NORTHROP

HUNTINGWOOD PROCESSING EXPANSION PROJECT - INFRASTRUCTURE REPORT

Huntingwood Processing Expansion

65 Huntingwood Drive, Huntingwood, NSW 2148

PREPARED FOR
Charter Hall Holdings Pty Ltd
C/- FDC
22-24 Junction Street
Forest Lodge NSW 2037
Tel: 02 8117 5000

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Infrastructure Report

Revision Schedule

Date	Revision	Issue	Prepared By	Approved By
21.06.2021	1	Preliminary	HT/GL/BL	AH
05.07.2021	2	Preliminary Revision 1	HT/GL/BL	AH
16.07.2021	3	Preliminary Revision 2	HT/GL/BL	AH
16.07.2021	4	Preliminary Revision 3	HT/GL/BL	AH

Northrop Consulting Engineers Pty Ltd

ACN 064 775 088 | ABN 81 094 433 100

Level 11, 345 George Street, Sydney NSW 2000

02 9241 4188 | sydney@northrop.com.au | www.northrop.com.au

Executive Summary

This Infrastructure Management Plan (IMP) report has been prepared by Northrop Consulting Engineers Pty Ltd (Northrop) on behalf of Charter Hall Holdings Pty Ltd for the State Significant Development Application related to the Huntingwood Processing Expansion project (the Project).

This IMP outlines the existing infrastructure, detailing information on the existing capacity and any augmentation to the services required for the proposed development. The report also details records of consultation with relevant agencies. The details within this report are preliminary and based on currently available information and correspondence undertaken at the time of writing.

This report has been prepared to support the State Significant Development (SSD) application for the Huntingwood Expansion project.

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1. Development Description

Client	Charter Hall Holdings Pty Ltd
Project Name	Huntingwood Processing Expansion Project
Project Address	65 Huntingwood Drive, Huntingwood

The Project covered by this report proposes an expansion of the existing food processing operations. Refer to Figure 1 hatched in red colour. Noting that the red hatching doesn't include the ancillary structures including ingredient silos, storage building and smaller processing building.

The proposed works comprise the following:

- Construction of a new processing facility (24,775sqm) with first-floor amenities in the northwest corner of the site.
- Construction of a new ingredient silo building (1,000sqm) along the Huntingwood Drive frontage.
- Construction of a storage building (270sqm) to the east of the existing building.
- Construction of a new processing building (1,200 sqm) and ingredient silo building (120 sqm) to the south of the main facility
- Replacement of the existing on-site detention basin (OSD) bason with an OSD tank below the basement car park.
- Landscaped setbacks along both street frontages to screen the new processing facility and loading area.

