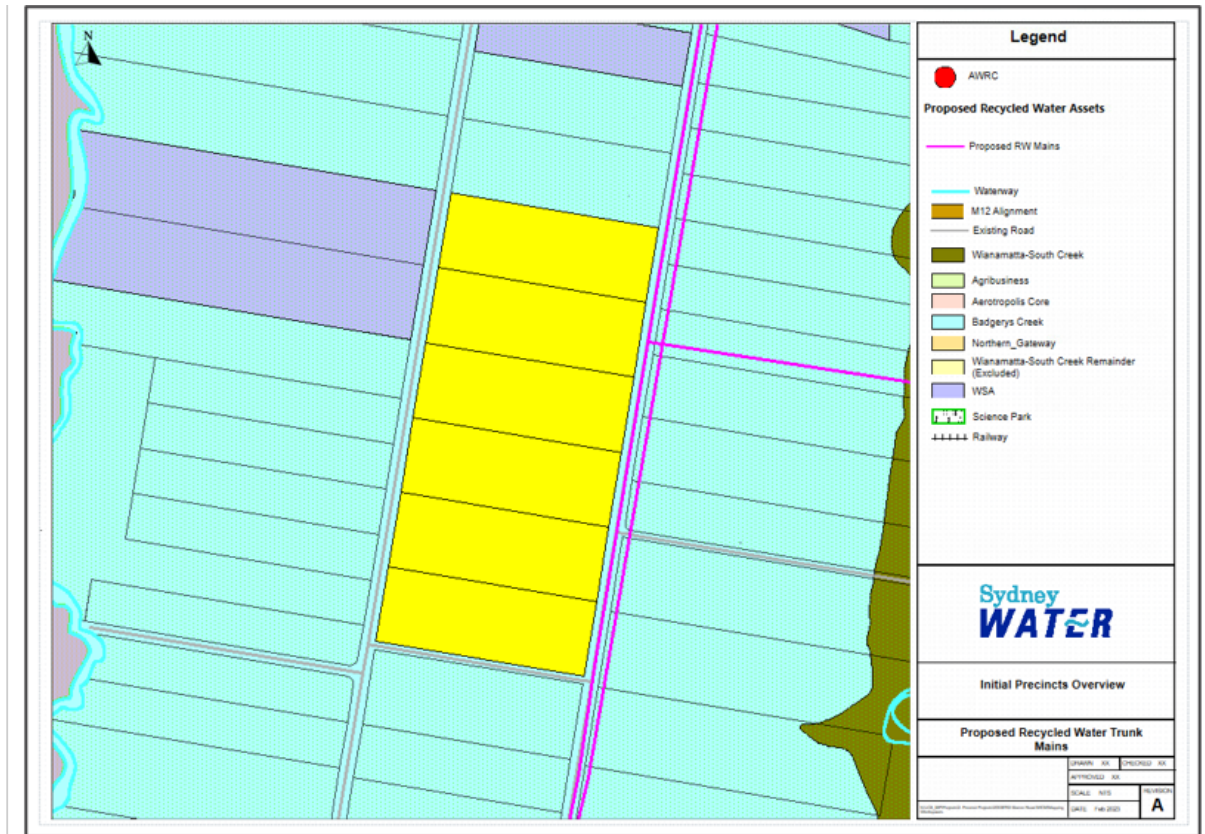


Figure 1

- They must comply with the standards for Dual Water Reticulation Systems talked about in section 4.2.1 below.

4.2.1 Our standards for dual water reticulation

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:

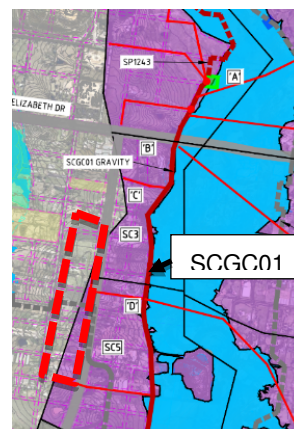
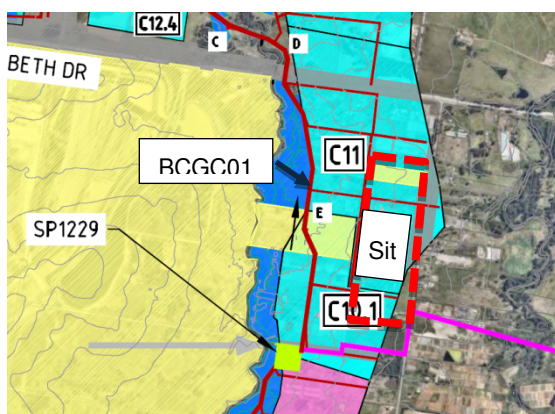
- (a) Administrative requirements of the Plumbing Code of Australia; and
- (b) Technical requirements of the Dual Water Drawings Set within the Code.

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:

- The major part of the proposed development is within the Badgerys Creek gravity carrier (BCGC01) located north of SP1229. The remaining portion in the bottom right corner is within the South Creek gravity carrier (SCGC01).
- Target delivery of the gravity carriers are 2026/27 subject to funding approval. An extension of the gravity trunk main is required by lead-in main sewer for the relevant natural catchment



Stormwater and Integrated Water Cycle Management

- Sydney Water is the Regional Stormwater Authority for the Aerotropolis Initial Precincts. Sydney Water has undertaken integrated water cycle management (**IWCM**) planning for this precinct which details the infrastructure necessary to support the delivery of a regional stormwater management system, integrated with the recycled water network (**Regional Integrated Stormwater Scheme**). Regional stormwater infrastructure for this Scheme comprises natural creek lines, naturalised trunk drainage channels, consolidated treatment and stormwater harvesting basins, final polishing, and recycled water distribution system. Connection to the Integrated Stormwater Scheme is required and will enable development in the precinct to meet the NSW Government stormwater quality and flow targets, as well as the NSW Government parkland city objectives.
- The proponent should outline the development's projected potable and non-potable water demands and any sustainability initiatives that will minimise/reduce the demand for drinking water. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.
- Sydney Water encourages high non-potable water demands within the Aerotropolis and Mamre Rd Precincts which must be met through the development's connection to the Regional Stormwater Scheme recycled water network.

