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**To: THE GPT GROUP**

**Project: YIRABANA LOGISTICS ESTATE**

**Our Ref: SY075183.000**

**Date: MAY 2021**

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**Revision:**

Issue	Date	Comment
A	03/2021	Issue for comment
B	04/2021	Endeavour Energy T.R Response
C	05/2021	Sydney Water Response

## EXECUTIVE SUMMARY – UTILITY SERVICE INFRASTRUCTURE

- Potable Water
  - ▲ The site is currently within the Cecil Park supply zone. This supply system does not have capacity to serve developments within the Mamre Road precinct.
  - ▲ Amplification works are currently being delivered to the Cecil Park system and these works will be operational in 2022.
  - ▲ Potable Water supply zone rezoning will occur to provide more robust supply from Cecil Park system. The subject site initially will be rezoned to the Erskine Park Elevated system.
  - ▲ A developer funded 300mm water main is to be constructed to the corner of Bakers Lane – Mamre Road intersection by late 2021 from the Erskine Park Elevated system.
  - ▲ Extension from this 300mm water main will provide adequate supply to this site.
- Recycled Water
  - ▲ Development of the Upper South Creek Advanced Water Recycling facility (delivered by 2026) will create highly treated recycled water. Sydney Waters' intention is to develop a recycled water reticulation system to serve the Mamre Rd precinct.
  - ▲ To facilitate future supply from this proposed recycled water system a recycled water reticulation pipe (a "purple" "pipe") will be installed across the frontage of the site.
- Waste Water
  - ▲ No Sydney Water waste water assets currently service this subject site.
  - ▲ Sydney Water have adopted a strategy to service the Mamre Road precinct. There are various implementation phases to this strategy.
  - ▲ Phase 1 involves the implementation of an Interim Operating Procedure (I.O.P). This will involve Sydney Water constructing a wet well and associated infrastructure in the northern catchment of the Mamre Rd precinct.
  - ▲ The wet well will collect waste water and a pumpout/tankering process will dispose of the waste water to an approved disposal point. The operation of the pumpout/tankering will be a cost borne by participating developers.
  - ▲ Phase 2 – Stage 1 will involve decommissioning the IOP and construction of Sewer Pump Stations (SPS) to collect waste water and discharge via a rising main and existing gravity reticulation systems to St Mary Waste Water Treatment Plant.
  - ▲ Phase 2 – Stage 2 will involve the SPS discharging waste water to the Upper South Creek Advanced Recycling Treatment Plant which will be operational by late 2025 – early 2026.
- Electricity
  - ▲ Endeavour Energy are constructing a new zone substation (called the South Erskine Park Zone Substation) in the Oakdale West precinct. This zone substation will be operational by end 2022 and provide further electrical capacity to serve the whole of the Mamre Rd precinct.
  - ▲ Endeavour Energy will re-energise the current 11KV feeder at the front of the site to a 22KV based on supply from the South Erskine Park Zone Substation which will supply capacity to support the development of the site.

- Gas
  - ▲ Jemena will not supply individual developments “on spec”.
  - ▲ Provision of gas supplies to the subject development and surrounding developments will require an assessment of proposed and surround opportunities. No extension of the Jemena reticulation network is currently proposed.
- Telco
  - ▲ The adjacent Fraser/Altis joint venture will result in extension of the fibre optic network from Distribution Drive along Mamre Road to service that development.
  - ▲ Minor extension of that network would provide service to the subject site.

## 1.0 INTRODUCTION

The proponents of the development of the subject site propose to lodge a State Significant Development Application to the Department of Planning and Environment to facilitate the development of a Proposed Warehouse, Logistics and Industrial Facilities Hub comprising 5 warehouses and associated office facilities. This report has been prepared to support the application to the authority and address requirements outlined in the SEARS document dated November 2020. The report comprises an assessment of infrastructure requirements to support development of the site.

Stage 1 of the proposed development will incorporate 2 warehouses with targeted occupation in early 2023. The remaining 3 warehouse facilities will be constructed in response to market demand.

## 1.1 SEARS REQUIREMENTS

The requirements include:

- Written/graphical description of infrastructure on site. This report is related to utility authorities service infrastructure.
- Identification of offsite infrastructure upgrades or amplification and associated timeframes for upgrades/amplifications.
- Infrastructure delivery strategy.
- Assessment of impacts on existing utility infrastructure.

Sections 2, 3, 4, 5 and 6 of the following report address description of infrastructure requirements and upgrades and delivery strategies implemented by the critical infrastructure providers (Sydney Water and Endeavour Energy).

Section 7 outlines impacts on existing utility infrastructure.

## 1.2 THE SITE

The site is located at Mamre Rd Kemp's Creek within the Mamre Rd Precinct State Environmental Planning Policy – (Western Sydney Employment Area) 2009 land. The site is zoned IN1 – General Industrial and has frontage to Mamre Road. The site is highlighted in orange boundary on the following plan:

