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To: **THE TRUSTEE HUNTINGWOOD PROPERTY TRUST**

Project: **AUGUSTA ST, HUNTINGWOOD EAST – SERVICE INFRASTRUCTURE ASSESSMENT**

Our Ref: **SY074904.002**

Date: **AUGUST 2023**

ABN 19 118 146 008 | sydney@landpartners.com.au |

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Revision:

Issue	Date	Comment
A	06/2022	Issue for comment
B	08/2022	Infrastructure Upgrade section added
C	07/2023	Update GFA areas, general amendments
D	08/2023	Revised masterplan, GFA areas

EXECUTIVE SUMMARY

Servicing Capability

- Potable Water
  - Estimated Potable Water Demand
    - Average Day Demand 54.5kl/day
    - Max Day Demand 114kl/day
  - Supply is obtained from the Prospect Hill Elevated system.
  - An existing 100mm water main along Augusta Street will need to be upsized to a 200mm main and deviated to facilitate the proposed development.
  - The upsized 200mm water main will connect to the existing 500mm trunk main within Flushcombe Road.
- Waste Water
  - Estimated Waste Water Demand 43.9kl/day, however the site will drain to two catchments.
  - Western catchment will drain to a new waste water reticulation system being provided under CN190965WW. Estimated demand is Average Dry Weather Flow (ADWF) of 5.9kl/day.
  - Eastern catchment will drain to existing waste water system (CN126950WW). Estimated demand is ADWF of 38kl/day.
- Electricity
  - Demand estimate indicates supply requirement of up to 4.3MVa.
  - New high voltage (HV) feeder will be required to service the proposed development. The HV feeder will be supplied from the Arndell Park zone substation at the corner of Holbeche Road and Walters Road.
- Telco
  - Telstra mobile phone facility exists within the development. The developer is in negotiations with Telstra to relocate the facility to an area as shown on the concept masterplan supplied by the developer.
  - Relocation of the existing fibre-optic cables serving the Telstra mobile phone facility will be required.
  - The site will be serviced by the fibre-optic system (relocated) that connects to distribution system within Flushcombe Road and the Great Western Highway.
  - Other telecommunications companies have assets installed at the corner of Flushcombe Road and the Great Western Highway.
- Gas
  - A 210kPa gas reticulation system exists within Flushcombe Road.
  - This main connects to gas reticulation within the residential district of Prospect on the northern side of the Great Western Highway.
  - This gas main appears to have been used to service the non-redundant Red Lea poultry processing plant.