To demonstrate compliance with the regional integrated stormwater servicing approach, the development must:

- Demonstrate the integration of any planned regional stormwater infrastructure on the development site,
 - Ensure it complies with the pervious area requirements outlined in the relevant DCP,
 - Provide gross pollutant traps to service the development,
 - Provide passively irrigated street trees on all public roads,
 - Demonstrate a commitment to connect to the Regional Stormwater Scheme,
 - Respond to the relevant stormwater requirements in the Draft Scheme Infrastructure Design Guideline (Sydney Water, 2024),
-
- Demonstrate compliance with the [Technical guidance for achieving Wianamatta - South Creek stormwater management targets](#) (DPE, 2022) for both construction and operational phases **(including for interim periods before the Regional Stormwater Scheme is available)**.
 - Provide appropriate access to all trunk drainage corridor land on the development site (including waterways and riparian corridors as mapped in the Aerotropolis Precinct Stormwater Scheme Plan or advised by Sydney Water) under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919.

From review of the information provided, the following is noted:

Trunk Drainage

- No trunk drainage is identified on this lot.

Regional Basins

- No regional basins are identified on this lot.

Rainwater Tanks

- In the future, the site will be required to connect to the Regional Stormwater Network for non-potable water supply. Rainwater tanks are not supported as part of this network and, therefore, aren't supported in the masterplan presented.

Stormwater catchments

- The catchments for a number of basins will be altered due to this proposal. These changes will need to be incorporated into the scheme design. As no information has been currently provided on how these changes will be incorporated, Sydney Water are unable to comment at this stage on these changes. This will need to be resolved at later stages of design.

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 this work must be undertaken in conjunction with the abovementioned water, sewer and storm water extension. If this

happens, you'll 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'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.

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 on 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 will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

5.3 Costs

Construction of these **future** works will require you to pay project management, survey, design, and construction costs **directly to your suppliers**. Additional costs payable to us may include:

- water main shutdown and disinfection
- connection of new water mains to our system(s)
- design and construction audit fees
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation
- creation or alteration of easements etc
- water usage charges where water has been supplied for building activity purposes prior to disinfection of a newly constructed water main.

Note: Payment for any Goods and Services (including Customer Redress) provided by Sydney Water will be required prior to the issue of the Section 73 Certificate or release of the Bank Guarantee or Cash Bond.

Your WSC can tell you about these costs.

6. Infrastructure contributions

You will need to pay an infrastructure contribution towards the cost of each Sydney Water system that will serve your development.

The infrastructure contributions are calculated in accordance with the Development Servicing Plans registered with the Independent Pricing and Regulatory Tribunal (IPART) under the *Independent Pricing and Regulatory Tribunal Act*.

An estimate of your infrastructure contributions is shown in the table below. These amounts have the NSW Government-directed cap applied for the current financial year. **These amounts are subject to the NSW Government transition pathway and other factors and will change** – see Section 6.1 Price Changes for full details.

No payments can be accepted for these estimates. Should you obtain Development Approval for this proposal and apply for a Section 73 Certificate in the future, then we'll advise you of the applicable charges to your Development.

Development Servicing Plan (DSP)	Basis of Calculation	Charge (\$) for Applicable Period (3/14/25-6/30/25)
Nepean River Wastewater	Other Flow 599.053 @ \$4149.28 per ET = \$2485637.1 based on Flow rates in paragraph below less Credit of \$0.0 for previous payment/use	\$2,485,637.10
Greater Sydney Drinking Water	Other Flow 588.209 @ \$850 per ET = \$499977.91 based on Flow rates in paragraph below less Credit of \$0.0 for previous payment/use	\$499,977.91
DEVELOPER CHARGES		\$2,985,615.01

TOTAL:		
---------------	--	--

- The charges in the table are based on your development needing an average day water demand of 252 kl and an average day sewer discharge of 257 kl.
- If the development generates a greater demand, you may have to pay more in charges. If you are going to sell the development, you have to explain the situation to prospective buyers as part of the requirements of Vendor Disclosure.**

6.1 Price changes

The infrastructure contribution you must pay may also change due to:

- Changes to the Consumer Price Index (CPI). Our prices increase by CPI each financial year. CPI is the weighted average of the capital cities CPI for the 12 months to the end of the previous March.
- The NSW Government-directed transition pathway for infrastructure contributions for drinking water and wastewater infrastructure:

Financial Year payment is made	Percentage of infrastructure contribution payable
1 July 2023 to 30 June 2024	Infrastructure contribution capped at 0% of the full price
1 July 2024 to 30 June 2025	Infrastructure contribution capped at 25% of the full price
1 July 2025 to 30 June 2026	Infrastructure contribution capped at 50% of the full price
1 July 2026 onwards	Full price payable

- Any updates to our Development Servicing Plans (including prices). Our Development Servicing Plans must be updated every five years. The next updates will be introduced by 31 December 2028.

Your infrastructure contributions become payable once your WSC has submitted all Project Completion Packages under each Developer Works Deed to us confirming that the works required under the Notice are complete.

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™ system [Sydney Water Tap in](#)™.

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
- 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.

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.

Fire Fighting

If your Development is within the Rouse Hill Development Area then your firefighting service must be drawn from the recycled water system.

For all other areas with recycled Water available, only Domestic supply is from the recycled system. The Fire Services from these areas is from the drinking water mains.

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 [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.

Large Water Service Connections (Dual Water)

A drinking water main and a recycled water main will be available, once you have completed your drinking water main construction 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 [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.

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 drinking/recycled water supply will meet firefighting requirements. You should seek specific advice about firefighting requirements, the Council/Private Certifier 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 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

Appendix B – Orion Group Advice

02/04/2026

Our Reference: 26-0205

ESR

Alasdair Cameron

alasdair.cameron@esr.com**RE: Servicing 85-115 Martin Road, Badgerys Creek with Sydney Water utilities**

This letter was provided to address some of the issues that were raised by Sydney Water on 25.07.2025 in reply to SSD-74191717.

