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**Project:** 15-21 Britton Street, Smithfield – Infrastructure Delivery, Management & Staging Plan

**Our Ref:** SY076000.000

**Date:** October 2024

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**Revision:**

Issue	Date	Comment
A	01/2024	Issue for comment
B	29/02/2024	Updated introduction, Endeavour Energy response
C	03/05/2024	Sydney Water feasibility response received
D	14/05/2024	Updated masterplan – concept architectural
E	04/06/2024	Final Coordination set received
F	10/07/2024	Minor edits
G	29/10/2024	Updated GFA values/ project description

## EXECUTIVE SUMMARY

### Servicing Capability

This report has been prepared to address expected relevant requirements as set out within the Secretary's Environmental Assessment Requirements (SEARS) for Infrastructure requirements and utility servicing. The anticipated service infrastructure and utilities required to service the development include:

- Potable Water
  - ▲ Estimated Potable Water Demand
    - Average Day Demand                      47kl/day
    - Max Day Demand                            105kl/day
  - ▲ Potable water reticulation system exists adjacent to the site in Britton Street. A 150mm water main is located on the eastern side of Britton Street and is available for connection.
  - ▲ There are 350mm and 500mm trunk mains laid in Percival Road. These are not available for connection.
- Waste Water
  - ▲ Estimated Waste Water Demand                      37.8kl/day Average Dry Weather Flow
  - ▲ A 225mm reticulation sewer exists within the site along the frontage of the site to Britton Street. This reticulation sewer is available for connection.
  - ▲ The site is bisected by a 225mm sewer main which would be partly located under the proposed building footprint. The proposed building location indicates that the 225mm sewer main would need to incorporate protection measures for the sewer if left in-situ under the building such as concrete encasement of the main, appropriate piercing designs or alternatively this 225mm main could be discontinued and recovered if the site is to be consolidated into one Lot.
  - ▲ Connection to the existing 225mm main will be required and this main has adequate capacity to serve the proposed development.
- Electricity
  - ▲ The site is currently serviced by existing Endeavour Energy overhead high voltage and underground cables in Britton Street and Percival Road leading to a number of existing Endeavour Energy padmount substations established on the subject site.
  - ▲ Electrical demand for the proposed development has been calculated as 2.7MVA – refer appendix B.
  - ▲ Applications for Technical Review Request has been lodged with Endeavour Energy.
  - ▲ Ten existing substations currently are installed on the site with a combined capacity of approximately 10MVA. Due to the location of the proposed building footprints a number of these existing padmount substations will need to be decommissioned and removed on site. It would be expected that new padmount substations will be installed in appropriate locations within the site to provide service to the development.

- Telco

- ▲ NBN is the default network provider for the area and has established underground fibre optic cables within Percival Road and Britton Street. Connections to the existing warehouse facilities are in place from the fibreoptic reticulation in Percival Road and Britton Street. The existing connections to the existing warehouse facilities will be removed during demolition of the existing buildings. New connections to the fibre optic systems within Britton Street will be undertaken during construction of the proposed development.

- ▲ A number of other telco providers also have fibre optic cable systems installed in Percival Road such as Optus.

- Gas

- ▲ Jemena have a 1,050kPa gas reticulation main in Britton Street and a 1,050kPa gas reticulation main in Percival Road. Both of the current subject properties have a connection to the respective gas mains that are along the frontage of the properties.

## 1.0 INTRODUCTION

This report has been prepared by LandPartners on behalf of Lendlease in support of a State Significant Development Application for the demolition of existing buildings and the construction of a new warehouse and distribution centre of 28-54 Percival Road, Smithfield & 15-21 Britton Street, Smithfield.

### 1.1 THE SITE

The Site is identified as 15-21 Britton Street and 28-54 Percival Road, which is made up of the following land holdings:

TABLE 1. SITE IDENTIFICATION		
Site Address	Legal Description	Land Area (approx.)
15-21 Britton Street, Smithfield	Lot 1 DP 597082	3.22 hectares
28 – 54 Percival Road, Smithfield	Lot 34 DP 617521	5.53 hectares
<b>TOTAL:</b>		<b>8.75 hectares</b>

The Site is located within the eastern portion of the Smithfield Industrial Estate and is bound by established warehouse buildings and industrial land uses. The Site is made up of two (2) allotments which currently operate independently. The western allotment (Lot 1 DP 597082) has frontage to Britton Street and comprises a warehouse building currently operating as a food processing and packaging facility and associated offices. Ancillary buildings and structures are positioned towards the northeastern boundary.

