

MINTO WAREHOUSE AND LOGISTICS HUB

Infrastructure Report


01 APRIL 2016


Incorporating




MINTO WAREHOUSE AND LOGISTICS HUB

Infrastructure Report

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REVISIONS

Revision	Date	Description	Prepared by	Approved by
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1 SUMMARY

Qube is preparing a State Significant Development Application (SSDA) in relation to the proposed development of 5 and 9 Culverston Road, Minto, being legally described as Lot 3 in DP 817793 and Lot 400 in DP 875711 (the Site), for the purpose of a Warehouse and Logistics Hub (the Proposal).

Arcadis has been engaged by Qube to investigate existing in ground utilities in the vicinity of the proposed development. The Proposal includes the following key components:

- Four (4) Warehouse facilities;
- Ancillary hardstand areas, car parking and external storage hardstand area.

The purpose of this report is to summarise the findings of a Dial Before You Dig (DBYD) search in order to identify existing authority assets within and around the proposed development. The report also identifies the relevant owner and authority of each utility and provides preliminary advice on the suitability of each utility for future connection.

The information used in this report is based on:

- Concept Design Master Plan by Reid Campbell from 24/03/2016, (refer Appendix C)
- Dial Before You Dig from 11/02/2016. (refer Appendix A)
- NSW Land and Property Information 2013 (LiDAR);

1.1 Project Description

The Site is located in Minto and is bound by Airds Road, Rose Payten Drive and Main Southern Railway. Culverstone Road crosses the development as outlined in Figure 2.1. The development is approximately 29.36 hectares in area and is planned to accommodate warehouses with the total building area of 112,000 m².

The existing site comprises an industrial area hardstand, shade structures and a warehouse building.



Figure 2.1 Site location

1.2 Proposed Development & Approval Conditions

This report has been prepared as part of a State Significant Development (SSD) Application and in accordance with the Secretary's Environmental Assessment Requirements (SEARs) (ref: SSD 7500, File: 16/03046 and dated 10/03/2016). The SEARs which are addressed in this report are presented in Table 1.

Table 1: Secretary's Environmental Assessment Requirements

SEARs Reference	Key Assessment Requirement	Where addressed
Infrastructure Requirements	A detailed written and/or geographical description of the existing infrastructure required on-site; Identification of any infrastructure upgrades required to facilitate the development, and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained; and A detailed description of cooling/heating systems to be installed on-site.	This report (excluding cooling/heating system description)

2 EXISTING UTILITIES

Arcadis has investigated the in ground utilities and services located in the vicinity of the Site. As part of these investigations Arcadis has completed a DBYD review. The following sections summarise the findings of these investigations. The complete findings of the DBYD search have been included in Appendix A.

2.1 Potable Water

Based on the results of the DBYD there are the following Sydney Water assets in the vicinity of the Site:

- Ø200mm water main located in the western side of Culvertston Road;
- Ø200mm water main located in the western side of Airds Road;
- Ø250mm water main located in the northern side of Airds Road;

The main in the Culvertston Road is preferred for the development connections. Each lot will be provided with an individual domestic water and fire services connections to the authority main.

While some upgrades to the existing Sydney Water network may be necessary, it is likely that the existing water network would have sufficient capacity to service the proposed development. The next stage of the development works will therefore include lodgement of a feasibility application with SWC to confirm suitable connection points for the development and any upgrades to the existing network that may be required.

2.2 Sewer

Based on the results of the DBYD there are the following Sydney Water assets in the vicinity of the site:

- Ø1350mm reinforced concrete (RC) sewer located along the northern side of the development. A number of Ø225- Ø300mm connections are extended to the development. Those connection can be potentially utilised by the warehouses.
- Ø552mm vitrified clay (VC) sewer located along the northern border and is partially in rehabilitation.
- Ø300-375mm vitrified clay (VC) sewer along the western boundary.

Due to the extensive scale of the development several sewer connections might be required to the Sydney Water infrastructure to ensure gravity connection of the buildings.

While some upgrades to the existing Sydney Water network may be necessary, it is likely that the existing The next stage of the development works will therefore include lodgement of a feasibility application with SWC to confirm suitable connection points for the development and any upgrades to the existing network that may be required.

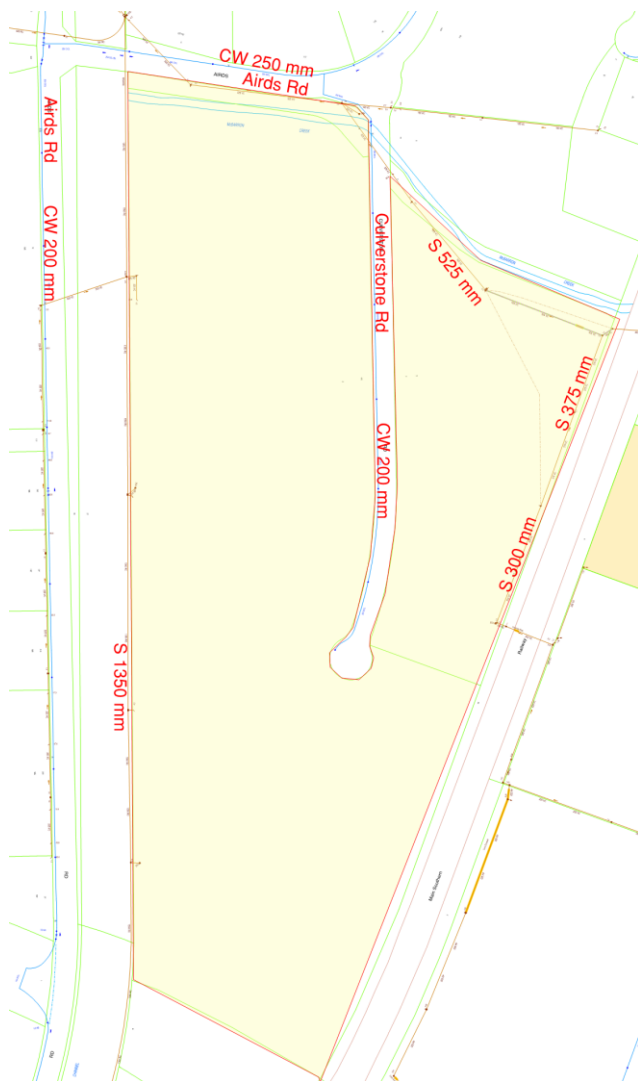


Figure 3.1 Sydney Water services map

2.3 Gas

Based on the results of the DBYD there are the following Jemena assets in the vicinity of the Site:

- Ø32mm @ 210kPA network gas main located in the western side of Culvertston Road.
- Ø150mm @ 1050kPA secondary main located in the norther and western side of Airds Road.

The main in the Culvertston Road is preferred for the development connections.

The assumption is that gas will be minimal to cater for hot water service in the amenity areas only.

It is likely that the existing Jemena network would have sufficient capacity to service the proposed development, subject to a commercial agreement.

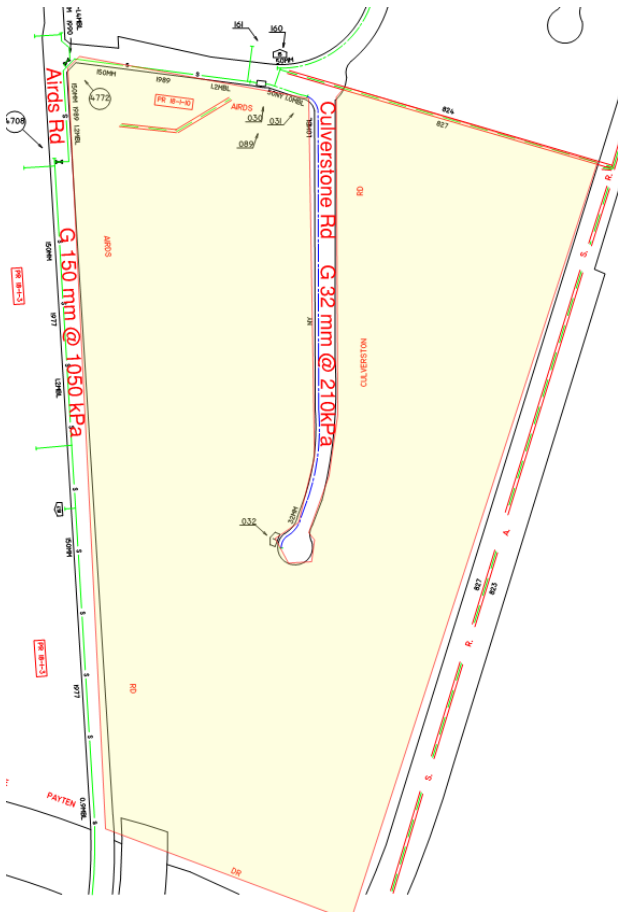


Figure 3.2 Jemena services map

2.4 Electrical

The electrical supply authority for the area is Endeavour Energy. They currently have a kiosk substation serving this area. The substation is located at the end of Culverston Rd adjacent to the roundabout. High voltage is reticulated along Culverston Rd from Airds Rd.

Contact has been made with Endeavour Energy to request a technical review and the review will be undertaken in consultation with Endeavour Energy by a level 3 accredited services provider during the next stage of the development works. Refer to the appendices for correspondence with Endeavour Energy.

The kiosk substation used for the existing site has a capacity of 1MVA or 1.5MVA. This assumption is based on Endeavour Energy's standard kiosk sizes. Taking this into consideration, the existing kiosk substation is unlikely to have sufficient capacity to serve all of the new development. However, depending on confirmation of the capacity of the kiosk from Endeavour Energy, it might be possible to utilise this existing asset to provide power to approximately half of the site.

DBYD details show an Endeavour Energy asset heading east from the kiosk substation terminating in the development, however it is not clear what this is serving. As part of the design process with Endeavour Energy this asset will have to be removed/relocated.

Any existing low voltage connections within the development site will be de-commissioned as the site is developed.

2.5 Telecommunications

Based on the DBYD information received there are multiple telecommunications services in the area.

AAPT have a fibre optic service that runs within Airds Rd along the north and west boundaries of the site. This service is within close vicinity to the northern boundary therefore dependent on further development plans and survey results this service will have to be assessed for relocation.

The existing site has Telstra services along Culverston Rd.

NBN does not have services in this area. Refer to Appendix B for correspondence with NBN.



Figure 3.4 AAPT service

3 LOAD ASSESSMENTS

Arcadis have completed a high level assessment of the estimated loads required for the Proposal for:

- Electrical services
- Gas Services
- Water Services
- Sewer

All estimated loads, as summarised in Table 3.1, have been calculated in accordance with Australian Standards and local authority requirements.

Table 3.1 – Estimation of Load requirements per service

Service	Load
Water Service:	
• Domestic water flow	10 l/s
• Fire service	Tank make up flow available from the main
Sewer Service	8 l/s
Gas Service	1600 MJ/day
Electrical	3.1MVA

3.1 Water and Sewer Services

The required sewer and water flow rate was estimated in accordance with WSA 02, WSA 03 and AS3500.

The development will require separate connections for domestic potable water use and fire services.

The flow rate demand assumptions are based on the 20% of 200 staff using amenities simultaneously (9 l/min) is 6l/sec. An additional allowance of 4l/sec for wash down, irrigation and technological processes, if any, gives a total site domestic potable water demand of 10 l/sec.

3.2 Gas service

The gas services required were estimated based on requirements outlined by Jemena and consider loads from hot water units only.

It has been assumed that each warehouse will include a dedicated amenity block with an individual hot water plant. The gas load was estimated taking into consideration the assumptions related to staff amenities made in Section 4.1.

3.3 Electrical services

An assessment of the electrical demand for the development has been conducted to determine the required upgrades to the existing infrastructure serving the site.

The maximum demand was estimated based on AS3000 Table C3, these details are provided in Table 3.2 below.

Table 3.2 Summary of Power Demands

Area	m ²	VA/m ²	Power (kVA)
Warehouse 1A	40,000	25	1,000
Office	2,000	100	200
Warehouse 1B	22,000	25	550
Office	1,000	100	100
Warehouse 1C	22,000	25	550
Office	1,000	100	100
Warehouse 1D	23,000	25	575
Office	1,000	100	100
Carpark / Loading Bay	127,800	10	1,278
		Total	4,453 kVA
		with 70% diversity	3,117 kVA

Thus the site electrical maximum demand is estimated at 3,117kVA or 3.1MVA.

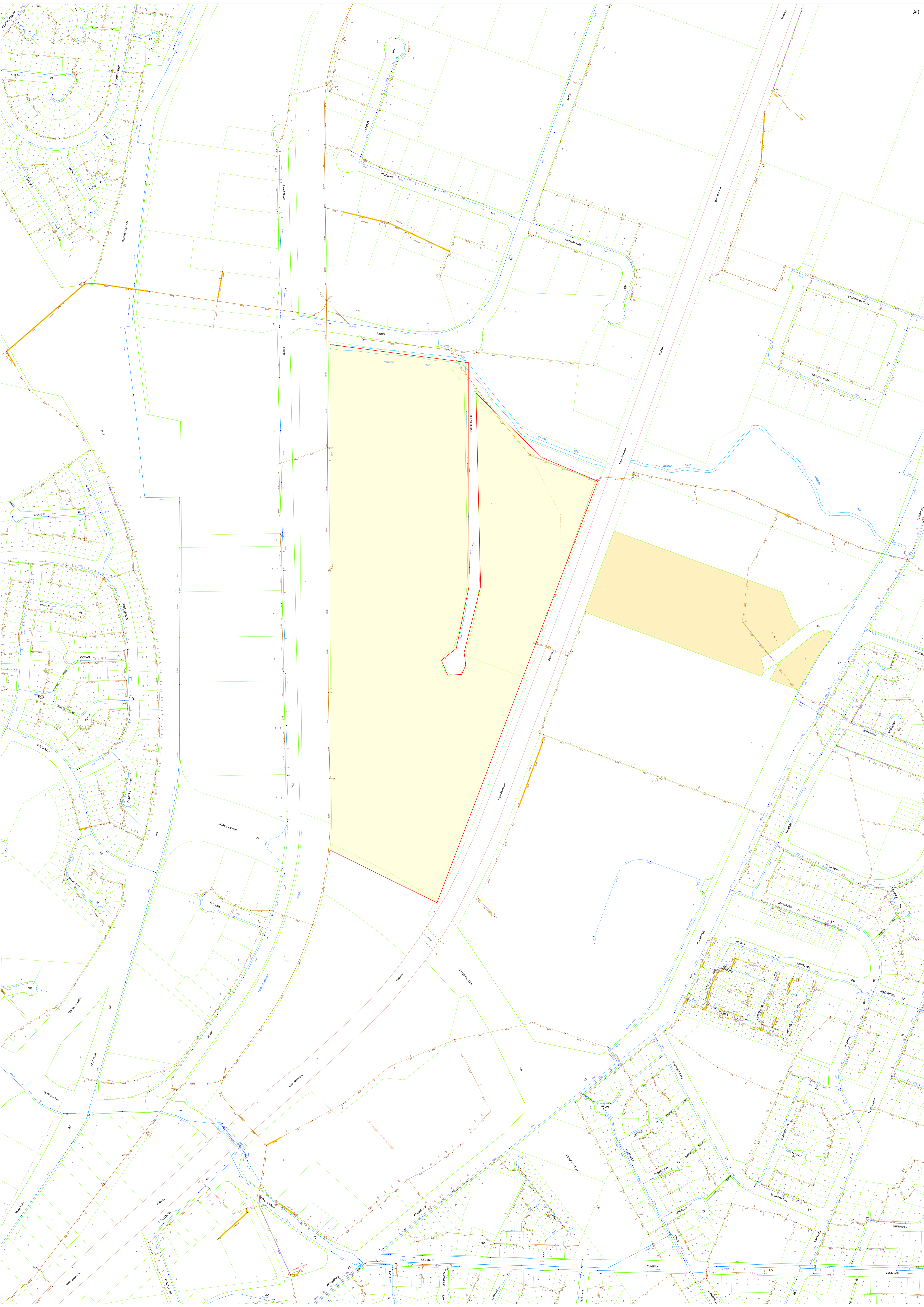
70% diversity has been applied to the load estimate, based on what the supply authority will provide to site. Confirmation of this will be obtained with a firm offer from Endeavour Energy.

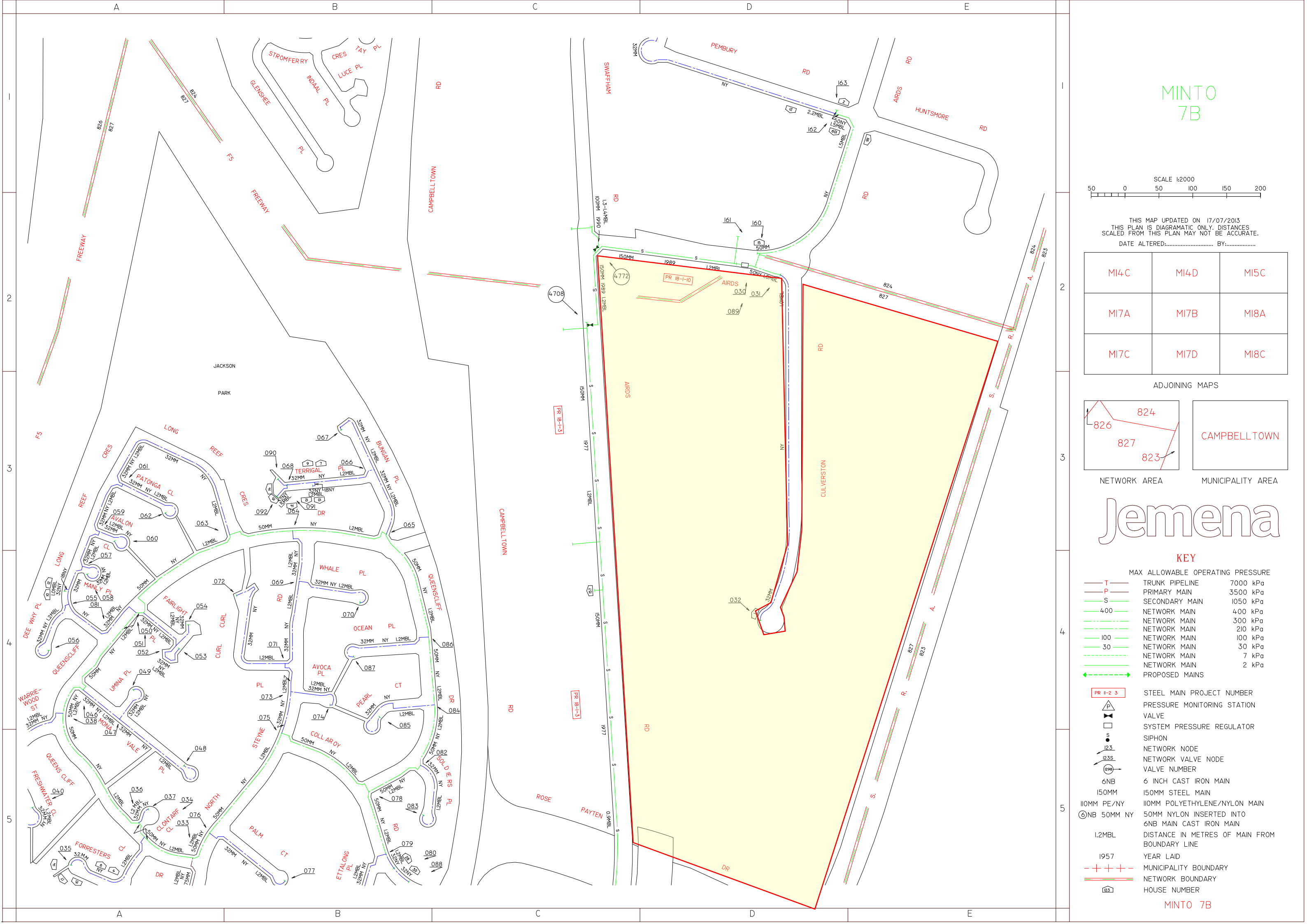
3.4 Telecommunications services

An application for NBN services to the site has been processed. NBN confirmed that the application for infrastructure for the Development has been approved. The details of the approval are provided in the Appendix B of this report.

