INFRASTRUCTURE DELIVERY, MANAGEMENT AND STAGING PLAN

SSD-81767963 - 17-24 Loftus Crescent, Homebush

POWERED BY
neuron

Date: 14/10/2025 - Revision 03

Introduction

This Infrastructure Delivery, Management and Staging Plan prepared by Neuron on behalf of Homebush Developments No.1 Pty Ltd ('the Applicant') in support of a concurrent Rezoning Proposal and State Significant Development Application (Rezoning and SSDA) for a mixed-use development for the site at 17-24 Loftus Crescent, Homebush (the site).

This SSDA seeks approval for:

- Demolition of existing structures on the site, tree removal and site excavation for basement levels.
- Construction of a new mixed-use development consisting of:
- Ground floor retail premises consisting of 1,193sqm of GFA.
- Two residential towers, ranging from 27-35 storeys and comprising a total of 318 apartments including:
    - Approx. 306 market apartments;
    - Approx. 12 affordable apartments;
    - Residential lobbies and a podium; and
    - Communal open space.
- Car and bicycle parking for residents, workers and visitors across two (2) basement levels and podium levels 1 to 3 including:
    - 352 car parking spaces, inclusive of 48 accessible spaces;
    - Garbage storage.
    - Plant rooms and other associated services.
- Public domain upgrades to Loftus Lane, including road widening and the provision of a site through link from Loftus Crescent through to Loftus Lane.
- Associated landscaping and public domain works.

The concurrent Rezoning seeks the following amendments to the Strathfield Local Environmental Plan 2012 (SLEP 2012) to facilitate the proposed development:

- Amend the Height of Buildings Map under Clause 4.3 to increase the building height from 75m to 90m and 116m; and
- Amend the Maximum Floor Space Ratio Map under Clause 4.4 to change the maximum Floor Space Ratio (FSR) from 3.6:1 to 7.8:1.

For a further detailed project description, please refer to the Environmental Impact Statement and Rezoning Report prepared by Ethos Urban.

This report should be read in conjunction with the Rezoning Request and Environmental Impact Statement prepared by Ethos Urban, the Architectural Plans prepared by DKO Architects, and the other accompanying technical documents that form part of the State Significant Development Application.

Site Description

The site is situated at 17-24 Loftus Crescent, Homebush, approximately 14.6km west of the Sydney CBD and within the Stratfield Local Government Area (LGA). It is strategically located within the Homebush Precinct being approximately 250m from Homebush Train Station which provides services to Parramatta, Penrith, Leppington and the Sydney CBD. It is within proximity to the local retail shopping strip along Parramatta Road Corridor, two (2) schools including Homebush Public School and Homebush Boys High School and multiple areas of public open space including Augustus Loftus Reserve, Ismay Reserve and Crane Street Park.

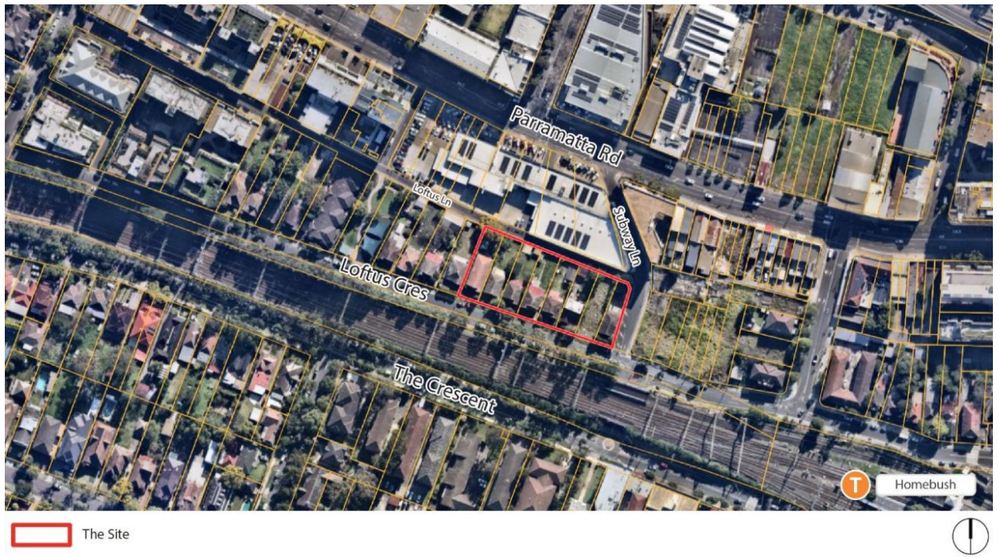
The site consists of the following parcels of land and is legally described in **Table 1**.

