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To: GINCOP Nominees 1 Pty Ltd ATF Gateway Invesco Partnership 1 Sub Trust

Project: 61 Milperra Road, Revesby – Service Infrastructure Assessment – SSD-63664708

Our Ref: SY075685.000

Date: March 2024

Table of Contents

EXECUTIVE SUMMARY 3

1.0 INTRODUCTION 5

 1.1 SEARS REQUIREMENTS 8

2.0 SERVICE AUTHORITIES: 8

3.0 POTABLE WATER AND WASTE WATER 8

 3.1 POTABLE WATER 8

 3.2 WASTE WATER 9

4.0 ELECTRICITY 9

5.0 GAS 10

6.0 TELCOMMUNICATION 10

7.0 EXPECTED IMPACTS ON EXISTING INFRASTRUCTURE 10

8.0 INFRASTRUCTURE STAGING & DELIVERY PLAN 11

 8.1 COST 11

APPENDIX A POTABLE WATER & WASTE WATER DEMAND 12

APPENDIX B ELECTRICAL DEMAND 14

Revision:

Issue	Date	Comment
A	10/2023	Issue for comment
B	12/2023	Ausgrid & Sydney Water response
C	01/2024	Introduction updated, Executive Summary updated
D	13/02/2024	Further updates to introduction
E	20/03/2024	Minor Edits, Updated Masterplan

- ▲ Internally within the site aerial feeders link the Ausgrid padmount substations. These feeders are contained within easements that benefit Ausgrid.
- ▲ A Technical Review Request had been lodged with Ausgrid and Ausgrid have replied noting the Ausgrid network has capacity to serve the proposed development.
- Telco
 - ▲ NBN is the network provider for the area and has established underground fibre optic cables within Milperra Road and Mons Street. These systems provide adequate capacity to service the proposed development.
- Gas
 - ▲ Jemena has a 210kPa medium pressure gas main constructed within Milperra Road which is available for connection.

1.0 INTRODUCTION

This report has been prepared to accompany an SSDA seeking consent for the construction and operation of a two-storey warehouse and distribution centre development at 61 Milperra Road, Revesby (**SSD-63664708**).

Specifically, development consent is sought for:

- Demolition of all existing structures and buildings on site.
- Removal of 63 trees on site.
- Site remediation works.
- Bulk earthworks including ‘cut and fill’ to level the site.
- Design, construction and operation of a two-storey warehouse and distribution centre including:
 - Approximately 44,003m² of total GFA comprising:
 - 38,591m² of warehouse and distribution GFA;
 - 4,944m² GFA of ancillary office space; and
 - 468m² GFA of lobby space.
 - Maximum building height of RL 46 (24.2m height in metres from proposed ground level)
 - Operation 24 hours per day seven days per week.
- Provision of internal vehicle access routes, two-level central breezeway and loading docks.
- New access driveways to Mons Street for truck and car access.
- Provision of 222 car parking spaces and 32 bicycle parking spaces in an at grade car park around the perimeter of the site. Provision of end-of-trip facilities including showers, lockers and change rooms.
- Site landscaping works total approximately 3,657m² (or 7.26% of the site), including a 10m landscape setback to the Milperra Road frontage and a 3m landscape setback to Mons Street, and the following provisions:
 - 3,214sqm or 6.4% deep soil landscaping; and
 - 3,637sqm or 7.2% tree canopy coverage.
- Provision and augmentation of infrastructure and services.
- Provision of building/business identification signage.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (**SEARs**) dated 25 October 2023 and issued for the SSDA (**SSD-63664708**). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of requirement	Section reference (this report)
21	Infrastructure Requirements & Utilities	Refer Sec 3.0-8.0 inclusive

The Site

The site for the purposes of this SSDA is a single allotment identified as 61 Milperra Road, Revesby and legally described as Lot 12 in Deposited Plan 734453. The site has an area of 5.03ha (or 50,339m²).

The site is located in the northern portion of Revesby, approximately 13km south of the Parramatta CBD and 19km south-west of the Sydney CBD. Bankstown Airport is located approximately 2.5km to the north-west. Specifically, the east-west runway of the Bankstown Airport is located approximately 1.5km to the north-west. The surrounding buildings are characterised by a mix of industrial uses to the north, east and west. Low-density residential areas are located to the south and adjoining the site to the north-east. The site has a primary frontage to Milperra Road which is a classified road. The site is currently occupied by two detached single-storey warehouse building components used for steel manufacturing purposes. The secondary warehouse building runs along the northern boundary. The main warehouse building is surrounded by a ring road for large vehicle access and a large hardstand area is situated in the eastern portion of the site for storage of steel materials. A large hardstand area for car parking is within the front setback to Milperra Road with some lawn space. An ancillary administration building is located in the south-east corner of the site with a hardstand parking area for staff situated to the north.