It is noted that new Feasibility Application was lodged with SWC (Sydney Water Corporation) for this development as per the request in the reply to the department as per below:

Next steps

- The proponent is required to address the stormwater comments and requirements requested in Attachment 1.
- The Department of Planning, Housing and Infrastructure (the Department) is advised to re-refer SSD-74191717 to Sydney Water for review once stormwater issues have been addressed.
- Given the complexity of the proposed development, further investigations will be required to address stormwater matters. It is recommended that the proponent apply for a Feasibility application to progress alignment or amendment of the Stormwater Scheme Plan.
- The proponent should complete and return the enclosed Growth Data Form as part of their **Feasibility application**. The Growth Data Form should be updated promptly with Sydney Water in case of changes.
- The Department is advised to forward the enclosed Sydney Water Development Application Information Sheet (for proponent) to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

The new feasibility application was lodged on 13.03.2026 with the case number CN232277. Currently, this application is being reviewed by the various departments regarding potable water, recycled water, wastewater and stormwater servicing.

Potable Water:

The existing mains fronting the development are DN100 mains in Lawson Road and Martin Road. As per WSAA guidelines and Sydney Water guidelines, a DN100 is insufficient in size to service a commercial development.

There are recently constructed larger mains in Elizabeth Drive as well as in Martin Road, potentially available for connection; based on SWC's advice, a suitably sized main will have to be constructed from one of the existing mains in Elizabeth Drive along the road frontage of the site (Martin Road or Lawson Road). These leads in work will also benefit other potential developers in the area.

Recycled Water:

Sydney Water is currently developing a recycled water scheme plan; no sizing plan is available at this stage.

For this particular development a recycled water connection point is not available. There is a designated recycled main to the south of the site in Cuthel Road; however, this is reserved for servicing the Airport and will not be available for connection.

At this stage it is the likely outcome that the site frontage where the potable water main will be upgraded will also receive a recycled water pipe (for the length of the frontage only). This pipe will be temporarily cross connected to the potable water main.

The cross connection will be removed when the ultimate system is available for connection.

Wastewater:

SPS1229 – which is located at the corner of Lawson Road and Pitt Street is currently under construction as well as the associated pipework.

SPS1229 will pump north into Badgerys Creek Carrier, which in turn connects to SPS1230; this pump station then transfers the wastewater to the Kemps Creek AWRC.

Badgerys Creek Carrier (based on the latest community updates) will start construction in 2026 and will be completed in 2027. The proposed development can connect to either SPS1229 or to the Badgerys Creek Carrier. It is assumed that the development will fall within the timing of the delivery and commissioning of SPS1229, SPS1230 and the associated rising main to AWRC, as well as the Badgerys Creek carrier connecting the two pumping stations.

Stormwater:

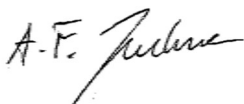
The stormwater designs have been updated to suit the latest stormwater scheme plan.

Matters relating to the interim waterway health infrastructure have been updated and confirmed with Sydney Water during our consultation.

In summary, I do believe there is sufficient progress in the infrastructure works to allow this SSDA to proceed.

If you have any questions regarding the application, please do not hesitate to contact the undersigned.