Table 1 - Site Description

Legal Description	Address
Lots A DP 405742	17 Loftus Crescent
Lot 14 DP 9154	18 Loftus Crescent
Lot 15 DP 9154	19 Loftus Crescent
Lot 16 DP 9154	20 Loftus Crescent
Lot 17 DP 9154	21 Loftus Crescent
Lot 18 DP 9154	22 Loftus Crescent
Lot 19 DP 9154	23 Loftus Crescent
Lot 20 DP 9154	24 Loftus Crescent

The land is wholly owned by **Homebush Developments No.1 Pty Ltd**. The site is irregularly shaped with an area of approximately 3,980m2, with frontages to Loftus Crescent, Subway Lane and Loftus Lane. Additionally, the site is significantly underutilised being currently occupied by seven (7) detached dwellings and one empty lot
An aerial of the site is provided in **Figure 1**.

Figure 1 - Site Aerial (highlighted in red)



Source: Nearmap and Ethos Urban

STAGING IMPLICATIONS

The site will be built in a single stage. From a utilities connection perspective, the building power, water, communications & sewer will all be constructed in this stage. This will include all relevant infrastructure, such as substation, meters, fire pumps and the like.

The proposed development has three stages to consider for the infrastructure utility works and the programme for applications, design and construction need to be carefully developed in order to meet the overall development programme.

Decommissioning the existing utilities

Decommission of existing services on the site in preparation for excavation.

- Power: Application to Ausgrid as part of the overall substation application process in conjunction with a Level 3 ASP.
- Communications: Existing Telstra & NBN connections to be decommissioned.
- Gas: Existing connection to be capped and decommissioned.
- Water: Sydney Water Tapin application to disconnect water (or modify for construction purposes)
- Sewer: Sydney Water Tapin application to disconnect sewer (or modify for construction purposes)

Early works utility modifications

To allow the early works of shoring and excavation the following scope is being considered;

- Power: HV Feeder extended to the site in consultation with Ausgrid and an Level 2 ASP. Substation arrangements to be designed by an Level 3 ASP.
- Communications : Chosen fibre/s to be extended to the site.
- Gas: No work required.
- Water Supply: New Water main/amplification extended to the site.
- Sewer: Review detailed sewer analysis with Sydney Water to confirm final connection location/s

Utility works for the Proposed development

Refer to the subsequent sections of this report for details.

- Power: Builders supply likely to be partially fed from temporary substation arrangement or a 400A temporary supply. New substation arrangement to be built
- Communications: Telstra or NBN adjacent to the site.
- Gas: New Gas connection to adjacent gas main
- Water supply: Finalised Section 73 application with proposed connection to the adjacent water main.
- Sewer: Finalised Section 73 Application with confirmation of sewer connection as per early works statement.