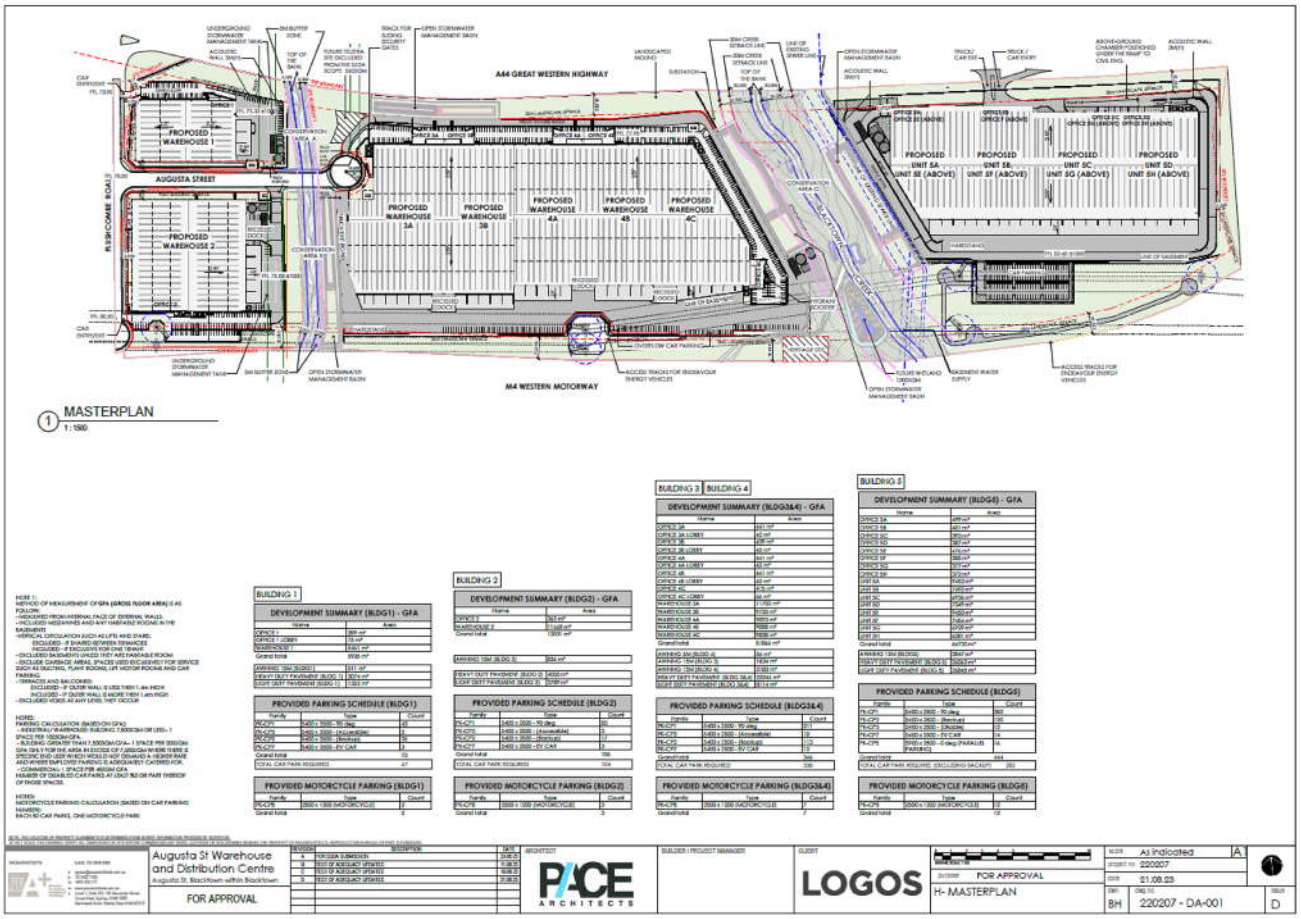
1.0 INTRODUCTION – BRIEF DESCRIPTION

The subject site is located within the area covered by State Environmental Planning Policy (Industry and Employment) 2021.

It is anticipated that a State Significant Development (SSD) application will be made to Department of Planning and Environment. As part of that application the Department has issued SEARS requirements for the proposed development under application No. SSD- 36138263.

The proposed SSDA seeks approval to redevelop the site to accommodate the Construction and operation of a warehouse and distribution centre development of approximately 134,565m^2 gross floor area, including four warehouse buildings, ancillary office space, office facilities, indicative warehouse fit-out works inclusive of warehouse racking, on-site car parking, and associated works including excavation, landscaping, and signage.

Logos have also developed a concept masterplan as shown as follows:



1.1 REVISED SEARS REQUIREMENTS

Sears requirements from the Department of Planning, Industry & Environment have been used from similar adjoining developments. Those requirements outline key issues one of which is the following:

SEARS ITEM	Section in Report
Infrastructure requirements In consultation with relevant service providers: - Assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. - Identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. - Provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.	Refer to Section 3.1, 3.2, 4.0, 5.0, 6.0, 7.0 & 8.0 of the report and Appendix A, B & C of the report.