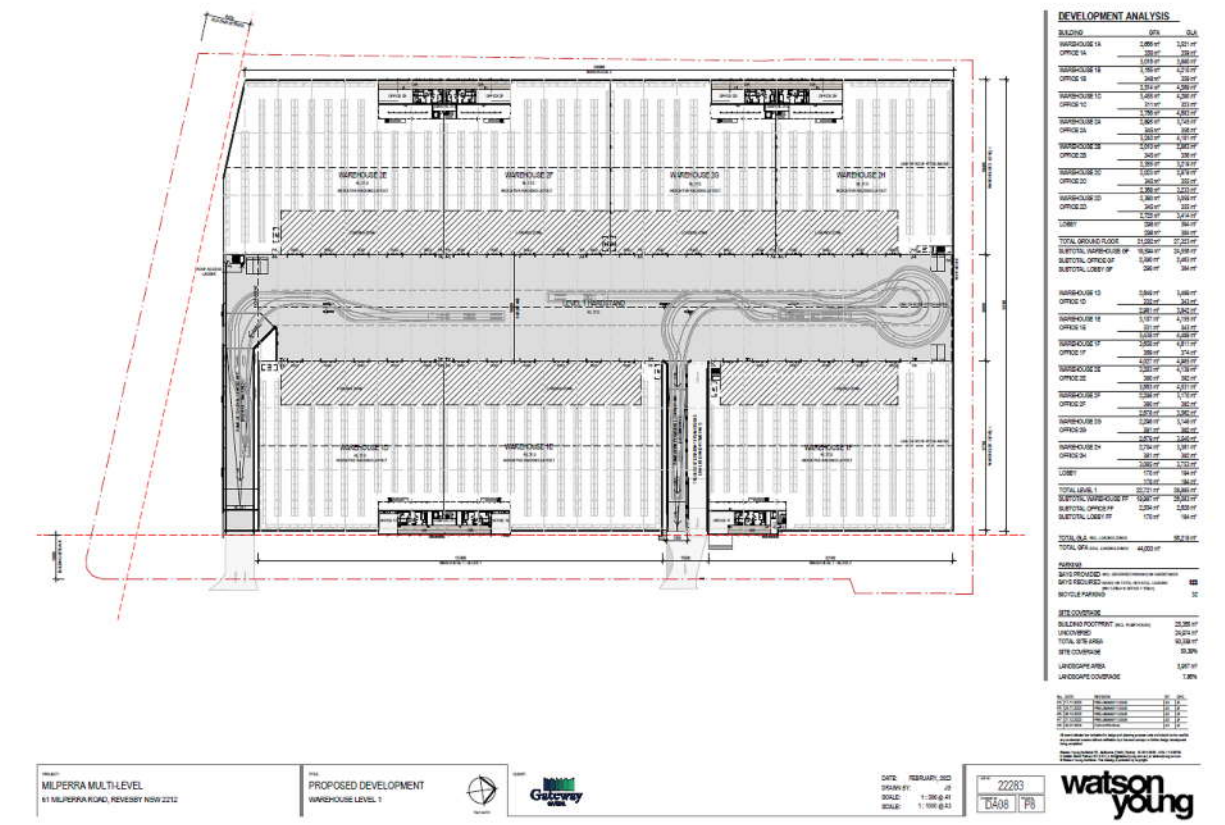
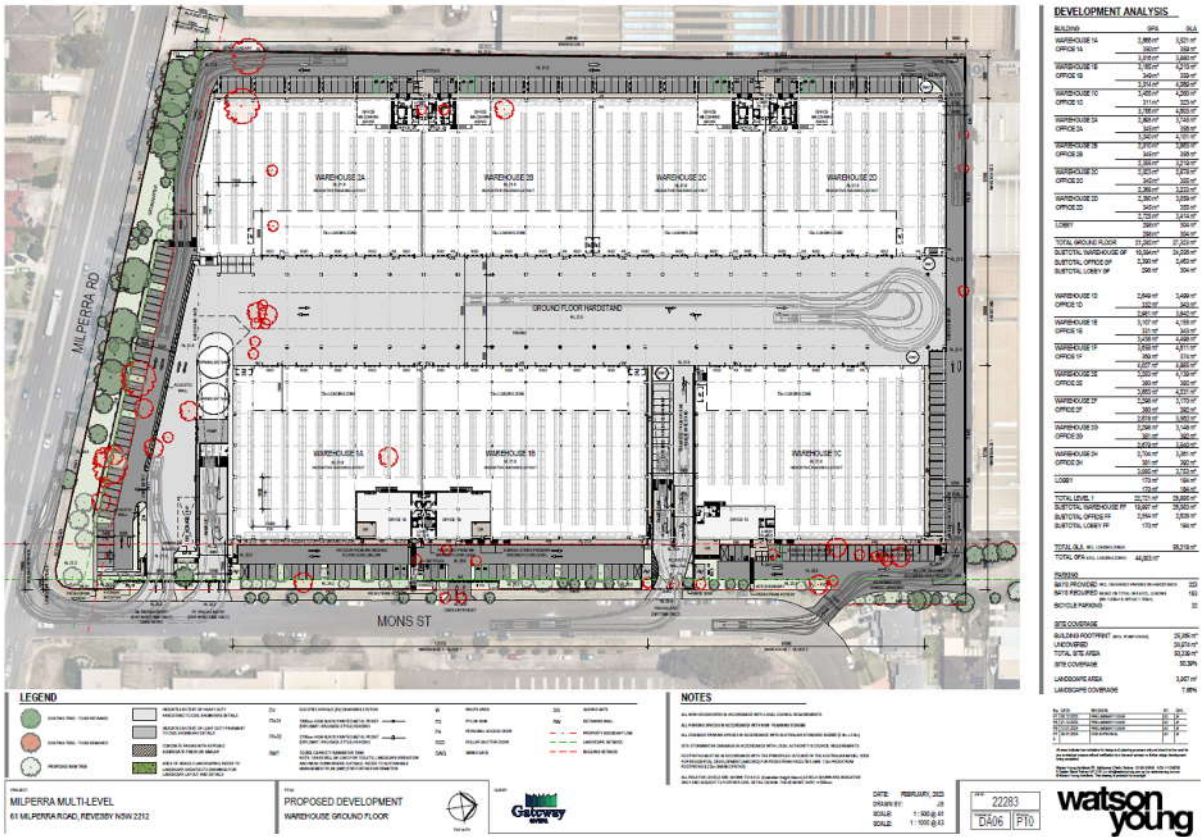
Large canopy tree planting runs along the southern boundary of the site fronting Milperra Road. Other tree planting exists along the eastern property boundary with scattered tree planting throughout the site.