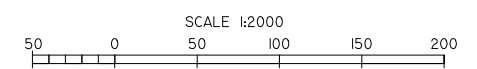
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Existing Utility Plans (DBYD)





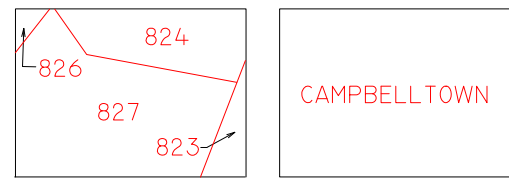
MINTO 7B



THIS MAP UPDATED ON 17/07/2013
 THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
 SCALED FROM THIS PLAN MAY NOT BE ACCURATE.
 DATE ALTERED:..... BY:.....

MI4C	MI4D	MI5C
MI7A	MI7B	MI8A
MI7C	MI7D	MI8C

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

Jemena

KEY

- | MAX ALLOWABLE OPERATING PRESSURE | |
|----------------------------------|--|
| | TRUNK PIPELINE 7000 kPa |
| | PRIMARY MAIN 3500 kPa |
| | SECONDARY MAIN 1050 kPa |
| | NETWORK MAIN 400 kPa |
| | NETWORK MAIN 300 kPa |
| | NETWORK MAIN 210 kPa |
| | NETWORK MAIN 100 kPa |
| | NETWORK MAIN 30 kPa |
| | NETWORK MAIN 7 kPa |
| | NETWORK MAIN 2 kPa |
| | STEEL MAIN PROJECT NUMBER |
| | PRESSURE MONITORING STATION |
| | VALVE |
| | SYSTEM PRESSURE REGULATOR |
| | SIPHON |
| | NETWORK NODE |
| | NETWORK VALVE NODE |
| | VALVE NUMBER |
| | 6 INCH CAST IRON MAIN |
| | 150MM 150MM STEEL MAIN |
| | 110MM PE/NY 110MM POLYETHYLENE/NYLON MAIN |
| | 50MM NY 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN |
| | 1.2MBL DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE |
| | 1957 YEAR LAID |
| | MUNICIPALITY BOUNDARY |
| | NETWORK BOUNDARY |
| | HOUSE NUMBER |

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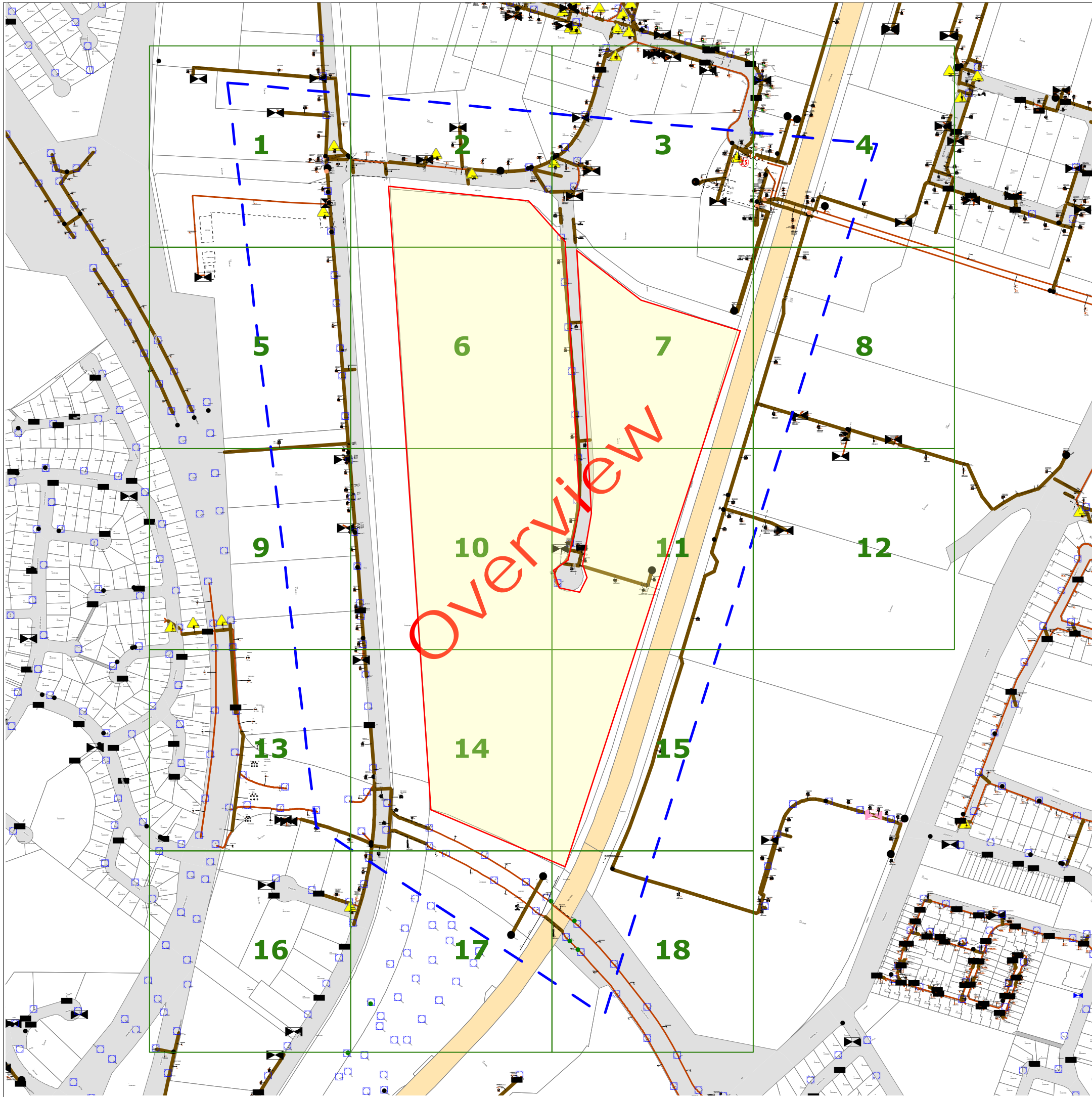
LEGEND

- or ■ Street light column
- ▭ Padmount substation
- or ■ Overground pillar (O.G.Box)
- ⊠ Underground pit
- ▬ Duct run
- ▬ Cable run
- ⊙ Typical duct section
- ▲ Asbestos warning



NOT TO SCALE

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Issued Date:	12/02/2016



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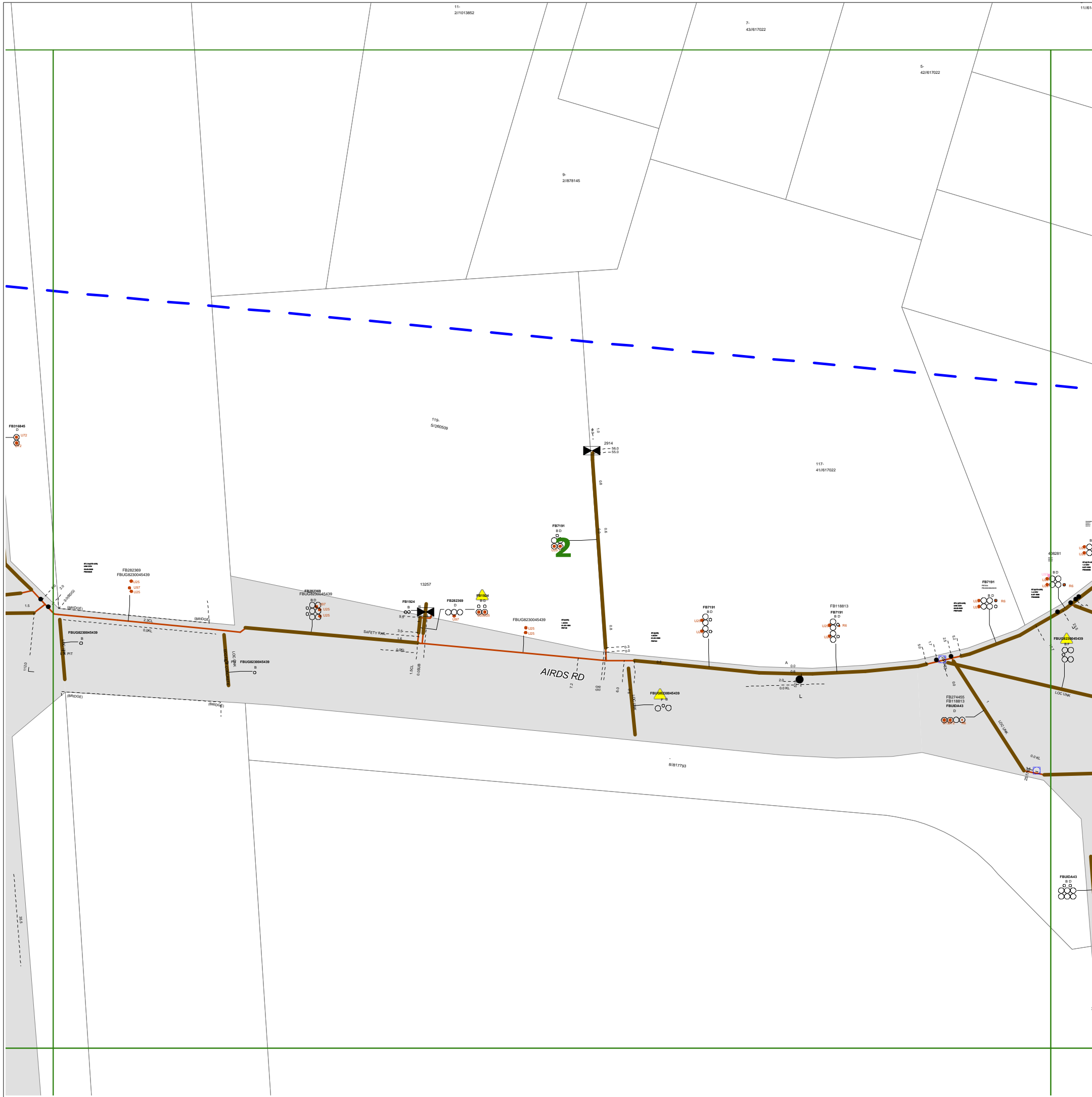
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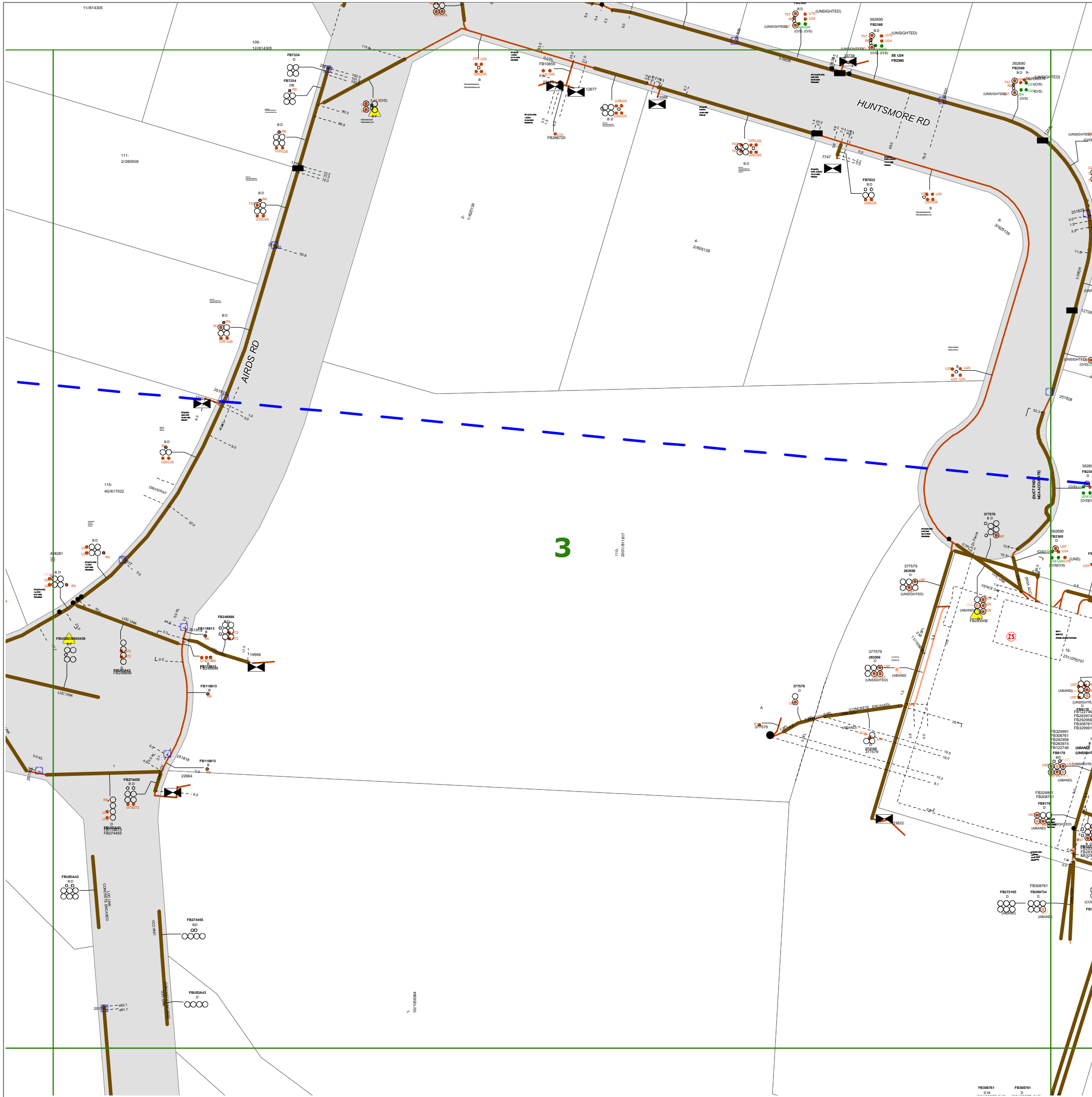
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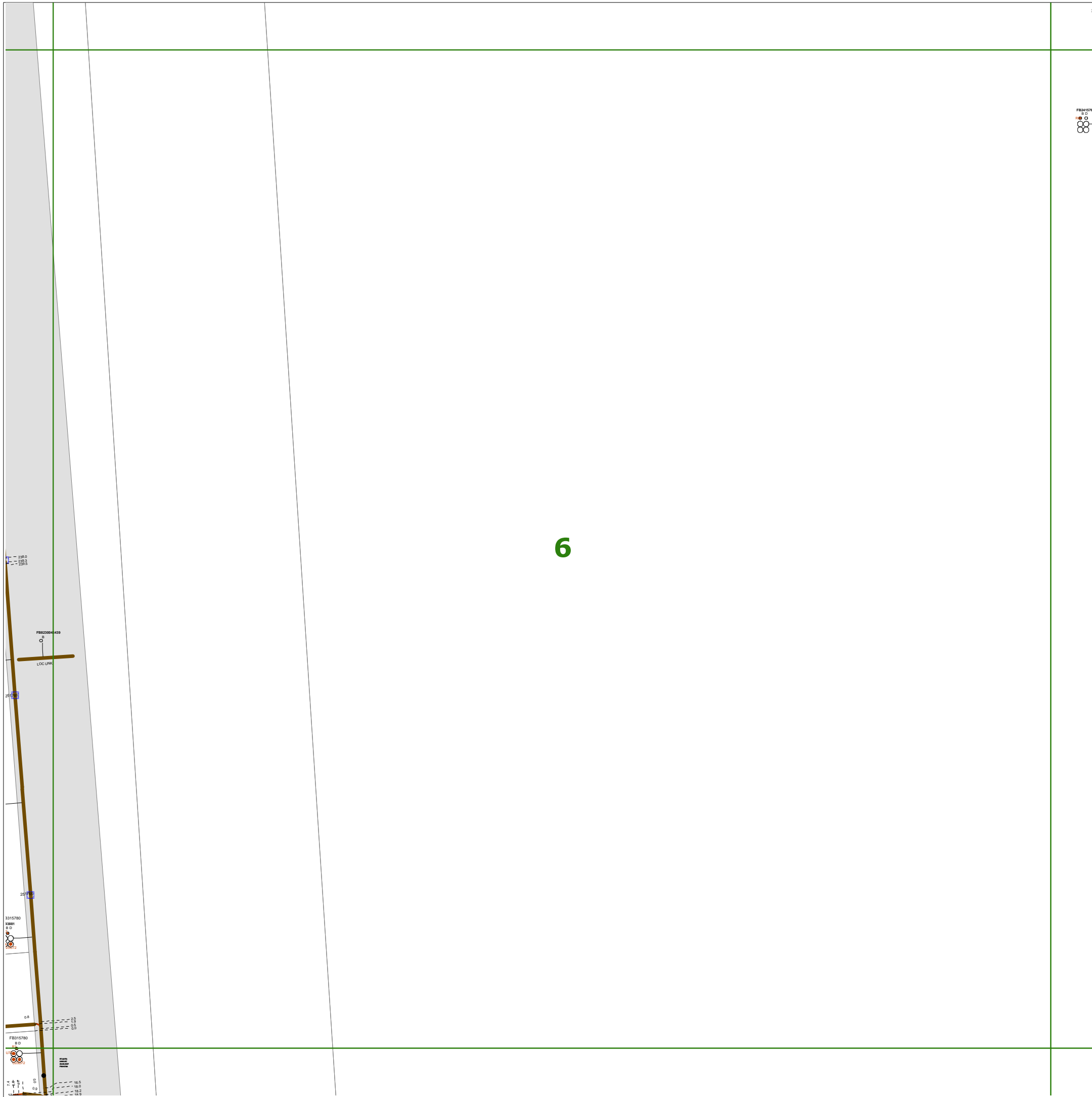
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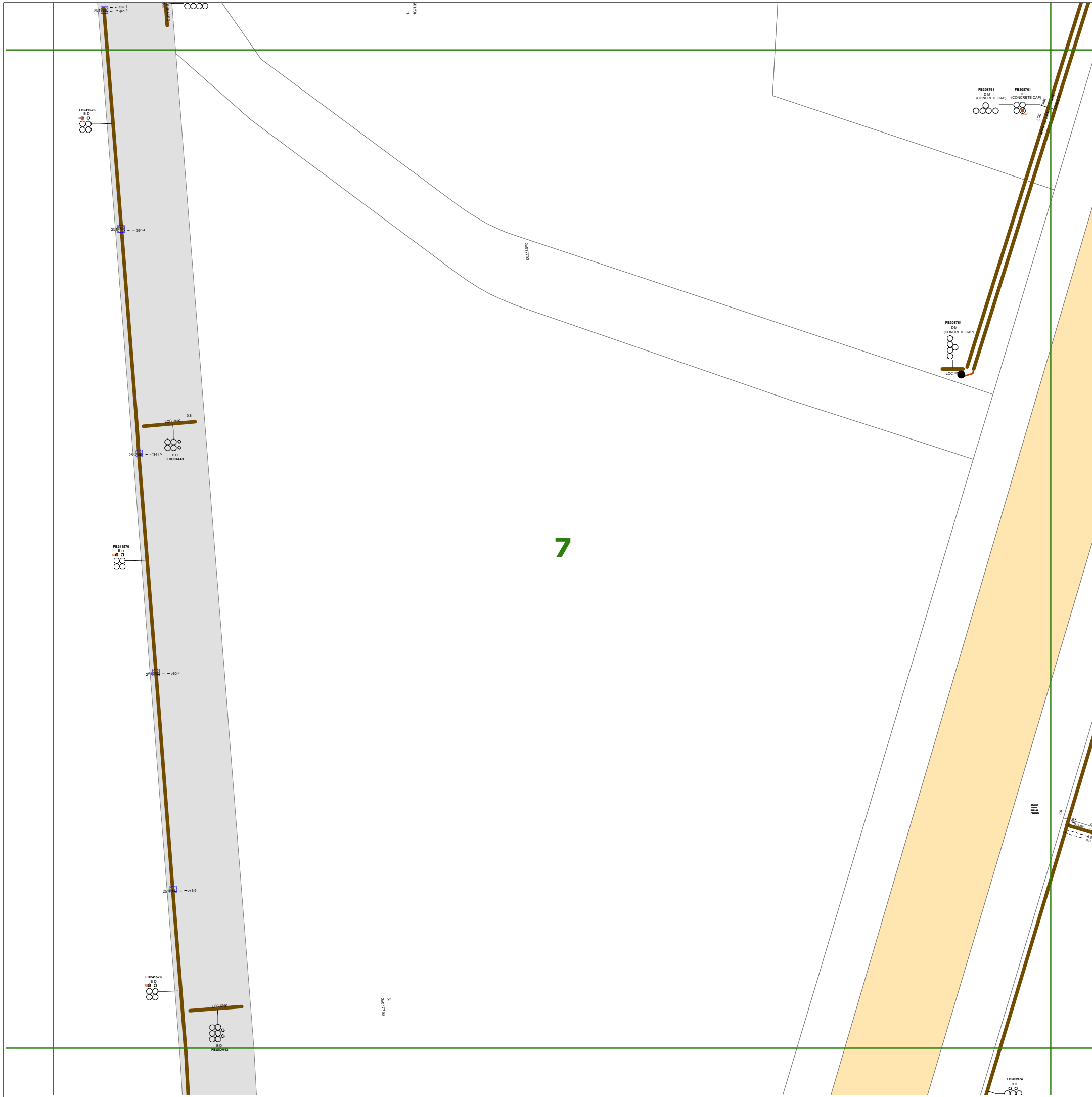
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4 WORKING DAYS BEFORE COMMENCING WORK