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) Telstra: Telecommunications Infrastructure
(d) Jemena: Gas Infrastructure

3.0 POTABLE WATER AND WASTE WATER

3.1 POTABLE WATER

a) The Site is supplied from the Prospect Hill Elevated reservoir system. A 500mm trunk water main is laid in Flushcombe Road. A 100mm domestic reticulation main is connected to the 500mm main and is laid within Augusta Street. This main then connects to reticulation supply in the Prospect residential area via a main constructed under the Great Western Highway.

b) To supply the proposed demand for the development the 100mm water main will need to be relocated and upsized to a 150mm/200mm water main and reconnect to the 100mm that traverses under the Great Western Highway.

c) Potable water demand is estimated at 54.5kl/day for the proposed development.

d) A feasibility application has been lodged with Sydney Water under Case No. 199794

3.2 WASTE WATER

a) The site comprises of two waste water catchments.

b) The western portion of the site can be serviced by connection to a new waste water reticulation main being delivered under Case No. 190965WW. The estimated Average Dry Weather Flow (ADWF) from this catchment is 5.9kl/day.

c) The eastern portion of the site will drain to an existing waste water system constructed under Case No. 126950WW. The estimated ADWF for this catchment is 38kl/day.

d) Review of the catchment diagram attached to the approved design plan for Case No. 126950WW indicates that capacity for the western catchment of the site has been provided.

4.0 ELECTRICITY

a) Development of the site would provide a demand of approximately 4.3MVa (see Appendix B).

b) To cater for this level of demand high voltage feeder will need to be laid from the Arndell Park Zone Substation (corner of Walters Road and Holbeche Road – distance approximately 2.3km) to the site.

c) Logos Property have engaged Edgewater Connections, a Level 3 ASP, to lodge applications with Endeavour Energy to determine any constraints within the electrical supply/distribution system for the area.

d) Edgewater have received a response from Endeavour Energy for the Technical Review Request that was lodged (see Appendix B).

e) The result of the review by Endeavour Energy is they have advised that a new 11kv feeder needs to be provided to serve the site.

f) The proposed 11kv feeder will be rated to provided 5.5MVa capacity.

g) As part of Endeavour Energy asset creation path a connection of load application that will be lodged with Endeavour Energy will outline the requirement for the installation of padmount substations. Based on the proposed electrical demand for the development four 1,000kVa padmount substations will be installed within the development.

h) Endeavour Energy have 132kv transmission system within the development site within easement. Endeavour Energy outline the restrictions to be placed by development near major assets such as their 132kv transmission system within their publication “Living and Working with Electrical Transmission Lines”. Logos consultant team has addressed the restrictions in the development of the proposed masterplan layout.

5.0 GAS

a) Jemena are the gas supply utility providers for this area. Jemena has a 210kPa reticulation line established within Flushcombe Road. This line appeared to provide service to the now redundant Red Lea poultry processing plant.

b) As the proposed development is a warehouse/logistics precinct is unlikely that an end user may require gas services.

c) Jemena would assess an end user requirements when a known demand for gas services is known.

6.0 TELCO

a) Telstra currently has a mobile phone tower and associated facilities within the site.

b) Negotiations are currently being undertaken with Telstra to relocate the facility to another part of the site (identified on the concept masterplan).

c) Fibre-optic services from the Telstra facility will have to be relocated as the development footprint will affect these services.

d) Fibre-optic reticulation also exists within Flushcombe Road which then connect to systems within the Great Western Highway.

7.0 EXPECTED IMPACTS ON ADJACENT INFRASTRUCTURE

a) Potable Water – relocation and upsizing of existing 100mm water main that exists within in the site is required.

b) Waste Water – connection to existing and new waste water reticulation systems will be required. It is noted that inlets have been provided within manholes of these waste water systems to facilitate connection to the site.

c) Electrical Infrastructure – relocation and removal of existing overhead reticulation systems. New electrical infrastructure to be provided will be located underground.

d) Telco – relocation of existing fibre-optic system in Augusta Street will be required. Possible adjustment of the fibre-optic system in Flushcombe Road required which is dependent on the extent of road reconstruction of Flushcombe Road.

e) Gas – gas reticulation exists in Flushcombe Road. Road reconstruction of Flushcombe Road may however impact on existing gas reticulation assets however this is dependent on the extent of reconstruction of the road.