Figure 1 Aerial Photograph



Source: Urbis

Concept masterplan layout has been provided that is the basis of comments within this report. The concept masterplan is shown as follows:



1.1 SEARS REQUIREMENTS

Sears requirements outlined by the Department of Planning and Environment have been used. Those requirements outline key issues one of which is the following:

SEARS ITEM	Section in Report
<p>Infrastructure requirements In consultation with relevant service providers:</p> <ul style="list-style-type: none"> - 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. 	<p>Refer to Section 3.1, 3.2, 4.0, 5.0, 6.0 & Appendix A & B.</p> <p style="text-align: center;">Refer to Sec 7.0</p> <p style="text-align: center;">Refer to Sec 8.0</p>

2.0 SERVICE AUTHORITIES:

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

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

3.0 POTABLE WATER AND WASTE WATER

3.1 POTABLE WATER

- a) A 150mm water main is laid in Milperra Road and is available for connection. (Refer to Appendix A for location of and adjacent water mains)
- b) Demand calculations have been undertaken as outlined in Appendix A.

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

However, in 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 is related to potable water and waste water demand based on an equivalent person (EP). For areas associated with employment growth (i.e., the subject site) the publication notes that an EP for an employment growth area will utilise 65litres of potable water per day. Waste water use is determined as 80.5% of the potable water use per day.

- c) The demand calculation outlined in Appendix A reveals an Average Day Demand of 26kl/day for a workforce population estimate of 401EP.
- d) The surrounding Sydney Water reticulation system can adequately cater for the estimated level of demand 26 kl/day (Average Day Demand). Max Day Demand is estimated at 53kl/day.
- e) A feasibility application and a pressure and flow enquiry has been lodged with Sydney Water and results are attached in Appendix A.
- f) Sydney Water have responded to the feasibility application noting that the proposed development can be serviced by connection to the existing 150mm water main in Milperra Road without any need for upgrade or augmentation (refer to Appendix A).