LEGEND

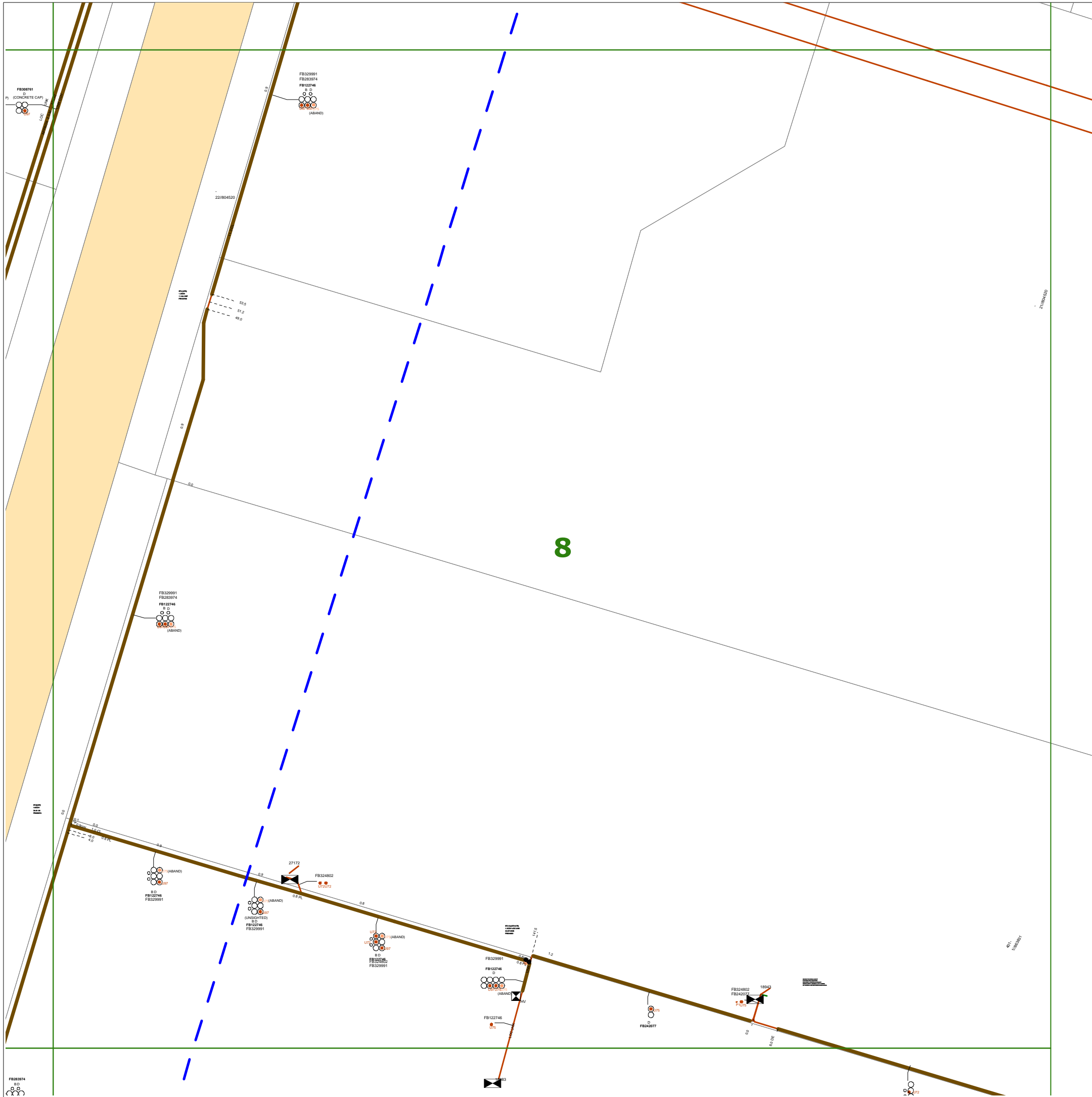
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- or ■ Overground pillar (O.G.Box)
- ▭ Underground pit
- ▬ Duct run
- ▬ Cable run
- ⊙ Typical duct section
- ▲ Asbestos warning



