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Subject: Infrastructure and Utilities Plan Cover Letter
Storage and Distribution Warehouse – 221-235 Luddenham Road,
Orchard Hills
Arcadis Report Reference: R-0004-30088823 Utility Servicing Report,
dated 04 April 2024

6 June 2025

Dear Mike,

This Infrastructure and Utilities Plan Cover letter has been prepared by Arcadis to accompany a State Significant Development Application (SSDA) for a Storage and Distribution Warehouse. The project seeks detailed approval for a new Storage and Distribution Warehouse within the Alspeck Industrial Business Park (AIBP) at 221-235 Luddenham Road, Orchard Hills (**the site**). The site is legally described as Lot 1 in DP 1293805.

A site-wide Utility Servicing Report was prepared by Arcadis as part of the Development Applications works submitted to Penrith City Council and is documented in the following report:

221 Luddenham Road, Orchard Hills – Utilities Servicing Report

Report Number: R-0004-30088823

Prepared by: Arcadis

Dated: 04 April 2024

This letter has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project.

Our review confirms that Item 21 Infrastructure Requirements and Utilities of the SEARS is adequately addressed in the Utilities Servicing Report. Furthermore, all requirements within Item 21 have been addressed and approved as part of DA24/0294 – Integrated Development for Bulk Earthworks and Subdivision into Nine Lots, Including Dam Dewatering, Vegetation Removal, New Roads, Landscaping, Utilities and Basins. The Site includes 221-227 and 289-317 Luddenham Road.

Item	Description of Requirement	Section Reference (Utilities Servicing Report)
21	Infrastructure Requirements and Utilities - In consultation with relevant service providers: - assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.	Sections 3 -7

Danny Kataieh
HB+B Property
12/05/2025

Item	Description of Requirement	Section Reference (Utilities Servicing Report)
	○ identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. ○ provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.	Sections 3 -7 Appendix I and Approved Bulk Earthworks DA24/0294

Should you have any questions or require further clarification, please do not hesitate to contact us.

Kind regards,
Arcadis Australia Pacific Pty Ltd



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Senior Engineer

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