8.0 INFRASTRUCTURE UPGRADE REQUIREMENTS

a) No trunk water main upgrades are required. As noted in Sec 3.1(b) an existing 100mm water main within Augusta Street will be relocated and upsized to a 150mm/200mm water main to supply the proposed development.

b) No waste water amplifications are required for this development. Sec 3.2(b) notes that the catchment diagram for Case No. 126950WW has incorporated the eastern catchment of the subject development site in the required sizing of the sewer infrastructure required for that case. Case No. 190965WW has also been sized to cater for expected flows from the western catchment of the subject development site.

c) A new 11kv electrical feeder will be provided from the Arndell Park Zone Substation to service the site.

d) No amplification or upgrades of the telecommunications asset is expected for the proposed development due to the existing infrastructure in Flushcombe Road.

e) Staging of infrastructure delivery to the development will be dependent on the staging that the developer will undertake to meet market demand. Initially the following will need to be provided to service any part of the development:

   (a) 11kv electrical feeder

   (b) Relocation of existing internal Sydney Water potable water main and upsizing the leadin water main within Augusta Street to a 150mm/200mm water main.

   (c) Extension of sewer main into the western area of the development from the sewer main concurrently being constructed under Sydney Water case number 190965WW.

f) All required infrastructure to service the development is developer funded

APPENDIX A
POTABLE WATER & WASTE WATER DEMAND

1. Logos have provided a concept masterplan as outlined in the report and that has outlined GFA areas that can be utilised to calculate demand requirements.

2. Recently Sydney Water have undertaken public consultation for the adoption of Development Service Plan (D.S.P) charge to operate from 1st July 2024. These proposed charges have to be approved by the Independent Pricing & Regulatory Tribunal (IPART).

   The documents published by Sydney Water Sec 5.3.1 of the publication "Infrastructure Contributions – how we apply IPART's pricing method" outlines the basis of the charging regime. The basis of that charging regime related to potable water and waste water demand is determined by assessing the population associated with a development – this is based on water use and waste water discharge for an equivalent person (E.P).

   For areas associated with employment growth (i.e., the subject site) the publication notes that an EP for employment growth area will utilise 65litres of potable water per day. Waste water discharge is determined to be 80.5% of the potable water use per day.

3. The client advises that the following Gross Floor Areas have been proposed for the development:

Office areas	6,538m^2
Warehouse areas	128,027m^2

4. Utilising the following factors allows calculation of expected potable water and waste water demand:

   (i) Allow 1EP/20m^2 of Office area
   (ii) Allow 1EP/250m^2 of Warehouse area

   a) Office area EP = 6,538m^2 ÷ 20 = 327EP
   b) Warehouse area EP = 128,027m^2 ÷ 250 = 512EP
      Total EP = 839

5. Potable Water Demand

   839EP X 65litres/day = 54.5kl/day
   Average Day Demand = 54.5kl/day
   Max Day Demand = 114kl/day

6. Waste Water Demand

   (a) The subject site falls within 2 waste water drainage catchments.

   (b) Warehouse 1 and Warehouse 2 drain west to the new sewer reticulation system being constructed under CN190965WW.

   (c) Warehouses 3A-5H inclusive drain to the existing sewer reticulation system that passes through the centre of the site.