Yours faithfully



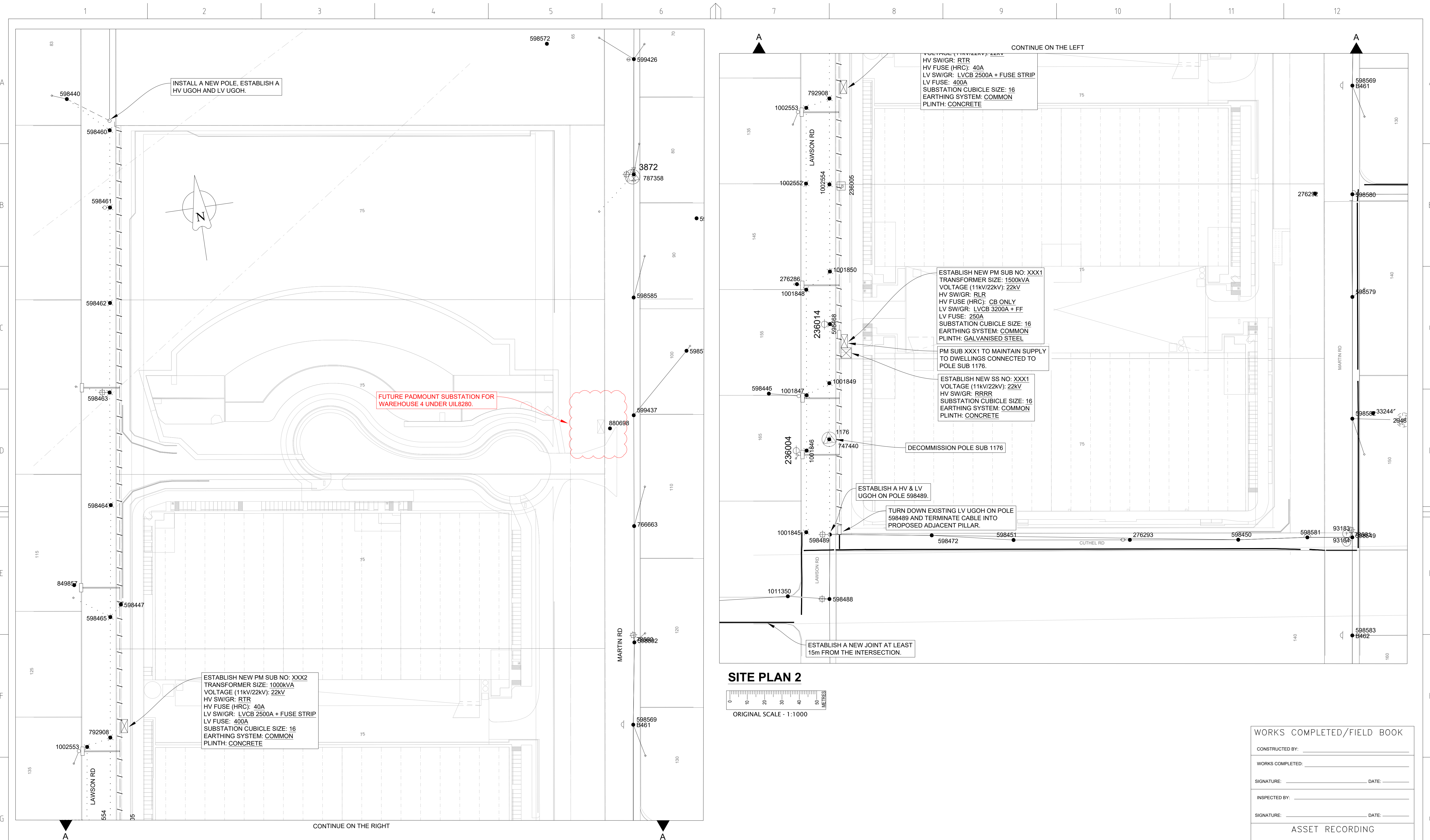
Orion Group

Manager Water and Wastewater – Florian Jaehne

E: f.jaehne@theoriongroup.au

P: 0498 493 479

Appendix C – Edgewater Connections Servicing Advice



AMENDMENTS

ORIGINAL	ISSUE	DATE	DESCRIPTION
A	REV 1	02/04/2026	

ORIGINAL

1

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Cadastre: © Land and Property Information 2016

Electricity and Comm Infrastructure and Building Engineering Consultants
Level 3 ASP #2508
35/5-7 Inglewood Place
PO Box 8114
Norwest NSW 2153
P: +612 8814 1299
E: info@edgewaterconnections.com.au
W: www.edgewaterconnections.com.au
Design Ref: EVC8891

EDGEWATER
CONNECTIONS

© THIS DRAWING AND THE COPYRIGHT THEREIN IS THE PROPERTY OF ENDEAVOUR ENERGY AND MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED, LOANED OR USED WITHOUT THE WRITTEN CONSENT OF ENDEAVOUR ENERGY

TEMPLATE VERSION No 5.20

REFERENCE DRAWING'S		WORK ORDERS		CAMS File No.	UIS1553	ORIGINAL SCALE		DO NOT SCALE DIMENSIONS IN METRES		PROJECT MAVERICK EXTERNAL WORKS	
	GENERAL		OVERHEAD	AM PROJ. No.		DRAWN	J.J.	GDA2020/MGA56 COORDINATE SYSTEM		ENDEAVOUR ENERGY CAP NO.: UIS1553	
	UNDERGROUND		UNDERGROUND	EE DEPOT	PENRITH	DATE	02/04/2026			INDUSTRIAL SUBDIVISION	
	SUBSTATIONS		SUBSTATIONS	EE REGION	CENTRAL	CH'D	S.A.	DESIGN		75 MARTIN ROAD, BADGERYS CREEK	
				HV OP DIAG	KEMPS CREEK 1 DB						
				LOCAL GOV AREA	LIVERPOOL CITY						

CERTIFIED BY ENDEAVOUR ENERGY

Amendment: _____

Date Approved: _____

Examiner's Signature: _____

Print Name: _____

This Certification is issued subject to Endeavour Energy's Standard Certification Terms

WORKS COMPLETED/FIELD BOOK

CONSTRUCTED BY: _____

WORKS COMPLETED: _____

SIGNATURE: _____ DATE: _____

INSPECTED BY: _____

SIGNATURE: _____ DATE: _____

ASSET RECORDING

I: _____

OF: _____

CONTACT No.: _____

HEREBY CERTIFY THAT ASSETS MARKED AS-BUILT ON THIS DRAWING HAVE BEEN RECORDED AS PER ENDEAVOR ENERGY STANDARD SAD 0004.

