

MEETING AGENDA & MINUTES

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| Meeting: | Burra Park – HBB & Sydney Water | | |
| Date: | Monday 4 December 2023 | | |
| Time: | 4pm | | |
| Venue: | Microsoft teams | | |
| Attendees: | | | |
| George Locke (HBB) | Kurt Beckhaus (HBB) | George Henien (HBB) | |
| Fernando Ortega (SW) | Simon Haycock (Arcadis) | Larissa Hughes (Arcadis) | Darlan Castro (Arcadis) |
| Apologies: | | | |
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| No. | Item |
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| 1.0 | General |
| 1.1 | Fernando presented a custom document outlining the servicing strategy for Burra Park. |
| 1.2 | <p>Potable water</p> <ul style="list-style-type: none"> - Upper South Creek Advanced Water Recycling Centre (AWRC) is currently under construction to northeast of site next to Kemps Creek, due for completion 2026. - There is an existing DN750 trunk watermain running along the southern side of Elizabeth Drive, which is available now to access for potable water. - Post-Meeting Note: Sydney Water confirmed there is an existing DN315 connection from the DN750 crossing underneath Elizabeth Drive providing a connection to the subject site boundary. - DN900 trunk main currently being delivered on northern side of Elizabeth Drive. The alignment of this main will move between the (future) Elizabeth Drive verge and easement within private property (i.e. the subject site). The existing alignment is approx. 50m inside the Elizabeth Drive road reserve boundary. - There will also be a future DN750 trunk watermain delivered on the northern side of Elizabeth Drive for carrying treated water from the AWRC towards the Nepean River. - Sydney Water agreed to provide a copy of available design plans for the various watermains to Arcadis/HB&B for coordination purposes. |
| 1.3 | Sewer |

| No. | Item |
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| | <ul style="list-style-type: none"> - A trunk gravity wastewater main is proposed to be installed along the eastern side of Cosgroves Creek, along the site's western boundary. This will be the future connection point for development on the subject site. - The Cosgrove Creek gravity sewer will drain to a new pumping station located to the north, on the eastern side of Luddenham Road (location TBC). From here a rising main will direct wastewater flows to the AWRC for treatment. - Sydney Water agreed to share the completed concept design documentation for the gravity sewer with HB&B/Arcadis for coordination. - Simon Haycock from Arcadis mentioned the use of either an interim on-site wastewater treatment plant or alternative IOP involving tankering wastewater off-site, prior to the AWRC and connecting infrastructure being available. Sydney Water agreed that this is anticipated, however further discussion is required on this strategy. - Modelling is required for sizing of sewer reticulation on the site. |
| 1.4 | <p>Stormwater</p> <ul style="list-style-type: none"> - Sydney Water is taking the responsible authority for regional stormwater infrastructure in the Aerotropolis and is taking the lead on producing the design and outdelivery framework. - A draft Stormwater Developer Works policy has been issued by Sydney Water to identify the proposed framework for developer-led delivery of assets and associated cost reimbursement etc. Land acquisition for the basins is a separate process. - Updated scheme designs and schedules for the regional stormwater assets are anticipated to be available by mid-2024. - Sydney Water stormwater basins need to be generally in accordance with the Aerotropolis Precinct Plan (APP) with minor changes permissible if the developer provides adequate justification based on supporting engineering assessment. - Sydney Water has previously discussed a proposal with the former developer (BHL) to relocate the Northeast stormwater basin directly adjacent to the M12 corridor. This is likely to be acceptable in principle, subject to further design & stormwater modelling to demonstrate it achieves the required objectives. - Sydney Water agreed to provide the current catchment plan being used for the regional basins to Arcadis/HB&B for coordination. - Burra Park site will have a direct liaison contact with Sydney Water, although yet to be disclosed. |

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|-------------------------|------------------------------------|-------------------|---------------------|
| Meeting: | Burra Park – HBB & Sydney Water | | |
| Date: | Tuesday 2 nd April 2024 | | |
| Time: | 9am | | |
| Venue: | Microsoft Teams | | |
| Attendees: | | | |
| George Locke (HBB) | Liam Donsworth (HBB) | Craig Sims (HBB) | George Henien (HBB) |
| Luis Alvarez (SW) | Viji Augustus (SW) | Matthew Hana (SW) | Will Wates (HBB) |
| Simon Haycock (Arcadis) | | | |
| Apologies: | | | |
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| No. | Item |
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| 1.0 | General |
| 1.1 | <ul style="list-style-type: none"> - Introduced site to SW team. - Gave overview of ISPT/Unisuper ownership structure. |
| 1.2 | Notes |
| 1.3 | <ul style="list-style-type: none"> - Lot 1 and 2 are in Cosgrove Creek Precinct Catchment. Lot 3 is partially in Badgerys Creek Catchment. - Detailed design will commence mid this year and run to end of 2024. - Commence construction early 2025. - Stage 1 construction complete December 2026 / may push to 2027 (tender open to contractors). - Land acquisition not an issue as SW have a right of entry under the Sydney Water Act. - Pump station land acquisition required. - 90% concept design available to receive from SW. 100% concept available in 2-3 weeks. - HBB to issue concept pads to SW. - Pump station has been amended on concept. HBB yet to receive. - SW to provide connection locations. - Will to organize account manager. |
| 1.4 | Actions |
| | <ul style="list-style-type: none"> - HBB to share concept bulk earthworks design with SW. - SW to share updated 90% concept design in 2-3 weeks. - SW to organize development account manager. |