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To: CHARTER HALL

**Project: COMPASS 2 WAREHOUSE & DISTRIBUTION CENTRE
SERVICE INFRASTRUCTURE ASSESSMENT**

Our Ref: SY075450.000

Date: JANUARY 2022

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Revision:

Issue	Date	Comment
A	10/2021	Issue for comment
B	11/2021	Updates
C	01/2022	Updated masterplan
D	02/2022	Updates

EXECUTIVE SUMMARY

Servicing Capability

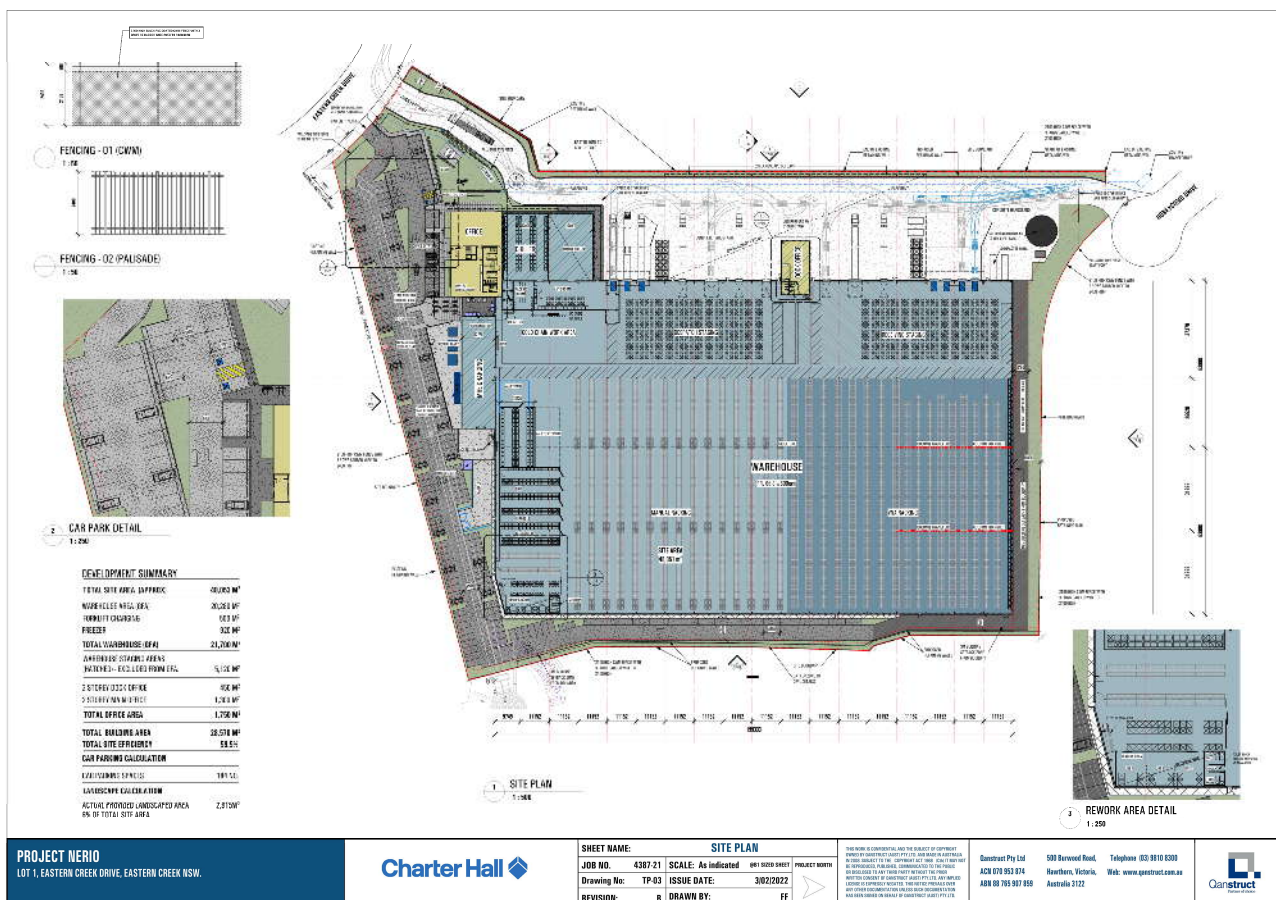
- Potable Water
 - ▲ Estimated Potable Water Demand
 - Average Day Demand 14kl/day
 - Max Day Demand 24kl/day
 - ▲ Supply is provided from the Minchinbury Elevated System.
 - ▲ Substantial potable water reticulation system exists adjacent to the site. A 200mm water main provides frontage to the site for connection of potable water supply.
- Waste Water
 - ▲ Estimated Waste Water Demand 13kl/day
 - ▲ A 375mm sewer main exists along the southern boundary of the site.
 - ▲ A 300mm sewer main is constructed adjacent to the northern boundary of the site within an adjacent property.
 - ▲ Adequate waste water supply exists to serve the proposed development.
- Electricity
 - ▲ Endeavour Energy has installed high voltage feeders within the conduit system on both sides of Eastern Creek Drive providing connection opportunity for development of the subject site.
 - ▲ A number of existing padmount substations have been installed on adjacent properties to the subject site.
 - ▲ It is anticipated that the proposed development would be served by a padmount substation to be provided during development of the site.
- Telco
 - ▲ NBN is the network provider for the area and has established underground fibre optic cables within Eastern Creek Drive.