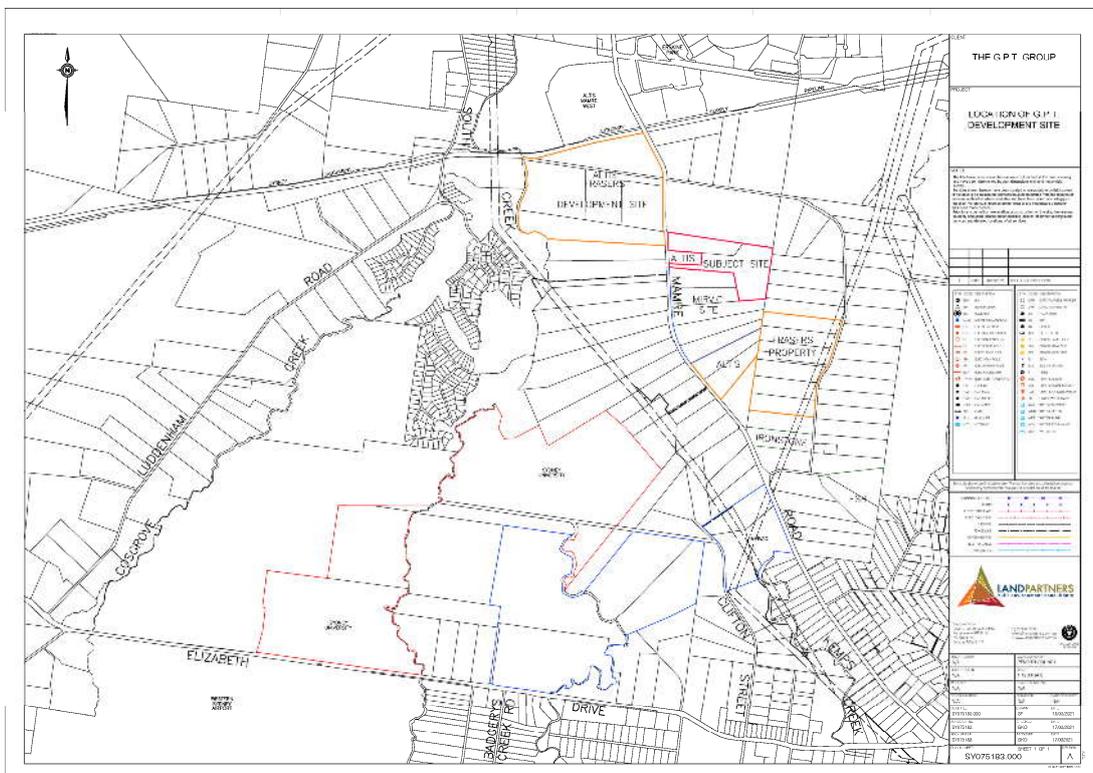
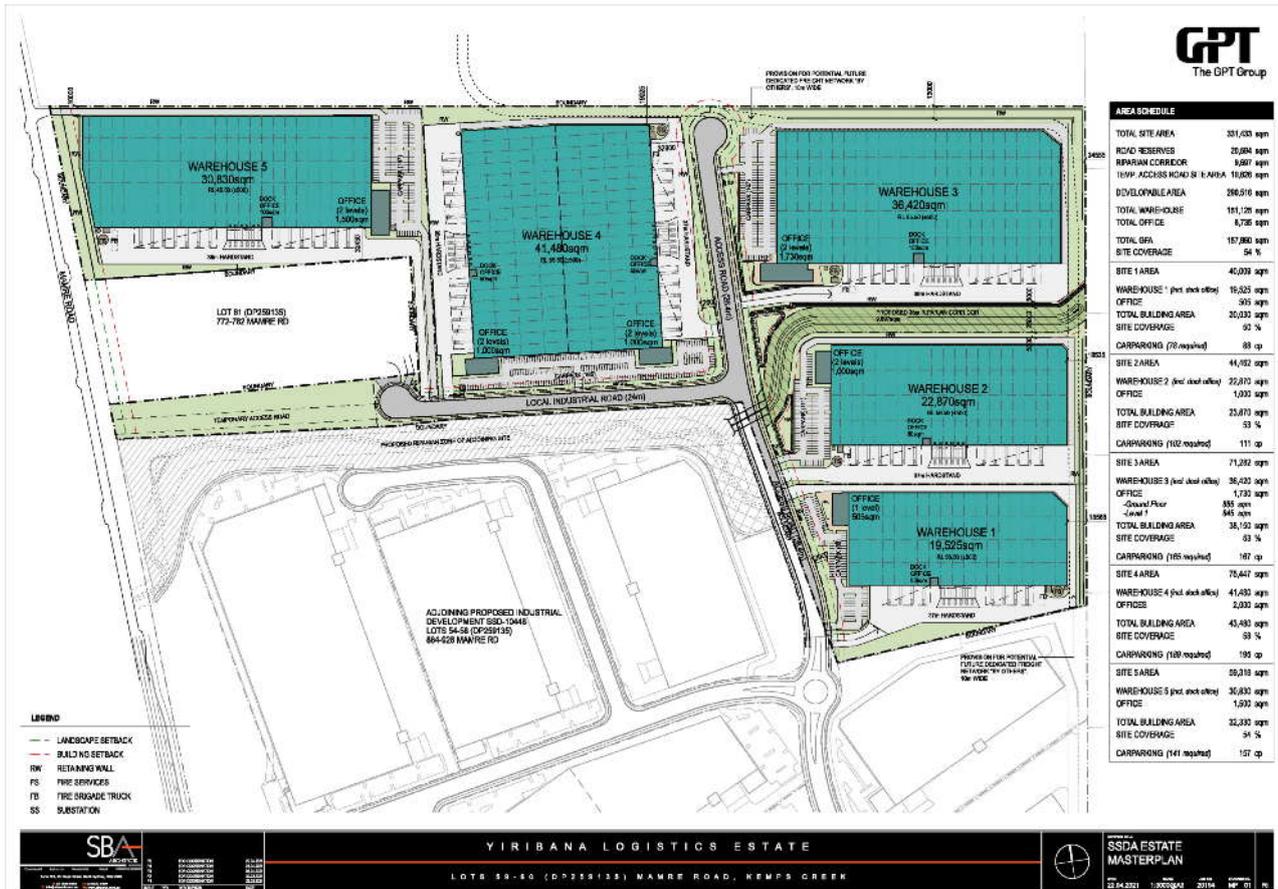


Fig 1

The GPT Group has also prepared a concept masterplan prepared by SBA Architects which is shown in the following plan:



**2.0 SERVICE AUTHORITIES:**

The service authorities who provide infrastructure services to this area are:

- (a) Sydney Water: Potable and Waste water infrastructure.
- (b) Endeavour Energy: Electrical assets
- (c) NBN Co: Telecommunication Assets
- (d) Jemena: Gas supply

**3.1 POTABLE WATER**

- a) Potable Water is currently supplied to the site from the Cecil Park reservoir system. Following meetings and discussions with Sydney Water a number of Potable Water (P.W) supply zones will be rezoned to provide greater capacity and a more robust supply from the Cecil Park reservoir system. The Western Sydney Airport (W.S.A) is serviced by the Cecil Park reservoir system and due to the W.S.A construction and ongoing operational demand the supply from the Cecil Park system is to be strengthened by:

1. System are rezoning
2. Construction of a new 60ML reservoir in the Liverpool supply system together with a new trunk transfer main from that reservoir to the Cecil Park reservoir.

The subject site is expected to be affected by the rezoning process.

- b) Supply to this site will initially be obtained from the Erskine Park Elevated reservoir system via the system area rezoning process.

- c) A new developer funded 300mm water main has been designed from the current Sydney Water reticulation system in James Erskine Drive, along Mamre Road to the intersection of Mamre Road and Bakers Lane. The main extends from that intersection in a westerly direction to serve the Sydney Science Park development.
- d) Recent discussions with Sydney Water have indicated that a 150mm/200mm water main can be extended from the 300mm water main noted in paragraph (c) above to serve the development.
- e) The 300mm developer funded water main is to be constructed this year and to be operational by the end of this year.
- f) Calculations of potential potable water demand based on the provided masterplanning documents indicate the following:

Stage	Timeframe	Average Day Demand Cumulative	Max Day Demand Cumulative
1	Occupation by Dec 2022	5kl/day	8kl/day
2	Occupation by Dec 2023	18kl/day	30kl/day
3	Occupation by 2025 & Beyond (based on expected market demand)	55kl/day	90kl/day
<b>Total post 2025</b>		<b>55kl/day</b>	<b>90kl/day</b>

- g) Supply from the Erskine Park Elevated system of 55kl/day over a 12hour working shift equates to a flow rate of 1.3litres/sec. These flows are readily obtainable from the Erskine Park system.

### 3.2 RECYCLED WATER

- a) Development of the Upper South Creek Advanced Water Recycling facility (delivered by 2026) will create highly treated recycled water. Sydney Waters' intention is to develop a recycled water reticulation system to serve the Mamre Rd precinct.
- b) To facilitate future supply for this proposed recycled water system a recycled water reticulation pipe (a "purple" pipe) will be installed across the frontage of the site.

### 3.3 WASTE WATER

No existing Waste Water (W.W) reticulation systems service the subject site however Sydney Water have developed a strategic plan to service the Mamre Road precinct based on an interim procedure and then the ultimate solution to service the precinct.