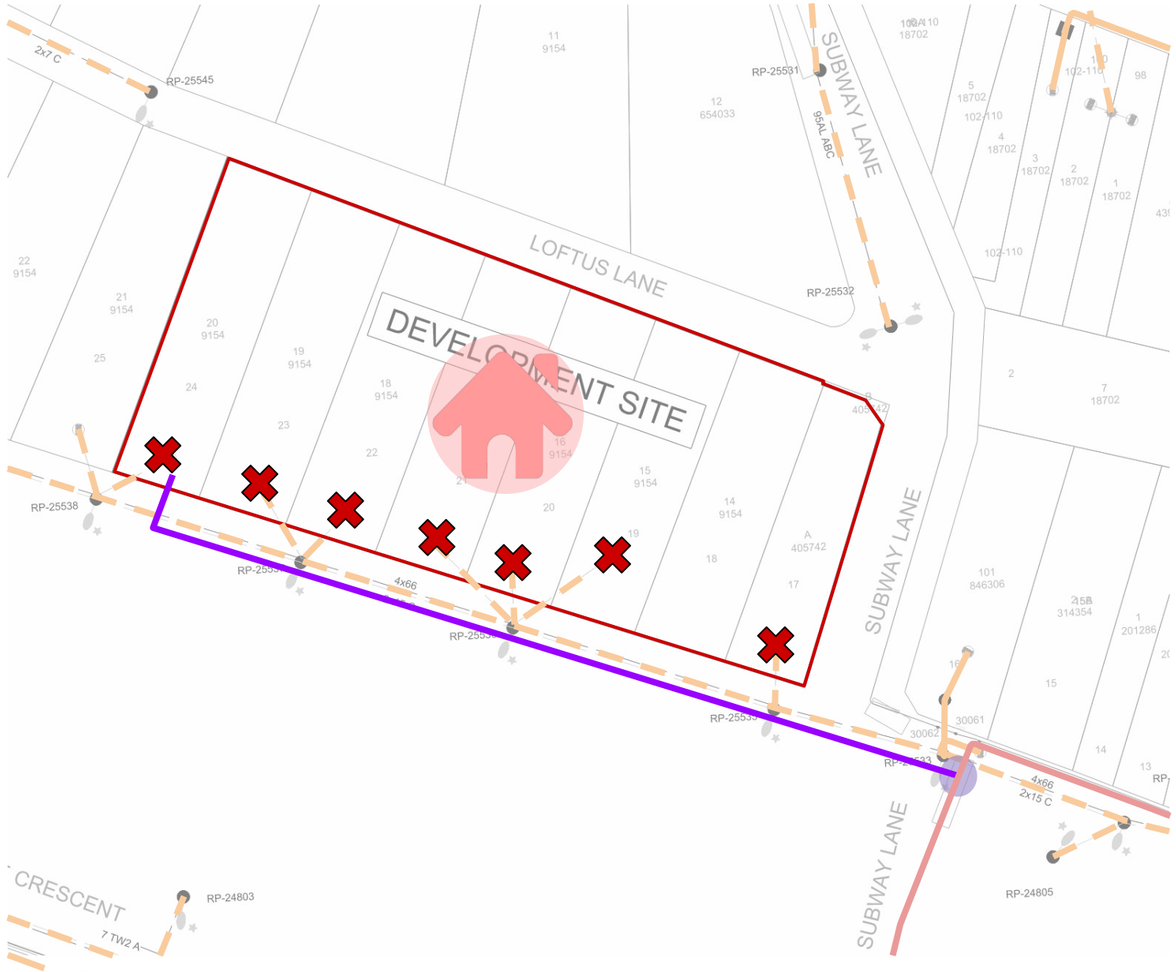
ELECTRICAL INFRASTRUCTURE

EXISTING POWER INFRASTRUCTURE

The Ausgrid network maps indicate that the nearest High Voltage available for substation loop-in is on Loftus Crescent. An extension of the high voltage network from the intersection of Subway Lane & Loftus Crescent will be required for this development.

The existing sites are currently supplied by substation S.2256 located on Knight Street. Any existing service connections to the site will need to be decommissioned and removed.

There are overhead power lines and poles in the vicinity of the site along Loftus Crescent that may require conversion to aerial bundled cable or relocated underground to allow construction to take place.