3.2 WASTE WATER

- a) A 225mm waste water main is constructed within the site adjacent to the S.W corner of the property. The site is connected to this reticulation main via an inlet within the sewer manhole in the S.W corner of the site. Refer to Appendix A for location of sewer reticulation mains.
- b) As noted in Sec 3.1(b) Sydney Water in their determination of demand levels have outlined a figure of 80.5% of potable water demand as the level of waste water demand generated by a warehouse/logistics facility. The potable water average day demand is assessed as 27.5kl/day. Waste water demand at 80.5% of this figure is assessed as 22.1kl/day.
- c) A 2.5m diameter concrete sewer trunk carrier bisects the site. This concrete sewer carrier has been constructed at depth – approximately 10m below existing surface levels from information available within Sydney Waters hydra G.I.S. Further investigation would be required to determine an accurate depth below the surface of the site.

Sydney Water would require any structural support systems for the proposed building development to be designed to avoid conflict with this sewer carrier. Sydney Waters feasibility advice will provide guidance on their requirements. This would include the lodgement of an Out of Scope Building Plan application prior to the issue of a Construction Certificate which would demonstrate the structural design of the building does not impact with any load issues on the sewer carrier and that any piling systems are clear of the sewer carrier.

- d) Adequate capacity exists within the existing 225mm reticulation main to service the proposed development without the need for upgrade/augmentation.
- e) As noted in Sec 3.1(f) above a feasibility application has been lodged with Sydney Water. Sydney Water feasibility response (refer to Appendix A) notes that connection to the existing sewer within the site will serve the proposed development.

4.0 ELECTRICITY

- a) The site is serviced from the Revesby and Milperra zone substations.
- b) Direct high voltage cable is laid within Milperra Road immediately adjacent to the site and aerial high voltage feeders exist in Mons Road.
- c) A number of padmount substations are installed within the site and these padmount substations are linked via internal aerial high voltage feeders. The internal feeders are connected to the direct buried cable in Milperra Road.

The padmount substations and internal aerial feeder network are comprised within leases to Ausgrid and easements which benefit Ausgrid. The proposed building footprint from the development will impact on these existing Ausgrid assets.

As part of the electrical design certification process for the installation of new assets to support the proposed development, applications to Ausgrid will need to be made to following the issue of development consent as part of the Ausgrid asset creation process:

- De-energise and recover redundant assets
- Undertake “surrender of lease” processes
- Extinguish existing easements that benefit Ausgrid

Following installation of new assets to support the proposed development new easements will be required to be created which will benefit Ausgrid.

- d) Initial demand calculation (refer to Appendix B) estimates demand at 2MVA. Allowing for potential highly automated end users a demand estimate of 2.5MVA is adopted refer to Appendix B for demand calculations.
- e) Due to the site being located in a well established industrial area the “After Diversity Maximum Demand” (ADMD) which calculates a demand over a larger “holistic” area (i.e., the industrial precinct) would ensure that sufficient electrical service would be available to support a range of development types within the industrial precinct – including the development on the proposed sites.
- f) A Technical Review Request had been lodged with Ausgrid. Ausgrid response to the Technical Review is noted in Appendix B. Ausgrid notes that network capacity exists to serve the development.
- g) Based on a potential demand estimate of 2.5MVA it would be expected that three new padmount substations with transformer ratings of 1,000kVA each or two padmounts with 1000kVA rating and one padmount with 500kVA rating will be required to support the proposed development. Location of these assets within the development will be outlined in final architectural and electrical design documents.

5.0 GAS

- a) Jemena is the utility supplier for gas. Jemena has a 210kPa medium pressure gas main laid in Milperra Road. This main would be available for connection.
- b) The subject site is adequately serviced by gas facilities.
- c) It is unlikely that gas supply will be required to service the development of a warehouse/logistics facility. ESD initiatives for this style of development indicate that full electrification to support development of the facility will be utilised.

6.0 TELECOMMUNICATION

- a) NBN Co is the network provider for this area.
- b) Fibre optic systems are laid within Milperra Road and Mons Street.
- c) The existing user of the subject site is connected to the fibre optic reticulation system.
- d) AARnet has fibre optic system laid within Milperra Road and Mons Street. Uecomm and Nextgen have fibre optic systems installed in Milperra Road.
- e) Sufficient telecommunications facilities exist to service the site.