The western boundary comprises a landscaped area of mature trees which extend along the entire Britton Street frontage. An area of hard standing provides at-grade car parking at the southern end of the Site. Vehicular access to the Site is provided via Britton Street to the northeast via a controlled gate with egress provided to the southwest of the Site. A separate vehicle access to the car park is also provided via Britton Street to the south.

The eastern allotment (Lot 34 DP 617521) has frontage to Percival Road and comprises two (2) warehouse buildings and a separate two-storey office building. An area of hard stand provides at grade car parking at the northern end of the Site and a landscaped area of mature trees exists at the southern edge. Primary vehicular access to the Site is provided via an entrance off Percival Road for both heavy vehicles and visitors. A secondary entrance is provided at the southern edge of the Site.

Whilst topography at each allotment is relatively flat, the eastern allotment sits higher than the western allotment (approximately 30m RL and 26m RL, respectively) and is currently separated by a retaining wall.

The Site is situated approximately 24km from the Sydney CBD. It is within close proximity to transport infrastructure routes, including the Cumberland Highway, which has direct access from Percival Road to the south. Public transport options are also available, with the Liverpool-Parramatta Transitway located directly north of the Site.

In accordance with the Cumberland Local Environmental Plan 2021 (CLEP2021), the Site is zoned E4 General Industrial. Land uses surrounding the Site comprise the following zoning categories, including:

- E4 General Industrial;
- SP2 Infrastructure (Water Supply System and Strategic Bus Corridor);
- SP2 Infrastructure (Classified Road); and
- RE1 Public Recreation.

The nearest sensitive land uses comprise the R2 Low Density Residential zone located 560m north of the Site and 590m east of the Site.

## 1.2 DESCRIPTION OF DEVELOPMENT

The proposal involves the construction and operation of a multi-level warehouse estate, comprising:

- Site preparation and establishment works, including:
  - Demolition of existing buildings and structures;
  - Clearing of nominated vegetation within the proposed development area;
  - Bulk earthworks to create proposed site levels;
  - Decommissioning of existing vehicle crossings; and
  - In-ground building services and utility work.
- Construction and operation of three (3) multi-level warehouse buildings across the two (2) allotments, comprising the following:
  - Two (2) two-storey warehouse buildings located on Lot 34 DP 617521 (Warehouse A and B), comprising of 12 individual warehouse units and ancillary office;
  - A three-storey building located on Lot 1 DP 597082 (Warehouse C), comprising of 9 individual warehouse units, ancillary office, and a café;
  - Shared outdoor amenity areas provided for employees on level 1;
  - Connected hardstand on ground floor and level 1 that will allow for vehicle circulation across the whole site;
  - A total of 482 carparking spaces within three separate carparking areas;
  - A total Gross Floor Area (GFA) of 96,568m<sup>2</sup>, including 88,976m<sup>2</sup> of warehouse, 7,036m<sup>2</sup> of office, 71m<sup>2</sup> of café, 220m<sup>2</sup> of end of trip facilities and 265m<sup>2</sup> of shared amenities;
  - Four (4) new vehicle crossings on Percival Road and four (4) new vehicle crossings on Britton Street to provide separate entry and exit for heavy and light vehicles; and
  - Extensive ground and on-building landscaping works.

## 1.3 SEARS REQUIREMENTS

This report has been prepared to address the following matters setout within the industry specific SEARS expected to be issued for the proposed development:

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.	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	Section 8

## 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                         |

## 2.1 SERVICE AUTHORITY CONSULTATION

- a) Sydney Water - a feasibility application was lodged with Sydney Water on 20/12/2023 and Sydney Water pressure and flow enquiry regarding the existing reticulation system in Britton Street has been obtained – refer Appendix A.
- b) Endeavour Energy – a Technical Review Request was lodged with Endeavour Energy on 20/12/2023.

- c) NBN Co – were contacted by phone (20/12/2023) concerning business connections. Advice received was that existing substantial fibre optic systems installed in both Percival Road and Britton Street, and these were available for connection through a suitable telecommunication provider.
- d) Jemena – have not been contacted as the development is unlikely to require the provision of gas due to the proposed warehouse/logistics use of the site.