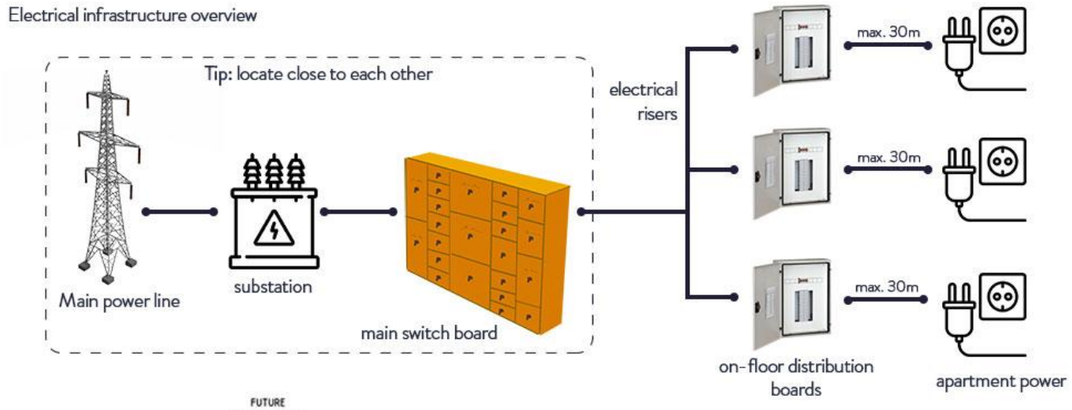
ELECTRICAL INFRASTRUCTURE

PROPOSED ELECTRICAL SERVICES

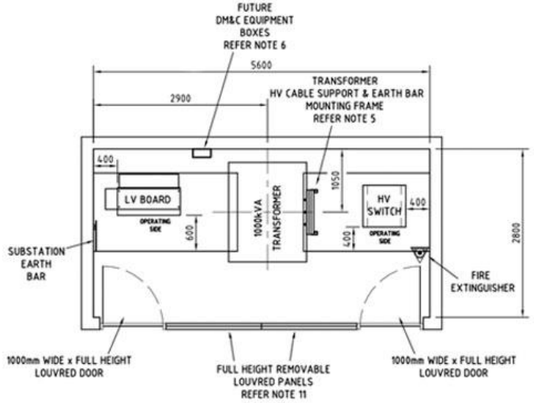
A proposed load of 2,819 amps/phase has been estimated.

Two 1000kVA mini-chamber substations is sufficient for the proposed load.

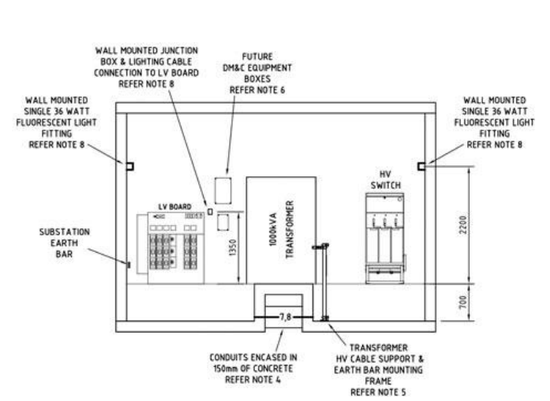
As part of the next phase of works, an ASP level 03 will be engaged to begin the detailed design of this substation including consultation with Ausgrid.



Electrical infrastructure overview



Chamber substation plan



Chamber substation section

Ventilation louvres on the front of a chamber substation

Inside a chamber substation

COMMUNICATIONS INFRASTRUCTURE

Mobile base stations
There are no carrier mobile base stations located on this site.