7.0 EXPECTED IMPACTS ON EXISTING INFRASTRUCTURE

- a) There would be no impacts to Sydney Water potable water systems which are outside the site.
- b) The existing Sydney Water waste water reticulation assets that are within the site adjacent to S.W corner of the site are unlikely to require adjustment as it appears they are located within the front landscape zone of the property. Sydney Water Out of Scope Building Plan Approval process will need to demonstrate that building development does not impact on Sydney Water sewer carrier that bisects the site at depth.
- c) As noted in Sec 4.0(c) existing Ausgrid assets are to be recovered from the site to be replaced with new electrical assets to serve the proposed development. This process will be undertaken during the standard Ausgrid asset creation path which will lead to the issue of a Notification of Arrangement Notice for the development.
- d) No impacts are expected on telecommunication or gas assets.

8.0 INFRASTRUCTURE STAGING & DELIVERY PLAN

- a) It is not expected that any external amplification of service assets would be required to support the proposed development.
- b) Establishment of a new padmount substation to service the development will be undertaken through the normal Ausgrid asset creation path associated with a connection of load application.
- c) Based on this assessment report we conclude that no upgrade/augmentation to existing external service assets will be required.
- d) Existing adjacent utility service infrastructure has sufficient capacity to support the proposed development as outlined in the demand assessments in Appendix A and B and comments by Sydney Water and Ausgrid incorporated in those Appendices.