1.0 INTRODUCTION

It is anticipated that a State Significant Development (SSD) application will be made to Department of Planning, Industry and Environment. As part of that application the Department has issued SEARS requirements for the proposed development.

The site is known as Lot 1 DP1274322 within the Eastern Creek employment area. Substantial infrastructure has been installed by the utility service operators that will provide adequate service to the proposed development.

Charter Hall have provided a concept masterplan which has been the basis of comments within this report. The masterplan is shown as follows:



1.1 SEARS REQUIREMENTS

Sears requirements outlined in SSD-30923027 from the Department of Planning, Industry & Environment have been used. Those requirements outline key issues one of which is the following:

Infrastructure Requirements & Utilities	How It Is Addressed	Section of this Report
Assess the impacts of the development on existing utility infrastructure & service provider assets surrounding the site. Infrastructure Delivery, Management and Staging Plan	Identify existing services through site inspection and utilising existing service utility plans	Section 3, 4, 5 & 6
Identify any infrastructure upgrades required onsite and offsite to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.	Determine demand requirements for the development, determine if any upgrades or infrastructure amplifications required.	Appendix A & B
Provide infrastructure staging plan, description of how infrastructure requirements would be coordinated, funded and delivered to facilitate the development.	Assess existing infrastructure if staging of any upgrades (if required) will be required and if so what funding is required	Sec 3.2(b) Sec 4.0 Sec 7.0

2.0 SERVICE AUTHORITIES:

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

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

3.0 POTABLE WATER AND WASTE WATER

3.1 POTABLE WATER

- The site is supplied from the Minchinbury Elevated reservoir system. The reservoir system is a substantial Sydney Water asset consisting of an on-ground reservoir and an Elevated reservoir, associated water pumping station and a network of distribution mains serving Erskine Park and adjacent areas.
- Immediately adjacent to the site and within the Eastern Creek Drive corridor is a 200mm potable water main. This main is available for connection. On the southern side of Eastern Creek Drive is a 450mm trunk water main. This main is not available for connection.
- Based on the provided masterplan outlining the development of a warehouse/logistics facility with associated office space, I have determined potable water demand as follows:

Average Day Demand	14kl/day
Max Day Demand	24kl/day
(Refer to Appendix A for calculation)	
- Adequate capacity (pressure and flow) exists within the adjacent reticulation system to serve the proposed development.

3.2 WASTE WATER

- a) A 375mm sewer main is constructed within the site adjacent to and parallel with the southern boundary of the site.
- b) No inlets have been provided along this main to allow connection of the site to this sewer. An application will need to be made as part of the development of the site to Sydney Water to construct a minor extension from one of the manholes along the sewer and within the site to facilitate connection of the internal waste water system to be constructed to serve the development with this Sydney Water sewer main.
- c) Based on the masterplan I have calculated that average day flow from the site would be 13kl/day.
- d) The Sydney Water sewer network will adequately cater for this level of discharge from the development.