Mobile Base Station Map

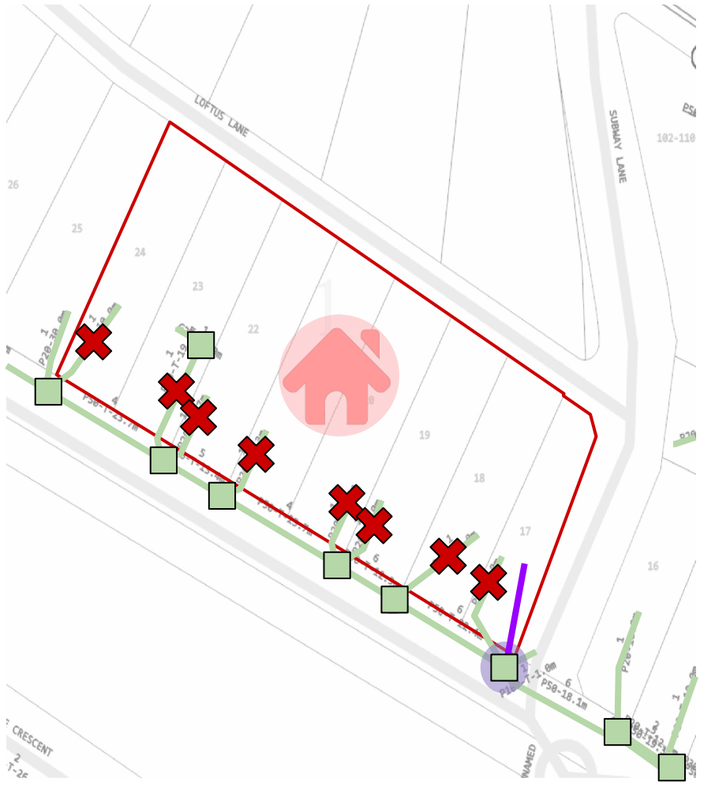
Existing Mobile Base Station

Development Location

COMMUNICATIONS INFRASTRUCTURE

NBN

The existing NBN carrier service infrastructure is illustrated below. As shown, there are connection opportunities available for this site. The existing NBN infrastructure running into the site will need to be removed prior to excavation. Consultation with NBN will be undertaken during the next stage of the project to coordinate the required works.

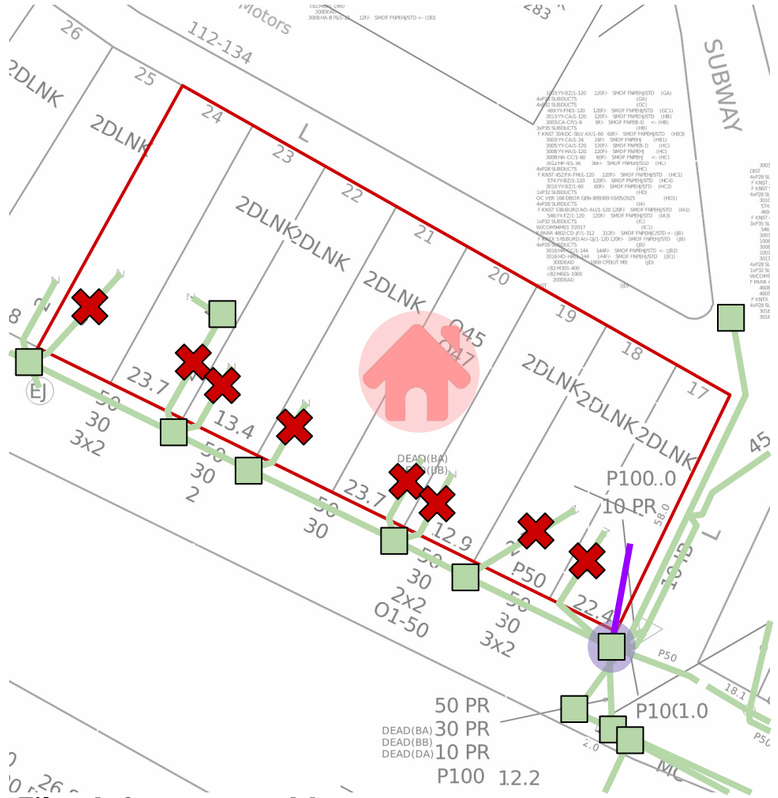


Fibre Infrastructure Map

Fibre
Development Location
Proposed Fibre Connection Strategy
Existing Pit

Telstra

The existing Telstra carrier service infrastructure is illustrated below. As shown, there are connection opportunities available for this site. The existing Telstra infrastructure running into the site will need to be removed prior to excavation. Consultation with Telstra will be undertaken during the next stage of the project to coordinate the required works.