### 3.0 **POTABLE WATER AND WASTE WATER**

#### 3.1 **POTABLE WATER**

- a) A 150mm water main is laid on the eastern side of Britton Street and services this site.
- b) A 375mm trunk water main and a 500mm trunk water main is laid within Percival Road, but these mains are not available for connections.
- c) A pressure and flow enquiry has been lodged with Sydney Water for the 150mm water main and the results are shown in Appendix A – reasonable pressure & flow available to service the development noting that fire hydrant/sprinkler installations drawing 60litres/second will achieve a pressure head of 13 metres.
- d) A feasibility response was lodged with Sydney Water and their response is shown in Annexure A.

Sydney Water have advised that capacity exists to service the development. They also advised that during the Sec 73 development stage, which occurs post development consent, that a maximum hour calculation demand should be undertaken. Sydney Water have raised this issue because the current facility constructed on the Britton Street Property is a manufacturing facility (Snack Brands Pty Ltd) and utilises a significant amount of water in its manufacturing processes. Reviewing the Sydney Water information from this property average daily water use over the period September 2023 to April 2024 indicates an average daily water use of 591kl/day.

This level of demand will not be required for the proposed development of the warehouse/logistics facility. Therefore, a calculation of maximum hour demand for a Sec 73 process will not be required due to the estimated demand for the site being 44kl/day.

- e) Potable water demand (refer to Appendix A) has been assessed as 47kl/day. The adjacent water reticulation system has adequate capacity to service the proposed development.

#### 3.2 **WASTE WATER**

- a) A 225mm sewer reticulation line exists within the property adjacent to the Britton Street frontage. This sewer is available for connection by the proposed development. A section of the 225mm sewer that currently serves the property 28-54 Percival Road can be disused and removed. It would be expected that the subject properties will be consolidated into one Lot and as such the existing sewer along the front boundary to Britton Street will be considered the point of connection by Sydney Water. (Refer to plan in Appendix A for location of sewer to be disused)
- b) Sydney Water in its feasibility response has raised the issue of constraints within parts of the Fairfield Smithfield sewer catchment. Sydney Water note that the existing network (i.e., the existing 225mm sewer within the site and downstream infrastructure) has capacity for Average Dry Weather Flow (ADWF) from the proposed development.

Sydney Water have raised the issue of the performance of the sewer network in managing wet weather flows. They have indicated that “the current performance of the system is not deteriorated in both dry and wet weather flows due to the **addition of the development**”.

However, the performance of the system will not be affected by the proposed development because review of Sydney Water records indicate that current discharge from the existing development averages 604kl/day, due to

the operations of the Snackbrands facility which utilises a large potable water demand and associated waste water discharges.

The manufacturing process is to be terminated and replaced with a warehouse/logistics facility where no further manufacturing is to be undertaken.

The estimate discharge of waste water from the development is ADWF of 37.8kl/day – a reduction of 566kl/day discharging to the system.

#### **4.0 ELECTRICITY**

- a) Substantial electrical reticulation exists in Britton Street and Percival Road. High voltage overhead and underground electrical systems service the subject site. Ten existing padmount substations within easement exist within the subject property with a combined capacity of approximately 10MVa. Due to the location of the proposed building footprints a number of these padmount substations will be decommissioned and removed from site. New padmount substations will be installed within the site appropriately located due to the proposed development.
- b) Estimated demand for the proposed development is assessed at 2.7MVa (refer to Appendix B for assessment of capacity).
- c) Due to the site being located in a well-established industrial area the “After Diversity Maximum Demand (ADMD)” which calculates demand over a large holistic area (i.e., the industrial precinct) would ensure that sufficient electrical services would be available to support a range of development types within the industrial precinct – including the development of the subject site.
- d) A Technical Review Request was lodged with Endeavour Energy for the proposed development and their response is shown in Appendix B indicating capacity exists to service the proposed development.

#### **5.0 GAS**

- a) Jemena have a 1,050kPa high pressure gas reticulation laid in Britton Street and Percival Road. Currently both of the existing properties are connected to these gas mains. However, due to the intended use of the proposed development as a warehouse/logistics facility it is unlikely that gas reticulation would be required to service the proposed development.

