

29 October 2024

Celestino C/- Ben Hawkins (The Orion Group)
PO Box 438
Pendle Hill NSW 2145

Dear Ben,

RE: 565-601 and 601a Luddenham Road, Luddenham – Scoping Report – Services Statement

Orion Group was engaged by Celestino Developments Pty Ltd to prepare this Services Statement to accompany the application for the Secretary's Environmental Assessment Requirements (SEARs) for the proposed State Significant Development Application (SSDA) at 565-601 and 601a Luddenham Road, Luddenham (the Site). This Statement specifically relates to the following legislation and its application to the proposed SSDA:

- State Environmental Planning Policy (Precincts – Western Parkland City) 2021; Chapter 4, Aerotropolis;
- Western Sydney Aerotropolis Precinct Plan 2022; Amendment 1 May 2023;
- Western Sydney Aerotropolis Development Control Plan 2022 Phase 2.

This Statement provides a summary of the servicing capacity the Site to demonstrate the availability of potable water, sewer, recycled water, electricity, and telecommunications along with their respective capacity to address the stages demand associated with the planned development for the site. All essential services listed are either currently available or will be available when required for the development as per Section 3 of the Precinct Plan. This includes the proposed detail stage 1 development under this State Significant Development Application.

The Site is planned to accommodate 3,400 dwellings, 30,000 square metres of retail Gross Floor Area (GFA) and other development such as education establishment, commercial and industrial developments, and open spaces.

Summary of Anticipated Deliverables for the SSDA

An Infrastructure Report will be prepared to support the EIS and will address the following:

- An assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site;
- A detailed written and/or graphical description of infrastructure required on the site, including any electrical details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater, and recycled water;
- An infrastructure delivery and staging plan, including a description of how any upgrades will be coordinated and delivered during each stage to facilitate the development;

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- Identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts.

Services

This Statement confirms services capacity exists or will exist for The Site through work by others and forward funding and delivery of infrastructure by Celestino in partnership with authorities like Sydney Water and Endeavour Energy:

- **Potable Water:** The existing DN200 Potable water main currently serves as the primary water source for the site. However, to meet the full water demand for The Site, the connection and activation of the DN450 potable water main, along with its integration with the DN750 main in Elizabeth Drive, is required. The DN450 main is scheduled to commence operation in December 2024 based on advice from Sydney Water, consistent with the latest Growth Servicing Plan from Sydney Water. The DN450 main will provide sufficient water supply for The Site.
- **Pressure Sewer and Recycled Water:** The Integrated Water Recycling Hub, currently under construction, will provide a sustainable solution for wastewater management. The staged development, with an initial capacity of 1.2ML/day, will ultimately increase to 2.4ML/day, designed to support the future demands at The Site. The initial capacity will be available when the Integrated Water Recycling Hub is completed and commissioned in late 2024/early 2025.
- **Sewer:** The Site is serviced by the planned Integrated Water Recycling Hub for sewer and recycled water.
- **Electricity Supply:** The initial electricity demand will be met by two existing 11kV feeders from the Luddenham Zone Substation to the west, with a capacity of 6-6.5MVA, expandable to 9MVA through the construction of an additional feeder if needed. The planned commissioning of a new 132/22kV Sydney Science Park Zone Substation by 2029 will further enhance the capacity to 90MVA, ensuring sufficient supply for the ultimate development of the Site.
- **High Voltage Transmission Line:** 1.9km long portion of a Transgrid owned high voltage transmission line dissects the site north-south. The site-wide concept component of the proposal includes the planned relocation of this transmission line, via the installation of an underground cable. A Modifications Process Agreement has been entered into with Transgrid. Transgrid have completed a Feasibility Report and drafted a Scoping Study. It is expected Transgrid will be notified of the proposal via Division 5 of State Environmental Planning Policy (Transport and Infrastructure) 2021.
- **Telecommunications:** Coordination with NBN and Telstra six months prior to the anticipated works will suffice to ensure timely services delivery. The pit and pipe network will facilitate fibre to the site. The existing NBN fixed lined network terminates immediately east of the site.

Regards,



Orion Consulting Engineers Pty Ltd
Project Manager | Tom Herbert