Fibre Infrastructure Map

Fibre
Development Location
Proposed Fibre Connection Strategy
Existing Pit

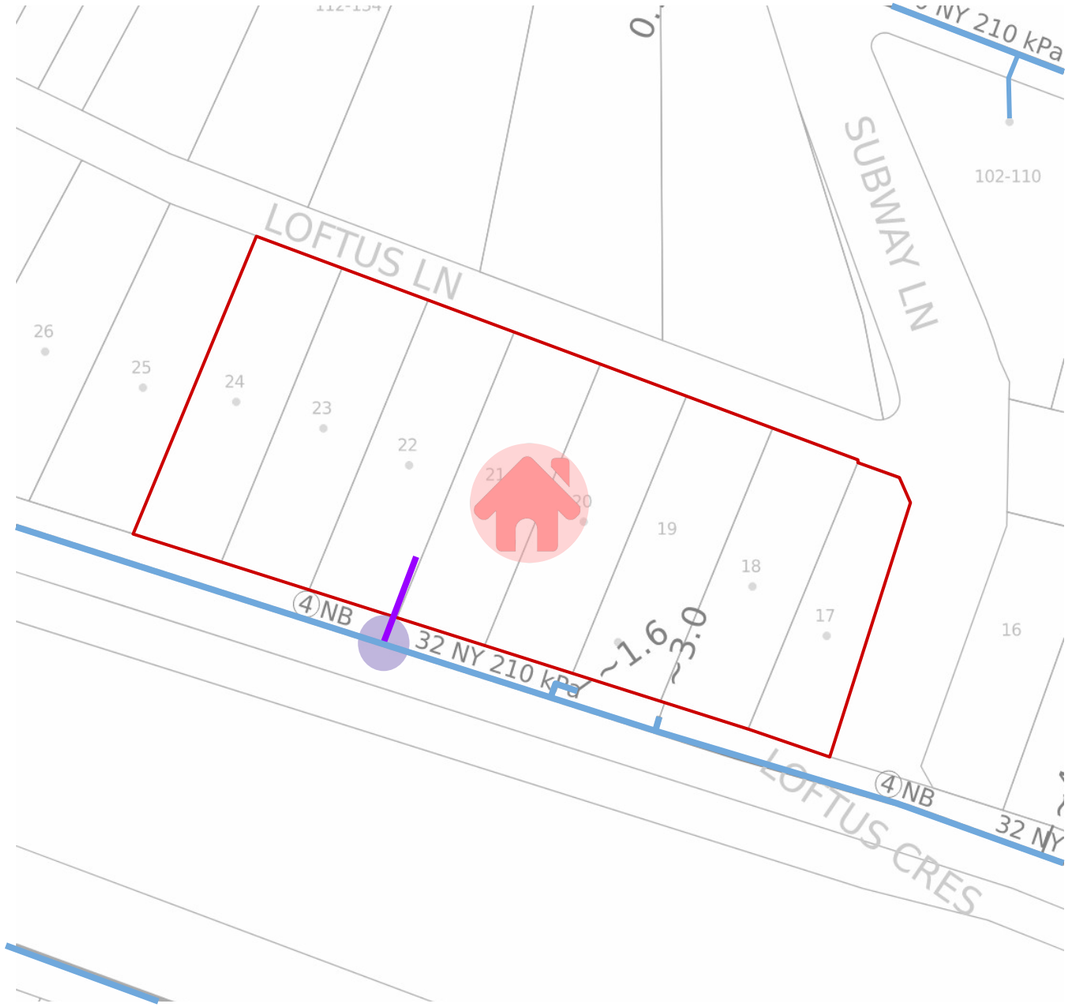
GAS INFRASTRUCTURE

There is an existing medium pressure 210 kPa gas mains running close to the proposed development on Loftus Crescent, as illustrated in the adjacent image.

The existing connections to the site from this main will require removal, this includes the removal of any existing gas metering and regulator sets.

The existing gas main along Loftus Crescent may be sufficient to support this development. We recommend a new gas connection, including a gas meter and regulator.

Consultation with Jemena will be undertaken during the next stage of the project to confirm the capacity of the adjacent main, and coordinate the required connection works.



Gas Infrastructure Map

- Low/Medium Pressure Gas Main
- High Pressure Gas Main
- Development Location
- Proposed Gas Connection Strategy