#### 3.3.1 INTERIM PROCEDURE

- a) The subject site falls within the northern catchment of the Mamre Rd precinct.
- b) Sydney Water have developed a proposal, in conjunction with developers active in this part of the precinct, for an Interim Operating Procedure (I.O.P).
- c) The I.O.P will see Sydney Water provide a wet well and tankering procedure to be operational for a limited timeframe. That timeframe is expected to operate between the end 2021 to early/mid-2023.
- d) The wet well will collect waste water from development sites within the northern catchment where developers have indicated they require waste water supply solution prior to Sydney Waters ultimate solution.
- e) The location of the wet well is proposed to be located within the north west corner of the adjacent Mirvac development. The proposed site for this wet well has frontage to Mamre Road which allows vehicle tanker to pumpout the wet well and convey the waste water to an approved discharge point.
- f) Appendix C outlines Sydney Waters' concept based on presentation they provided to members of Mamre Road Land Owners Group in November 2020. The presentation highlights the GPT site in yellow on the map on page 3 of that presentation document.

- g) Sydney Water have also developed a proposed pricing structure for discharge of the waste water for participating development sites that drain to the wet well. This proposed pricing structure is outlined in page 5 of the presentation document.
- h) As the proposed wet well is immediately adjacent to the GPT site within the Mirvac site a gravity reticulation system (225mm reticulation main) is required to service the GPT development.
- i) In summary the I.O.P is likely to be operational by end 2021 – early 2022 to support development within the northern catchment of the Mamre Road precinct incorporating The GPT Group site.

### **3.3.2 ULTIMATE WASTE WATER SUPPLY**

The ultimate solution for waste water supply for the Mamre Road precinct occurs in 2 phases.

#### **3.3.2.1 PHASE 1**

- a) Sydney Water will de-commission the I.O.P wet well in 2023. By 2023 Sydney Water propose to establish permanent Sewer Pump Stations (SPS) to collect waste water from the northern catchment of the Mamre Road precinct and by 2024 to collect waste water from the southern catchment area.
- b) These SPS will initially transfer waste water in a northerly direction to the St Marys Waste Water Treatment Plant (WWTP). Currently capacity exists within this WWTP to collect waste water and treat discharge from the initial developments undertaken in the Mamre Road precinct.
- c) Reticulation systems will be developed to convey waste water from the various development sites with the Mamre Road precinct under Sydney Waters' standard asset delivery procedures – basically the Sec 73 development procedure.

#### **3.3.2.2 PHASE 2**

- a) Sydney Water will construct and have operational by 2025 – 2026 a major WWTP known as the Upper South Creek Advanced Water Recycling Centre which is located south west of the subject site along South Creek near the junction of Badgerys Creek.
- b) It is critical that this facility be operational by 2025 – 2026 to support the operation of the Western Sydney Airport. This facility also supports the Western Parkland City as well as a number of precincts within the South West Growth Centres.
- c) Discharge from the SPS established within Phase 1 of the ultimate waste water supply solution will be re-directed to the new Upper South Creek treatment facility.

#### **3.3.2.3 WASTE WATER SUMMARY**

Waste Water services to be provided by Sydney Water will be operational by end 2021 as an Interim Operating Procedure and an ultimate servicing solution will be established by 2023 for the Mamre Road Precinct northern catchment, by 2023. Therefore, the subject site can be serviced from these proposed Sydney Water facilities.

### **4.0 ELECTRICITY**

- a) Supply for this site will be obtained from the new South Erskine Park Zone Substation being constructed in the Oakdale West Precinct. Endeavour Energy will re-energise the current 11KV feeder at the front of the site to a 22KV feeder to supply the capacity to the site.
- b) Endeavour Energy have advised the nearby Altis/Frasers joint venture site (at the corner of Bakers Lane and Mamre Road) that extra high voltage feeders will need to be constructed along Lenore Drive, Erskine Park Road and Mamre Road to service that joint venture site. The conduit bank that will be provided as part of that reticulation construction will have surplus and vacant conduit/ducts to enable further H.V feeders to be established.

- c) The estimated demand for the development is outlined in Appendix B as:

Stage	Timeframe	Cumulative Demand
1	Dec 2022 Occupancy	0.4MVa
2	Dec 2023 Occupancy	1.2MVa
3	2025 Build out	3.1MVa
<b>Total</b>		<b>4.7MVa</b>

One high voltage feeder would provide satisfactory supply to the subject development.

- d) Endeavour Energy are scheduled to deliver a new zone substation known as the South Erskine Park Zone Substation by quarter 3 of 2022. This zone substation is being constructed within the Oakdale West precinct being developed by Goodmans.
- e) Significant electrical capacity will be provided for development within the subject site by 2022 due to supply from either Mamre Zone Substation or the South Erskine Park Zone Substation.
- f) Delivery of infrastructure will be undertaken under Endeavor Energy standard requirements based on Endeavours Connection Policy.

## 5.0 GAS - JEMENA

- a) Jemena are the gas supply utility providers for this area. Jemena has no reticulation assets with frontage to this site. The nearest gas reticulation is adjacent to the Mamre Road – Bakers Lane intersection. This is a distribution main which is connected to a secondary main servicing the Erskine Park industrial precinct to the north of the Mamre Road precinct.
- b) Jemena will not extend its system based on speculation. Jemena requires firm commitments from end-users for the quantity of gas to be supplied to end-users before it will commit to deliver substantial infrastructure to an area.
- c) Jemena, like other service authorities, needs to consider servicing land on an area wide (i.e., the precinct) basis. Servicing individual sites on an ad-hoc basis is not viable, both from a financial viewpoint as well as a technical basis. Locations of secondary gas mains and associated infrastructure such as pressure reduction facilities need to be considered on a precinct wide basis.
- d) I refer to Jemena response of 17/12/2019 to the Department of Planning regarding the release of the Mamre Road precinct included in Appendix “D” of this report.

## 6.0 TELCO

- a) The area is located within the NBN area of operations.
- b) Currently the site is serviced by copper pair telco cables established by Telstra.
- c) Significant upgrade by extension of optic fibre systems will occur driven by the requirements of the nearby Fraser/Altis joint venture. Extension of this network will be undertaken along Mamre Road from the fibre optic network at Distribution Drive, north of the subject site.
- d) Minor fibre optic systems exist adjacent to the Mamre Road-Bakers Lane intersection. These fibre optic systems will be augmented as a result of developer initiated application to NBN Co. The normal delivery requirements of establishment of pit and pipe infrastructure by developers will be required with NBN “pulling” cable to service developments.

## **7.0 EXPECTED IMPACTS ON ADJACENT INFRASTRUCTURE**

- a) Potable Water – a 100mm water main exists in Mamre Road immediately adjacent to the frontage of the site. A 150mm/200mm water main exists on the opposite of Mamre Road along the frontage of the site.

The 100mm water main will be relocated and upsized to a 150mm water main within the area of the site which is subject to road widening of Mamre Road. This relocated water main will provide potable water supply to the site.

Discussions with Sydney Water have taken place concerning location of the relocated water main and its connection to the 300mm water main described in Sec 3.1.1(c) of this report.