NOT TO SCALE

DBYD Sequence No.:	50770412
Issued Date:	12/02/2016

Cadastre: © Land and Property Information 2015, 2016



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









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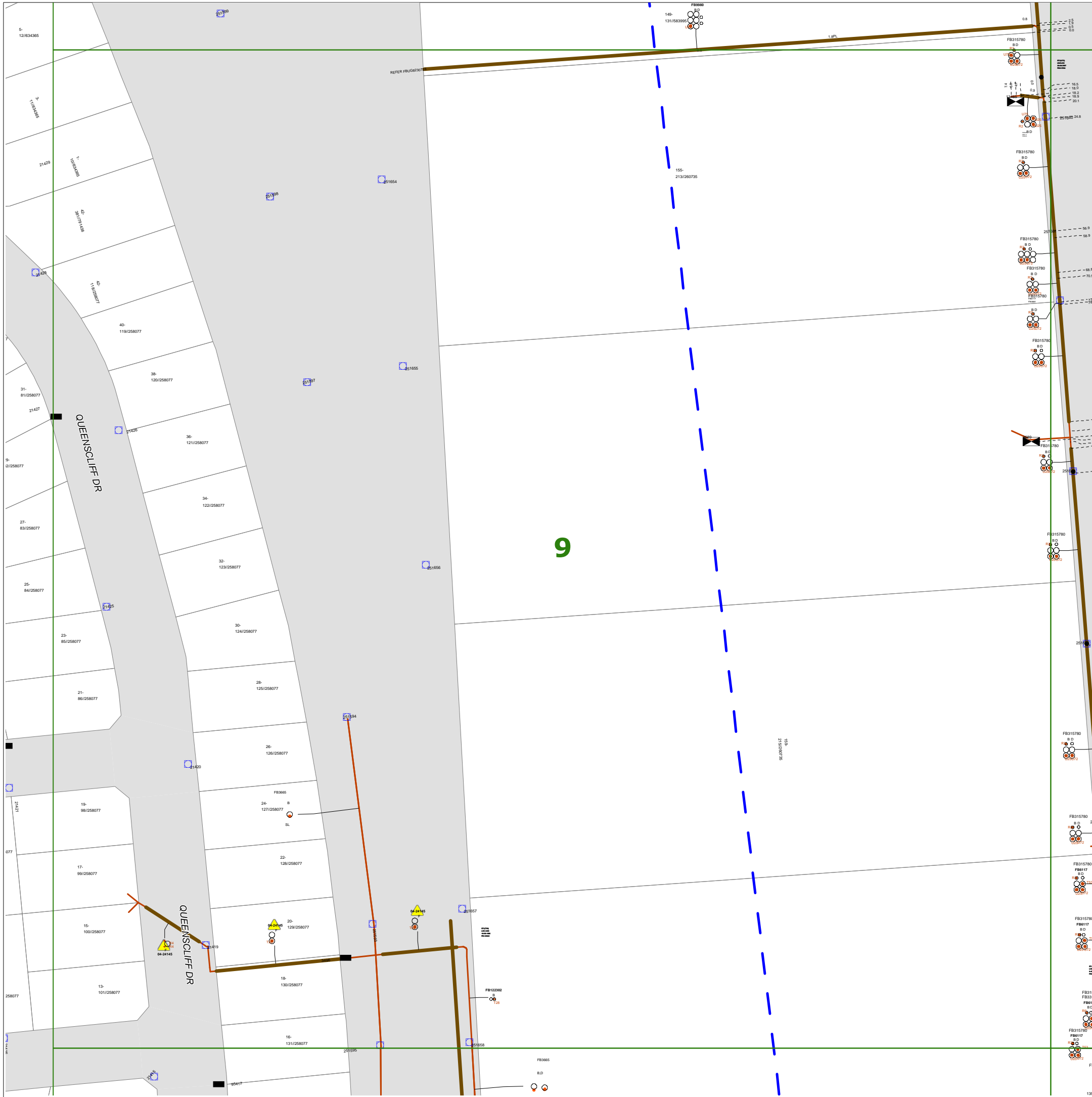
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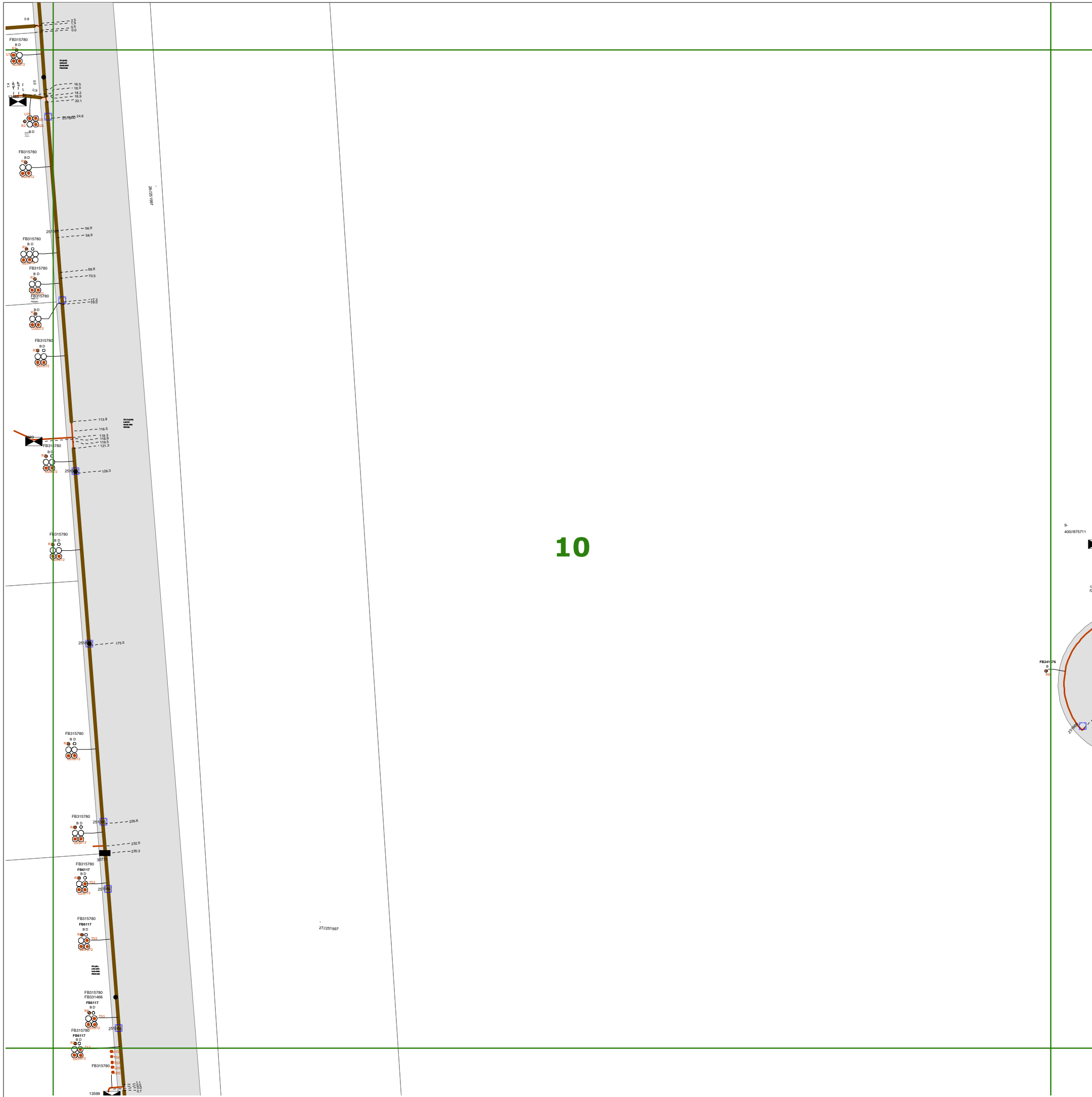
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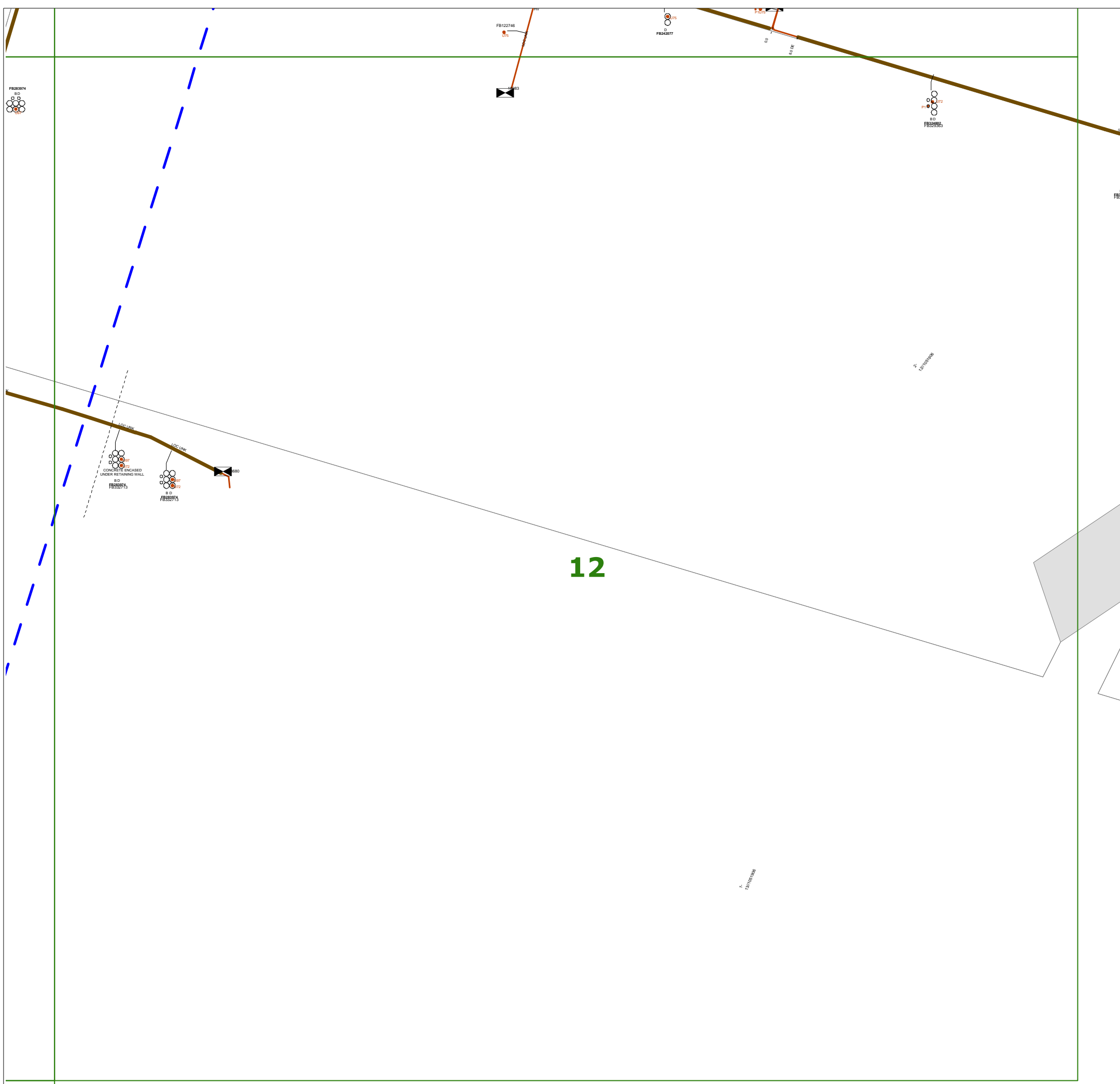
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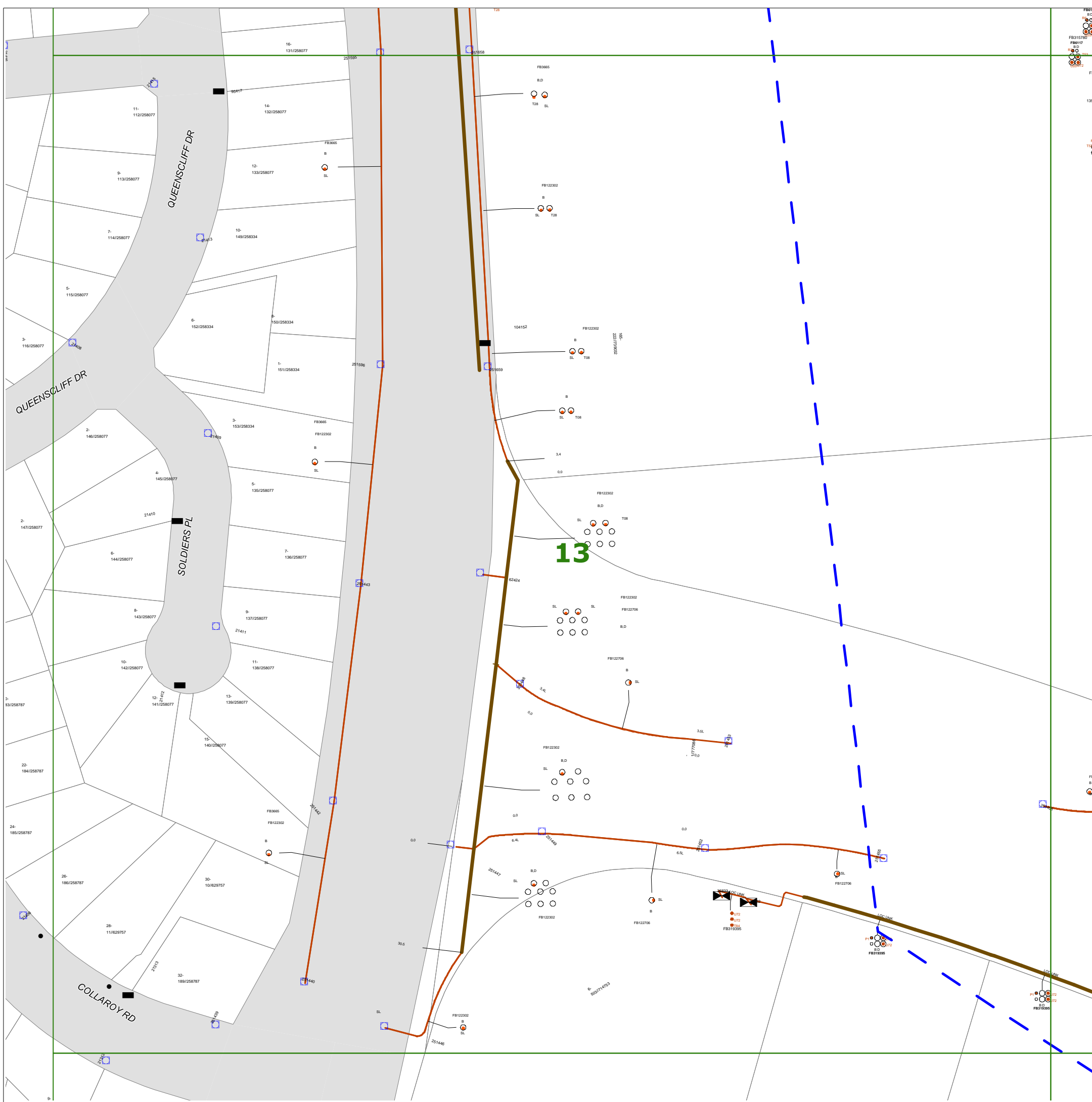
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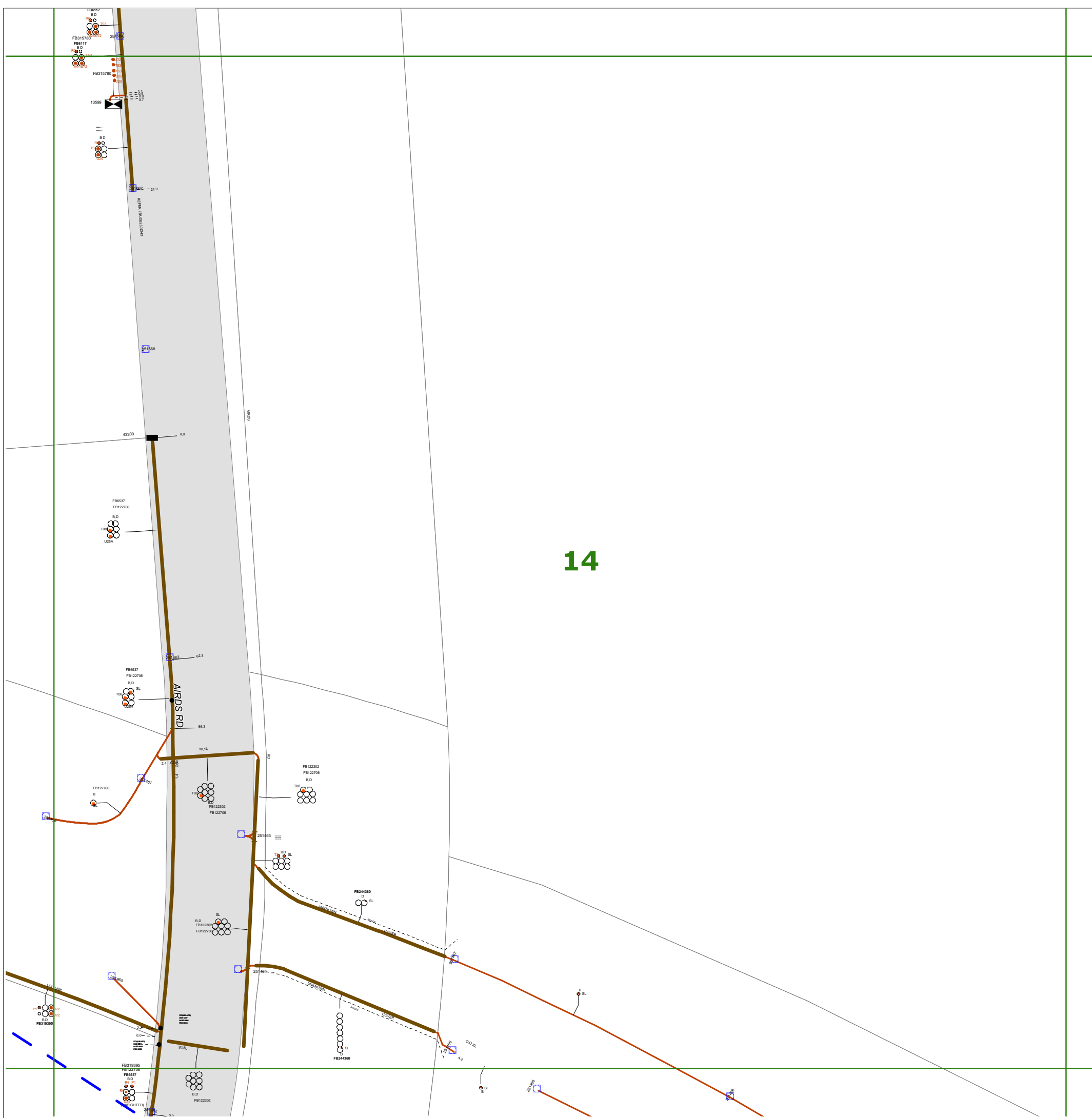
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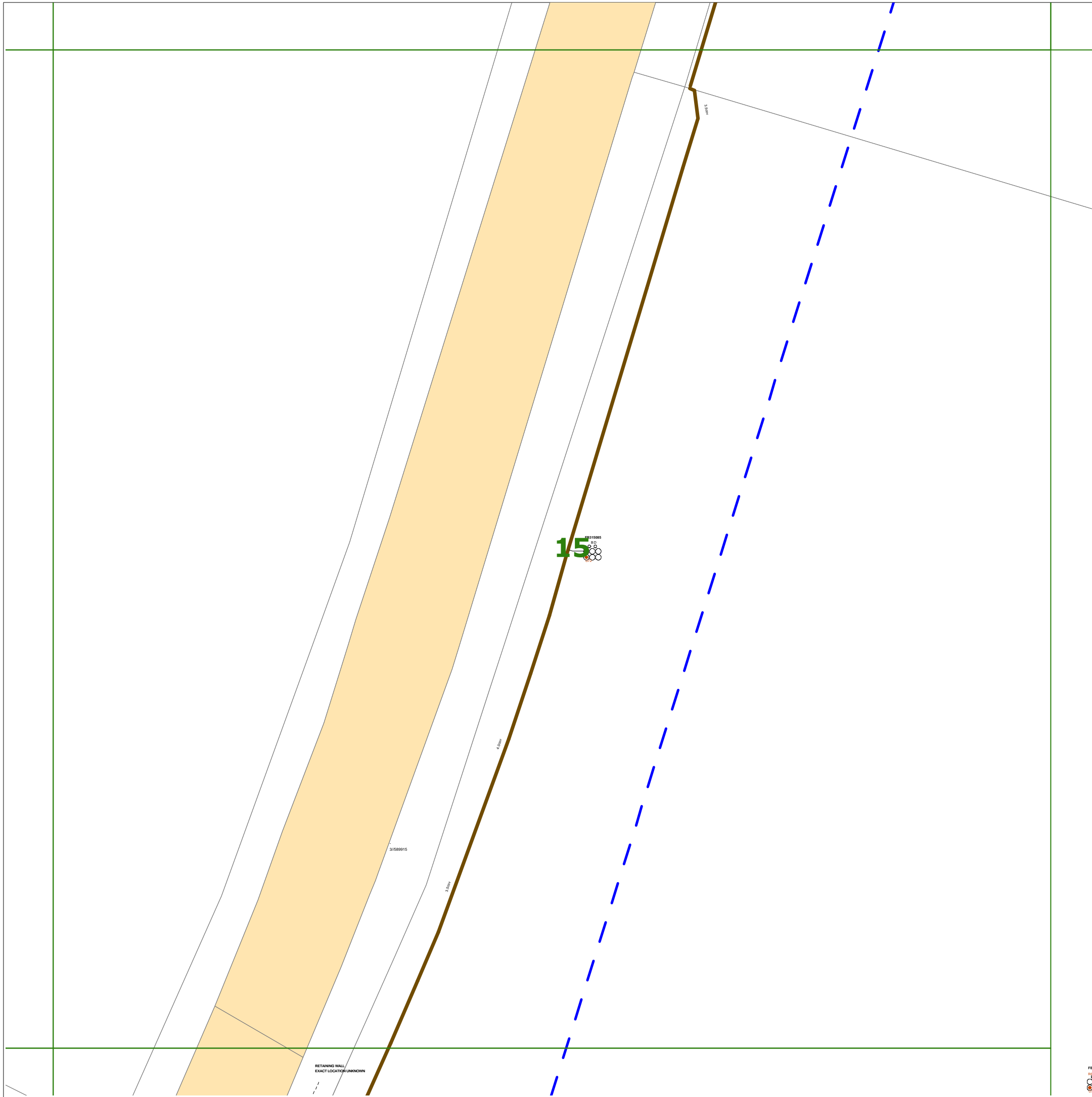
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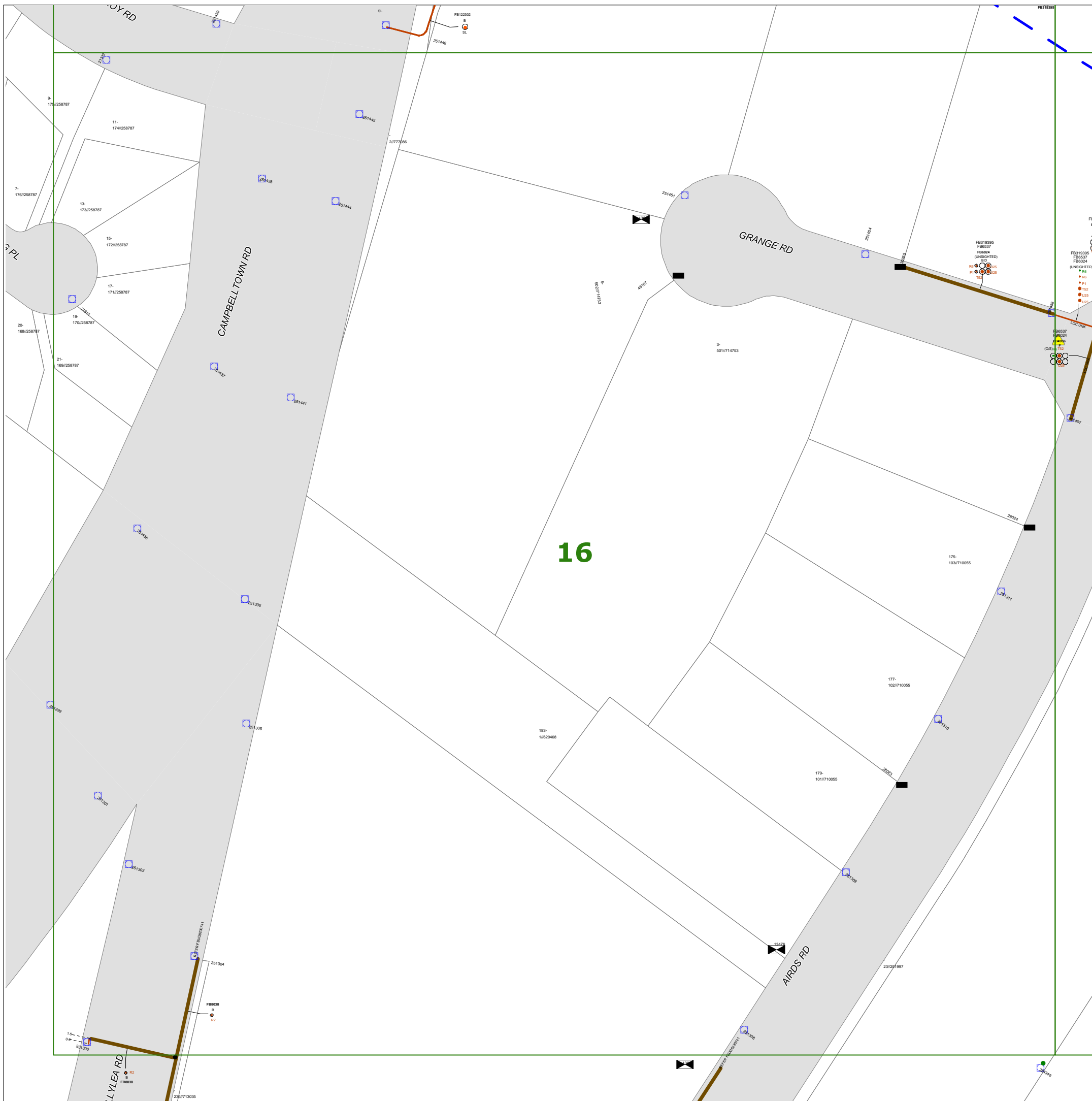
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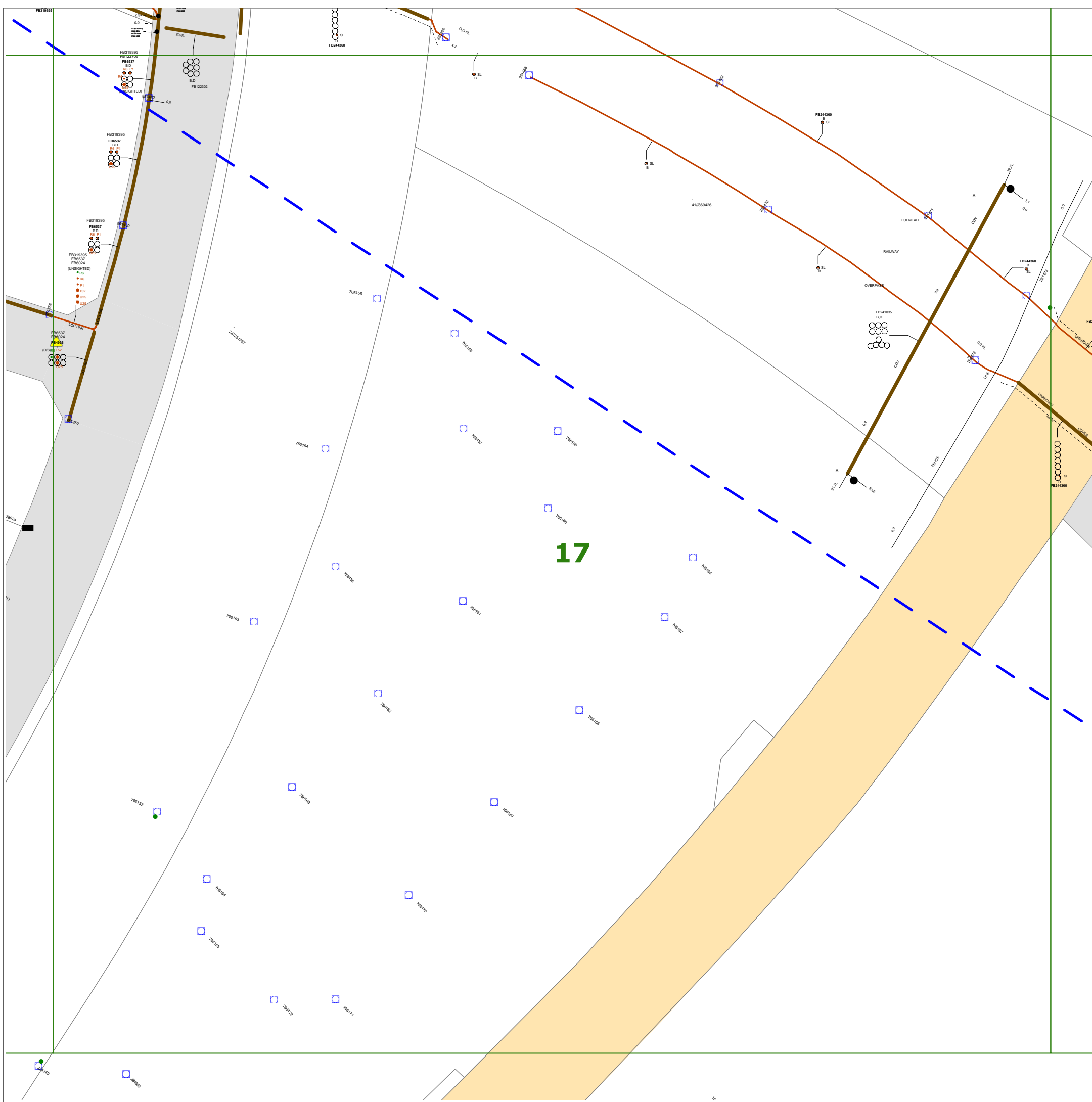
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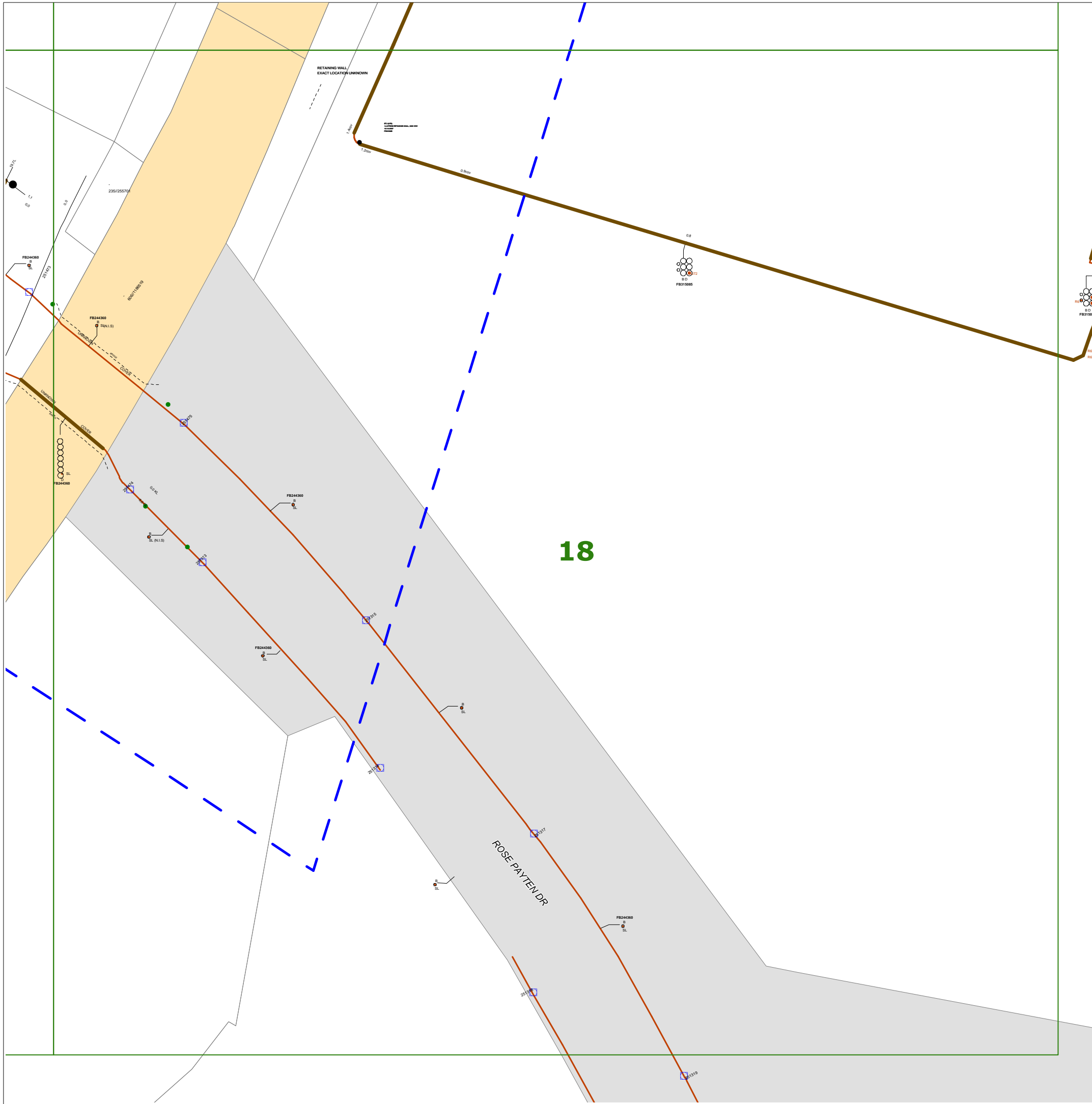
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Response Cover Letter