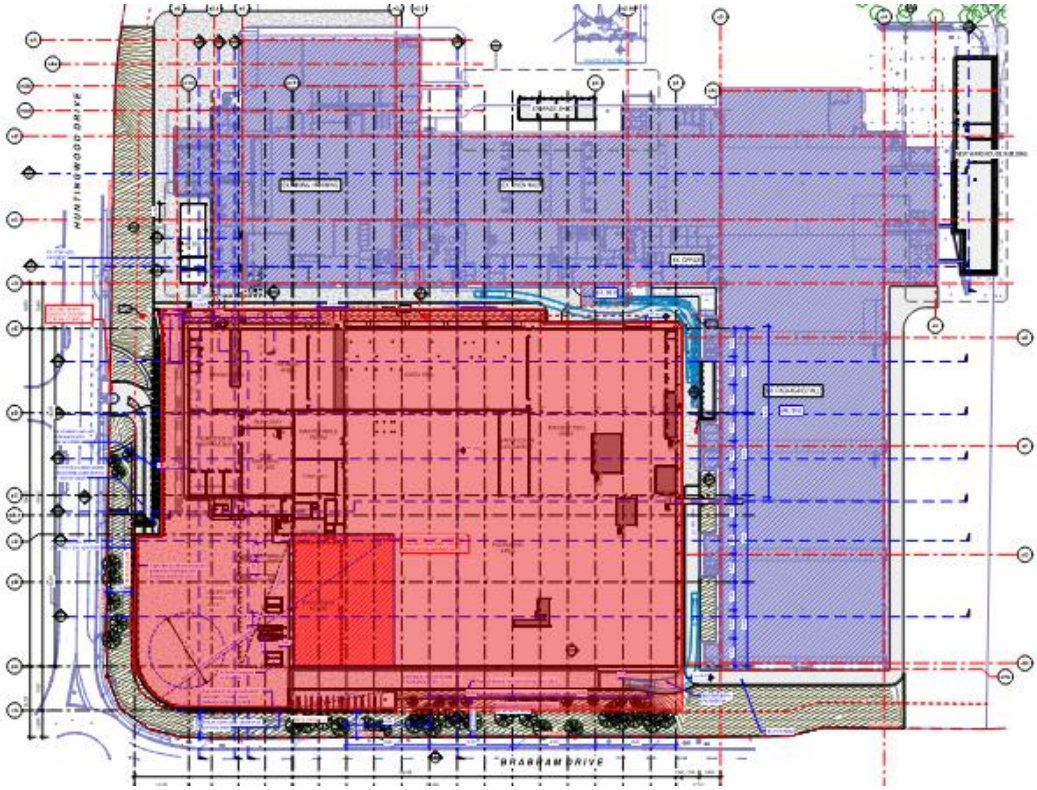


Figure 1: Proposed Development

2. Site Description

The proposed site of development is located within Huntingwood Industrial Estate, 32km west of the Sydney CBD and 4km south of Blacktown Town Centre. The site is situated along the southern boundary of Huntingwood, bordering the Western Motorway (M4) to the south and Huntingwood Drive to the north. (Refer to hatched area in Figure 2 below). The site is currently occupied by Arnott's Biscuits processing facility which operates 24 hours a day, seven days a week.

Figure 2: Location of Proposed Site Development

The site is approximately 16.4ha in size and is situated on an existing car parking and fields. Figure 2 does not include the full development footprint.

3. Existing Services

3.1 Power

The existing site is bounded by Endeavour Energy high voltage (HV) infrastructure (11kV cabling) network on the northern and western boundary, Huntingwood Drive and Brabham Drive respectively.

Charter Hall Holdings Pty Ltd Huntingwood is an existing Endeavour Energy 11kV High Voltage Customer (HVC) 18373. Existing HVC-18373 is connected to three feeders HT1246, HT1246 from Huntingwood zone substation and 17065 from Arndell Zone Substation. Currently HVC is supplied by active dedicated feeder HT1246, backup dedicated feeder 17065 to maintain redundancy and feeder HT1246 is used for network interconnection.

Endeavour Energy would make a determination and advice the scope of works required based on, existing maximum demand, new future maximum demand and approximate timeline for new load to be commissioned. If the existing HVC has a capacity to supply the new maximum demand, no new work would be required. Otherwise HVC upgrade works, or additional new dedicated feeder would be required.

Figure 3: Existing Endeavour Energy connection

3.2 Telecommunications

Following the review of the Dial Before You Dig (DBYD) plans, we have identified existing utility telecommunications services in the immediate vicinity of the development. Utility telecommunications cabling is installed in underground conduits on street verges, with regular access points through pits along Huntingwood Drive and Brabham Drive.

3.2.1 Shared Communications Pathways (Telstra & NBN)

It shall be noted that NBN trenches/ducts and cables are shared with Telstra services due to NBN taking ownership of the existing Telstra copper and hybrid-fibre-coaxial (HFC) network in Huntingwood. The ducts contain NBN backbone fibre optic cable and NBN customer copper/HFC cabling, as well as Telstra backbone fibre optic cable and Telstra customer copper and fibre optic cabling.

The following sections applicable to Telstra and to NBN shall thus be read with the assumption that infrastructure is shared.

3.2.1.1 NBN

Existing NBN ducts reticulate along Huntingwood Drive and Brabham Drive on the northern and southern verge.