- b) Waste Water – there are no existing waster water assets within this area.
- c) Electrical infrastructure – the existing electrical infrastructure consists of overhead electrical supply. These assets will need to be relocated as they will be affected by the road widening/reconstruction of Mamre Road. These existing assets will be relocated and constructed as underground assets within the normal Endeavour Energy corridor allocated within road reserves.
- d) Telco Services – the existing telco services are located on the opposite side of Mamre Road of the subject site. No construction is expected on that side of Mamre Road by the GPT development. Lead in fibreoptic telecommunications will be provided for the Frasers/Altis joint venture which is opposite to the GPT site. That development will have undertaken any telco adjustments required to service that development.
- e) Gas – no Jemena gas reticulation exists adjacent to this development.

## **8.0 CONCLUSION**

Based on discussions and responses from the main infrastructure authorities, Sydney Water and Endeavour Energy, the site can be adequately serviced by those service authorities,

# **APPENDIX A POTABLE WATER & WASTE WATER DEMAND & SW FEASIBILITY RESPONSE**

## Demand Calculations for Potable Water and Waste Water

**Note:** Demand is based on Gross Floor Area (G.F.A) outlined in Masterplan document prepared by SBA Architects reference Job No. 20194 drawing no. MP01 dated 22/04/2021

### 1.1. POTABLE WATER

Overall Site Development

Development Type	Floor Area	EP/m2	EP	PW Demand/EP	Potable Water Average Day Demand
Warehouse	151,125	1EP/500m2	302	80litres/day	24kl/day
Office	6,735	1EP/20m2	340	80litres/day	27kl/day
<b>Total SAY</b>					<b>51kl/day</b>

STAGE 1 – development of Warehouse 1 occupation expect Dec 2022.

STAGE 2 – development of Warehouse 3 occupation expect Dec 2023..

Staging Summary is as follows:

Summary – Potable Water

Stage	Average Day Demand	Max Day Demand	Timeframe	Cumulative A.D.D
1 (Warehouse 1)	5kl/day	8kl/day	Dec 2022	5kl
2 (Warehouse 3)	13kl/day	21kl/day	Dec 2023	18kl
3 (Warehouse 2, 4 & 5)	33kl/day	55kl/day	2025 & Beyond	55kl

### 1.2. WASTE WATER

Estimated Average Dry Weather Flow (ADWF) AT 90% of Potable Water A.D.D

Stage	Timeframe	PW Demand (ADD)	WW Demand Cumulative
1 (Warehouse 1)	Dec 2022	5kl/day	5kl/day
2 (Warehouse 3)	Dec 2023	13kl/day	16kl/day
3 (Warehouse 2, 4 & 5)	2025 & Beyond	55kl/day	50kl/day

April 29, 2021

The GPT Group  
c/- Landpartners Pty Ltd

### FEASIBILITY LETTER

**Developer:** The GPT Group  
**Your reference:** SY075183.s73  
**Development:** Lot 60 DP259135 754 Mamre Road, Kemps Creek  
**Development Description:** Proposed development of a logistics hub comprising of 5 warehouses  
**Your application date:** March 12, 2021

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what Sydney Water's requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

If you obtain development consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (Coordinator).

Sydney Water will then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed); or
- Certificate.

These documents will be the definitive statement of Sydney Water's requirements.

There may be changes in Sydney Water's requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

### **1. Changing the Proposed Development**

- If you change your proposed development, e.g. the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application; and
- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

### **2. Recycled Water**

Sydney Water is in the process of finalising the recycled water servicing strategy for Mamre Road Precinct. If the final approach for recycled water involves a third pipe network, you will be required to deliver the appropriate infrastructure for your development and connect into the system.

## What You Must Do To Get A Section 73 Certificate in the Future

To get a Section 73 Certificate in the future you must do the following things. You can also find out about this process by visiting [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building & developing > Developing > Land Development.

### 1. Obtain Development Consent from the consent authority for your development proposal.

This application is based on the development proposal as shown on Page 1. **You must give us the final Development Consent before you commence construction.**

You must forward your Development Consent to your coordinator who will forward the document to Sydney Water for review and final consent.

You acknowledge that the method of connection under Section 4.2 and 4.2.1 are subject to change dependent on the Recycled Water Servicing Strategy

Sydney Water may, in its absolute discretion, advise a new option for any connection points or servicing requirements as part of the Recycled Water Servicing Strategy which has yet to be determined. If no determination has been made, Sydney Water will advise next steps for design requirements.

### 2. Engage a Water Servicing Coordinator (Coordinator).

**You must engage your current or another authorised Coordinator** to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another Coordinator (at any point in this process) you must write and tell Sydney Water.

For a list of authorised Coordinators, either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building & developing > Developing > Providers > Lists or call **13 20 92**.

The Coordinator will be your point of contact with Sydney Water. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including Sydney Water costs).

### 3. Developer Works Deed

**After** the Coordinator has submitted your new application, they will receive the Sydney Water Notice and Developer Works Deed. You and your accredited Developer Infrastructure Providers (Providers) will need to sign and lodge both copies of the Deed with your nominated Coordinator. After Sydney Water has signed the documents, one copy will be returned to the Coordinator.

The Deed sets out for this project:

- your responsibilities;
- Sydney Water's responsibilities; and
- the Provider's responsibilities.

**You must do all the things that we ask you to do in that Deed.** This is because your development does not have water, recycled water and sewer services and you must construct and pay for the following works extensions under this Deed to provide these services.

**Note:** The Coordinator must be fully authorised by us for the whole time of the agreement.

#### 4. Drinking Water, Recycled Water and Sewer Works

##### 4.1 Drinking Water

Your development must have a frontage to a drinking water main that is the right size and can be used for connection.

Sydney Water has assessed your application and found that:

- The proposed development is currently located within Cecil Park **Reduced** Water Supply Zone (WSZ) and is part of Prospect South Delivery System.