SIGNATURE: _____

DATE: _____

111009

1

2

3

4

5

6

7

8

9

10

11

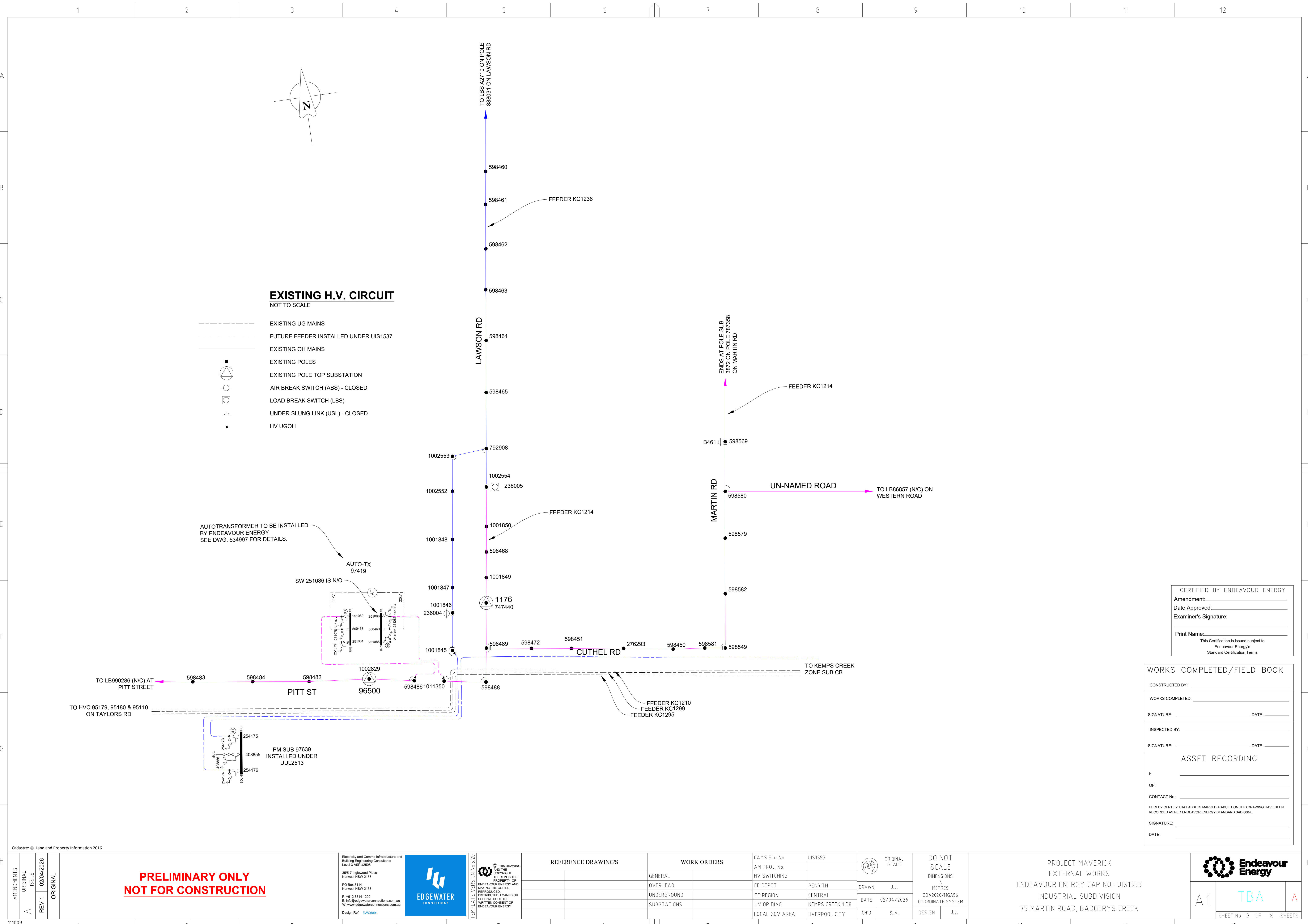
12

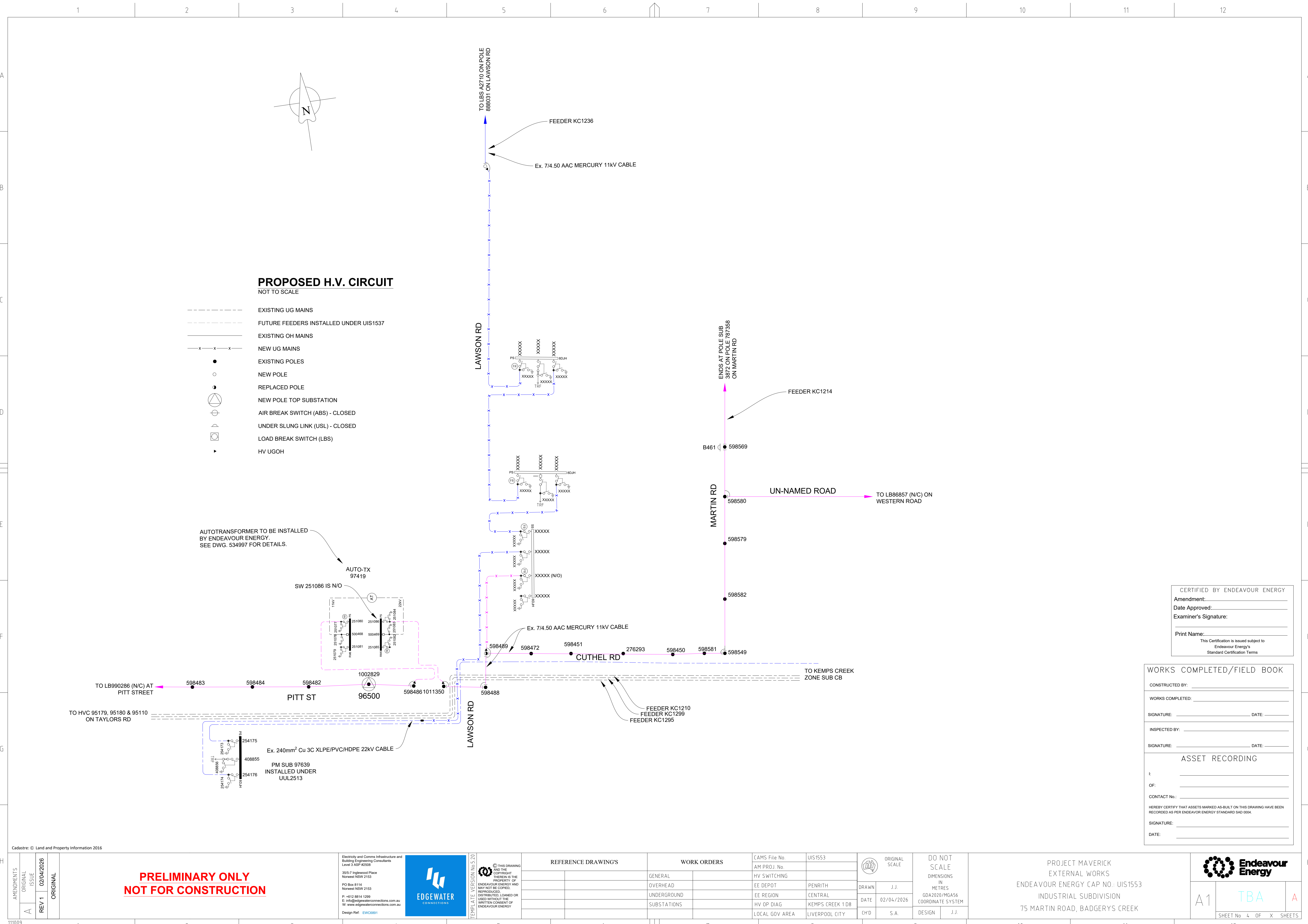
A1

TBA

A

SHEET No 2 OF X SHEETS





CERTIFIED BY ENDEAVOUR ENERGY

Amendment: _____

Date Approved: _____

Examiner's Signature: _____

Print Name: _____

This Certification is issued subject to Endeavour Energy's Standard Certification Terms