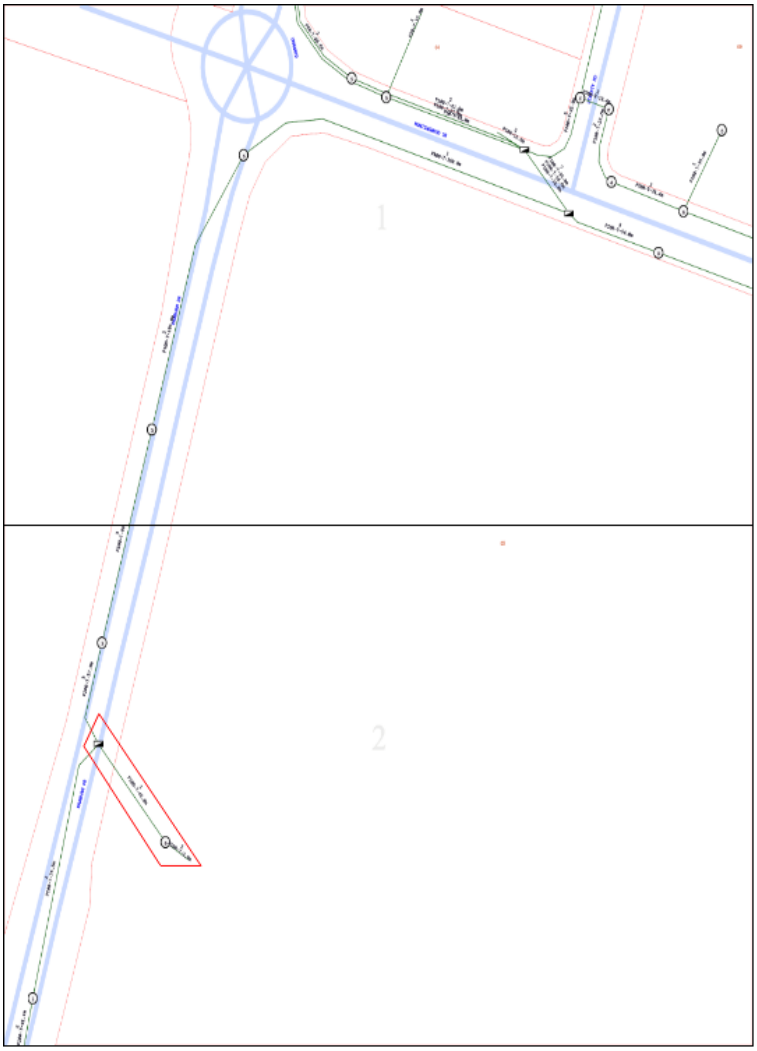


Figure 4: NBN Lead-in Cabling to Existing Site

The existing site contains an NBN lead-in conduit comprising of a single P100 conduit running through a type 6 pit located inside the site boundary. The lead-in conduit is highlighted in red on Figure 4.

3.2.1.2 Telstra

Existing Telstra ducts reticulate along Huntingwood Drive and Brabham Drive on the northern and southern verge.