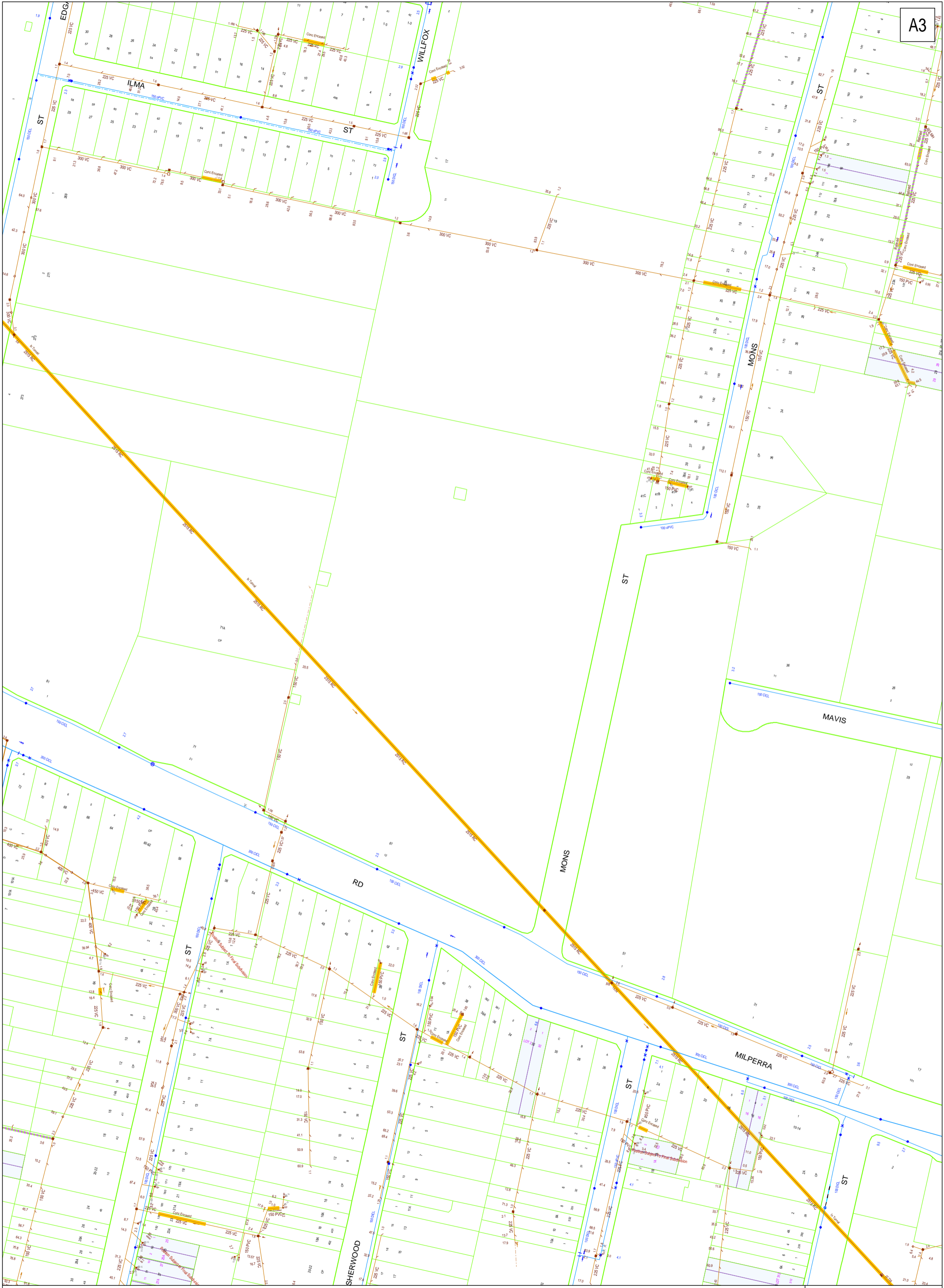
8.1 COST

- a) All reticulation assets will be developer funded. As mentioned no amplifications of external assets are required for this development.

APPENDIX A POTABLE WATER & WASTE WATER DEMAND

1. As noted in Section 3.1(b) of this report Sydney Water have outlined estimated demand for workforces on a per person basis (EP) for warehouse/logistics purposes.
2. A concept development plan has been provided that outlines the following Gross Floor Areas (GFA):
 - a) Warehouse 38,591m²
 - b) Office 4,944m²
3. I have adopted a workforce based on the following assumptions:
 - a) 1EP/250m² of Warehouse Space
 - b) 1EP/20m² of Office Space
4. EP value is therefore:
 - a) Warehouse $38,591/250 = 154\text{EP}$
 - b) Office $4,944/20 = 247\text{EP}$

Total = 401EP
5. Potable water estimate per Sydney Water figures outlined in 3.1(b) is 65litres/EP/day. Waste water demand is estimated at 80.5% of the potable water demand.
 - a) Potable Water = 401EP x 65litres/day = 26kl/day (Average Day Demand), (Max Day Demand = 53kl/day)
 - b) Waste Water = 26kl/day x 0.805 = 21kl/day (Average Dry Weather Flow)



DBYD Address:
61-81 Milperra Road
Revesby NSW 2212

DBYD Job No: 32712390
DBYD Sequence No: 215893616

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Case Number: 210834

December 11, 2023

Gincop Nominees 1 Pty Ltd
c/- LANDPARTNERS PTY LTD

Feasibility Letter

Developer: Gincop Nominees 1 Pty Ltd
Your reference: SY075685.S73
Development: Lot 12 DP734453 61 MILPERRA RD, Revesby
Development Description: Feasibility application: Redevelopment for a multi-storey distribution warehouse.
Your application date: November 8, 2023

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.

Infrastructure contributions for drinking water and wastewater will be payable on all developments that require a Section 73 Compliance Certificate to be issued from 1 July 2024 onwards. Infrastructure contributions help recover the cost of providing infrastructure to new developments. Please refer to the Costs section of this letter for more information.

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.

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).

3. Water and Sewer Works

3.1 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:

- The existing 150mm CICL water main in Milperra Road will serve your Development.
- No connection to the 300mm CICL water main in Milperra Road will serve your Development.

3.2 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:

- The existing 150mm VC sewer main located within the subject site will serve your Development.
- An Out-of-Scope Building Plan Approval Application will be required.

4. Ancillary Matters

4.1 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.

4.2 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.

Infrastructure Contributions

Infrastructure contributions for drinking water and wastewater will be payable on all developments that require a Section 73 Compliance Certificate to be issued from 1 July 2024 onwards.

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

The contributions will be gradually reintroduced such that they will be capped at 25 percent in 2024-25 and 50 percent in 2025-26, with full contributions payable from 1 July 2026 onwards, in line with a transition plan approved by the NSW Government.

You can find more information on the reintroduction of drinking water and wastewater contributions at <https://www.sydneywatertalk.com.au/infrastructure-contributions>.

If applicable, Sydney Water will confirm the amount of the infrastructure contribution for your development, we anticipate this information will be available in late 2023.

5. 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. Visit www.sydneywater.com.au > [Plumbing, building & developing](#) > Plumbing > Backflow prevention to find a plumber.