#### **6.0 TELECOMMUNICATIONS**

- a) NBN Co is the default network provider for this area.
- b) Substantial fibre optic cable systems exist within both Britton Street and Percival Road.
- c) The existing buildings constructed on the subject sites are serviced by fibre optic cable system. During demolition these cable runs will be terminated, and new cables will be installed from the existing reticulation system to service the proposed development.
- d) The proposed development will be adequately serviced by the surrounding fibre optic system.

#### **7.0 EXPECTED IMPACTS ON EXISTING INFRASTRUCTURE**

- a) As discussed in Sec 3.2 an existing 225mm sewer main that traverses the site to serve the property 28-54 Percival Road is likely to be disused and removed from site. The location of this 225mm sewer line is impacted by the building footprints for this proposed development.

It would be expected that the two current development Lots will be consolidated into one Lot. Sydney Waters' policy requires that there be a point of connection to their sewer network within a Lot – this is achieved by the 225mm sewer main that is located within the subject property along the Britton Street frontage.

Consequently, the internal sewer traversing the site will be abandoned and removed. This process will be outlined in Sydney Waters Sec 73 Notice of Requirements.

- b) Sec 4.0 of this report noted that a number of existing padmount substations within the property will be decommissioned and removed from site. This process will be undertaken through Endeavour Energy's asset creation path as part of the development requirements expected to be noted in development consent for the project.
- c) Existing internal telecommunications assets currently servicing the existing buildings on site will be terminated and removed. New telecommunications facilities will be provided as part of the proposed development by an authorised telco provider.
- d) Gas reticulation assets that currently service the existing development will be capped at the Jemena reticulation system in Britton Street and Percival Road to enable removal of internal gas pipelines.

## **8.0 INFRASTRUCTURE STAGING & DELIVERY PLAN**

### **8.1 SYDNEY WATER**

- a) Sydney Water has a standard asset creation path outlined in their Sec 73 process. This process would include the steps to have the redundant 225mm sewer line discussed in Sec 3.2 of this report removed.
- b) The site is adequately serviced by existing potable water reticulation system in Britton Street.
- c) Early application to Sydney Water by the developers Water Service Coordinator should be undertaken to ensure the removal of the redundant 225mm sewer line does not impact on the delivery program of the proposed warehouse/logistics buildings.

### **8.2 ELECTRICITY**

- a) Application to Endeavour Energy should occur early in the development process to provide guidance for removal and replacement of the existing padmount substations noted in Sec 4.0 of this report. This will be achieved by the developers Level 3 ASP lodging a connection of Load application as part of Endeavour Energy's asset creation path.

### **8.3 GAS**

- a) Early application to Jemena should be undertaken for removal of internal gas reticulation and capping of the existing connection to Jemena's reticulation systems in Britton Street and Percival Road.

## **9.0 COST**

- a) All assets to service the development will be delivered through the various utility organisations asset creation path and in this instance those assets will be developer funded.

# **APPENDIX A POTABLE WATER & WASTE WATER DEMAND**

**POTABLE WATER & WASTE WATER DEMAND**

- Lendlease has provided an architectural design of the site to produce a 2 level warehouse/office facility. Plans prepared by SBA Architects reference Project No. 22144, dwg No. DA050 rev 11 are used for this calculation.
- The concept masterplan outlines a GFA as follows:
  - Warehouse: 88,976m<sup>2</sup>
  - Office: 7,036m<sup>2</sup>
  - Café/Shared Facility: 336m<sup>2</sup>

**1.0 Potable Water Demand Estimate**

EP (Equivalent Person) demand is based on:

Warehouse: 1EP/250m<sup>2</sup> of GFA  
 Office: 1EP/20m<sup>2</sup> of GFA  
 and a daily potable water demand of 65litres/EP/day

Sec 5.3.1 and 5.3.2 of Sydney Water document “Infrastructure Contributions – how we apply IPART’s pricing method”, Sydney Water note that each employee in a non-residential development would utilise:

- (i) 65 litres of drinking water per day.
- (ii) Waste Water discharge is 80.5% of the drinking water usage.
- (iii) For Café and Shared facility – utilise ADD of 2.48L/day/m<sup>2</sup> – refer to Sydney Water publication “Average Daily Water Use for Property Type”

These figures are utilised in the following demand calculations:

Facility	GFA	EP	Litres/EP/day	Estimated Demand/day
Warehouse	88,976	356	65	23.1kl/day
Office	7,036	352	65	22.9kl/day
Café/Shared Fac'	336			1kl/day
			<b>Total</b>	<b>47kl/day</b>

Average Day Demand (A.D.D) is estimated at 47kl/day.  
 Max Day Demand (M.D.D) is estimated at 105kl/day.