   (d) Based on the above calculations for GFA outlined in the masterplan:

      (i) EP = 112 for the eastern catchment
      (ii) EP = 727 for the western catchment

   (e) Waste water discharge is calculated as follows:

      (i) 5.9kl/day for the eastern catchment (Average Dry Weather Flow)
      (ii) 38kl/day for the western catchment

Case Number: 201532

October 24, 2022

LOGOS PROPERTY GROUP
c/- LANDPARTNERS PTY LTD

Feasibility Letter

Developer:	**LOGOS PROPERTY GROUP**
Your reference:	**SY074904.002**
Development:	**Lot 164 Augusta, Great Western, Blacktown**
Development Description:	**Feasibility Application - proposing to develop a large property holding of 27.5ha for a logistics/warehousing precinct.**
Your application date:	**August 30, 2022**

Dear Applicant

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

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

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

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

We'll then send you either a:

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

These documents will be the definitive statement of our requirements.

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

- if you change your proposed development eg the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application

- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

You have made an application for specific information. Our possible requirements are:

What You Must Do To Get A Section 73 Certificate In The Future.

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

1. **Obtain Development Consent from the consent authority for your development proposal.**

2. **Engage a Water Servicing Coordinator (WSC).**

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

   You'll find a list of WSC's at Listed providers on our website.

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

4. **Water and Sewer Works**

   4.1 Water

Your development must have a frontage to a water main that is the right size and can be used for connection.

We've assessed your application and found that:

Case No. / type of enquiry	CN 201532 Feasibility
Address	43 AUGUSTA ST, Blacktown
Development type	Construction of a logistics/warehousing precinct. CN201532

	After allowing deduction for riparian corridors and conservation areas of 5ha the development area is estimated to be 22.5ha. A.D.D = 22.5 x 9.2kl/day = 207kl/day Max Day Demand estimated to be = 400kl/day
Developer	Logos Property
General Notes	The planning advice is applicable only at the time of this assessment. This does not commit or reserve any allocation of demand to their development. This will be reconfirmed during S73 application.
Drinking water	The proposed development is within Prospect Hill Elevated water supply zone. High level assessment suggests the current trunk system may have capacity to service the development at this stage. However, local reticulation will need augmentation. This will be re-assessed during S73.

4.2 Sewer

Your development must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within your development's boundaries.

We've assessed your application and found that:

Case No. / type of enquiry	CN 201532 Feasibility
Address	43 AUGUSTA ST, Blacktown
Development type	Construction of a logistics/warehousing precinct. CN201532

	After allowing deduction for riparian corridors and conservation areas of 5ha the development area is estimated to be 22.5ha. A.D.D = 22.5 x 9.2kl/day = 207kl/day Max Day Demand estimated to be = 400kl/day
Developer	Logos Property
General Notes	The planning advice is applicable only at the time of this assessment. This does not commit or reserve any allocation of demand to their development. This will be reconfirmed during S73 application.
Wastewater	The proposed development lies in East Blacktown Scamp and is a part of North Head system. The development is divided by Blacktown Creek. • Development to the east of the creek to drain to DN225 sewer main constructed under CN126950WW. • Development to the west of the creek to drain to DN225 sewer main to be delivered under CN190965WW. These is a capacity to service the development. • The developer needs to construct a lead-in main to connect the western part of the development to DN225 sewer main across the Augusta St. • The development to the east of Blacktown Creek to connect to DN225 sewer main constructed under CN126950WW. Design of the lead-in main and a preferred connection point needs to be provided to Sydney Water for its approval and assessment. Lead-in main is required to be sized to service the natural catchment as per the WSAA code.

5. Ancillary Matters

5.1 Asset adjustments

After we issue this Notice (and more detailed designs are available), we may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you'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 will need to complete it **before we can issue the Certificate**. We'll need to see the completed designs for the work, and we'll require you to lodge a security. The security will be refunded once the work is completed.

5.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use our **Permission to Enter** form(s) for this. You can get copies of these forms from your WSC or 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.

6. Approval of your Building Plans

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

Your WSC can tell you about the approval process including:

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

We recommend that you apply for Building Plan Approval early as in some instances your WSC may need to refer your building plans to us for detailed review. You'll be required to pay us for the costs associated with the detailed review.