Date: 11/02/2016

AAPT (PowerTel) Limited
GPO Box 7041 Sydney 2001
Phone: 1800 786 306
A/H: 1800 786 306

To:
Ms Fariba Ahmad - Customer ID: 1573820
Arcadis
Level 5 141 Walker Street
North Sydney NSW 2060

Email: fariba.ahmad@arcadis.com
Phone: 02 8907 9203
Fax: Not Supplied
Mobile: Not Supplied



Dear Ms Fariba Ahmad

The following is our response to your Dial Before You Dig enquiry.

AAPT ASSETS ARE AFFECTED BY YOUR ENQUIRY 50770411

Sequence Number: 50770411

Location: Airds Road
Minto
NSW
2566

Commencement Date: 13/02/2016

In relation to your enquiry at the above address, AAPT (PowerTel) advises as follows.

The records of AAPT (PowerTel) Limited disclose that there are underground FIBRE OPTIC / TELECOMMUNICATIONS cables in the vicinity of the above enquiry.

Your enquiry has been dispatched to an AAPT (PowerTel) Route Technician who will contact you ASAP with further information regarding the exact location of the AAPT (PowerTel) network.

It is essential that no excavations are undertaken until you have been contacted by an AAPT (PowerTel) Representative. Your local AAPT (PowerTel) Field Representative can be contacted on ph: **0405 133 156**

Should the scope of your work or the area of your work change, please contact as below to receive further advice. Due to continued network expansion, the network information can only be considered valid and accurate for 28 days from issue.

AAPT will seek compensation for any damage to its network through negligence or ignorance of duty of care. Should you require any further information, please contact as below:

AAPT
Ph: 1800 786 306

DUTY OF CARE

Due to the nature of underground cables and the age of some cables and records the accuracy and/or completeness of the information cannot be guaranteed and, accordingly, they are indicative only and as a result AAPT (PowerTel) does not accept any responsibility for any inaccuracies of its plans. They should not be solely relied upon when undertaking underground works. It is also inaccurate to assume that fibre optic cables follow straight lines and careful onsite investigations are essential to locate an assets exact position.

The following minimum clearances must be maintained.

- 1) 300mm when laying asset's inline, horizontal or vertical.
- 2) 500mm when operating vibrating equipment. Eg: Vibrating plates.
- 3) 1000mm when operating mechanical excavators or Jackhammers.

ON SITE LOCATING OF AAPT'S (POWERTEL) CABLING AND INFRASTRUCTURE MUST BE CONDUCTED BY AAPT'S (POWERTEL) PERSONNEL ONLY. AAPT (POWERTEL) WILL USE ALL LEGAL MEANS TO SEEK DAMAGES AND ANY OTHER REMEDIES AVAILABLE TO IT IN THE EVENT THAT ITS CABLE OR ANY OTHER NETWORK INFRASTRUCTURE IS DAMAGED BY YOU OR YOUR PERSONNEL AND/OR CONTRACTORS. IT IS AN OFFENCE TO OPEN ANY AAPT'S (POWERTEL) PITS OR MANHOLES AND/OR ANY ASSOCIATED INFRASTRUCTURE BELONGING TO OR PART OF AAPT'S (POWERTEL) NETWORK

Due to the inherent dangers associated with excavation in the vicinity of underground cables, precautions should be taken in the undertaking of any underground works, including (but not limited to) the following.

All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs & Manhole covers must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the possibility of damage to the cable.

EG: Blades of hand equipment should be orientated parallel to the line of the cable rather than digging across the cable.

All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.

All excavations must be undertaken in accordance with the relevant legislation and regulations.

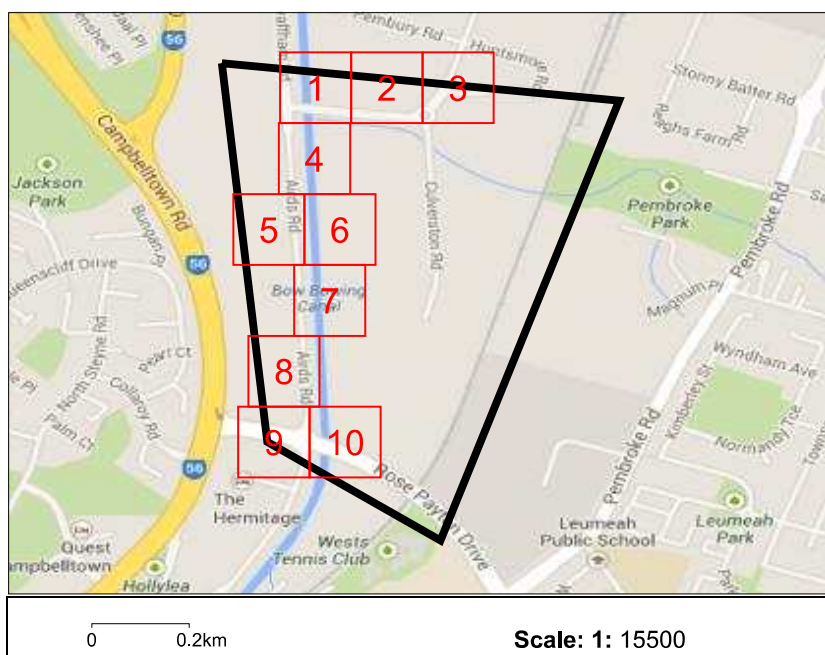
ANY DAMAGE TO AAPT (POWERTEL) NETWORK MUST BE REPORTED IMMEDIATELY TO 1800 786 306

Any information provided is valid only for 28 days from the date of issue of this document.

If the work operations extend beyond this period, or if the designs are altered in any way, you are requested to re-submit your proposal for re-assessment by contacting Dial Before You Dig ph:1100 or www.dialbeforeyoudig.com.au

Onsite visits by AAPT (PowerTel) agents may incur costs, this would solely depend on the type and extent of the work to be carried out. EG: Major roadwork's, network relocation's, Large planning and design work's.

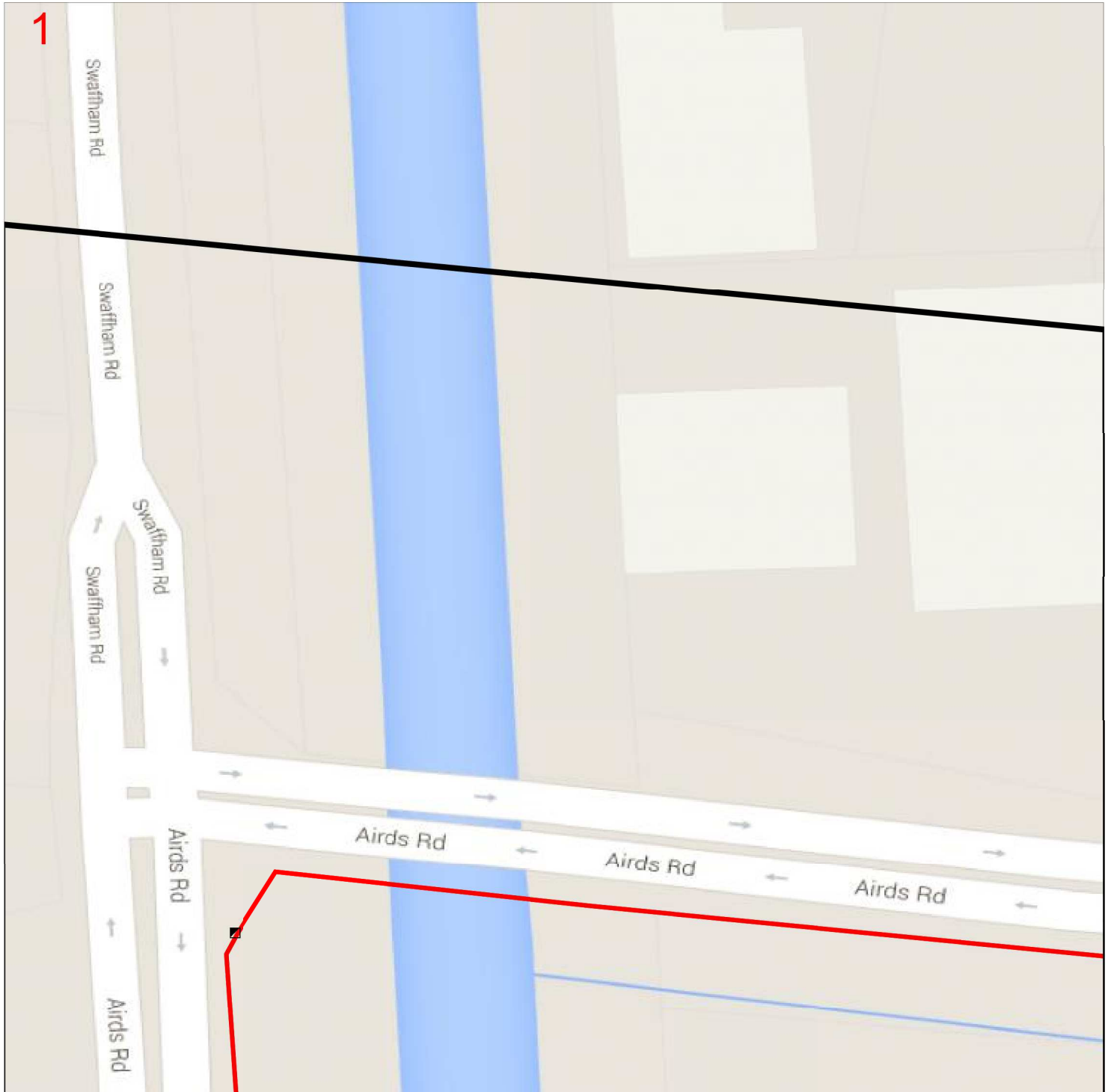
Overview Map



AAPT (for information specific to this job only) Ph 1800 786 306



AAPT (PowerTel) Limited GPO Box 7041 Sydney 2001
Phone: 1800 786 306 A/H 1800 786 306







Enquiry Number: 50770411

Map Sheet: 1

Scale: 1:750

0 0.008km

LEGEND:

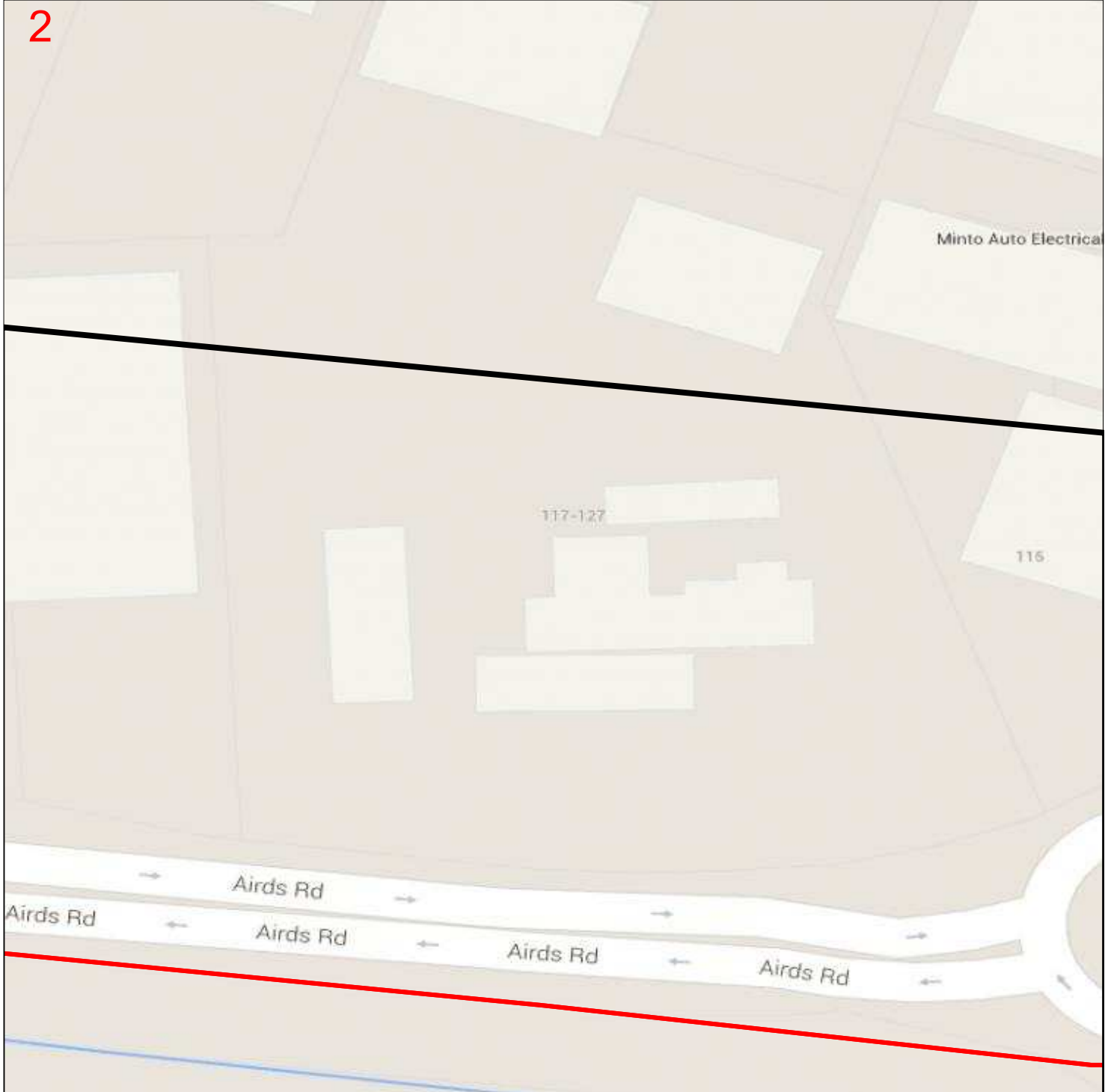
-  DBYD Work Area
-  AAPT Duct
-  Non AAPT Duct
-  AAPT Manhole