4.0 ELECTRICITY

- a) There are two major zone substations in the Eastern Creek employment precinct, one located in Wonderland Drive (a 90MVa zone substation), and another located at the corner of Old Wallgrove Road and Roberts Road (also a 90MVa zone substation). The Roberts Road zone substation supplies the subject site and surrounding areas.
- b) Endeavour Energy have installed high voltage 11kv feeders in conduits on both sides of Eastern Creek Drive. These feeders currently supply a number of padmount substations installed in adjacent developments.
- c) Calculations outlined in Appendix B of this report indicate the proposed development will generate a load demand of 0.6MVa.
- d) Depending on the rating of adjacent padmount substations there may be a possibility that any surplus capacity from those padmounts could be directed to service the proposed development of the subject site.
- e) The more likely scenario is that a new padmount substation will be required within the proposed development. If the adjoining sites are utilising the capacity of the existing 11kv feeders (which could supply a demand need of up to 4MVa) a further feeder would need to be installed in the conduit run from the Roberts Road zone substation. This is a slim possibility but needs to be factored into the supply requirements if needed.
- f) The masterplan for the development indicates a requirement for interconnection of the high voltage reticulation network in Eastern Creek Drive and Honeycomb Drive is required. An easement for the HV electrical cables is shown in the masterplan.
- g) Asset delivery of electrical infrastructure will be undertaken pursuant to Endeavour Energy's Connection Load processes.

5.0 GAS

- a) No gas reticulation services exist in the area.
- b) Jemena are the utility service providers for gas. Jemena will not install a gas reticulation system "on spec". Jemena requires firm commitments from end users for a known gas demand before it will invest in the installation of gas reticulation infrastructure.

6.0 TELCOMMUNICATIONS

- a) NBN Co is the network provider for this area.
- b) Prior to NBN Co becoming the provider for this area Telstra had installed a fibre optic cable system (underground) in Eastern Creek Drive – the assets are now transferred to NBN Co.
- c) The subject site has frontage to the fibre optic cable system and these cables provide the subject site ability to connect.

7.0 EXPECTED IMPACTS ON EXISTING INFRASTRUCTURE

- a) As development of the subject site is contained wholly within the property, apart from driveway crossings over the footways in the public road and connections to service assets in Eastern Creek Drive and the Sydney Water sewer main within the property, there will be no impact on existing infrastructure.
- b) The Sydney Water sewer main will be subject to the normal Sydney Water Building over/Building adjacent procedures for any construction activity over or near that asset. Sydney Water have a consent process associated with Construction Certificate approval which ensures their assets are protected.
- c) Connection to other utility service assets within Eastern Creek Drive will be undertaken following the normal consent procedures outlined by the utility service provider.

8.0 ENGAGEMENT WITH INFRASTRUCTURE PROVIDER

HillPDA were engaged by Charter Hall to undertake stakeholder engagement for the proposed development. A component of that engagement was liaison with Infrastructure authorities as noted in the HillPDA summary as follows (Endeavour Energy and Telstra response in Appendix B):

Stakeholder group	Organisation(s)	Matters Raised	Response
Infrastructure providers		comments to the SSD application.	
	Endeavour Energy	No concern – provided attachment with general guidance on potential issues to be aware of. A copy of the submissions is at Appendix F	Advice from Endeavour Energy has assisted in formulating the final DA design and documentation.
	Sydney Water	Proponent engaged with a Water Services Coordinator (authorised by Sydney Water) who advised the proponent about required works to connect to existing water assets.	None required
	Telstra	Advised that there are existing infrastructure assets on the northern side of Eastern Creek drive along the boundary of Lot 1. Existing assets to the north of Eastern Creek Drive will not be affected provided existing separations are maintained during driveway construction.	None required
	National Broadband Network	No response received	Consultation can occur as part exhibition process

APPENDIX A

POTABLE WATER & WASTE

WATER DEMAND

1. Charter Hall have provided a concept masterplan as outlined in the report.
2. The Masterplan outlines the following development areas:

- (a) Warehouse 21,700m²
- (b) Office 1,750m²

Potable Water

Development Type	Floor Area	EP/m ²	EP	P.W Demand/EP	P.W Demand
Warehouse	21700	1EP/250m ²	87	80litres/day	7kl/day
Office	1,750	1EP/20m ²	88	80litres/day	7kl/day
Total					14kl/day

So: Average Day Demand 14kl/day
 Max Day Demand 24kl/day

Waste Water

An estimate of 90% of Potable Water for Waste Water discharge:

14kl/day x 0.9 = 13kl/day

APPENDIX B

ELECTRICAL DEMAND

1. Charter Hall have provided a concept masterplan as outlined in the report.
2. The Masterplan outlines the following development areas:

