



Ref: 300001PM BM/HW

9th June 2021

Frasers Property Australia
Level 2, 1C Homebush Bay Drive
RHODES NSW 2138

Attention: Chris Koukoutaris

Dear Chris,

**RE: IVANHOE ESTATE BUILDING C2/C3/C4 DEVELOPMENT APPLICATION,
UTILITY SERVICES REPORT ADDENDUM**

1.0 BACKGROUND

ADW Johnson was previously engaged by the Aspire Consortium, to prepare a "Utility Services Report" (USR) to accompany a State Significant Development Application (SSDA) for the Masterplan of the Ivanhoe Estate Redevelopment. This report is titled: "*Utility Services Report – To accompany a Concept Development Application for the Ivanhoe Estate masterplan a State Significant Development*", dated: '6th September 2019', revision: 'F' and hereafter referred to as the "Masterplan USR".

The Masterplan USR included the advice received from authorities regarding the serviceability of the development along with providing a general overview of how the services infrastructure could be delivered. The report concluded that the proposed development could be adequately serviced, subject to certain lead-in works being completed.

ADW Johnson was further engaged to prepare a subsequent USR to accompany the Stage 1 Development Application, which included the approval of the entire public road network along with a number of buildings. This report is titled: "*Utility Services Report – To accompany the Stage 1 Development Application for the Ivanhoe Estate masterplan a State Significant Development*", dated: '6th September 2019', revision: 'H' and hereafter referred to as the "Stage 1 USR". In keeping with the Masterplan USR findings, the Stage 1 USR concluded that Stage 1 of the development could be adequately serviced, subject to the required lead-in works being completed.

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2.0 PURPOSE OF THIS LETTER

The purpose of this letter is to review the buildings proposed under the current Development Application (known as buildings 'C2', 'C3' and 'C4') to address the SEAR's requirements and assess whether they are generally in accordance with those previously included within the Masterplan USR and, therefore, can be adequately serviced.

The relevant SEAR's conditions addressed under this report are:

"identify and address the capacity of the site to service the propose development and any augmentation requirements for utilities in consultation with the relevant agencies. In particular, the EI must demonstrate that satisfactory arrangements for drinking water, wastewater and recycled water services have been made" and;

"identify any potential impacts of the proposed construction on the operation on existing utility infrastructure and demonstrate how these assets will be protected, or impacts mitigated."

3.0 CONSTRUCTED SERVICES

As mentioned in **Section 1.0**, a number of lead-in works were identified to be constructed in order to service the proposed development. The identified lead-in works included:

- Provision of 3 x HV electrical feeders;
- Connection to the existing 500mm diameter watermain within Herring Road;
- Connection of sewerage mains into the existing 600mm diameter main adjacent to Shrimpton's Creek; and
- NBN lead in infrastructure (to be completed by NBN).

In addition to the abovementioned lead-in works, in order to service all lots within the proposed development, internal infrastructure will also be required to be constructed. The internal infrastructure is to be delivered in two (2) stages, with Stage 1B works required to be complete to service the buildings proposed under this DA. It is noted that Stage 1B works are currently under assessment for construction approval.

Table 1 below summarises the works required to be undertaken and the associated timing of the works.

Table 1: Summary of Utility Services Works and Associated Timing

Utility	Approved (Y/N)	Anticipated Delivery Date *
Electrical Feeders	Y	Complete
Watermain Connection	Y – being completed with Stage 1 civil works	September 2021
Sewer Connection	N – to be approved with Stage 1B Civil Works	September 2022
NBN Lead - In	N/A	Complete
Internal Services	Stage 1 approved. Stage 1B works under assessment.	Stage 1 – September 2021 Stage 1B – September 2022

* Delivery dates indicative only.

It can be seen from **Table 1** above, that all utilities required to service the proposed buildings are either constructed, approved to be constructed or under assessment, and that all utilities will be delivered in time to service the proposed buildings.

4.0 MASTERPLAN CHANGES

As the servicing advice received by the authorities was based upon the masterplan available at the time, a review of the current buildings against the masterplan has been undertaken to ensure that the services provided are adequate. A copy of the masterplan utilised in obtaining service authority advice included within the Masterplan USR can be found in **Appendix A** along with the currently approved masterplan.

4.1 Building C2

The C2 lot within the Masterplan lodged with the original authority referrals was envisaged to accommodate a residential flat building with 161 dwellings. Through further resolution of the Masterplan, this was replaced with a minor three (3) storey community centre that was included in the final concept approval.

The proposed community centre will require lower servicing requirements than the residential tower that the feasibility applications were based upon and forecasted servicing demands, including the community centre, will be generally in accordance with the building previously assessed in the Masterplan USR.