WORKS COMPLETED/FIELD BOOK

CONSTRUCTED BY: _____

WORKS COMPLETED: _____

SIGNATURE: _____ DATE: _____

INSPECTED BY: _____

SIGNATURE: _____ DATE: _____

ASSET RECORDING

I: _____

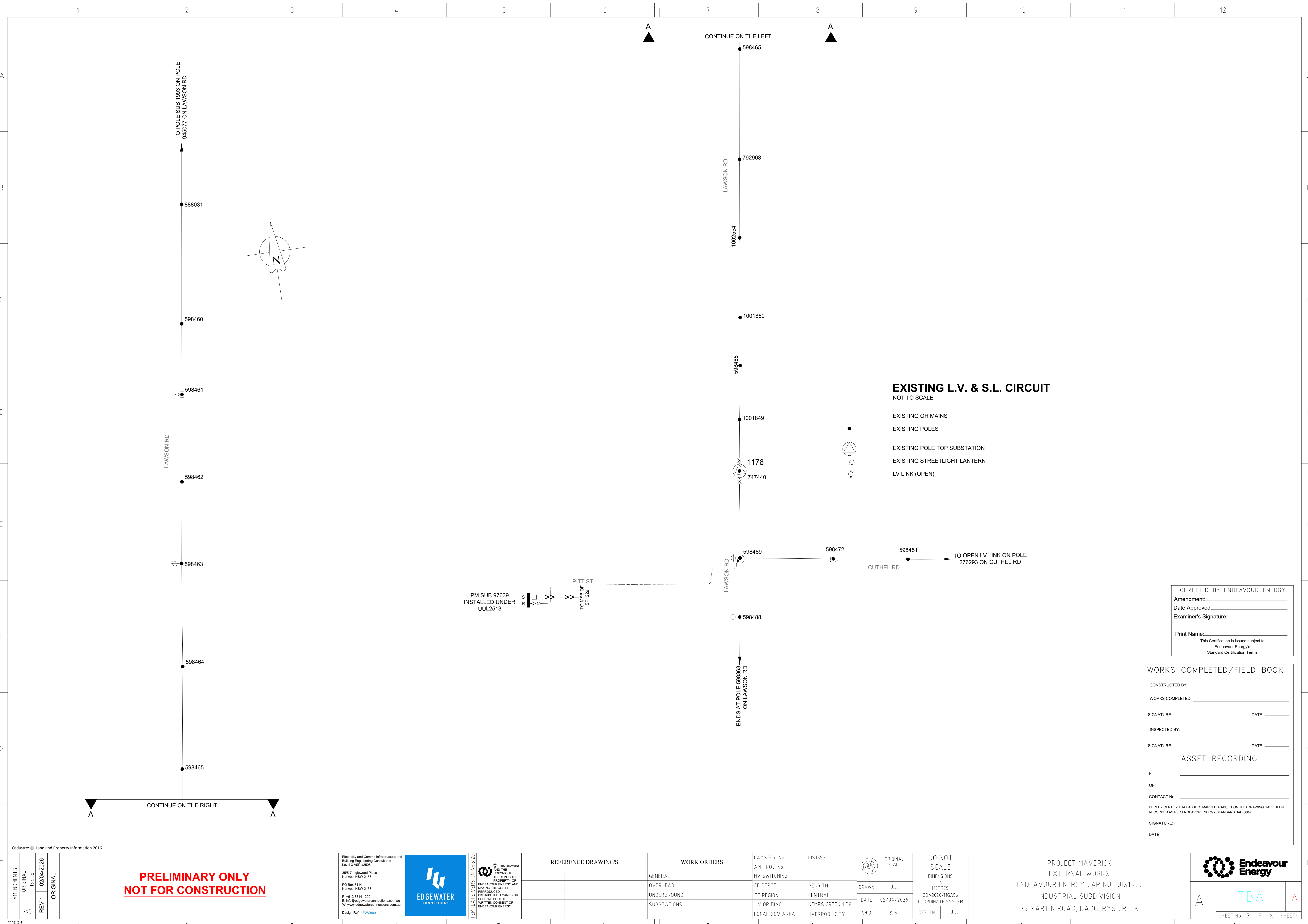
OF: _____

CONTACT No.: _____

HEREBY CERTIFY THAT ASSETS MARKED AS-BUILT ON THIS DRAWING HAVE BEEN RECORDED AS PER ENDEAVOR ENERGY STANDARD SAD 0004.

SIGNATURE: _____

DATE: _____



EXISTING L.V. & S.L. CIRCUIT
NOT TO SCALE

- EXISTING OH MAINS
- EXISTING POLES
- EXISTING POLE TOP SUBSTATION
- EXISTING STREETLIGHT LANTERN
- LV LINK (OPEN)

CERTIFIED BY ENDEAVOUR ENERGY

Amendment: _____

Date Approved: _____

Examiner's Signature: _____

Print Name: _____

This Certification is issued subject to Endeavour Energy's Standard Certification Terms