- (a) Warehouse & fork lift charging station 21,700m²
- (b) Office 1,750m²

Development Type	Floor Area	Demand/m ²	Demand
Warehouse	21,700	17/VAm ²	0.4MVa
Office	1,750	100VA/m ²	0.18MVa
Total			0.6MVa

Submission 3

Liz Griffin

From: Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>
Sent: Friday, 12 November 2021 5:27 PM
To: Submissions
Subject: RE: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek
Attachments: EE SSD Eastern Creek Drive Eastern Creek.pdf; EE STANDARD DA CONDITIONS V1 OCTOBER 2021.pdf; EE FPJ 6007 Technical Review Request Aug 2019.pdf; SW08773 Work near underground assets.pdf; ENA EMF What We Know.pdf; EE Safety Plumbing.pdf; EE Safety on the job.pdf; EE MDI0044 Easements and Property Tenure.pdf; EE Guide for Padmount Substations.pdf

Hello Alex

I refer to your below email of 10 November 2021 regarding the assessment of the social impacts to accompany a State Significant Development Application currently being prepared for the construction and 24/7 operation of a warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek (Lot 1 DP 1274322) within Blacktown City Local Government Area (LGA).

Sometimes the Department will notify Endeavour Energy at the applicants request for the Secretary's Environmental Assessment Requirements (SEARs). In response to the request for SEARs, as well as commenting on the draft SEARs, as part of early consultation process I provide general advice regarding electricity distribution which may help I preparation of the Environmental Impact Statement (EIS). Due to the high number of development application and planning proposal notifications received by Endeavour Energy, recently the attached 'Development Application (DA) Checklist' and 'Standard Conditions' is being utilised for submissions being made via the NSW Planning Portal. Although not yet being used for SSD in the Major Projects Portal, as the number of notifications for SSDs is also increasing a similar approach will be adopted soon to meet the work load / response times – I've just quickly modified the form.

I appreciate not all the advice provided may be directly or immediately relevant or significant to the SSD. However in keeping with the Department's aim of earlier and better engagement, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or required electricity infrastructure needed to facilitate the proposed development on or in the vicinity of the site occur.

Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified in the attachments in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to property.development@endeavourenergy.com.au is preferred.

With the current easing of the COVID-19 health risk, whilst a significant number of Endeavour Energy staff are returning to the office, it may sometimes take longer than usual to respond to enquiries. Thank you for your ongoing understanding during this time.

Kind regards
Cornelis Duba
Development Application Specialist
Sustainability & Environment
M: 0455 250 981
E: cornelis.duba@endeavourenergy.com.au
51 Huntingwood Drive, Huntingwood NSW 2148
www.endeavourenergy.com.au

From: Balderston, Levi <Levi.Balderston@team.telstra.com>
Date: Thursday, 11 November 2021 at 1:59 pm
To: Submissions <Submissions@hillpda.com>
Subject: FW: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek

Hi HillPDA,

I have revised the proposed plans for the Industrial Development a Lot 1 Eastern Creek Rd, Eastern Creek.

There is existing InfraCo assets on the northern side of Eastern Creek drive along the boundary of Lot 1. There should not be any issues from our side with the development going ahead as long as the correct separation from the network is maintained when driveways are constructed.

If you need any more information don't hesitate to contact me.

Regards,

1

Levi Balderston
Strategic Planning specialist
Pit Pipe and Duct Planning
InfraCo



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Telstra acknowledges the Traditional Custodians of country throughout Australia and recognises their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

This email may contain confidential information.
If I've sent it to you by accident, please delete it immediately

From: ! dev4national <dev4national@team.telstra.com>
Sent: Wednesday, 10 November 2021 4:16 PM
To: ! InfraCo Pit, Pipe and Duct Planning <F1901142@team.telstra.com>
Subject: FW: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek

Hi Infraco Rep,

For your information and comment back to Alex Peck on proposed new industrial development in case you require developer to install 3PPP for future Telstra use.
Development is adjacent to nbn fixed line footprint. Telstra has previously received AFR 17432809 & 17448895 and have directed Developers/Applicants to nbn co.

Kind regards

Anna Williams on behalf of the dev4national mailbox



Telstra New Developments Team
Fixed Access Metro Implementation
Network & Infrastructure Engineering
E dev4national@team.telstra.com

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If I've sent it to you by accident, please delete it immediately