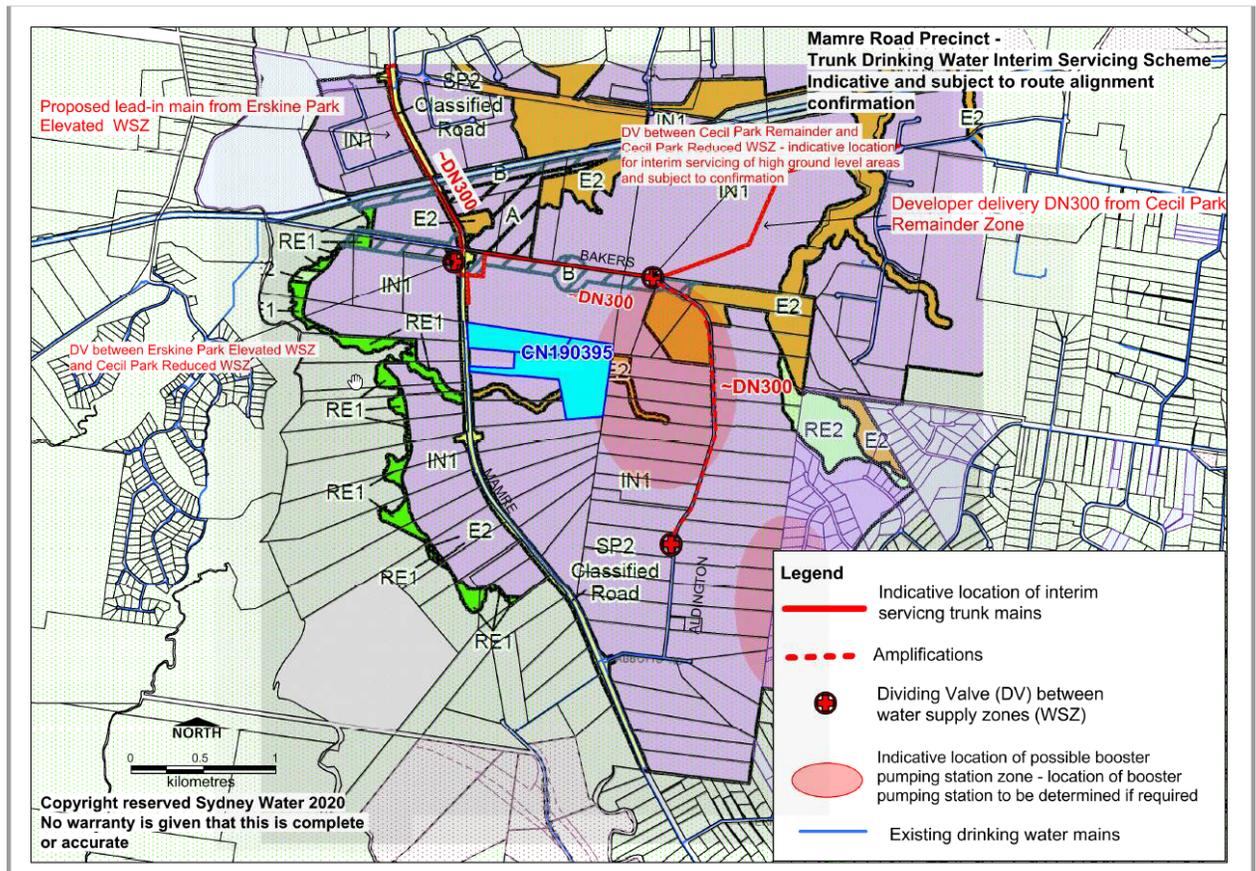
**Cecil Park WSZs are currently supplied with rural drinking water infrastructure and do not have capacity to service developments within Mamre Road precinct prior to delivery of major system amplifications.**

Sydney Water is currently delivering the following trunk drinking water infrastructure to increase supply to the area:

- Rising Main (DN900) and pump WP0432 and 60ML reservoir at Liverpool
- DN1200/DN1050 from Cecil Park reservoir up to Western Rd, with offtakes at Range Rd and Western Rd connecting existing mains in Elizabeth Drive

This work is in delivery and proposed to be operational in 2022.

- Additional amplification works are also required to service the Mamre Road precinct –
- DN300 lead-in main from Erskine Park Elevated WSZ - Developer delivered by end 2021.
- Both the above Sydney Water and developer delivered amplification work is required to be delivered prior to servicing being available for this development.
- Refer to image ‘Mamre Road Precinct – Trunk Drinking Water Interim Servicing Scheme’ below (which is indicative).



- The minimum sized reticulation to service this zoning is a DN150, therefore, connection will be required to the DN150 once the above dependent amplification works are delivered.
- **Note that Sydney Water is currently undertaking studies of the local water supply network to develop an ultimate drinking water sizing scheme plan. The study will identify sizing of future and existing mains. Subject to the final study, it is anticipated that a DN300 drinking water main is required in Mamre Road. You may construct a DN300 drinking water main in Mamre Road (along the front boundary of your development) to align with this scheme plan. More details on the sizing**

**and scope of the drinking water main that you are required to build will be provided at the detailed design stage. Funding policy will apply, as relevant.**

- You must construct a drinking water main extension to serve your development. It must comply with the standards for Dual Water Reticulation Systems talked about in section 4.2.1 below.
- Precinct trunk drinking water mains and reticulation mains are required to be sized as per the WSSA Water Supply Code of Australia (Sydney Water Edition - 2014).

## **4.2 Recycled Water**

**The following advice is subject to change depending on Sydney Water's Recycled Water Servicing Strategy confirmation. Sydney Water will confirm the methodology by which connections are to be made at a later stage.**

The deployment of a particular 'purple pipe' distribution scheme has not been finalised. All recycled water options are currently under assessment on a precinct-by-precinct basis and will be resolved as part of the Integrated Water Cycle Planning by the end of 2021. This includes the consideration of stormwater and rainwater harvesting, irrigation planning and the potential for transfer of water for environmental flows (e-flows) to the Hawkesbury Nepean.

Each lot in your subdivision must have a frontage to a recycled water main that is the right size and can be used for connection.

Sydney Water has assessed your application and found that:

- You must construct a recycled water main extension to serve your development. It must comply with the standards for Dual Water Reticulation Systems talked about in section 4.2.1 below.

### **4.2.1 Sydney Water's Standards for Dual Water Reticulation**

Your subdivision is in an area where drinking water is available and where recycled water may be available. The drinking and recycled water works required above must comply with the standards for Dual Water Reticulation Systems that are set down in the WSSA Water Supply Code of Australia WSA 03-2011-3.1 Sydney Water Edition - 2014 (the Code).

These standards require that service connections and property services be provided for both drinking and recycled water for your development. The installation of these services must either be carried out or supervised by a licensed plumber. It must meet the:

- (a) Administrative requirements of the Plumbing Code of Australia; and
- (b) Technical requirements of the Dual Water Drawings Set within the Code.

### **4.3 Sewer**

Your development must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within your development's boundaries.