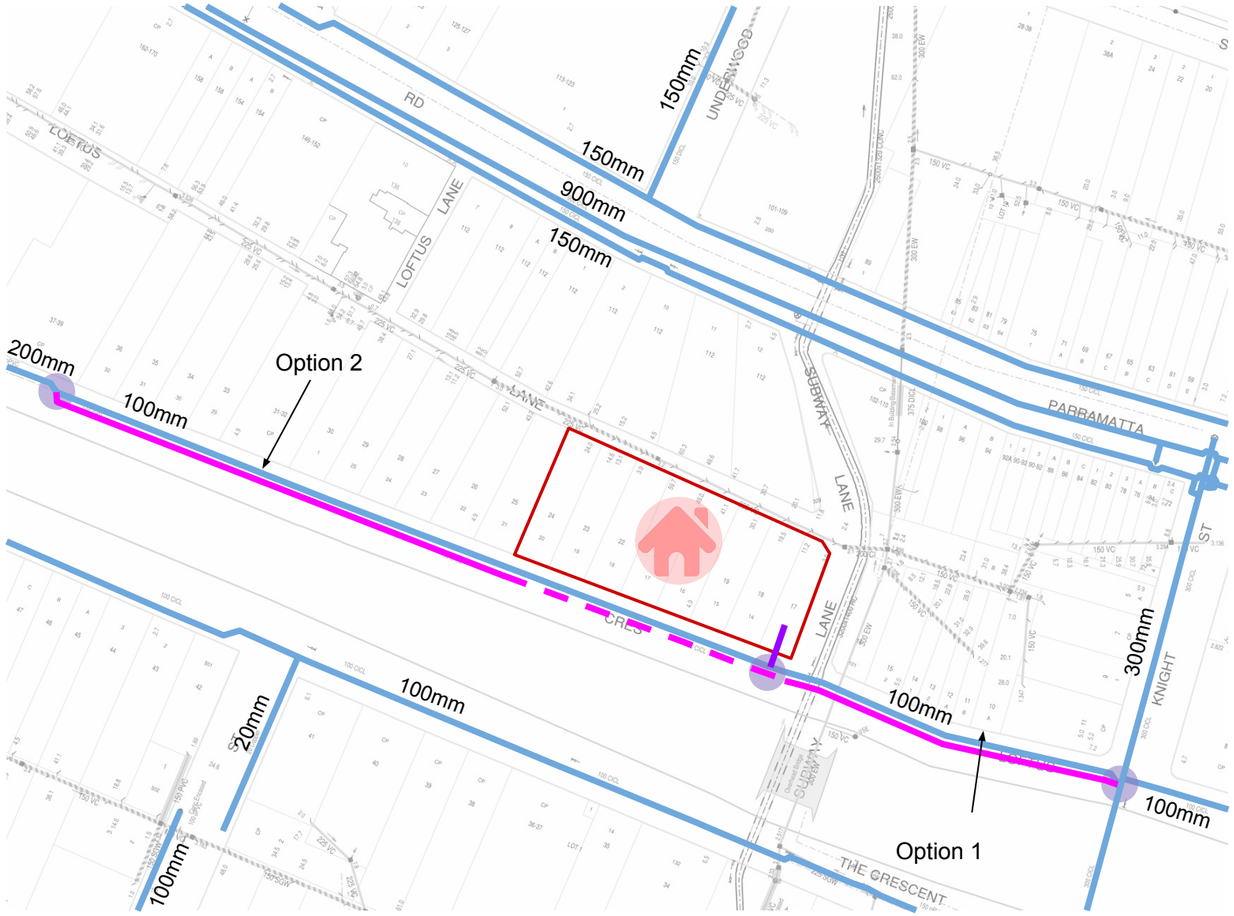
WATER INFRASTRUCTURE

The dial before you dig investigation reveals there is an existing 100mm water main running close to the proposed development along Loftus Crescent which connect to a 300mm main on Knight Street.

Based on the preliminary calculations, the proposed development is likely to require a new 200mm mains water connection. Two connection strategies have been proposed which involve amplifying the 100mm water main adjacent to the site along Loftus Crescent, as illustrated in the adjacent image.

- Option 1: Amplifying the west side of the Loftus Crescent main. This connects up to a 300mm trunk main on Knight Street.
- Option 2: Amplifying the east side of the water main that connects up to a 200mm main.

A Sydney Water Coordinator will be engaged during the next stage of the project to begin consultation with Sydney Water and ascertain the preferred connection strategy.