WORKS COMPLETED/FIELD BOOK

CONSTRUCTED BY: _____

WORKS COMPLETED: _____

SIGNATURE: _____ DATE: _____

INSPECTED BY: _____

SIGNATURE: _____ DATE: _____

ASSET RECORDING

I: _____

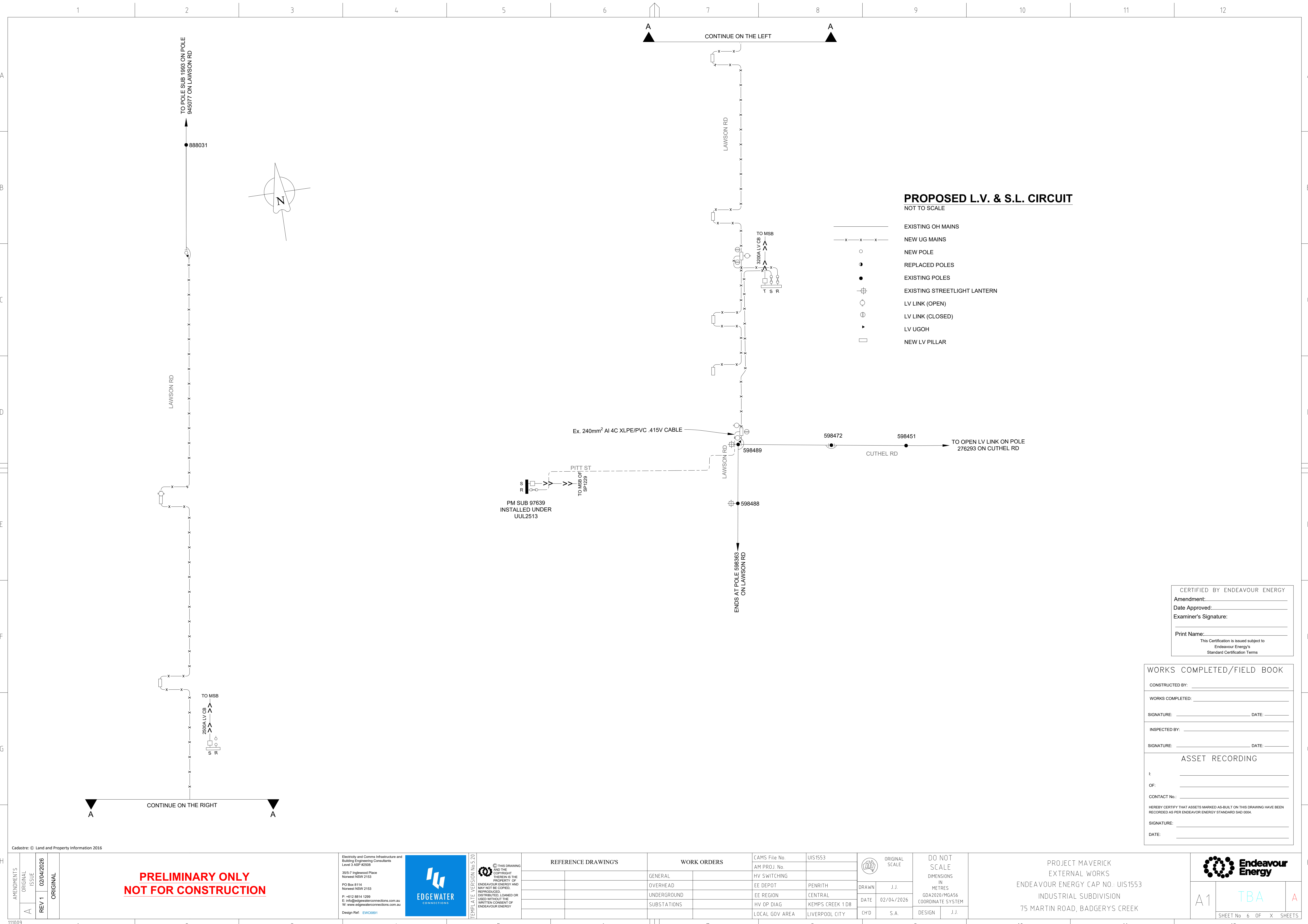
OF: _____

CONTACT No.: _____

HEREBY CERTIFY THAT ASSETS MARKED AS-BUILT ON THIS DRAWING HAVE BEEN RECORDED AS PER ENDEAVOUR ENERGY STANDARD SAD 0004.

SIGNATURE: _____

DATE: _____



This email (including any attachments) is confidential, may contain commercially sensitive information, and is intended solely for the use of the intended recipient(s). If you are not the intended recipient, you are hereby notified that any unauthorized review, disclosure, reproduction, distribution, or use of this communication, or the information it contains, is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and permanently delete (and destroy any copies of) this email. Any opinions or views expressed in this email are those of the individual sender and do not necessarily represent the views of ESR or its affiliates, unless expressly stated otherwise.

From: Joshua Jones [REDACTED]
Sent: Friday, 10 April 2026 9:12 AM
To: Hamish Boots [REDACTED]; Jessica Darwell [REDACTED]; Alasdair Cameron [REDACTED]
Cc: steve [REDACTED]; Will Dwyer [REDACTED]; Alex Lai [REDACTED]
Subject: RE: EWC6504: UIS1553 - 75 MARTIN ROAD BADGERYS CREEK - Supply Offer- Vishal Chavan

[EXTERNAL EMAIL**]**

Good morning all,

We have completed the method of supply for the connection of warehouses 1-3.

Due to the connection arrangement of overhead mains that will be undergrounded, we also require a switching station. The sizing allowance next to the substation for a switching station is 3.5m x 3.2m.

Please see the attached concept for your reference.

Please also note that the proposal may change based on EEs plans for the network in this area.

Typical response for a Design Brief is 2-3 weeks however due to a lot of internal staff at EE being on extended leave we have seen significant delays for Design Briefs across all projects.
Thanks.

Kind Regards,



Joshua Jones
Electrical Engineer

[REDACTED]
[REDACTED]

PO Box 8114 Norwest NSW 2153

www.edgewaterconnections.com.au

From: Hamish Boots [REDACTED]
Sent: Thursday, 19 March 2026 5:53 PM
To: Joshua Jones [REDACTED]; Jessica Darwell [REDACTED]; Alasdair Cameron [REDACTED]
Cc: Stephen Allan [REDACTED]; Will Dwyer [REDACTED]; Alex Lai [REDACTED]
Subject: RE: EWC6504: UIS1553 - 75 MARTIN ROAD BADGERYS CREEK - Supply Offer- Vishal Chavan

Thanks Joshua and apologies I was not available to join your meeting
Confirming current forecast of June 2027 for Warehouses 1-3. At this stage, a minimum 12-24mths until WH4 comes online.
Regards

Hamish Boots | Senior Development Manager



ESR Australia & New Zealand
Level 13, 39 Martin Place, Sydney 2000 | au.esr.com

Follow us on [LinkedIn](#)



This email (including any attachments) is confidential, may contain commercially sensitive information, and is intended solely for the use of the intended recipient(s). If you are not the intended recipient, you are hereby notified that any unauthorized review, disclosure, reproduction, distribution, or use of this communication, or the information it contains, is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and permanently delete (and destroy any copies of) this email. Any opinions or views expressed in this email are those of the individual sender and do not necessarily represent the views of ESR or its affiliates, unless expressly stated otherwise.