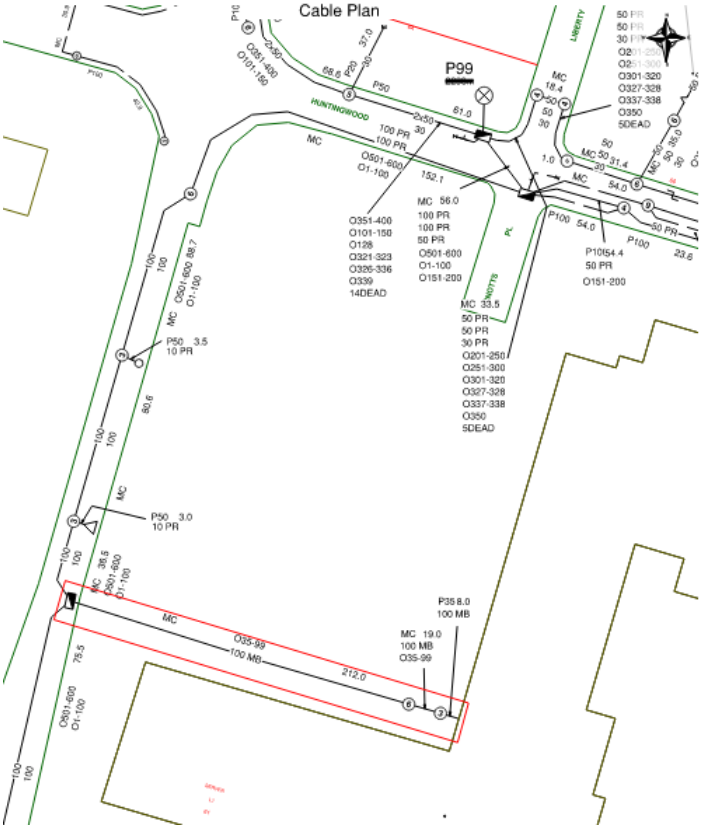


Figure 5: Telstra Lead-in Cabling to Existing Site

The existing site contains a P100 Telstra lead-in conduit terminating at a type 6 pit within the site boundary. From this pit, a P100 conduit reticulates to a second type 3 pit. The cable within the conduit is unknown.

3.2.2 Fibreconx

Existing Fibreconx ducts reticulate along northwestern side of the site, from northern side of Huntingwood Drive to western side of Brabham Drive. There is no information about the conduit size.

3.2.3 Nextgen

Existing Vocus ducts reticulate along southern side of Huntingwood Drive and terminated at the intersection of Huntingwood Drive and Liberty Road. There is no information about the conduit size.

3.2.4 Optus

Existing Optus ducts reticulate along the Huntingwood Drive and Brabham Drive. There is no information about the conduit size.

3.2.5 Uecomm

Existing Uecomm ducts reticulate along southern side of Huntingwood Drive and terminated at the northern side of Huntingwood Drive. There is no information about the conduit size.

3.2.6 Vocus

Existing Vocus ducts reticulate along northern side of Huntingwood Drive and crossing south before terminated at the intersection of Huntingwood Drive and Liberty Road. There is no information about the conduit size.

3.3 Sydney Water Sewer Main Service

The existing site is bounded by Sydney Water sewer mains along the northern and western boundary of the site. The sewer main along the northern boundary is a 225mm VC main.

The sewer main along the western boundary is a 300mm VC main (see figure below).

From the initial tabletop review, the existing sewer main shall be satisfactory to serve the proposed development. However final application to Sydney Water via a Section 73 application shall be submitted to Sydney Water to confirm sewer main capacity once SSD has been lodged.

Due to the proposed building location, the building would be located parallel to the existing sewer main, along the western boundary. Submission and approval would need to be submitted to Sydney Water, prior to commencement on site, as part of the building plan approval process with Sydney Water. This would be dealt with during design phase of the project.