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

Notes:

- **The Certificate will not be issued until the plans have been approved and, if required, our assets are altered or deviated**
- **You can only remove, deviate, or replace any of our pipes using temporary pipework if you have written approval from us. You must engage your WSC to arrange this approval**
- **You must obtain our written approval before you do any work on our systems. We'll take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994*.**

OTHER THINGS YOU MAY NEED TO DO

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

Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to our sewer main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

Please be aware that floor levels must be able to meet our soffit requirements for property connection and drainage.

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A **Boundary Trap** is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable **Backflow Prevention Containment Device** appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on **1300 889 099**.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:
http://www.sydneywater.com.au/Plumbing/BackflowPrevention/

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, http://www.waterrating.gov.au/
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's **customer contract** Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a **contingency plan** for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/ or contact Business Customer Services on **1300 985 227** or businesscustomers@sydneywater.com.au

Fire Fighting

Definition of fire fighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the development and the ability of our system to provide that flow in an emergency. Sydney Water's Operating Licence directs that our mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through Sydney Water Tap in ™ and may be of some assistance when defining the fire fighting system. The Statement of Available pressure may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connection

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

To get approval for your connection, you will need to lodge an application with Sydney Water Tap in ™. You, or your hydraulic consultant, may need to supply the following:

- a plan of the hydraulic layout
- a list of all the fixtures/fittings within the property
- a copy of the fireflow pressure inquiry issued by us
- a pump application form (if a pump is required)
- all pump details (if a pump is required).

You'll have to pay an application fee.

We don't consider whether a water main is adequate for fire fighting purposes for your development. We can't guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to our water main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Other fees and requirements

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

- plumbing and drainage inspection costs
- the installation of backflow prevention devices.
- trade waste requirements
- large water connections and
- council fire-fighting requirements. (It will help you to know what the fire-fighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here.)

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from us

and to the extent that it is able, we limit its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

END

APPENDIX B
ELECTRICAL DEMAND

ELECTRICAL DEMAND ESTIMATE

- Developer has provided a concept development of the site to produce warehouse/logistics facilities with associated on ground parking, and landscaped areas. Reference is made to masterplan prepared by Pace Architects Reference 220207-DA-001 issue D.

- The concept masterplan outlines a total GFA as follows:
  - Warehouse: 128,027m^2
  - Office: 6,538m^2
  - Hardstand (estimate): 89,000m^2
  - Carparking: 951 spaces – allow 20% future EV charging

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

a) Lighting – 7Va/m^2 office, 5Va/m^2 warehouse, 4Va/m^2 carpark, hardstand
b) General Power – 45Va/m^2 office, 17Va/m^2 warehouse, 2Va/m^2 hardstand
c) Appliances such as E.V charging – 7kVa/unit
d) Motors such as roller doors 2kVa/unit, dock levellers 20kVa/unit (assess this as 25% utilising factor)
e) Airconditioning – 55Va/m^2 (90% utilisation rate)

I have further assumed the following:

- Warehouse dock levellers = 59
- On grade docks = 22

The following electrical demand estimate is determined:

Facility	Warehouse	Office	Carpark/Hardstand
Lighting	640kVa	46kVa	356kVa
General Power	2,180kVa	294kVa	178kVa
Appliance			1,356kVa
Motors (utilisation)	1,224kVa		
Airconditioning		360kVa	
Total	**4,044kVa**	**690kVa**	**1,890kVa**

Total all facilities: 6,624kVa (However not all units operate concurrently so adopting a utilisation rate of 65% provides a demand figure of 4.3MVa.

1 February 2022

Endeavour Energy Ref: ENL4275

Edgewater Connections
PO Box 8114
Norwest 2153 NSW

Attention: Steve Allan

ENL4275 – Enquiry for Network Capacity for a new Industrial Compound at 8 Augusta Street, BLACKTOWN 2148 NSW

Thank you for your enquiry, your application has been registered under the above reference number. Please quote this reference number on all future correspondence.

It is understood that the customer has requested for assessing the available network capacity for a new industrial compound at the above address requiring a capacity of 4.4MVA (see below site location).