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. Visit www.waterrating.gov.au/ to take you to the WELS (Water Efficiency Labelling and Standards (WELS) Scheme
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Visit www.sydneywater.com.au > [Plumbing, building & developing](#) > Plumbing > Rainwater *tanks*
- 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.

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 is 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](#)TM. 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

Statement of Available Pressure and Flow

Lilliane Moujalli
23-29 South St
Rydalmere, 2116

Attention: Lilliane Moujalli

Date: 17/11/2023

Pressure & Flow Application Number: 1766050
Your Pressure Inquiry Dated: 2023-10-30
Property Address: 61 Milperra Road, Revesby 2212

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

ASSUMED CONNECTION DETAILS

Street Name: Milperra Road	Side of Street: North
Distance & Direction from Nearest Cross Street	20 metres East from Sherwood Street
Approximate Ground Level (AHD):	22 metres
Nominal Size of Water Main (DN):	150 mm

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	40 metre head
Minimum Pressure	33 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	33
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10	33
	15	31
	20	28
	25	25
	30	21
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10	30
	15	28
	20	25
	25	21
	30	17
Maximum Permissible Flow	40	8

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

hydraulicassessment@sydneywater.com.au

General Notes

This report is provided on the understanding that (i) the applicant has fully and correctly supplied the information necessary to produce and deliver the report and (ii) the following information is to be read and understood in conjunction with the results provided.

1. Under its Act and Operating Licence, Sydney Water is not required to design the water supply specifically for fire fighting. The applicant is therefore required to ensure that the actual performance of a fire fighting system, drawing water from the supply, satisfies the fire fighting requirements.
2. Due to short-term unavoidable operational incidents, such as main breaks, the regular supply and pressure may not be available all of the time.
3. To improve supply and/or water quality in the water supply system, limited areas are occasionally removed from the primary water supply zone and put onto another zone for short periods or even indefinitely. This could affect the supply pressures and flows given in this letter. This ongoing possibility of supply zone changes etc, means that the validity of this report is limited to one (1) year from the date of issue. It is the property owner's responsibility to periodically reassess the capability of the hydraulic systems of the building to determine whether they continue to meet their original design requirements.
4. Sydney Water will provide a pressure report to applicants regardless of whether there is or will be an approved connection. Apparent suitable pressures are not in any way an indication that a connection would be approved without developer funded improvements to the water supply system. These improvements are implemented under the Sydney Water 'Urban Development Process'.
5. Pumps that are to be directly connected to the water supply require approval of both the pump and the connection. Applications are to be lodged online via Sydney Water Tap in™ system - Sydney Water Website – www.sydneywater.com.au/tapin/index.htm. Where possible, on-site recycling tanks are recommended for pump testing to reduce water waste and allow higher pump test rates.
6. Periodic testing of boosted fire fighting installations is a requirement of the Australian Standards. To avoid the risk of a possible 'breach' of the Operating Licence, flows generated during testing of fire fighting installations are to be limited so that the pressure in Sydney Water's System is not reduced below 15 metres. Pumps that can cause a breach of the Operating Licence anywhere in the supply zone during testing will not be approved. This requirement should be carefully considered for installed pumps that can be tested to 150% of rated flow.

Notes on Models

1. Calibrated computer models are used to simulate maximum demand conditions experienced in each supply zone. Results have not been determined by customised field measurement and testing at the particular location of the application.
2. Regular updates of the models are conducted to account for issues such as urban consolidation, demand management or zone change.
3. Demand factors are selected to suit the type of fire-fighting installation. Factor 1 indicates pressures due to system demands as required under Australian Standards for fire hydrant installations. Factor 2 indicates pressures due to peak system demands.
4. When fire-fighting flows are included in the report, they are added to the applicable demand factor at the nominated location during a customised model run for a single fire. If adjacent properties become involved with a coincident fire, the pressures quoted may be substantially reduced.
5. Modelling of the requested fire fighting flows may indicate that local system capacity is exceeded and that negative pressures may occur in the supply system. Due to the risk of water contamination and the endangering of public health, Sydney Water reserves the right to refuse or limit the amount of flow requested in the report and, as a consequence, limit the size of connection and/or pump.
6. The pressures indicated by the modelling, at the specified location, are provided without consideration of pressure losses due to the connection method to Sydney Water's mains.