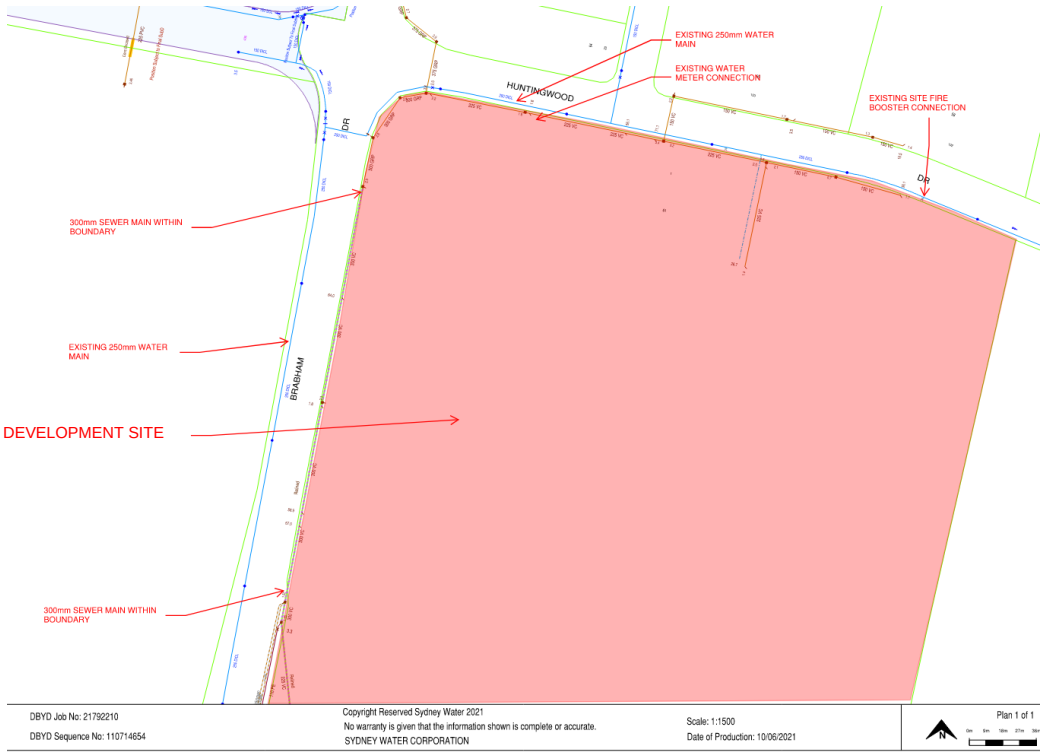


Figure 6: Existing Sydney Water Sewer and Water mains

3.4 Sydney Water Potable Main

The existing site is bounded by Sydney Water potable mains in Huntingwood and Brabham Drive. The mains are 250mm DICL mains.

Currently the existing water meter connection would be off the main in Huntingwood Drive.

From the initial tabletop review, the existing water main shall be satisfactory to serve the proposed development. However final application to Sydney Water via a Section 73 application shall be submitted to Sydney Water to confirm water main capacity once SSD has been lodged. A pressure flow statement a pressure flow statement has been received and it is expected that the necessary pumps could be incorporated into the hydraulic design to address the actual demand and pressure if required.

3.5 Jemena Gas Main

The existing site is bounded by Jemena gas mains in Huntingwood Drive and Brabham Drive. The main in Huntingwood & Brabham Drive, are 110mm NY -210kPa main (see figure below).

The existing site gas connection for the site is off Brabham Drive, located more to the southwest corner of the site. The connection is served of the high-pressure gas main which is a 150mm - 1050kPa main.

Final application would need to be made to Jemena subject to gas loads required for the proposed building development, to confirm final capacity of gas mains in the area.