**2.0 Waste Water Demand**

Waste Water Average Dry Weather Flow (A.D.W.F) is calculated as 47kl/day x 0.805 = 37.8kl/day.

A.D.W.F utilises A.D.D as the basis of determining W.W demand.

April 26, 2024

LENDLEASE

c/- LANDPARTNERS PTY LTD

## Feasibility Letter

**Developer:** LENDLEASE  
**Your reference:** SY076000.S73  
**Development:** Lot 34 DP617521, 28-54 PERCIVAL RD, Smithfield  
**Development Description:** Feasibility application: Lendlease propose to redevelop their properties which are described above to produce 3 buildings comprising of 17 warehouse/logistics facilities as shown in the attached concept masterplan.  
**Your application date:** February 29, 2024

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.

## 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).

As of the date of this advice, it is anticipated that no Sydney Water Construction works are required. Your WSC can advise you about this.

### 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 development is located within Prospect Pipeline Gravity Water Supply Zone. Based on the estimated flow requirement, the current system has capacity to service the development.

The proposed water main along for the development is shown in Figure 1.

The advice is applicable based on information provided. The developer should provide up to date demand projection including max hour demand when applying for Section 73. Developer will have to state warehouse uses especially if used for data centers.

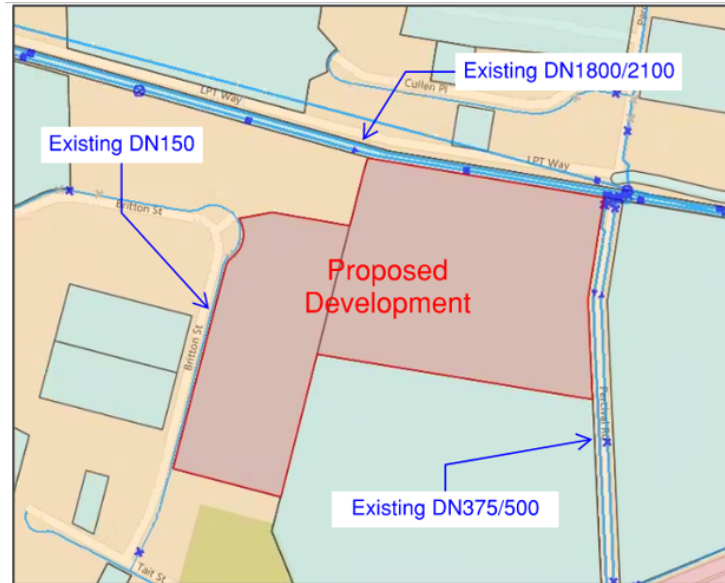


Figure 1 - Proposed Development and Recommended Water Pipeline Connection

### 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 proposed development area lies in Smithfield Scamp which is a part Fairfield Smithfield Catchment. The development area is currently serviced by a DN225 which drains to Percival Rd Carrier DN375. Initial assessment shows that:

#### Dry weather performance

- network has capacity for dry weather

#### Wet weather performance

There are several overflows located downstream of the development, which are of high-risk category 1 and 2 identified by EPA. To protect the environment of receiving waterways, EPA puts new licence condition on overflow spilling volume and frequency from the high-risk overflow. To meet EPA requirements, overflow volume and frequency from the high risk overflow locations should not be increased from current condition due to growth and development activities in the catchment. Hence, the developer must:

- engage a hydraulic consultant to demonstrate that the current performance of the system is not deteriorated in both dry and wet weather due to the addition of the development by undertaking options assessment and hydraulic modelling.
- The developer must provide a design for sewer diversion and adjustment works or any changes to the existing main and its long section to Sydney water for its review and approval.
- All work must comply with WSA code.