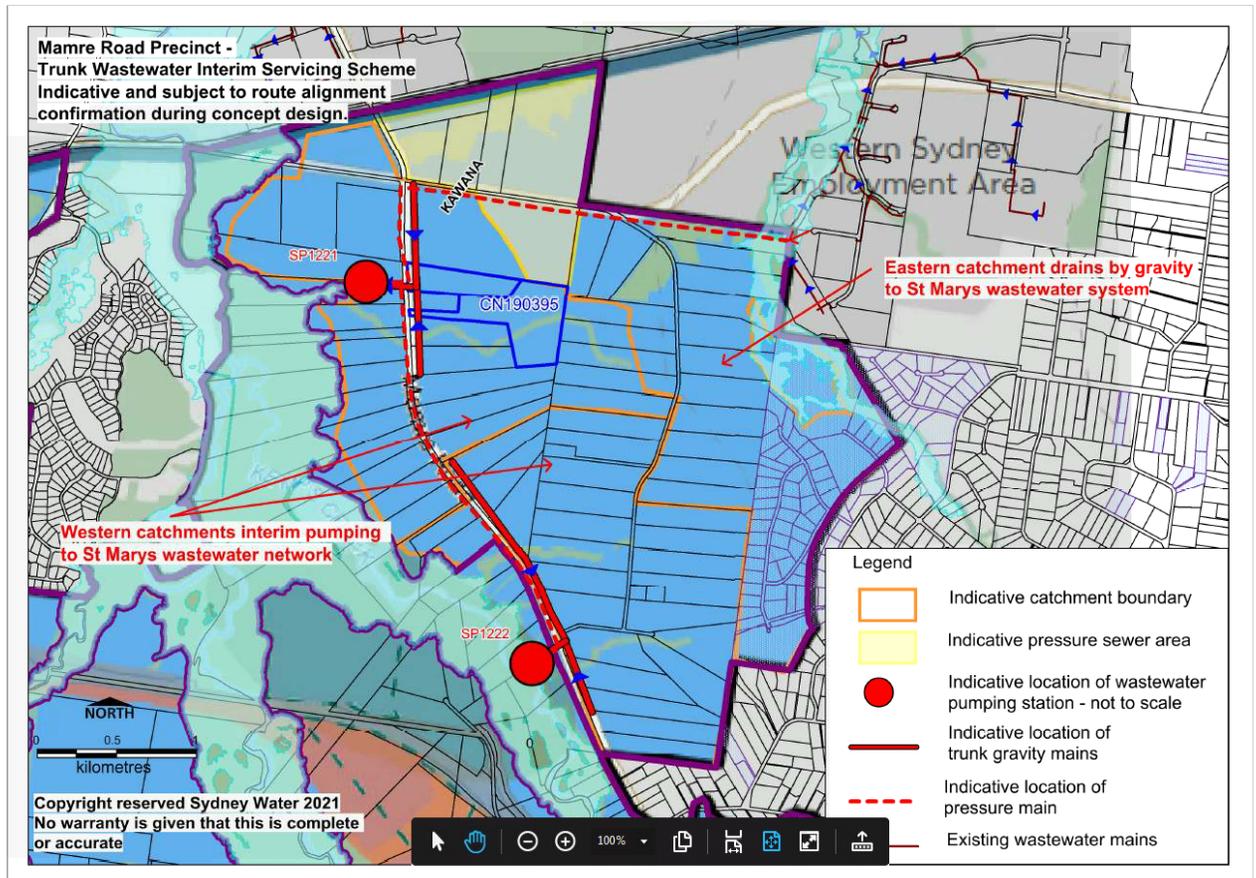
Sydney Water has assessed your application and found that:

- The Mamre Road precinct does not have wastewater servicing available.
- This development is located within the proposed wastewater pumping station SP1221 catchment via proposed trunk wastewater carriers. The pumping station will be required to transfer flows to St Marys wastewater network for interim servicing to 2026 and after this time it is intended for the pumping station to transfer flows south to the proposed Upper South Creek Advanced Water Recycling Centre. This is due to capacity constraints in the St Marys wastewater network.

Sydney Water is currently in concept design phase for the pumping station and carriers. Concept design will include environmental approvals, geotechnical investigations, survey, etc.

The delivery date for servicing the western catchment is planned for 2023/24 and subject to funding approval.

Refer to indicative wastewater servicing plan below. Note - all the assets shown are indicative and subject to route alignment confirmation during concept and detailed design. Additional reticulation mains are required to service the development and are required to be sized to service the natural catchment as per the WSAA Sewerage Code of Australia (Sydney Water Edition-Version 4 -2017).



- **You must construct a wastewater main extension to serve your development.** The terms of the Deed define this extension as ‘Major Works’.
- While an Interim Operating Plan (IOP) may be a solution until Sydney Water’s permanent infrastructure is delivered, Sydney Water’s IOP guidelines have limits on number of schemes within an area (Refer Sydney Water IOP Guidelines). Sydney Water is currently working in collaboration with GPT, and other developers in the Western Catchment to consider a potential ‘central IOP’ that this development can drain to as an interim servicing option.

## 5. Ancillary Matters

### 5.1 Asset adjustments

If any Sydney Water drinking water main, recycled water main, sewer or stormwater asset constructed or under construction is found, after the issue of this Notice, to require adjustment

or deviation as a result of your development; then this work must be undertaken in conjunction with the abovementioned water, recycled water and sewer extension. If this happens, you will need to do this work as well as the extension we have detailed above at your cost. The work must meet the conditions of this Notice and you will need to complete it **before we can issue the Certificate**. Sydney Water will need to see the completed designs for the work and we will require you to lodge a security. The security will be refunded once the work is completed.

## 5.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use Sydney Water's **Permission to Enter** form(s) for this. You can get copies of these forms from your Coordinator or the Sydney Water website. Your Coordinator can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

## 5.3 Costs

Construction of these **future** works will require you to pay project management, survey, design and construction costs **directly to your suppliers**. Additional costs payable to Sydney Water may include:

- water main shutdown and disinfection;
- connection of new water mains to Sydney Water system(s);
- design and construction audit fees;
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation;
- creation or alteration of easements etc; and
- water usage charges where water has been supplied for building activity purposes prior to disinfection of a newly constructed water main.

Note: Payment for any Goods and Services (including Customer Redress) provided by Sydney Water will be required prior to the issue of the Section 73 Certificate or release of the Bank Guarantee or Cash Bond.

Your Coordinator can tell you about these costs.

## 6. Funding of Works

Under Sydney Water's 'Funding of infrastructure to service growth' policy we may agree to contribute towards a portion of the cost of the works you are required to build. This is done either by Sydney Waters Schedule of Rates or via the Procurement process. Your Water Service Coordinator can advise you in relation to this policy, the likelihood of Sydney Water sharing a portion of the cost and the process you need to satisfy Sydney Water's probity requirements.

If you do choose to request a quote through the Schedule of Rates for Sydney Water's contribution you will avoid going through the full procurement process. Your Coordinator can advise you of this option.

The funding assessment will be made at the detailed design stage, prior to any construction works commencing. A firm commitment would not be made by Sydney Water until we:

- Have reviewed the detailed design and;
- Have reviewed the detailed construction quotations needed to meet our probity requirements and;
- Come to an agreement on the amount.

## 7. Approval of your Building Plans

You must have your building plans approved **before the Certificate can be issued. Building construction work MUST NOT commence until Sydney Water has granted approval.** Approval is needed because construction/building works may affect Sydney Water's assets (e.g. water and sewer mains).

Your Coordinator can tell you about the approval process including:

- Your provision, if required, of a "Services Protection Report" (also known as a "pegout"). This is needed to check whether the building and engineering plans show accurately where Sydney Water's assets are located in relation to your proposed building work. Your Coordinator will then either approve the plans or make requirements to protect those assets before approving the plans;
- Possible requirements;
- Costs; and
- Timeframes.

You can also find information about this process (including technical specifications) if you either:

- Visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building & developing > Building > Building over or next to assets. Here you can find Sydney Water's *Technical guidelines - Building over and adjacent to pipe assets*; or
- Call 13 20 92.

**Notes:**

- **The Certificate will not be issued until the plans have been approved and, if required, Sydney Water's assets are altered or deviated;**
- **You can only remove, deviate or replace any of Sydney Water's pipes using temporary pipework if you have written approval from Sydney Water's Urban Growth Business. You must engage your Coordinator to arrange this approval; and**
- **You must obtain our written approval before you do any work on Sydney Water's systems. Sydney Water will take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994*.**

**OTHER THINGS YOU NEED TO DO:**

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement of Sydney Water in the future because of the impact of your development on our assets. You must read them before you go any further.

**Soffit Requirements**

Please be aware that floor levels must be able to meet Sydney Water's soffit requirements for property connection and drainage.