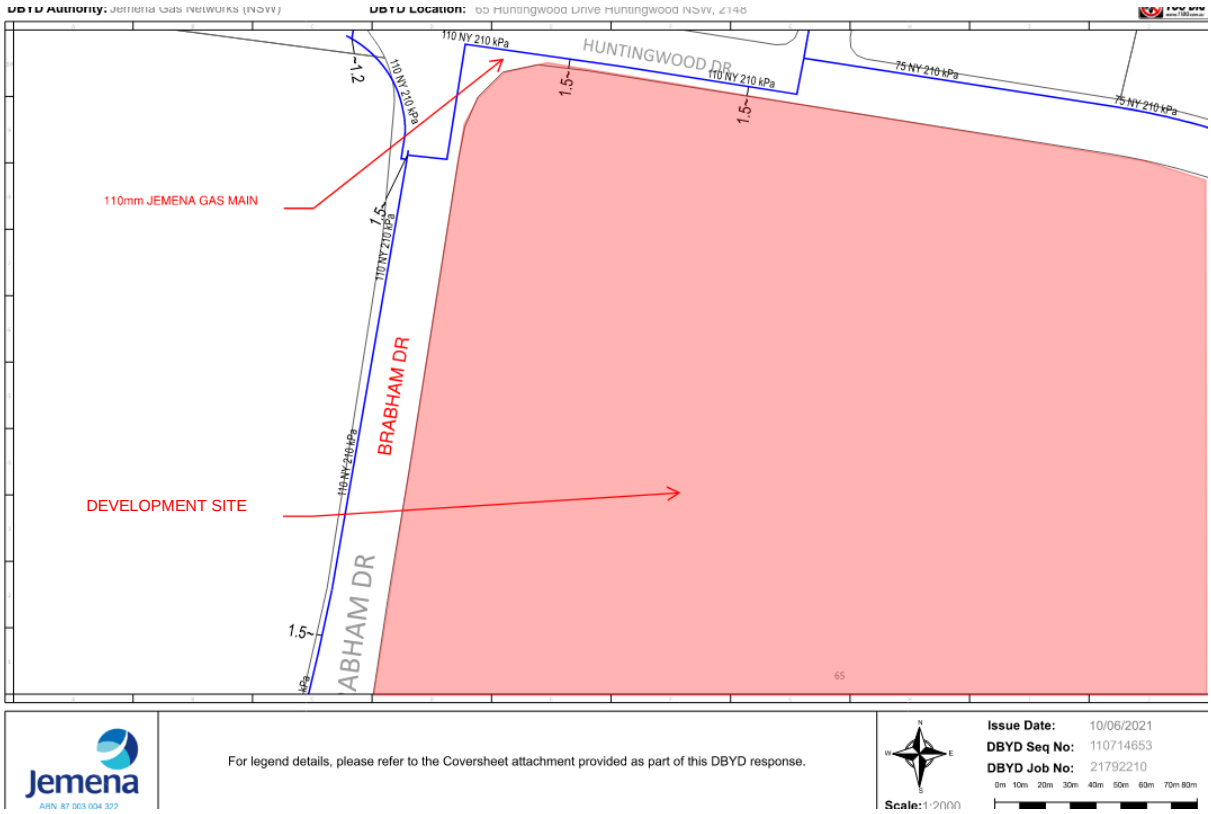


Figure 7: Existing Jemena Gas mains – Northern part of the site

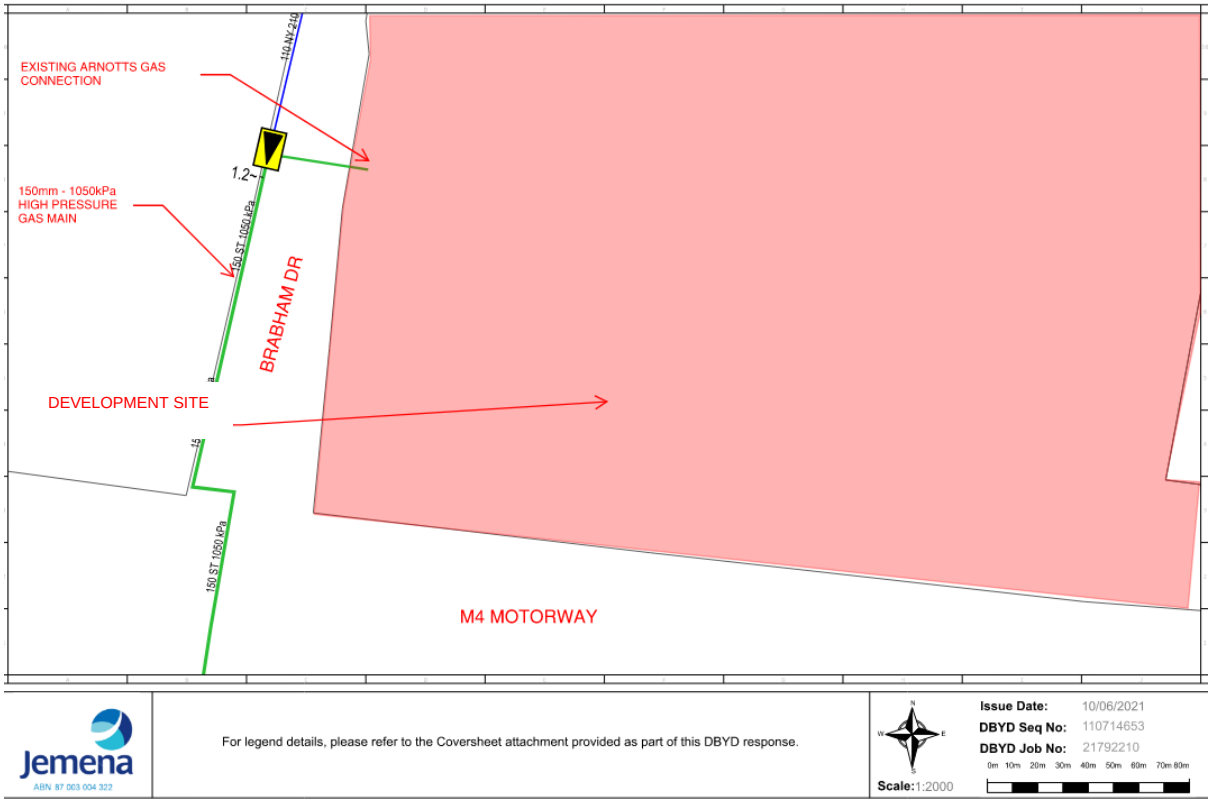


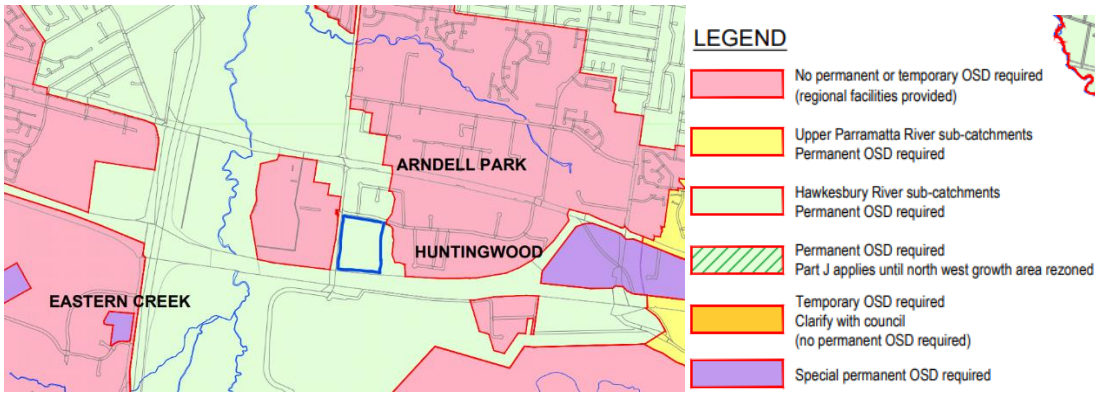
Figure 8: Existing Jemena Gas mains – Southern part of the site

3.6 Civil Engineering Services

The land is zoned as IN2 and is governed by council policy for development works within industrial zoned land - Blacktown DCP (2015) Part E and Blacktown City Council (BCC) Engineering Guide for Development (2005).

3.6.1 Stormwater Drainage

Council policy on Stormwater and OSD is identified in the Blacktown DCP (2015). The below council map indicates the site lies within the Hawkesbury River sub catchment that requires permanent OSD.



A stormwater strategy has been proposed within the 'Proposed Civil Engineering Package' by Sparks and Partners. There is an existing above ground detention basin currently located within the site which is nominated to be replaced with an OSD tank below the basement car park.

The works are proposed to be located above an existing portion of the underground stormwater system on site. The existing stormwater is likely to be capped, demolished, or reconnected into the network via pits within the site.

Existing stormwater discharge connection points into Huntingwood Road are nominated to be utilised. To suit this layout, the system upgrades will include the removal of existing stormwater pipes and pits with the new stormwater infrastructure to reconnect into the existing system to service both the existing and proposed development.

For water quality, an end of line GPT has been nominated prior to discharge to the existing kerb inlet pit within Huntingwood Drive.

3.6.2 Flooding

Blacktown Council 'MapsOnline' system indicates no flooding constraints in the vicinity of the site.

Figure 9: Blacktown Council 'MapsOnline' system

4. Conclusion

This Infrastructure Management Plan (IMP) outlines the existing Utility Infrastructure servicing the existing site and nearby area.

It has been identified that a HVC upgrade or additional new dedicated feeder (subject to Endeavour requirements) may be required to support the proposed development. Provision of such requires further investigation of the current capacity of the existing HV network and future capacity to support the proposed utility works.

Telecommunications services will be provided to the proposed extension via the existing private structured cabling system. Private communications services to be extended via a new fibre link from existing site distribution to the new building. Incoming telecommunications infrastructure (NBN) to be maintained with main connection at existing site distributor.

Preliminary assessment indicates that the existing Lead-in / NBN connection comes from Brabham Drive.

From our initial desktop review of existing authority infrastructure mains for sewer, water, and gas mains, we believe mains would be adequate for the proposed development. Final liaising with Sydney Water and Jemena would be required to confirm capacity of the existing mains, once SSD has been obtained.