Water Infrastructure Map

Water Main

Proposed Upgraded Main

Development Location

Proposed Water Connection Strategy

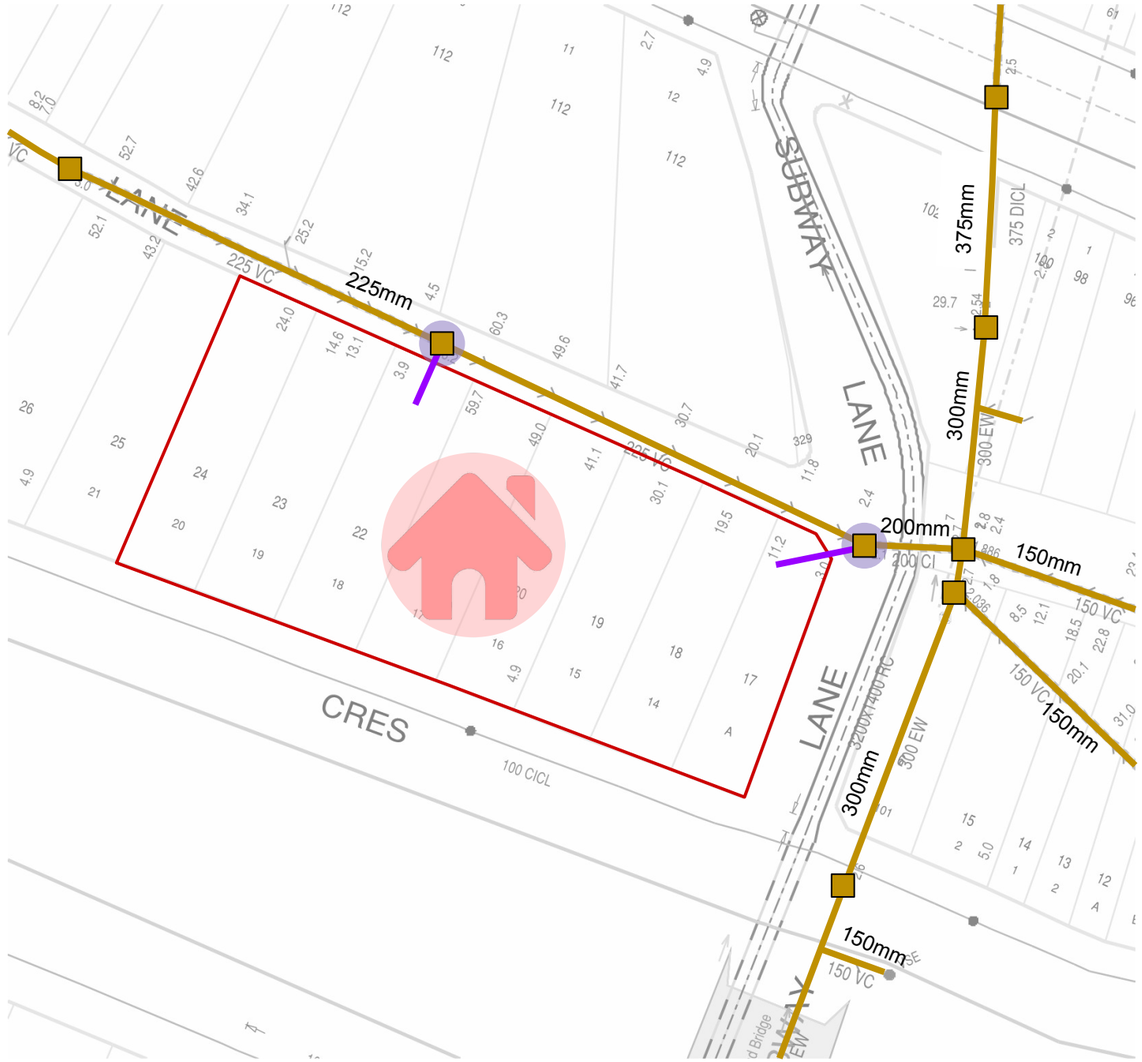
SEWER INFRASTRUCTURE

The dial before you dig investigation reveals there is an existing 225mm sewer main running close to the proposed development along Loftus Lane. This main connects into a 300mm sewer main located within the 2 Subway Lane boundary.

Based on the preliminary calculations, the proposed development is likely to require two 225mm connections. The existing 225mm sewer supply may have capacity to serve this development if multiple 225mm connections are made. A concept layout of the proposed works required to enable the connection are illustrated in the adjacent image.

The 200mm section of the sewer main crossing Subway Lane may need to upgraded to a larger diameter..

A Sydney Water Coordinator will be engaged during the next stage of the project to begin consultation with Sydney Water.



Sewer Infrastructure Map

Sewer Main

Sewer Manhole

Development Location

Proposed Sewer Connection Strategy