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AAPT (PowerTel) Limited GPO Box 7041 Sydney 2001
Phone: 1800 786 306 A/H 1800 786 306







Enquiry Number: 50770411

Map Sheet: 2

Scale: 1:750

0 0.008km

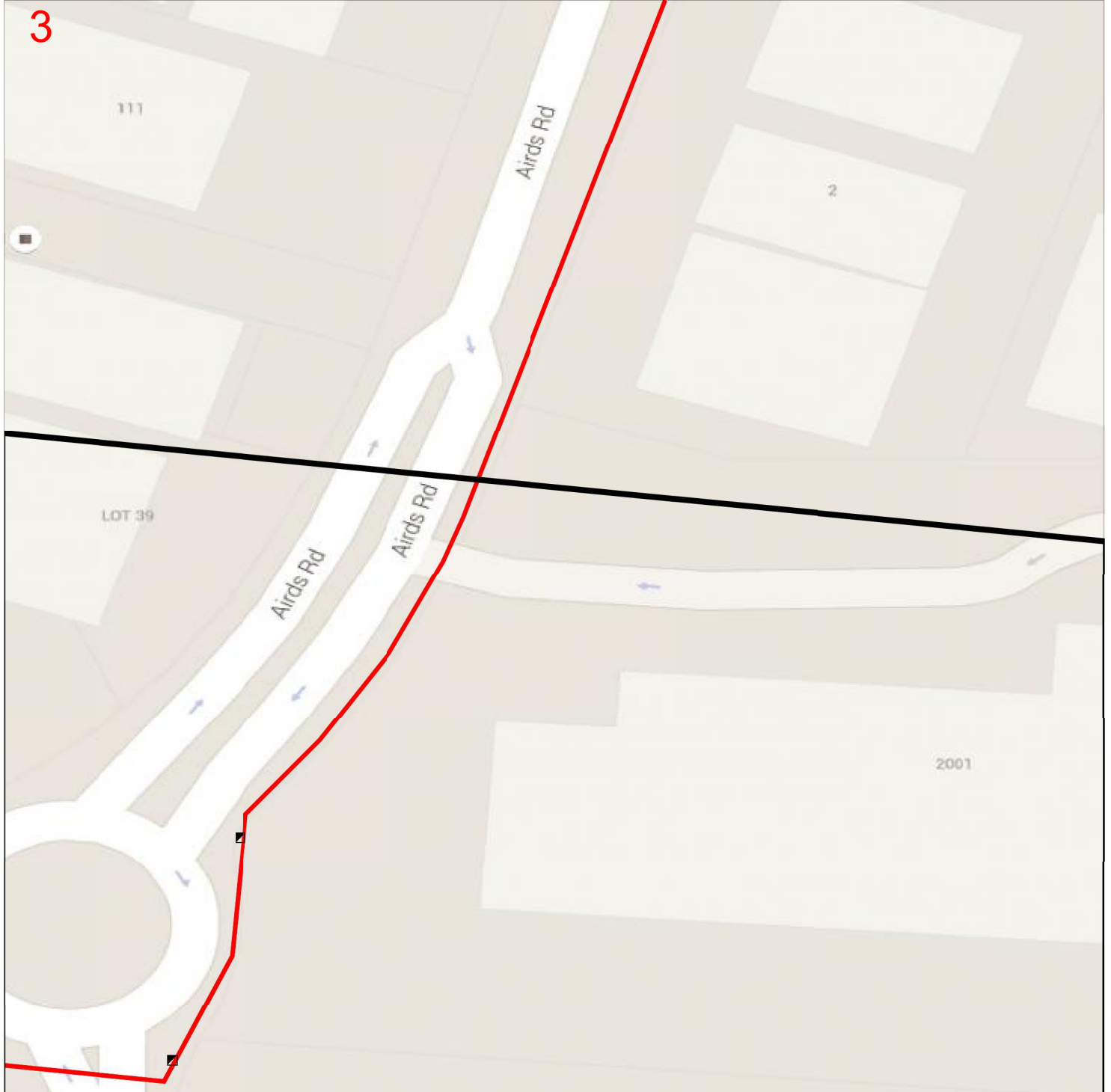
LEGEND:

-  DBYD Work Area
-  AAPT Duct
-  Non AAPT Duct
-  AAPT Manhole





AAPT (PowerTel) Limited GPO Box 7041 Sydney 2001
Phone: 1800 786 306 A/H 1800 786 306







Enquiry Number: 50770411

Map Sheet: 3

Scale: 1:750

0 0.008km

LEGEND:

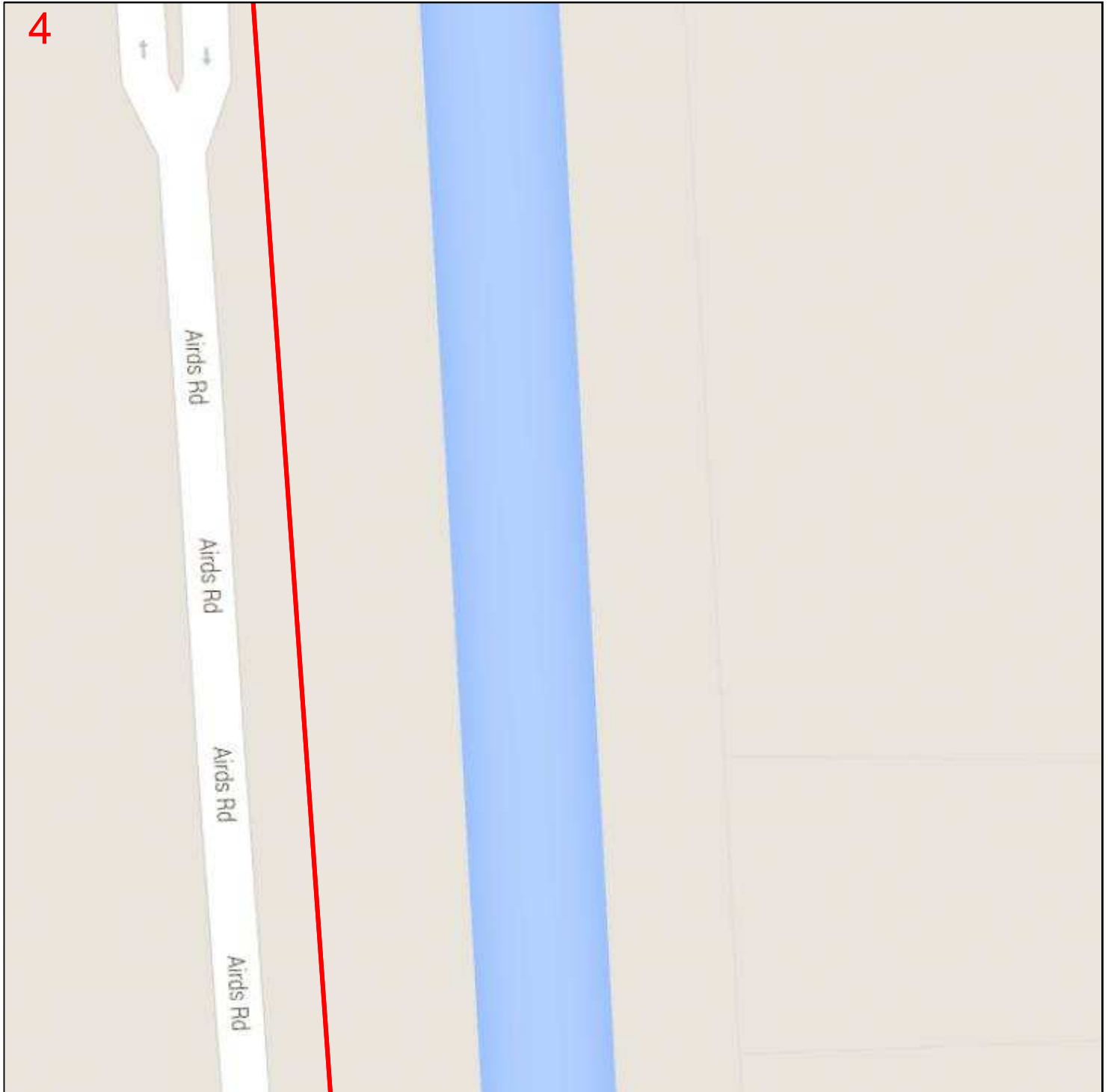
-  DBYD Work Area
-  AAPT Duct
-  Non AAPT Duct
-  AAPT Manhole



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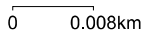
AAPT (PowerTel) Limited GPO Box 7041 Sydney 2001
Phone: 1800 786 306 A/H 1800 786 306







Enquiry Number: 50770411

Map Sheet: 4

Scale: 1:750



LEGEND:

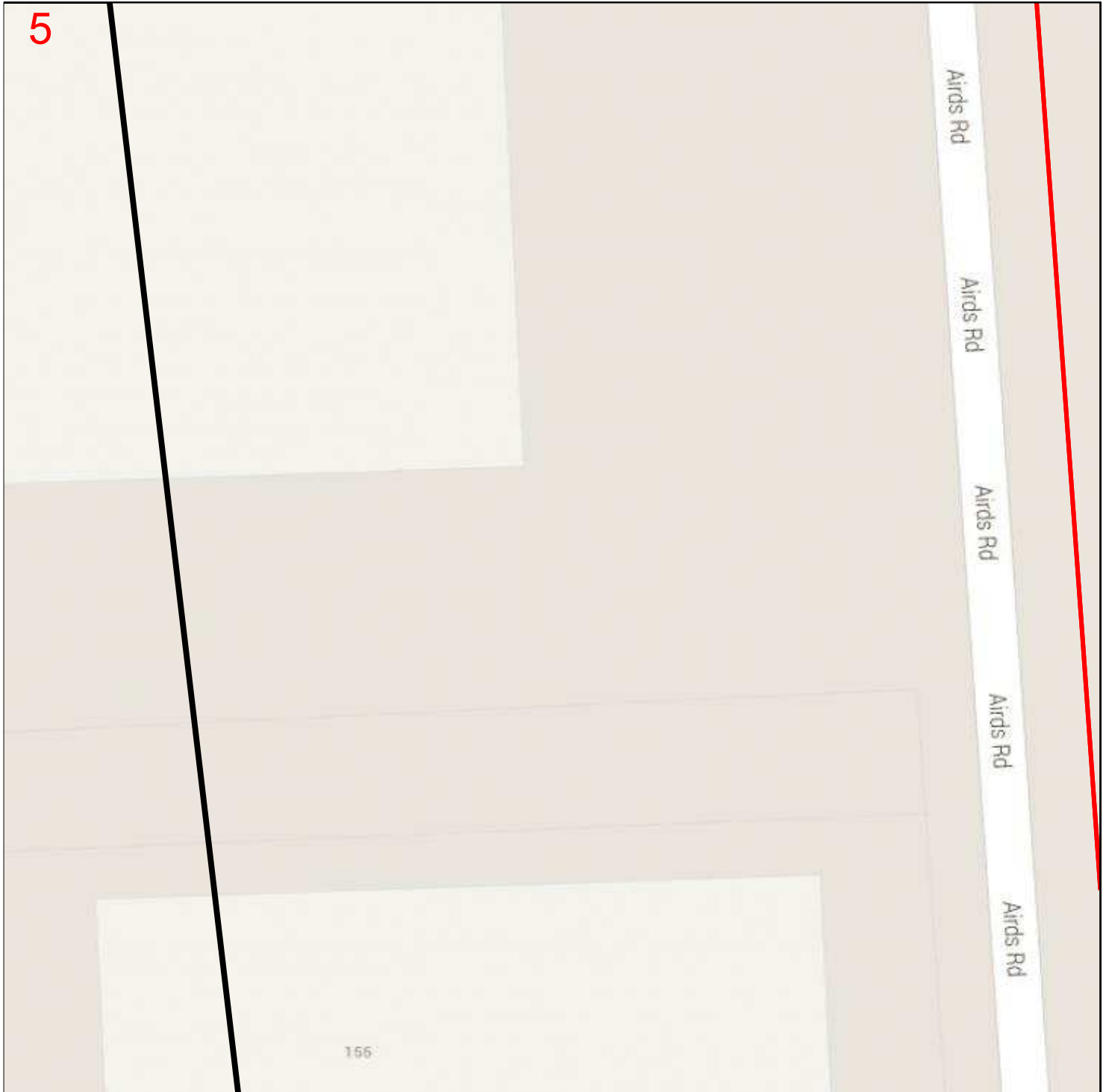
-  DBYD Work Area
-  AAPT Duct
-  Non AAPT Duct
-  AAPT Manhole



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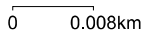
AAPT (PowerTel) Limited GPO Box 7041 Sydney 2001
Phone: 1800 786 306 A/H 1800 786 306







Enquiry Number: 50770411

Map Sheet: 5

Scale: 1:750



LEGEND:

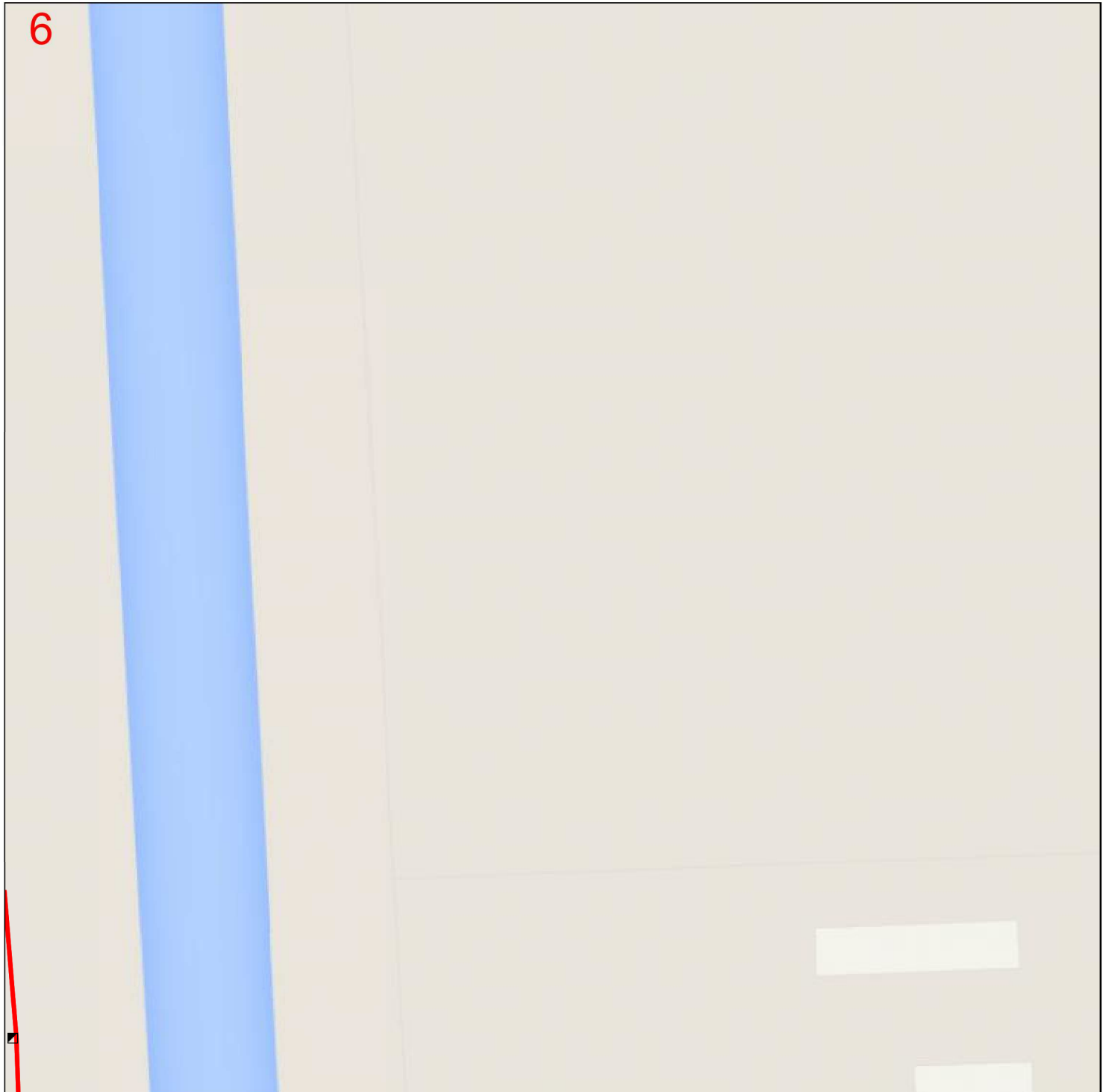
-  DBYD Work Area
-  AAPT Duct
-  Non AAPT Duct
-  AAPT Manhole



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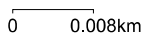
AAPT (PowerTel) Limited GPO Box 7041 Sydney 2001
Phone: 1800 786 306 A/H 1800 786 306







Enquiry Number: 50770411

Map Sheet: 6

Scale: 1:750



LEGEND:

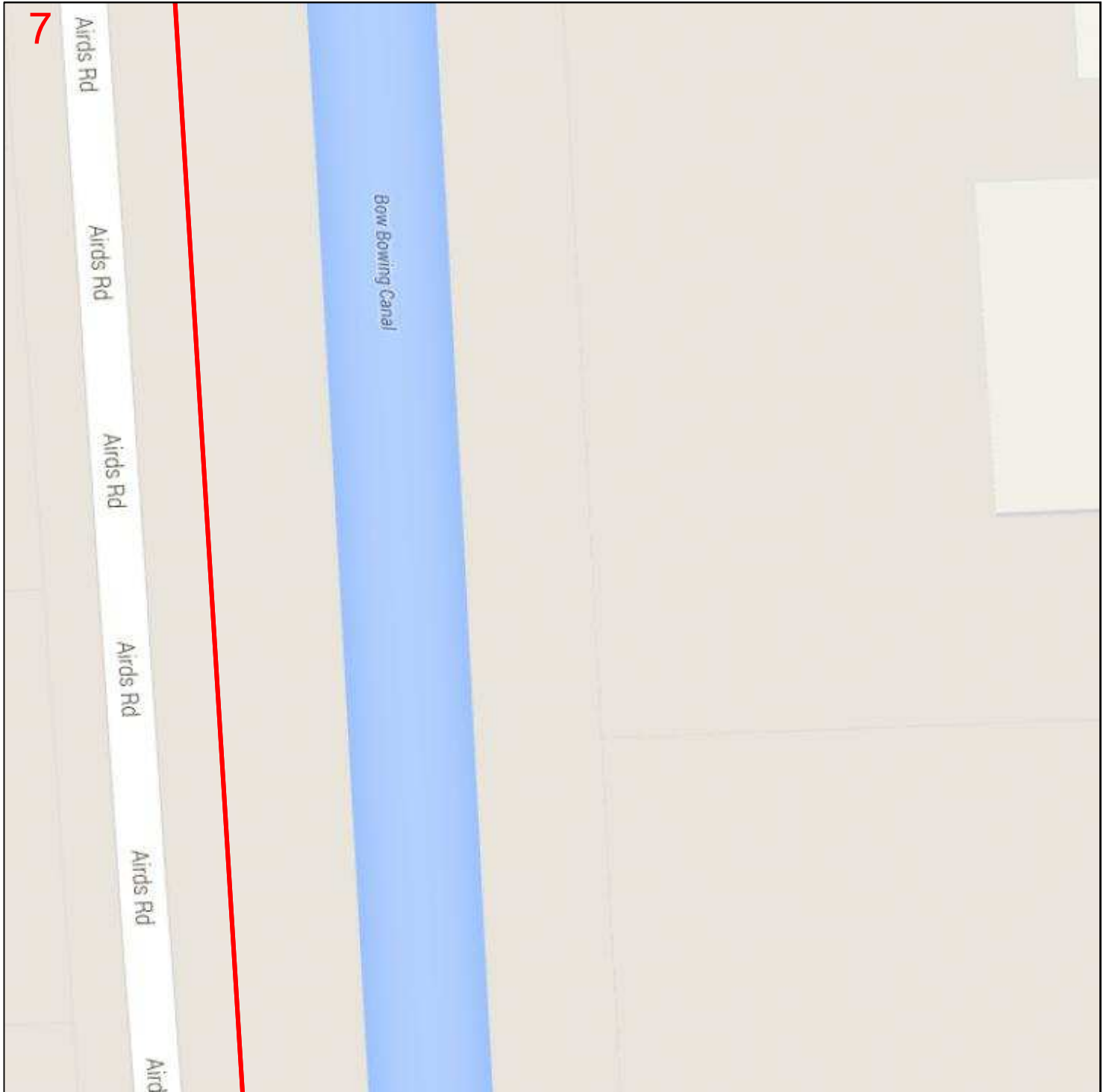
-  DBYD Work Area
-  AAPT Duct
-  Non AAPT Duct
-  AAPT Manhole



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AAPT (PowerTel) Limited GPO Box 7041 Sydney 2001
Phone: 1800 786 306 A/H 1800 786 306







Enquiry Number: 50770411

Map Sheet: 7

Scale: 1:750

0 0.008km

LEGEND:

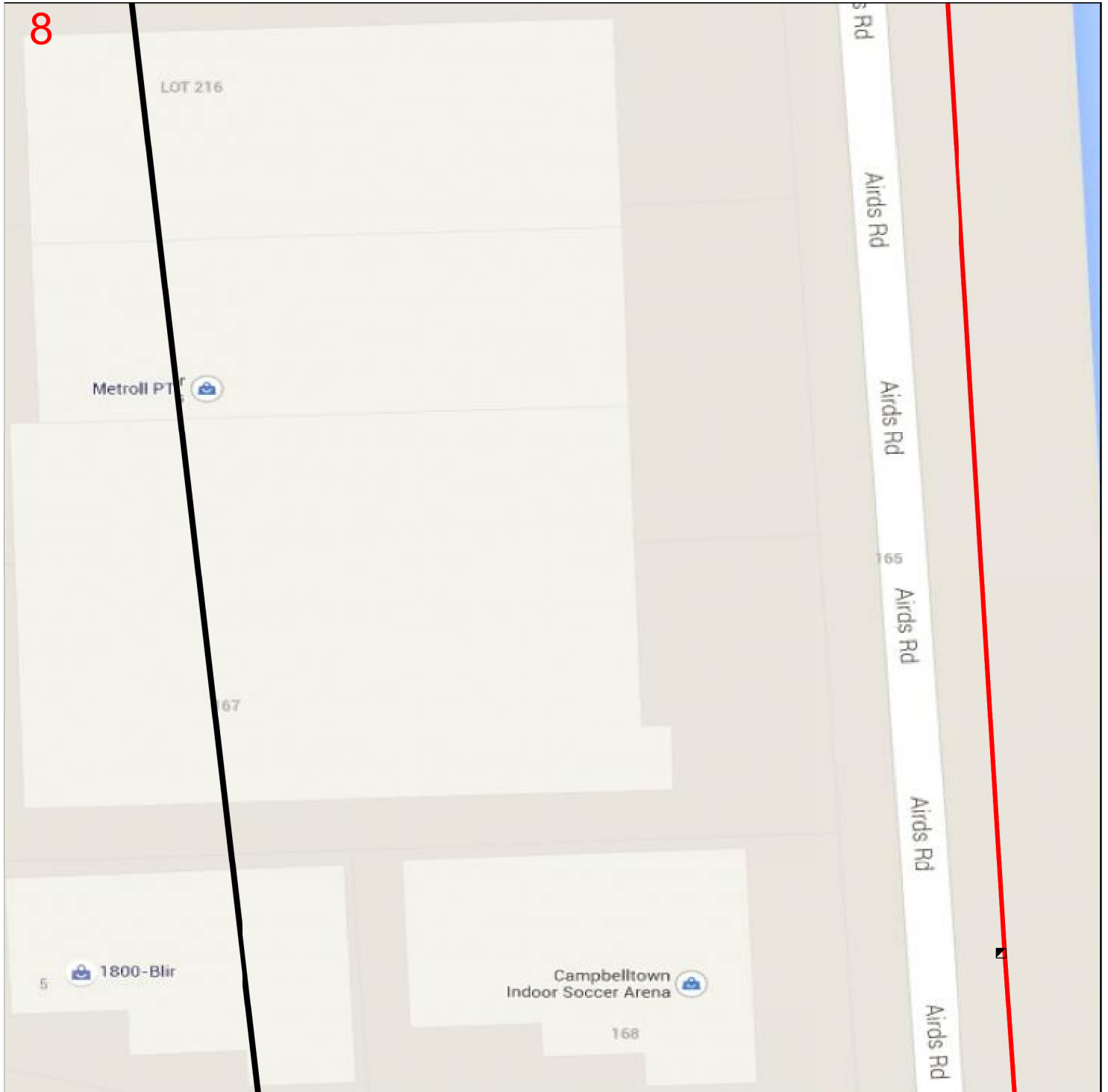
-  DBYD Work Area
-  AAPT Duct
-  Non AAPT Duct
-  AAPT Manhole



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AAPT (PowerTel) Limited GPO Box 7041 Sydney 2001
Phone: 1800 786 306 A/H 1800 786 306







Enquiry Number: 50770411

Map Sheet: 8

Scale: 1:750

0 0.008km

LEGEND:

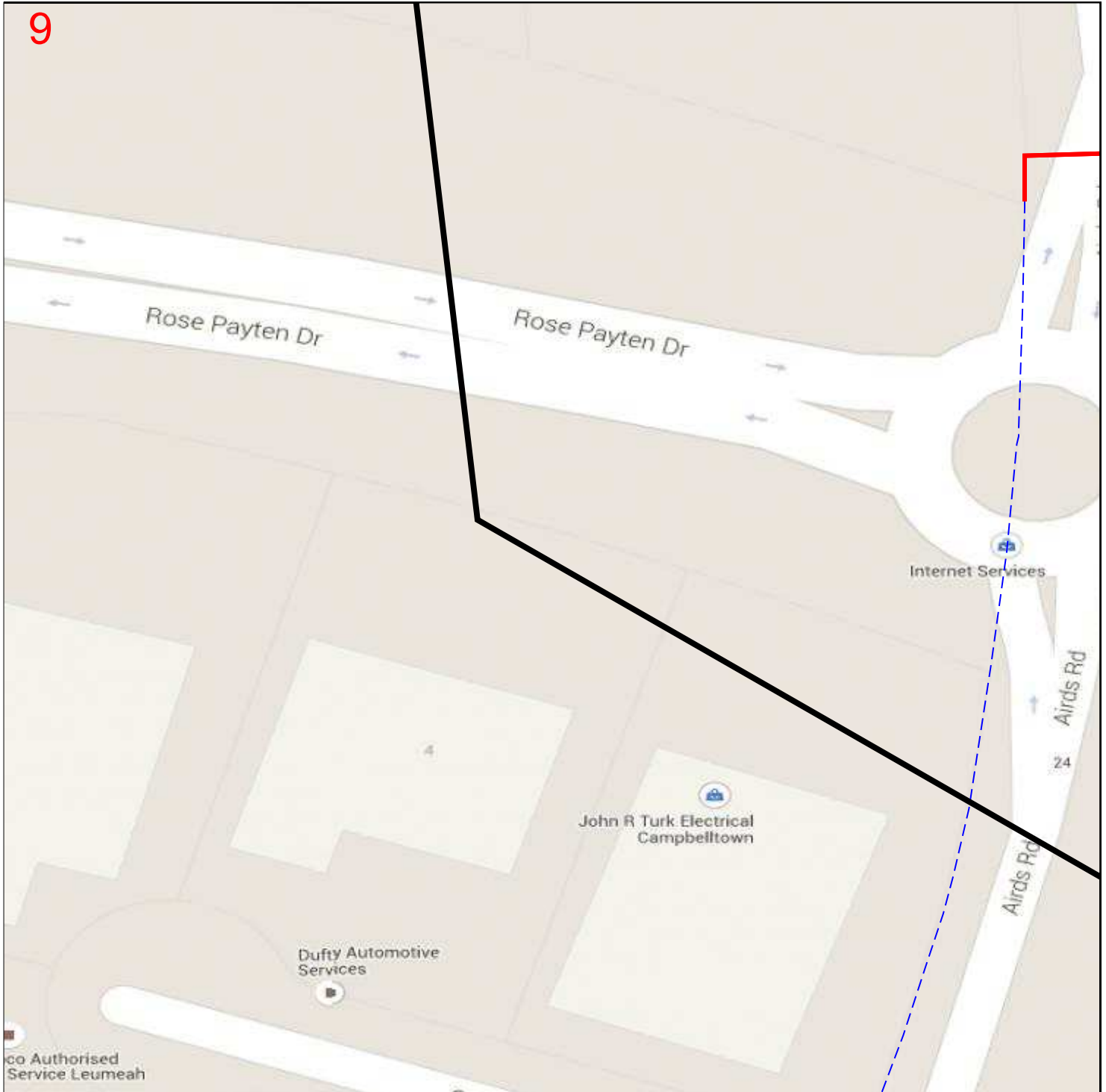
-  DBYD Work Area
-  AAPT Duct
-  Non AAPT Duct
-  AAPT Manhole



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AAPT (PowerTel) Limited GPO Box 7041 Sydney 2001
Phone: 1800 786 306 A/H 1800 786 306







Enquiry Number: 50770411

Map Sheet: 9

Scale: 1:750

0 0.008km

LEGEND:

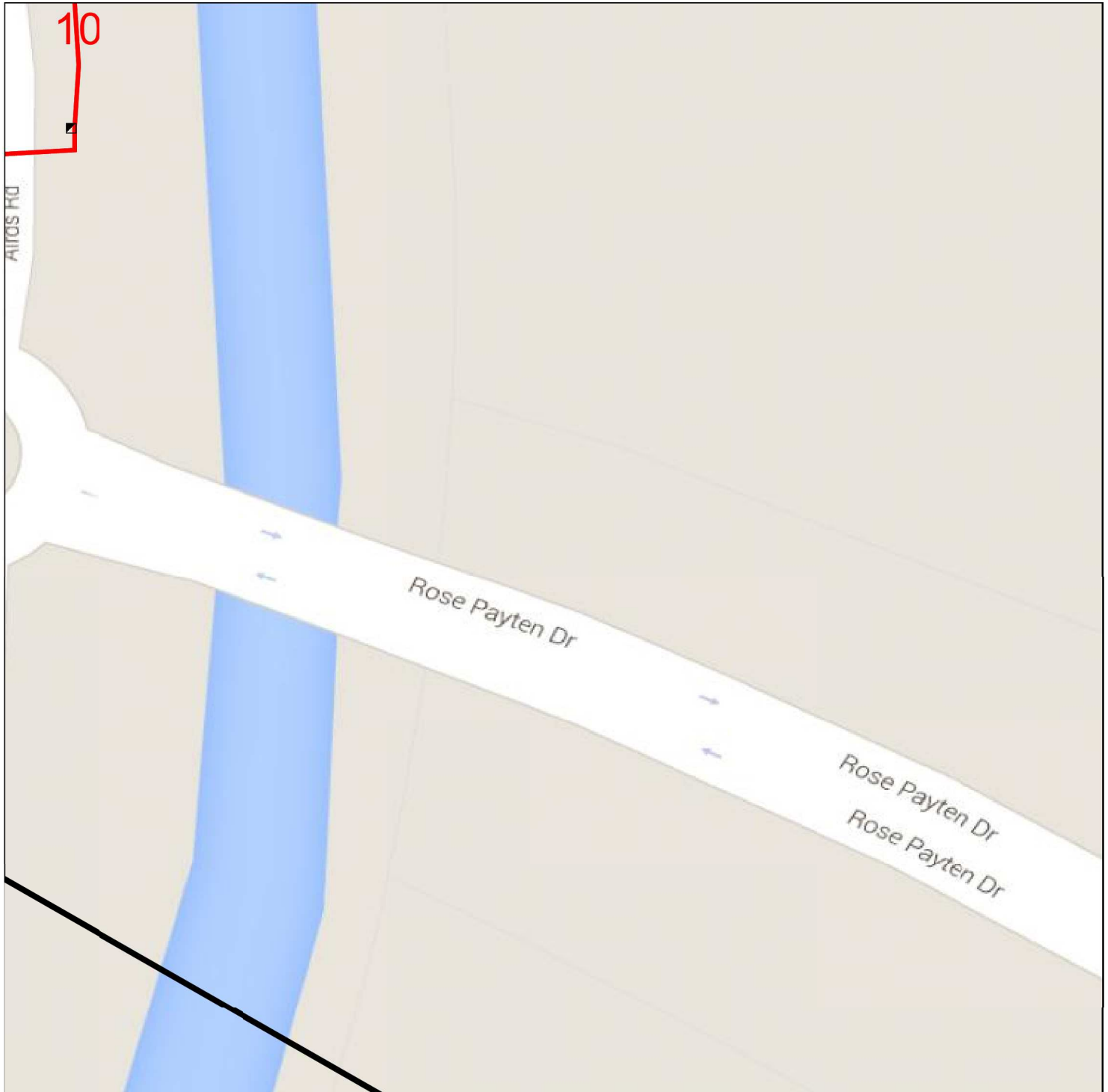
-  DBYD Work Area
-  AAPT Duct
-  Non AAPT Duct
-  AAPT Manhole



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AAPT (PowerTel) Limited GPO Box 7041 Sydney 2001
Phone: 1800 786 306 A/H 1800 786 306







Enquiry Number: 50770411

Map Sheet: 10

Scale: 1:750

0 0.008km

LEGEND:

-  DBYD Work Area
-  AAPT Duct
-  Non AAPT Duct
-  AAPT Manhole



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APPENDIX B

Correspondence with Authorities

Anna Zolotukhina

From: Brad Gee <Brad.Gee@jemena.com.au>
Sent: 1 March 2016 5:44 PM
To: Anna Zolotukhina
Subject: RE: Minto_gas connection
Attachments: Application Form - Commercial - FINAL.pdf

Hi Anna

Natural Gas is available in the vicinity and may be able to supply this proposal.

Our policy is to supply all developments wherever possible, depending upon economic viability.

In consideration of our shareholders' interests and under NSW regulation, Jemena Gas Networks (NSW) Ltd is required to ensure that any connection to the natural gas distribution system is commercially viable and therefore must assess each request for supply on an individual basis.

Upon the provision of the final layout and load configurations for the development a full economic evaluation can be undertaken to determine the availability of natural gas to the site.

A contribution may be required to assist in the economic viability of the proposal.

To assist in the planning of supply to the development

- I can confirm that the nearest gas main is located in Culverston Road that may be used to supply the proposed redevelopment of this site, depending upon its commercial viability.
- To enable a thorough assessment and economic evaluation to be undertaken we would require an accurate breakdown of the total yield envisaged for the site and hydraulic plans, including metering configuration once all approvals and zonings are in place.

Thank you for your enquiry. If further information or assistance is required, please do not hesitate to contact me on 0429 363 835.

Bradley Gee

Network Development Manager I&C

Jemena

Level 14, 99 Walker Street, North Sydney, NSW 2060
02 9867 7134 | 0429 363 835
bradley.gee@jemena.com.au | www.jemena.com.au
www.gonaturalgas.com.au



From: Neale Hilton
Sent: Tuesday, 1 March 2016 4:34 PM
To: Brad Gee
Cc: Anna.Zolotukhina@arcadis.com
Subject: FW: Minto_gas connection

Brad

This is an Industrial estate that may require gas, can you assist Anna please.

Neale Hilton
Network Development Manager
Jemena
Level 14, 99 Walker Street, North Sydney, NSW 2060
M 0402 060 151
neale.hilton@jemena.com.au | www.jemena.com.au
www.gonaturalgas.com.au



From: Anna Zolotukhina [<mailto:Anna.Zolotukhina@arcadis.com>]
Sent: Tuesday, 1 March 2016 4:28 PM
To: Neale Hilton
Subject: Minto_gas connection

Hi Neale,

Arcadis was engaged to assess the infrastructure services to cater the proposed development in 5 and 9 Culverston Road, Minto for State Significant Development application.

The site is currently used for industrial purposes being the storage and processing of motor vehicles. The proposed operation of the site will be for the purpose of storage and distribution of Fast Moving Consumer Goods. The site will include 4 warehouses with adjacent offices and amenities as per the attached plan. The assumption is that there will be approximately 200 people during the operation and 300 during the construction.

Based on DBYD map (attached) a 32mm 210kPa main is available in Culverston Road. Can you please confirm if this service can be available for the connection to the site.

In addition to the above, it is noted that Culverston Road is currently under ownership of Council. Will the service in the road be affected if the road will be moved under private ownership to service the Warehouse and Logistics Hub?