APPENDIX B

ELECTRICAL DEMAND

INITIAL ELECTRICAL DEMAND ESTIMATE

- Developer has provided a concept development of the site to produce a 2 level warehouse/office facility with associated on ground parking.
- The concept masterplan outlines a total GFA as follows:
 - Warehouse: 38,591m²
 - Office (includes lobby): 5,412m²
 - Hardstand (estimate): 20,000m²

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

- a) Lighting – 7Va/m² office, 5Va/m² warehouse, 4Va/m² carpark, hardstand
- b) General Power – 45Va/m² office, 17Va/m² warehouse, 2Va/m² hardstand
- c) Appliances such as E.V charging – 7kVa/unit for forklifts
- d) Motors such as roller doors 2kVa/unit, dock levellers 20kVa/unit (assess this as 25% utilising factor)
- e) Airconditioning – 55Va/m² (90% utilisation rate)

I have further assumed the following:

- Ground floor warehouse – 33 roller doors for on grade docks
- Level 1 – 36 roller doors for on grade docks
- Forklifts – Allow E.V charging stations for 3 forklifts/unit = 42 forklifts

The following electrical demand estimate is determined:

Facility	Warehouse	Office	Carpark/Hardstand
Lighting	193kVa	38kVa	80kVa
General Power	656kVa	243kVa	40kVa
Appliance (EV Charging)	294kVa		
Motors (utilisation)	138kVa		
Airconditioning		298kVa	
Total	1,281kVa	579kVa	120kVa

Total all facilities: 1,980Va – SAY 2MVa

An allowance for potentially highly automated or specialist end user requirements should be made.

Therefore, an estimate of 2.5MVa is adopted for the purpose of this report. Further estimates following more specific information should be undertaken.

It is recommended that when final designs of the proposed development are available a Connection of Load application should be lodged with Ausgrid.

Preliminary Enquiry – Response Letter



16/11/23

Webform ref: 1854845

Landpartners Pty Ltd
Attention: GREG OXLEY
Via email: greg.oxley@landpartners.com.au

Premises address: **61 MILPERRA ROAD, REVESBY**

Ausgrid AE Reference: **700008855**

Dear GREG

I refer to your preliminary enquiry regarding the electricity connection at the above address and provide the following information.

This site is currently supplied by 5 substations.

- S.7862 Milperra Mons No 1 (600kVA KL kiosk)
- S.4257 Milperra Mons No 2 (1000kVA Outdoor Enclosure)
- S.7516 Milperra Mons No 4 (1000kVA Outdoor Enclosure)
- S.36045 Milperra Mons No 5 (1500kVA KK Kiosk)
- S.36046 Milperra Mons No 6 (1500kVA KK Kiosk)
- CP.2319 Milperra Mons (HV Control Point)

Note: Connecting new load Outdoor Enclosure type of substation is no longer permissible.

Based on current loading and the intent to decommission these substations. The existing Ausgrid network is capable of providing the approx. 2.5MVA LV supply.

An extension/augmentation of the Ausgrid network is Contestable and requires the customer to engage accredited service providers to undertake the design and construction of the required works. Information on how to connect to the Ausgrid network can be found on our website at the following link:

<https://www.ausgrid.com.au/Connections>

Ausgrid is unable to provide costs or timeframes for Contestable works. However, accredited service providers may be able to provide the information.

The electrical connection will require Ausgrid to provide auxiliary services that only Ausgrid can provide. The auxiliary services and the associated fee are detailed in the Ausgrid document **Alternative control services fee schedule**. The document is available on our website at the following link:

<https://www.ausgrid.com.au/Connections/charges>

Alterations to the existing Ausgrid network (ie relocation works) is also Contestable as detailed above and is fully funded by the applicant.

To proceed further in obtaining a new or altered electrical connection to the property a Connection Application will need to be submitted. The various application forms are available on our website at the following link:

<https://www.ausgrid.com.au/Connections>

It should be noted that the above advice is based on Ausgrid's policies and network status as of today and are subject to change.

Connections to the Ausgrid network are governed by a set of laws and rules referred to as the National Energy Customer Framework (NECF). Included in the NECF is the National Electricity Rules (NER). Under these rules, a binding contract may only be formed after a connection application is lodged and Ausgrid has made a connection offer in response to that application. Accordingly, to make arrangements for the electricity connection of the development to the Ausgrid network you should lodge a completed connection application.

Should you require any further information please contact me.

Yours sincerely,

Dane Davis

Ausgrid

Direct Telephone Number: 0295855923

Email: ddavis@ausgrid.com.au