From: Joshua Jones [REDACTED]
Sent: Thursday, 19 March 2026 4:46 PM
To: Jessica Darwell [REDACTED]; Alasdair Cameron [REDACTED]
Cc: steve [REDACTED]; Will Dwyer [REDACTED]; Hamish Boots [REDACTED]; Alex Lai [REDACTED]
Subject: RE: EWC6504: UIS1553 - 75 MARTIN ROAD BADGERYS CREEK - Supply Offer- Vishal Chavan

[EXTERNAL EMAIL**]**

Hi Jessica & Alasdair,

Thanks again for your time this afternoon.

As discussed, please see the attached updated maximum demand for the site which totals to ~2.6MVA and indicative substation locations. Please note that for Warehouse 4, a suitable location will be along the Martin Road frontage due to the level differences and retaining walls along Lawson Road.

We already have 2x connection of load applications from Endeavour Energy from the previous site plan layout which we will utilise for this updated layout. Endeavour Energy have raised the following reference numbers UIL8279 & UIL8280.

UIL8279 can capture the connection for warehouses 1-3 under the initial stage where UIL8280 can capture the future design for warehouse 4.

During our meeting we noted that Feb 2027 will be the substation landing for warehouses 1-3. Could you please advise an indicative date for warehouse 4?

Please let me know if you have any comments or questions.

From: Stephen Allan [REDACTED]
Sent: Thursday, 26 February 2026 10:02 AM
To: Alasdair Cameron [REDACTED]
Cc: Joshua Jones [REDACTED] Jessica Darwell [REDACTED]
Subject: EWC6504: FW: UIS1553 - 75 MARTIN ROAD BADGERYS CREEK - Supply Offer- Vishal Chavan

[EXTERNAL EMAIL**]**

Hi Alasdair,

As we discussed yesterday, we have received our Supply Offer from Endeavour Energy for your Martin Road, Badgerys Creek site. Can either you or Jessica also please sign the last page of the Supply Offer and return to us.

The Supply Offer does not provide any indication of the Supply Methodology; however we have been liaising with Endeavour Energy extensively in this location. I have also spoken with Joe Degabrielle (Network Planner) about this ESR site. Joe has so far indicated that we would most likely be connected via the Lawson Road frontage by the existing HV across that frontage.

Currently the HV along your Lawson Road frontage is 11kV from Kemps Creek Zone Substation, this will be converted to 22kV from Badgerys Creek Zone Substation when it is commissioned. The latest I have heard is Endeavour are around 6 months ahead of schedule with the construction of Badgerys Creek Zone Substation. I estimate this will be energised early 2027, and conversion to 22kV along Lawson Road would be around Q1 or Q2 2027.

As your site would be after the conversion to 22kV, I can not pinpoint yet exactly how we would connect you, other than I know it should be along Lawson Road. Endeavour would make us underground the frontage which we need to do anyway due to your road works. This will come out of our Design Brief which Josh will initiate by doing our proposed Method of Supply in the next week or so. I do believe Endeavour will be slow to process our Method of Supply (in the order of 4-6 weeks) as this site is within an area being converted to 22kV so they do have moving pieces of the puzzle in this geographical location. While it will take a while for them to respond, the good news is the site will be provisioned for during the 22kV conversion so should be fine from a capacity perspective.

In summary I am not concerned for electrical capacity to supply this site, the issue at the time would be more co-ordinating this site with any others that would be being constructed at that same time frame, so a staging and sequencing aspect instead. The caveat to supply at the frontage would be if ESR lands some very large load tenant, then it would be a feeder to Badgerys Creek Zone Sub.

Please let us know if you need anything else.

Regards
Steve

Appendix D – Endeavour Energy Servicing Advice

Rachel Higginson

From: John Le [REDACTED]
Sent: Friday, 6 December 2024 1:33 PM
To: Rachel Higginson
Subject: RE: ENL6056 - 32,34,30,31,33,35, 85 MARTIN ROAD BADGERYS CREEK - Reply
Attachments: HV1.jpg; LV1.jpg

Hi Rachel,

Your Enquiry:

A SSDA is being lodged and as part of this application we are preparing an infrastructure strategy for the site. We'd like to understand the electrical servicing requirements for the site.

Planning Section response:

ENL6065 is for four warehouses with an assessed load of [2.25MVA](#)

The proposed development is within the designated 22kV network area of the Aerotropolis that will be supplied from the proposed [132kV/22kV Badgerys Creek ZS](#) circa 2027.

All assets to service this development shall be established as 22kV and connect into the 22kV network that will exist by 2027 as a result of works associated with establishing Badgerys Creek ZS.

The development will be required to underground along its frontage(s) in Lawson Rd and Martin Rd as part of establishing connections from both streets.

There will be sufficient capacity for ENL6065.

A more specific MOS will be provided when a [UIS/UII](#) is received, and is expected to establish a number of PM subs to suit each warehouse pad (ie 500kVA for WH1 + 500kVA for WH2 + 500kVA for WH3 + 1000kVA for WH4) together with 22kV cables and conduits along and from both Lawson Rd and Martin Rd including X-FDR tie(s), and SCADA automated switches will be advised at strategic locations.

John Le | Customer Solutions Engineering Specialist

[REDACTED]
Level 40-42, 8 Parramatta Square, 10 Darcy Street
Parramatta NSW 2150. Dharug Country
endeavourenergy.com.au |    