Accordingly, it is therefore concluded that the C2 lot can be adequately serviced.

4.2 Building C3

A review of building C3 indicates that there has been minimal changes to what was assessed within the Masterplan USR. It is noted that the building proposed under the Masterplan USR had a GFA of 12,094 m² and consisted of 167 dwellings, whilst the building proposed under the current DA has a GFA of 13,822 m² and consists of 168 dwellings.

Based upon the above minor changes in GFA and the same no. of dwellings, it is considered that the forecasted servicing demands will be generally in accordance with the building previously assessed in the Masterplan USR.

4.3 Building C4

A review of C4 indicates that there has been minimal changes to the building from what was proposed under the masterplan. It is noted that the building proposed under the masterplan had a GFA of 37,680 m² and consisted of 501 dwellings, whilst the building proposed under the current DA has a GFA of 38,117 m² and consists of 488 dwellings.

It is noted that proposed number of dwellings has reduced slightly with the GFA remaining similar. It is therefore, considered that the forecasted servicing demands will be generally in accordance with the previously assessed Masterplan USR.

5.0 EXISTING INFRASTRUCTURE

As requested in the SEAR's, a review of the proposed works has been undertaken to determine the potential impacts on existing utility infrastructure.

All works proposed for the buildings, including basement excavations, are contained within their respective lot boundaries. All utilities within the proposed development have been located within the public road network, clear of the development lots and therefore the proposed building works will not impact on the existing infrastructure that has been constructed under the Stage 1 approval.

To further mitigate the likelihood of impacts on existing services, DB4YD searches and location of existing services will be undertaken by the contractor prior to commencement of works onsite associated with the Stage 2 buildings.

6.0 CONCLUSION

This letter has been provided to confirm the serviceability of the proposed buildings.

It has been found that the infrastructure required to be delivered to service the entire development has either been constructed, is being constructed or is waiting on imminent approval to be constructed. In addition, it has been found that the buildings proposed do not significantly differ in GFA and no. of dwellings, from those previously assessed in the approved Masterplan USR.

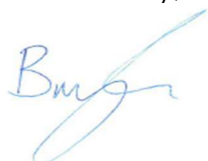
Therefore, it is considered that the forecasted servicing demands of buildings 'C2', 'C3' and 'C4' included in the current Development Application, will be generally in accordance with, or less than, those previously assessed in the Masterplan USR.

Accordingly, it is considered that proposed buildings 'C2', 'C3' and 'C4' included within the current Development Application can be readily serviced.

It was found that the existing utilities are clear of all proposed works associated with buildings 'C2', 'C3' and 'C4' within the current Development Application and therefore, the proposed works should not have an impact on the existing utilities. To further mitigate the likelihood of impacts on existing services, DB4YD searches and location of existing services will be undertaken by the contractor prior to commencement of works onsite.

We ask that you please do not hesitate to contact the undersigned should you require any additional information, seek clarification on any item or wish to further discuss.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Ben Myles'.

Ben Myles
Civil Engineer
ADW JOHNSON PTY LTD

The site plan for the 'New Village' development is divided into eight construction stages, each containing different types of housing units. The central area features a large green space with a football pitch and a school. The housing units are color-coded: yellow for Market, orange for Social, and blue for RACF. The plan also shows roads, paths, and landscaping.

Stage 01:

- B1.1 - Social LLUs: 98 dwellings
- A1 - Market: 285 dwellings

Stage 02:

- B1.2 - RACF: 120 beds
- B1.3 - Market LLUs: 66 dwellings
- B1.4 - Market LLUs: 66 dwellings
- C1.1 - Social: 130 dwellings
- C1.2 - Market: 105 dwellings
- C1.3 - Social: 130 dwellings
- C1.4 - Market: 105 dwellings
- C1.5 - Market: 4 dwgs
- A2 - Market: 118 dwellings
- A3 - Market: 238 dwellings

Stage 03:

- D1.1 - Social: 167 dwellings
- D1.2 - Market: 199 dwellings
- D1.3 - Market: 11 dwellings

Stage 04:

- D2 - Market: 206 dwellings

Stage 05:

- D3.1 - Market: 62 dwellings
- D3.2 - Social: 195 dwellings

Stage 06:

- D4.1 - Affordable: 128 dwellings
- D4.2 - Market: 189 dwellings
- D4.3 - Social: 59 dwellings
- D4.4 - Market: 8 dwellings

Stage 07:

- B3 - Market: 153 dwellings

Stage 08:

- C4.1 - Market: 170 dwellings
- C4.2 - Market: 125 dwellings
- C4.3 - Social: 72 dwellings
- C4.4 - Market: 3 dwellings

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Approved Masterplan