Kind Regards,

Anna Zolotukhina | Senior Hydraulic Engineer | BE (Hyd), NPER RPEQ GSAP | anna.zolotukhina@arcadis.com
Arcadis | Level 5, 141 Walker Street, North Sydney | NSW 2060 | Australia
T. + 61 2 8907 8288 | M. + 61 4 34 108 238
www.arcadis.com



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Anna Zolotukhina

From: Danny Guerrero <Danny.Guerrera@jemena.com.au>
Sent: 1 March 2016 6:36 PM
To: Anna Zolotukhina
Cc: Brad Gee; Neale Hilton
Subject: RE: Minto_gas connection
Attachments: 88B - JGN standard easement terms.doc

Anna

I refer to your email dated 1st of March, to my Jemena colleague, regarding Culverston Road being currently under local council ownership.

If this was to change and the road was to fall under private ownership for the purpose of servicing the Warehouse and Logistics Hub, Jemena would require an easement.

Regards

Danny Guerrero

Lands Coordinator Networks

Jemena

Level 12, 99 Walker Street, North Sydney 2060

PO Box 1220, North Sydney 2060

(02) 9867 7149

danny.guerrera@jemena.com.au | www.jemena.com.au



From: Anna Zolotukhina [<mailto:Anna.Zolotukhina@arcadis.com>]

Sent: Tuesday, 1 March 2016 4:28 PM

To: Neale Hilton

Subject: Minto_gas connection

Hi Neale,

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The site is currently used for industrial purposes being the storage and processing of motor vehicles. The proposed operation of the site will be for the purpose of storage and distribution of Fast Moving Consumer Goods. The site will include 4 warehouses with adjacent offices and amenities as per the attached plan. The assumption is that there will be approximately 200 people during the operation and 300 during the construction.

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In addition to the above, it is noted that Culverston Road is currently under ownership of Council. Will the service in the road be affected if the road will be moved under private ownership to service the Warehouse and Logistics Hub?

Kind Regards,

Anna Zolotukhina | Senior Hydraulic Engineer | BE (Hyd), NPER RPEQ GSAP | anna.zolotukhina@arcadis.com

Arcadis | Level 5, 141 Walker Street, North Sydney | NSW 2060 | Australia

T. + 61 2 8907 8288 | M. + 61 4 34 108 238

www.arcadis.com



Technical Review Request



Please return completed form along with all attachments to: Endeavour Energy, PO Box 811 Seven Hills NSW 1730
Email: cwadmin@endeavourenergy.com.au | Fax: 02 9853 7925 | For enquiries about this form, please contact 02 9853 7977

This form can be used for requesting technical assistance to determine preliminary connection requirements prior to lodging a formal application for large or complex developments including master planning for major projects or subdivisions, embedded networks, asset relocations and embedded generator connections.

Site Details

Lot/DP No. 3, 817793 Street No. 9 Street Name CULVERSTONE RD
Suburb/Town MINTO Postcode 2566 UBD Ref _____
Nearest Substation: 400/875711 Pole/Pillar - Cross Street -
Retailer NMI for Existing Sites: _____ (Can be found on your electricity bill)

Retail Customer or Developer Details

Name/Company QUBE PROPERTY MANAGEMENT SERVICES Contact Person _____
Street No. _____ Street Name _____
PO Box _____ Suburb/Town _____ Post Code _____
Phone _____ Mobile _____ Fax _____
Email: _____

Applicant/Applicant's Representative Details

Name/Company BRENT TONGH / ARCADIS Contact Person _____
Street No. LEVEL 32 Street Name 140 WILLIAM ST
PO Box _____ Suburb/Town MELBOURNE Post Code 3000
Phone _____ Mobile 0429140418 Fax _____
Email: brent.tongh@arcadis.com
Preferred method of contact: Mail Phone Email

Nature of Request

SITE IS TO BE UPGRADED TO REQUIRE 4MVA OF ELECTRICAL SUPPLY. THERE IS EXISTING KIOSK ON CULVERSTONE RD. REQUIRE THIS CAPACITY.
ALSO ENQUIRING IF THERE ARE ANY ISSUES UPGRADING THE SITE TO 4MVA.

Please Note:

Please provide detailed information describing your development as attachments to support your request including harmonic loads, excessive motor starting or other types of load that may cause quality of supply issues on the network.

The Customer/Developer is the Landowner: Yes No

I am authorised by the customer/proponent to make enquiry to Endeavour Energy for this development.

Brent Tough

From: David Otto <David.Otto@endeavourenergy.com.au>
Sent: 2 March 2016 9:20 AM
To: Brent Tough
Subject: Technical review - connection of 4MVA load at Culverston Rd, Minto
Attachments: Technial Review Request.pdf; MP-01_C.pdf

Brent,

I am writing in response to your form and site plan attached, concerning the connection of 4 MVA load for a proposed warehousing facility, at Culverston Rd, Minto.

Endeavour Energy has determined that a minimum payment of \$2,162.34 incl. GST is required to register and initiate the processing of your enquiry.

Therefore, please post your request (FPJ6007 and all supporting documentation) together with a cheque for \$2,162.34 payable to Endeavour Energy, P O Box 811, Seven Hills NSW 1730.

The information and payment provided should then allow your enquiry to progress to assessment. If additional cost are to be incurred due to the rather unusual nature of this enquiry, Endeavour Energy will contact you about. Unfortunately, Endeavour Energy has not the capability to process credit card payments yet.

Finally, please note that once registered, your Technical Review Request may be processed by a different person than the undersigned, thanks.

Regards,

David Otto
Contestable Project Manager (Strategic)
Network Connection
D 02 9853 7990
F 02 9853 7925
E david.otto@endeavourenergy.com.au

P O Box 811 Seven Hills NSW 1730
Customer Interaction Centre 131 081

From: Brent Tough [<mailto:Brent.Tough@arcadis.com>]
Sent: Monday, 29 February 2016 11:42 AM
To: CWAdmin
Subject: Technical Request Form

Please find attached my technical review request.

I have also included proposed details of the development.

Regards,

Brent Tough | Senior Electrical Engineer | BE (ECSE), RBP | brent.tough@arcadis.com
Arcadis | Level 32, 140 William Street, Melbourne | VIC 3000 | Australia
T. + 61 3 8624 1249 | M. + 61 4 29 140 418
www.arcadis.com



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.....



Phone: 1800 881 816
URL: www.nbn.com.au/NewDevelopments
Email: DeveloperLiaison@nbnco.com.au
(Please quote your fibre application reference)

Stage application

Stage application reference: **AYCA-30GEEY**

Your internal reference:

Development details

Development reference:	AYCA-30GIPT
Email address:	brent.tough@arcadis.com

Overall development details

Development name:	Minto Warehousing Development
Business name:	QUBE PROPERTY MANAGEMENT SERVICES PTY LIMITED
State:	NSW

Current stage details

Current stage number(s) for this application:	1
Stage location:	9 Culverston Rd, Minto NSW 2566 Australia
Development type:	Building e.g. high rise

Building details

Number of residential premises (units):	0
Number of non-residential premises (e.g. commercial or retail):	4
Total commercial floor area (sqm):	40000
Number of floors:	2
Estimated building construction start date:	09/01/2017
Estimated first service connection date:	03/04/2017

Attachments

MP-01_C.pdf (Development plan)

Additional information



Phone: 1800 881 816
URL: www.nbn.com.au/NewDevelopments
Email: DeveloperLiaison@nbnco.com.au
(Please quote your development reference)

New development registration

Development reference: AYCA-30GIPT

Your internal reference:

Developer

ABN:	77158839135
Registered entity name:	QUBE PROPERTY MANAGEMENT SERVICES PTY LIMITED

Development details

Development name:	Minto Warehousing Development
Development location:	9 Culverston Road, Minto NSW 2566 Australia
Approximate total number of stages in your development:	3
Total number of premises/lots in your overall development:	16
Premises/lots to be serviced by nbn:	16
Total number of premises/lots already developed:	0
Real property description (e.g. Lot/Plan):	9 Culverston Rd, Minto

External roadwork

Are you aware of any external utility works being planned or roads being built/upgraded to serve this development:	No
--	----

Authorised Signatory Details

Name:	Brent Tough
Email address:	brent.tough@arcadis.com
Office:	
Mobile:	0429 140 418
Postal address:	Level 32, 140 William St, Melbourne, VIC 3000

Attachments

MP-01_C.pdf (Master plan)

Additional information

Brent Tough

From: Kristine Lam <KristineLam@nbnco.com.au>
Sent: 2 March 2016 3:54 PM
To: Brent Tough
Subject: RE: Development Reference: AYCA-30GIPT for Minto Warehousing Development

Thanks Brent.

The application has been progressed to our planning team for assessment.

Regards

Kristine Lam

Account Associate | New Developments

P +61 2 8918 8547 | M +61 409 208 875 | E kristinelam@nbnco.com.au

Level 11, 100 Arthur Street, North Sydney NSW 2060



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PLEASE CONSIDER OUR ENVIRONMENT BEFORE PRINTING

From: Brent Tough [mailto:Brent.Tough@arcadis.com]
Sent: Monday, 29 February 2016 9:43 AM
To: Kristine Lam
Subject: RE: Development Reference: AYCA-30GIPT for Minto Warehousing Development

Hi Kristine,

See my responses below.

Regards,

Brent Tough | Senior Electrical Engineer | BE (ECSE), RBP | brent.tough@arcadis.com
Arcadis | Level 32, 140 William Street, Melbourne | VIC 3000 | Australia
T. + 61 3 8624 1249 | M. + 61 4 29 140 418
www.arcadis.com



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From: Kristine Lam [<mailto:KristineLam@nbnco.com.au>]

Sent: 29 February 2016 9:25 AM

To: Brent Tough <Brent.Tough@arcadis.com>

Subject: Development Reference: AYCA-30GIPT for Minto Warehousing Development

Good morning Brent,

Thank you for your recent application to connect Minto Warehousing Development to the **nbn**TM network.

To enable us to progress the application, can you please confirm the below information for this development?

Overall Development

- Number of Stages – **3**
- Total Premise Count – **16**

Stage 1

Number of Premises and Essential Services:

- Premise Count – **4** (non-residential premises)
- No. of Lifts – *please advise* **1**
- No. of Fire Panels – *please advise* **1**
- No. of Gas Metres – *please advise* **1**

Key Timings – the below dates are currently what we have in the system:

- Construction Start Date (when first concrete slab is poured) – **9/01/2017**
- Estimated First Service Connection Date (date of occupancy) – **3/04/2017**

If these dates are not accurate, can you please provide revised dates?

Regards

Kristine Lam

Account Associate | New Developments

P +61 2 8918 8547 | **M** +61 409 208 875 | **E** kristinelam@nbnco.com.au

Level 11, 100 Arthur Street, North Sydney NSW 2060



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From: developerliaison@nbnco.com.au
Sent: 9 March 2016 9:10 AM
To: Brent Tough
Subject: nbn: Stage Application approved for Minto Warehousing Development Stage 1 - AYCA-30GEEY

Stage Application reference: **AYCA-30GEEY**
Your development: **Minto Warehousing Development**
Stage: **1**

Dear Brent Tough,

Thank you for submitting your Stage Application Form. We are pleased to confirm that your application for infrastructure in a Stage in your Development has been approved.

Terms and Conditions

This development AYCA-30GIPT and stage application AYCA-30GEEY are subject to the terms under the new Telecommunication Infrastructure in New Developments Policy, and as such charges will apply to deploy infrastructure within this stage of your development. The deployment of infrastructure by **nbn** is subject to you signing a new Master Developer Agreement which we will issue to you from April 1 2015.

Design Requirements

When you receive this email, you may submit your pit & pipe/pathway designs using the [online upload tool](#). **nbn** will review your designs and contact you if any amendments are required.

To submit your designs for review you will need:

- The correct stage request ID
- The dwg file saved in CAD 2010 r18 compliant version
- File size limit 20MB per file
- A maximum of 20 files

Please ensure that you submit your designs for review prior to starting construction on site.

Technical Guidelines

Ensure your pathway design follows our technical guidelines, AutoCAD standards and symbols, and is in scaled DWG format. Please visit our website to access our AutoCAD standards and symbols, pathway installation guidelines available in the [technical guidelines section](#).

When you install pathway infrastructure in your development, under the terms of the new Master Developer Agreement, you will need to ensure it is installed according to **nbn**'s MDU Building Design Guide (document number NBN-TE-CTO-284).

Insurance Requirements

Under **nbn**'s standard Master Developer Agreement Developer's are required to provide certificates of currency for your insurances no later than 5 business days after commencement of your pathway works.

If you have any questions, please call us on **1800 687 626** or email DeveloperLiaison@nbnco.com.au.

Thank you and regards,
nbn Developer Liaison Team



Visit our New Developments site: www.nbn.com.au/newdevelopments

Subscribe to our Construction Industry eNewsletter: [here](#)

View our privacy policy: www.nbn.com.au/privacy

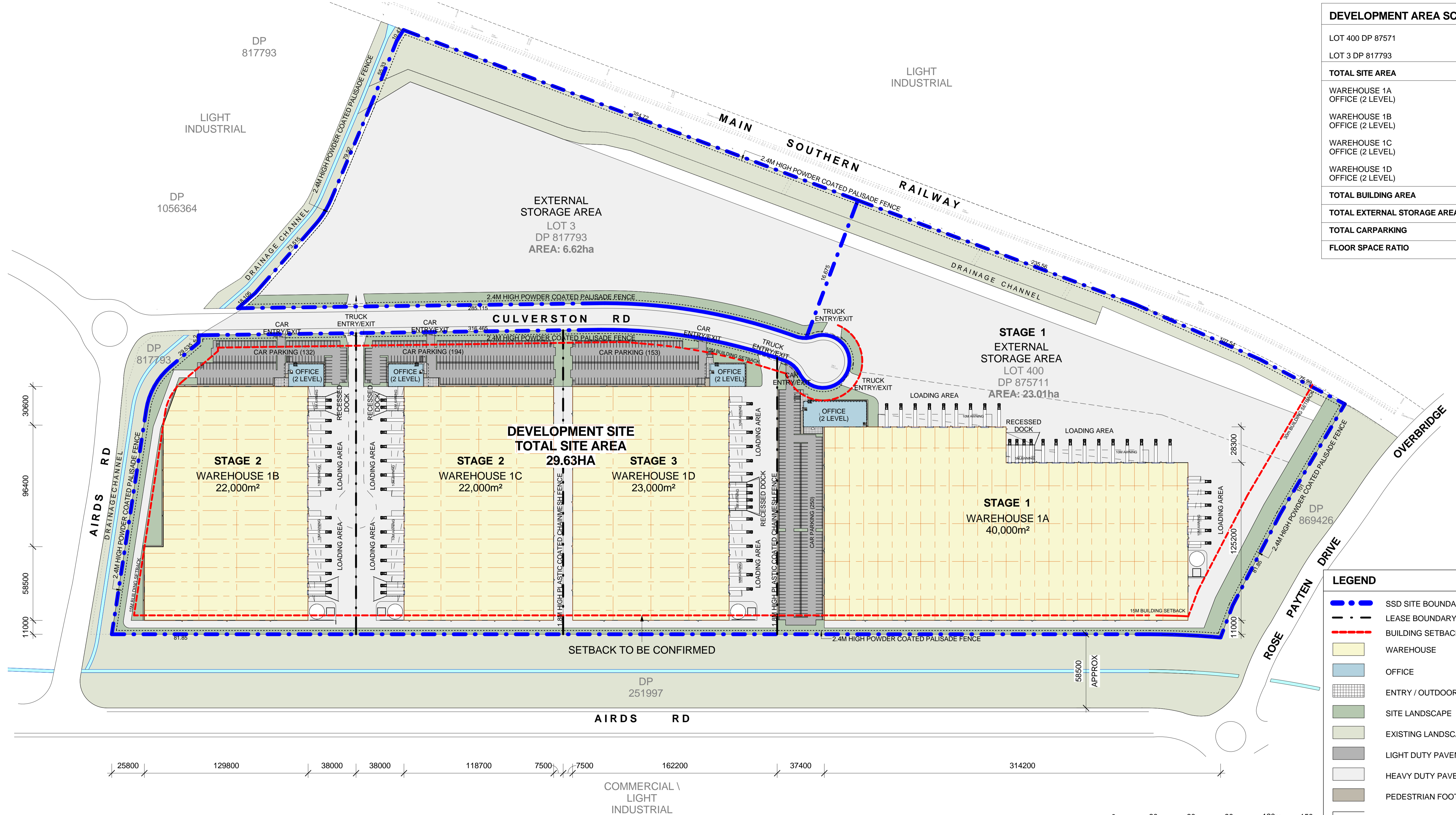
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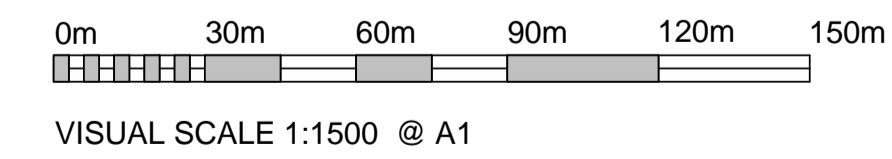
APPENDIX C

Architectural Layout



DEVELOPMENT AREA SCHEDULE	
LOT 400 DP 87571	23.01Ha
LOT 3 DP 817793	6.62Ha
TOTAL SITE AREA	29.63Ha
WAREHOUSE 1A OFFICE (2 LEVEL)	40,000m²
WAREHOUSE 1B OFFICE (2 LEVEL)	22,000m²
WAREHOUSE 1C OFFICE (2 LEVEL)	22,000m²
WAREHOUSE 1D OFFICE (2 LEVEL)	23,000m²
TOTAL BUILDING AREA	112,000m²
TOTAL EXTERNAL STORAGE AREA	69,066m²
TOTAL CARPARKING	729
FLOOR SPACE RATIO	37.79%

LEGEND	
	SSD SITE BOUNDARY
	LEASE BOUNDARY
	BUILDING SETBACK
	WAREHOUSE
	OFFICE
	ENTRY / OUTDOOR AREA
	SITE LANDSCAPE
	EXISTING LANDSCAPE
	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	PEDESTRIAN FOOTPATH
	TURNING BAY
	SECURITY SLIDING GATE



PRELIMINARY

Issue	Description	Date	Ver	Auth
1	REVISED MASTERPLAN	26/02/2016		
2	DRAWING NUMBER CHANGED	07/03/2016		
3	PRELIMINARY ISSUE	24/03/2016		

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 Tel: 61 02 9954 5011 Email: sydney@reidcampbell.com
 Fax: 61 02 9954 4946 Web: www.reidcampbell.com

STATE SIGNIFICANT DEVELOPMENT

Client

Managing Consultant

Project
MINTO INDUSTRIAL DEVELOPMENT
 LOT 400 DP 87571 AND LOT 3 DP 817793, 5-9 CULVERSTON ROAD, MINTO NSW
 Drawn: BF Checked: JH Print Date: 3/24/2016 6:22:15 PM

North Point

Drawing Title
SITE MASTERPLAN (OVERALL)
 Drawing Number: **116101_A_SSD_A0006** Issue: **3**

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