**Requirements for Business Customers for Commercial and Industrial Property Developments**

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

**Trade Wastewater Requirements**

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's [Business Customer Services](mailto:businesscustomers@sydneywater.com.au) at [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au)

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A **Boundary Trap** is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

### **Backflow Prevention Requirements**

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable **Backflow Prevention Containment Device** appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on **1300 889 099**.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

### **Water Efficiency Recommendations**

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

### Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a **contingency plan** for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on **1300 985 227** or [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au)

### Fire Fighting

Your firefighting service must be drawn from the recycled water system.

Definition of fire fighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the development and the ability of Sydney Water's system to provide that flow in an emergency. Sydney Water's Operating Licence directs that Sydney Water's mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased on-line through Sydney Water Tap in™ and may be of some assistance when defining the fire fighting system. The Statement of Available pressure, may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

### **Large Water Service Connections (Dual Water)**

A drinking water main and (subject to the information above) a recycled water main may be available, once you have completed your drinking and recycled water main construction to serve your subdivision. The size of your subdivision means that you will need dual water connections larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with Sydney Water Tap in™. You, or your hydraulic consultant, may need to supply the following:

- A plan of the hydraulic layout;
- A list of all the fixtures/fittings within the property;
- A copy of the fireflow pressure inquiry issued by Sydney Water;
- A pump application form (if a pump is required);
- All pump details (if a pump is required).

You will have to pay an application fee.

The service connection will need to meet with:

Administrative requirements of the Plumbing Code of Australia; and  
Technical requirements of the Dual Water Drawings Set within the Code.

Sydney Water does not consider whether a water main is adequate for fire fighting purposes for your development. We cannot guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

### **Disused Water Service Sealing**

You must pay to disconnect all disused private water services and seal them at the point of connection to a Sydney Water water main. This work must meet Sydney Water's standards in the Plumbing Code of Australia (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

### **Other fees and requirements**

The requirements in this Advice Letter relate to your future Certificate application only. Sydney Water may be involved with other aspects of your development and there may be other fees or requirements. These include:

- construction/building plan approval fees;
- plumbing and drainage inspection costs;
- the installation of backflow prevention devices;
- trade waste requirements;
- large water connections and
- council fire fighting requirements. (It will help you to know what the fire fighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here.)

**No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from Sydney Water and to the extent that it is able, Sydney Water limits its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.**

---

**END**

# **APPENDIX B**

# **ELECTRICAL DEMAND &**

# **ENDEAVOUR ENERGY**

# **TECHNICAL REVIEW**

## Demand Calculation for Electrical Demand

**Note:** Demand is based on Gross Floor Area (G.F.A) outlined in Masterplan document prepared by SBA Architects reference Job No. 20194 drawing no. MP01 dated 22/04/2021

### 1.0 Demand for Total Site Development Post 2025

Development Type	Floor Area	Demand/m <sup>2</sup>	Demand
Warehouse	151,125	17VA/m <sup>2</sup>	2.5MVa
Office	6,735	100VA/m <sup>2</sup>	0.7MVa
<b>Total</b>			<b>3.2MVa</b>

### 2.0 Demand Based on Indicative Staging

Stage	Timeframe	Warehouse	Demand	Cumulative Demand
1	Dec 2022 Occupancy	1	0.4MVa	0.4MVa
2	Dec 2023 Occupancy	3	0.8MVa	1.2MVa
3	2025 & Beyond	2, 4, 5	2MVa	3.2MVa

19 March 2021

**Endeavour Energy Ref: ENL3992**

Land Partners  
23-29 South St  
Rydalmere NSW 2116

**Attention: Greg Oxley**

**ENL3992 – 754 – 786 Mamre Road, KEMPS CREEK NSW 2171**

Thank you for your enquiry to develop the proposed logistics facility at the above address. As per your application, the customer has proposed to develop a warehouse facility with a total demand of 3.3MVA, consisting of 5 warehouses and is expected to be built in two stages. The staging and type of facilities are listed below;

Type	Floor Area	Demand/m <sup>2</sup>	Demand
Warehouse	149,930	17VA/m <sup>2</sup>	2.5MVA
Office	7,500	100VA/m <sup>2</sup>	0.8MVA
<b>Total</b>			<b>3.3MVA</b>

Stage	Timeframe	Warehouse	Demand
1	2023 occupancy	Warehouse 1 & 3	1.2MVA
2	2025 occupancy	Warehouse 2, 4 & 5	2.1MVA

The site is situated on Mamre road and is currently supplied from feeder KC1288 originating from Kemps Creek Zone Substation (please see below site image)



Endeavour Energy advises that the new South Erskine Park Zone Substation that is expected to be commissioned in Q3 of 2022 will be energising the electrical assets at the frontage of the property (currently feeder KC1288) at 22kV and is expected to have sufficient capacity to support the requested load. The developer will then be able to extend/cut-in to this feeder as necessary. Details of the method of supply can be determined once more information is available, however it is expected that four new padmount substations may be required to establish LV connection points for the facility.

**Note: Capacity on the network is not reserved unless a formal application is submitted to [cwadmin@endeavourenergy.com.au](mailto:cwadmin@endeavourenergy.com.au) . The above is a preliminary advice only and is subject to change based on network conditions at the time of application submission.**

Should you have any enquiries regarding your application please contact the undersigned.

