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Ref: SY075350.000

Thursday, 5 August 2021

ESR
Level 29, 20 Bond Street
Sydney NSW 2000

Attn: Grace MacDonald

Dear Grace,

RE: Jalco – Change of Use

Section 1.2 of the SEARS requirements issued by D.P.I.E notes that infrastructure upgrades may need to be addressed to support the change of use from warehousing to general manufacturing.

I note that section 3.2 has commentary associated with Endeavour Energy's requirements for the development including the installation of a padmount substation to provide electrical service to the development.

In regard to Sec 3.1 of the report I make the following comments:

1.0. Potable Water

The proposed development has frontage to an existing 150mm potable water main. A 150mm pipe size is the standard pipe size required by Sydney Water to service industrial/commercial lands. This main is in the process of being extended to create a ring main system within the Johnston Crescent corridor to connect to larger supply mains (300mm and 450mm mains) in Burley Road.

Discussion with the consultants for the developer indicate that the program for completion of the Johnston Crescent extension will be late 2023. Construction of the road extension will also allow utility services to be extended within the road corridor.

Ring main systems for potable water supply are important for supply security. Ring mains allow for bi-directional flows in case of main break or maintenance shutdowns in the water supply system to strengthen and create a more robust supply to development areas.

A number of pressure and flow enquiries have been made to Sydney Water concerning the 150mm water main that the subject site has frontage to. Verification of the results from Sydney Waters' models has been undertaken by a Practical Flow Test (i.e., a specific test related to this water main by a site based flow and pressure assessment). In both cases (i.e., the Sydney Water model based results and the practical field test) good pressure and flow results have been determined.

The proposed development can be adequately catered by the existing system and with the anticipated completion of the Johnston Crescent ring main system in late 2023 a further enhancement to the pressure and flows is expected together with a more robust bi-directional flow being obtained.

2.0. Waste Water

The proposed development can connect to the existing Sydney Water waste water reticulation system that is within the site adjacent to the Johnston Crescent frontage.

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The waste water system is a 225m gravity sewer which is Sydney Waters' standard paper size requirement for industrial/commercial land. The development will require an application to Sydney Water for a Sec 73 Certificate and it is expected that in Sydney Waters' Notice of Requirements for the development trade waste issues will need to be addressed.

Should discharge from the development exceed capacity of the 225mm main techniques such as in-line storage and controlled release of the discharge can be undertaken. The receiving sewer for the 225mm reticulation system is a 375mm system on Burley Road. That 375mm provides substantial capacity to handle waste water discharge from the subject and surrounding developments.

3.0. Electrical

As mentioned in the introduction it appears that Endeavour Energy has outlined requirements for the proposed development - i.e., the installation of an onsite padmount substation.

Currently the subject site has frontage to two High Voltage feeders within Endeavour Energy's conduit systems, which are installed on both sides of Johnston Crescent. Each H.V feeder has capacity of serving up to 5MVa of demand. Spare conduits exist for the extension of further H.V feeders if required.

The Horsley Park area, which is the subject of substantial release and development of industrial facilities is well serviced by pre-planned electrical service assets to support the development of a range of industrial uses.

4.0. Telecommunication

NBN Co is the telecommunication supplier for thus area. Currently the developer of the Johnston Crescent precinct has installed pit and pipe infrastructure along Johnston Crescent.

Fibre-optic cable has been installed in the pit and pipe network to serve the developments currently undertaken along Johnston Crescent. Fibre-optic cable will need to be extended along the pit and pipe network to the subject site. This process will be addressed by NBN Co.'s standard asset delivery process.

5.0. Conclusion

The current developer of the Johnston Crescent precinct has installed substantial infrastructure to support developments in this area. The capacity of utility infrastructure that services this area and adjacent areas has been pre-planned to cater for a range of industrial/commercial activities.

Applications to the utility service providers for further developments will provide responses that will outline their asset utility requirements for developments in this area, however the capacity of existing asset reticulation systems is substantial to cater for the subject development.

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

Yours Faithfully,
LANDPARTNERS PTY LTD

Gregory K Oxley
Registered Land Surveyor/Project Director