Endeavour Energy has carried out a high-level assessment of the existing network and advise that a new 11kV feeder will be required to run from Arndell Park Zone Substation to cater for the proposed load. It must be noted that all existing circuit breakers at Arndell Park Zone Substation are currently utilised and the proposed feeder will require double cabling to a nominated breaker to establish connection. Additionally, further investigation is needed to verify if double cabling is feasible since the existing ones are rated 600Amps.

The existing feeders Near Augusta Rd have insufficient capacity, however, can be utilised to provide back up to the development. This can be achieved by establishing ties to feeders HT1203 and 17061. The tie to feeder 17061 can be made by running a new cable from the development to pole 516270 via a new UGOH and removing the overhead span between poles 970355 and 516270. And the tie to feeder HT1203 can be made by running a cable to pole 518863 (please note the above is subject to detail design).

Note: Capacity on the network is not reserved unless a formal application is submitted to cwadmin@endeavourenergy.com.au . The above is a preliminary advice only and is subject to change based on network conditions at the time of application submission.

Should you have any enquiries regarding your application please contact the undersigned.

Yours faithfully,

Ayman

Ayman Shahalam
Senior Customer Network Engineer
Network Connections
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APPENDIX C
CONSULTATION TABLE

Category	Stakeholder	How this group was consulted	Feedback	Project response
Agencies	Sydney Water	LOGOS submitted a feasibility application with Sydney Water under Case No. 199794	Sydney Water provided an advice letter on X that included indicative and potential requirements should LOGOS apply for a Section 73 Certificate.	Sydney Water response indicates capacity to service the development exists within the current system. Following development consent a Sec 73 application will be made to Sydney Water.
	Endeavour Energy Reticulation to development	Edgewater Connections (on behalf of LOGOS) submitted a Technical Review Enquiry Application with Endeavour Energy (EE) on 5 April 2023. Edgewater Connections is a Level 3 Accredited Service Provider, authorised by NSW Trade & Investment to carry out Overhead & Underground Electrical Network Design on all three of NSW's electrical supply authorities.	On 4 May 2023, Endeavour Energy advised: 1. Edgewater Connections (ASP) are currently designing the high voltage feeder under ARP5195 as the main supply to the industrial subdivision. The customer has requested for a technical review into supplying the subdivision should a potential tenant's load exceed the full capacity of the newly installed feeder. 2. For any new feeder EE will only allow the feeder to be energised to 80% capacity. 3. In EE's review, three nearby 11kV feeders have spare capacity to connect into. However, these feeders are not directly adjacent to the site and some switching may be required to bring the feeders closer to the site. 4. An application for Connection of Load must be submitted and subsequent designs certified, with Endeavour Energy to reserve capacity on the network.	Consultation with Endeavour Energy regarding the connection will be ongoing as part of the next phase of detailed design. Technical Review from Endeavour Energy outlines the requirement for a new 11kv feeder be constructed to service the development.

Category	Stakeholder	How this group was consulted	Feedback	Project response
	Endeavour Energy - Development impact on the 132kVa transmission system	LOGOS contacted Endeavour Energy Easement Team on 10 March 2022 inquiring into permissible uses, required clearances, approval process and submission fees within the 132kVA Electrical Easement.	On 16 March 2022, Endeavour Energy advised: 1. If you are planning on changing the levels within the easements for hardstands and truck activities including storing containers etc., you will need to provide a Centre Line Profile (CLP) survey. 2. Minimum clearances of 3m from conductors in all directions, all ways, all times. This will include when there is a load on the network and conductors sag under extreme load & heat and sway in very windy positions. The abovementioned CLP survey will help us determine what clearances are available. 3. There are no fees to review and offer comment. 4. EE delays could be a couple of weeks turnaround for a response unless more information is required	Consultation with Endeavour Energy regarding the easement will be ongoing as part of the next phase of detailed design.