Figure 2 – Development location and overflows

## 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>.

#### **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](mailto: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](http://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/](http://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](http://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 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.**

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**END**

# Statement of Available Pressure and Flow

**Lilliane Moujalli**  
**23-29 South Street**  
**Rydalmere, 2116**

**Attention: Lilliane Moujalli**

**Date: 09/01/2024**

**Pressure & Flow Application Number: 1799571**  
**Your Pressure Inquiry Dated: 2024-01-09**  
**Property Address: 15-21 Britton Street, Smithfield 2164**

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: Britton Street	Side of Street: East
Distance & Direction from Nearest Cross Street	255 metres North from Tait Street
Approximate Ground Level (AHD):	26 metres
Nominal Size of Water Main (DN):	150 mm

## EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	36 metre head
Minimum Pressure	30 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	29
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10	29
	15	28
	20	27
	25	26
	30	25
	40	22
	50	18
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	60	13
	10	28
	15	27
	20	26
	25	25
Maximum Permissible Flow	30	24
	40	20
	50	17
	60	12
	67	8

**(Please refer to reverse side for Notes)**

**For any further inquiries regarding this application please email :**

[hydraulicassessment@sydneywater.com.au](mailto: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](http://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

## ELECTRICAL DEMAND ESTIMATE

- Lendlease has provided an architectural design of the site to produce a 2 level warehouse/office facility. Plans prepared by SBA Architects reference Project No. 22144, dwg No.DA050 rev 11 are used for this calculation.
- The concept masterplan outlines a total GFA as follows:
  - Warehouse: 88,976m<sup>2</sup>
  - Office: 7,036m<sup>2</sup>
  - Café/Shared Facility: 336m<sup>2</sup>

The following estimated demand for the various facilities is utilised:

- a) Lighting – 7Va/m<sup>2</sup> office, 5Va/m<sup>2</sup> warehouse, 2Va/m<sup>2</sup> carpark, hardstand
- b) General Power – 45Va/m<sup>2</sup> office, 17Va/m<sup>2</sup> warehouse
- c) Appliances such as E.V charging – 7kVa forklifts, heavy vehicles 30Va/m<sup>2</sup>, light vehicles 10Va/m<sup>2</sup>
- d) Motors such as roller doors 2kVa/unit, dock levellers 20kVa/unit (assess this as 25% utilising factor)
- e) Airconditioning – 55Va/m<sup>2</sup> (90% utilisation rate)

I have further assumed the following:

- Roller Shutter Doors – 105
- Recessed Docks – Clock Levellers - 48
- Forklifts – 65 forklifts
- EV Charging – allow 20% carpark areas + 4 truck parking per level (carpark 268 spaces)

The following electrical demand estimate is determined:

Facility	Warehouse	Office	Carpark/Hardstand	Café/Shared Facility
Lighting	444kVa	49kVa	30kVa	6kVa
General Power	1,508kVa	315kVa		34kVa
Appliance	130kVa			
Motors (utilisation)	1,170kVa			
Airconditioning		385kVa	41kVa	
<b>Total</b>	<b>3,252kVa</b>	<b>749kVa</b>	<b>71kVa</b>	<b>40kVa</b>

Total all facilities: 4,112kVa – SAY 4MVA providing an allowance for highly automated or specialised end user requirements.

As all units do not operate concurrently a usage rate of 67% is adopted.

$$4MVA \times 0.67 = 2.7MVA$$

## Greg Oxley

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**From:** Venu Krishna <Venu.Krishna@endeavourenergy.com.au>  
**Sent:** Thursday, 29 February 2024 10:10 AM  
**To:** Greg Oxley  
**Subject:** RE: ENL4980

Hi Greg

As per the application form, this site will be re-developed with a total proposed load of 2.5MVA. Currently this site has multiple Padmount substations as connections points.

With above into consideration Feeders below are available as connection points with HV reticulation works if applicable.

**HV Feeder:** **WOODPARK - Britton St - M166** is available to supply the proposed load from Britton St.

**HV Feeder:** **WOODPARK - Percival Rd + Aux No 1 - M162** is available to supply the proposed load from Percival Road.

Screen shot below shows the layout of the HV reticulation present on site.



Please note above is based on desktop assessment. Supply options can vary depending on the timing of the application with consideration of other nearby developments.

## Regards

**Venu Krishna** | Customer Network Engineer

Mobile: 0438 094 445

Level 40-42, 8 Parramatta Square  
10 Darcy Street, Parramatta, NSW 2150.

[endeavourenergy.com.au](http://endeavourenergy.com.au) |    



Endeavour Energy respectfully acknowledges the Traditional Custodians on whose lands we live, work, and operate and their Elders past, present and emerging.