Yours faithfully,



**Ayman Shahalam**

Contestable Works Project Manager

Network Connections

T : 02 9853 7803

M: 0439 351 215

490 Hoxton Park Rd, Hoxton Park

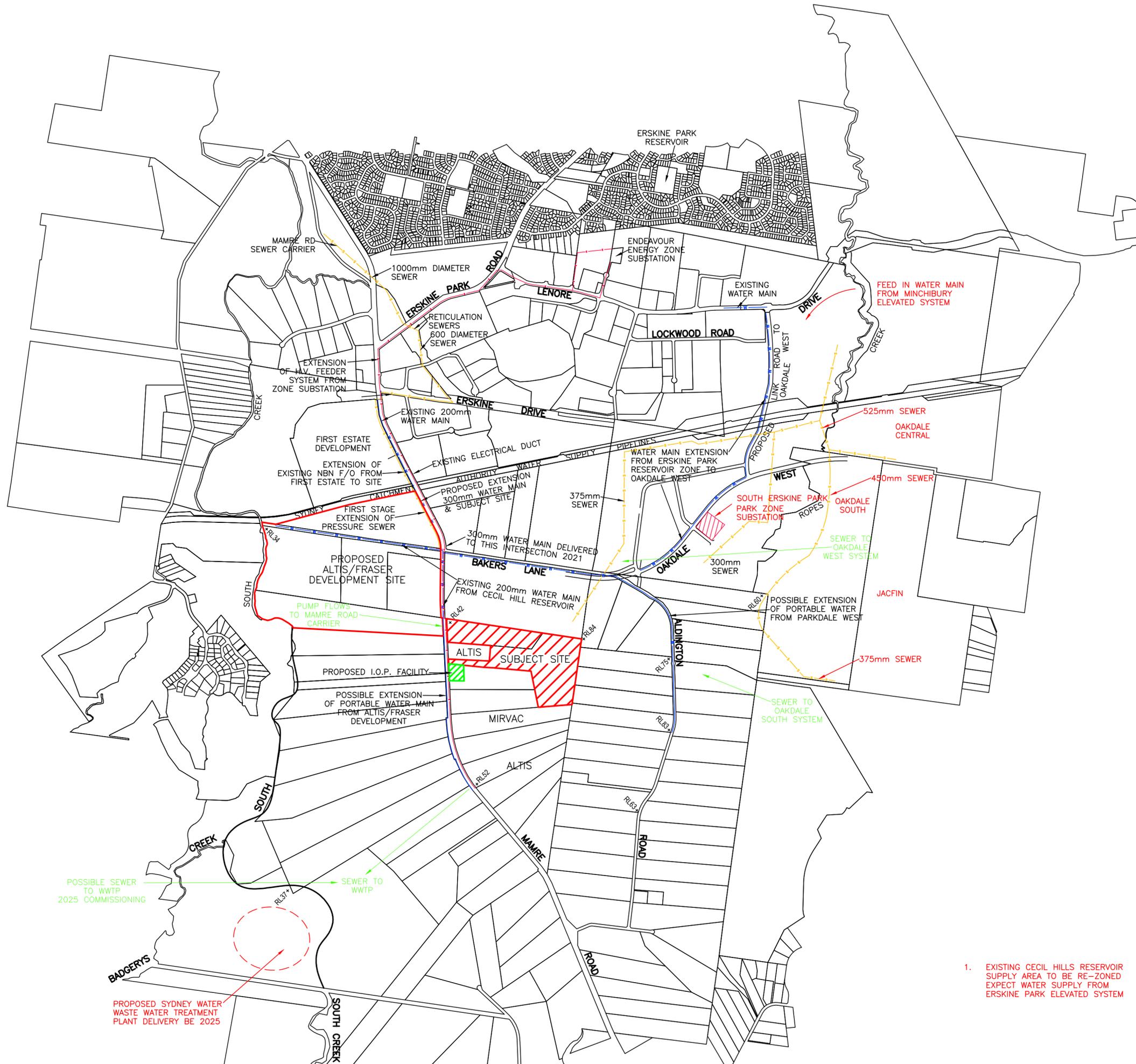
<http://www.endeavourenergy.com.au>

# **APPENDIX C**

# **DIAGRAM OF SURROUNDING**

# **INFRASTRUCTURE**

M.G.A



CLIENT

THE G.P.T. GROUP

PROJECT

PLAN OF SERVICE ASSETS ADJACENT TO SUBJECT SITE KEMPS CREEK

NOTES

The title boundaries shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey.

Services shown hereon have been located where possible by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on the plan. Where such records do not exist or are inadequate a notation has been made hereon.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

A	GKO	18/03/2021	CLIENT ISSUE
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DRAINAGE PIPE U/G	— SW — SW — SW —
DRAIN	— D — D — D —
ELECT. CABLE A/G	— E — E — E —
ELEC. CABLE U/G	— W — W — W —
GAS PIPE	— G — G — G —
FENCE LINE	— / — / — / —
SEWERAGE PIPE	— S — S — S —
TELSTRA CABLE	— T — T — T —
WATER PIPE	— W — W — W —



**Sydney Office**  
 Level 2, 23-29 South Street  
 Rydalmere NSW 2116  
 PO Box 1144  
 Dundas NSW 2117

p: (02) 9685 2000  
 f: (02) 9685 2001  
 e: info@landpartners.com.au  
 w: www.landpartners.com.au



HEIGHT DATUM	AHD	LOCAL AUTHORITY	PENRITH COUNCIL
HEIGHT ORIGIN	N/A	SCALE	1:20,000 (A2)
MERIDIAN	N/A	CONTOUR INTERVAL	N/A
CO-ORD SYSTEM	N/A	SURVEYOR	N/A
DATE OF SURVEY	N/A	DATE	18/03/2021
FIELD FILE	SY075183.000DCDB	DRAWN	SF
AUTOCAD FILE	SY075183.000DCDB	CHECKED	GKO
DATE	10/03/2021	APPROVED	GKO
DATE	10/03/2021		

PLAN NUMBER SY075183.000 SERVICES Sheet 1 of 1 REV A

# **APPENDIX D**

# **JEMENA RESPONSE TO MAMRE**

# **RD PRECINCT RELEASE**

17 December 2019



**Attn: Sarah Waterworth  
Senior Planning Officer  
Department of Planning and Environment  
PO Box 39  
NSW 2000**

Jemena Gas Networks  
(NSW) Ltd  
ABN 87 003 004 322

Level 14  
99 Walker St  
North Sydney NSW 2060  
PO Box 1220  
North Sydney NSW 2060  
T +61 2 9867 7000  
F +61 2 9867 7010  
[www.jemena.com.au](http://www.jemena.com.au)

**Dear Sarah,**

**Reference SF19/106113 – Memre Road Precinct**

**Re: Jemena Submission for consideration into the Mamre Road Precinct in the Western Sydney Employment Area**

Jemena is pleased to make the following submission for consideration by the Department of Planning, Infrastructure and Environment after reviewing the rezoning package which amends the State Environmental Planning Policy (Western Sydney Employment Area) 2009 and contemplates the rezoning of land to accommodate industrial land uses within the Mamre Road Precinct.

### **Jemena High Pressure Gas Pipelines**

Jemena owns and operates numerous high pressure gas transmission pipelines throughout Australia, including Jemena Gas Network (**JGN**) Licence 1 and the Eastern Gas Pipeline (**EGP**) Licence 26.

Jemena can confirm that the Memre Road Precinct is located approximately 4.34 kilometres from the JGN pipeline and 3.63 kilometres from the EGP. The change in land uses proposed in the Precinct plan does not change the risk matrix impacting the pipelines as the land classification changes does not introduce any further threats to the operation of the pipelines.

Jemena has consider the implications of the Precinct adjacent to high pressure pipelines transporting dangerous goods in NSW as communicated in the ISEPP clause 66C and more recently the Planning Circular PS 18-010. As the location of the Precinct is considered well outside the Notification Zone which is based on the Measured Length of the pipelines as defined in AS2885. Jemena is of the view that the 66C ISEPP does not apply in this instance.

Jemena has no objection to the Memre Road Precinct is not seeking any addition mitigations to protect its pipeline.

## **Gas Capacity Planning – Distribution Network**

Jemena continues to look for opportunity to grow the existing gas distribution network in NSW. Currently the immediate area adjoining the Mamre Road Precinct is serviced with gas mains east of the Westlink M7 Motorway and centred around the residential estates at Edensor Park and Bossley Park. A distribution main services the northern portion of the Memre Road Precinct which is connected to a secondary main servicing the Erskine Park industrial estate to the north of the Precinct.

Jemena's ability to augment the network is limited to the capacity of the existing network in the adjoining areas and being a regulated network. Typically, Jemena looks to grow the network upon receipt and processing of customer initiated requests. Jemena suggests that the gas network will expand into the Memre Road Precinct in a similar fashion.

If you have any questions or quires, please do not hesitate to contact the undersigned.

Kind Regards



Luke Duncan  
Land Management  
Gas Distribution