

**REPORT**  
**on**  
**ELECTRICAL & TELECOMMUNICATION**  
**SERVICES INFRASTRUCTURE**



**Property:**

**Princes Highway**  
**between Smith & Bellevue Streets**  
**Tempe NSW 2010**

**On behalf of:**

**Valad Property Group**  
**Level 9, 1 Chifley Square**  
**Sydney NSW 2000**

**as revised on**  
**10 July 2008**



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scheme approved  
under the Professional  
Standards Legislation



### **Report Disclaimer**

*The report which follows deals with those aspects of the property and building(s) which are visible and to which access could reasonably be gained at the time of carrying out the inspection, and is based upon a visual inspection only. The report does not deal with those aspects of the property or building(s) which were concealed, for example, concealed electrical wiring, or with aspects of the property or building(s) to which access was in any way obstructed, or not reasonably practicable. The report is not intended as a certificate of compliance of the property, building(s) or fixtures with the requirements of any Act, regulation, ordinance, by-law or other similar instrument, or with the requirements of any code or standard, and any statement in relation to any of these matters is given by way of information only and is not to be regarded as exhaustive.*

## **REPORT ON ELECTRICAL SERVICES INFRASTRUCTURE PRINCES HIGHWAY BETWEEN SMITH & BELLEVUE STREETS, TEMPE, NSW**

### **1.0 Introduction**

This report, read in conjunction with drawing 1491-ES02B, is provided to identify:

- existing electrical and telecommunications services on the site requiring relocation and
- additional provisions which are required to satisfy Authorities for the slip lanes off Princes Highway.

In summary, site investigation has determined that:

- existing high voltage and low voltage distribution run underground and overhead along the road-reserve (eastern footpath) of the Princes Highway;
- existing high voltage services supply two customer transformers on the site and one, namely S.1360, needs to be decommissioned and removed during the provision of a new customer multiple kiosk substation to serve the new IKEA Superstore;
- existing telecommunications services run underground and overhead along the road-reserve (eastern footpath) of the Princes Highway;
- existing OptusVision CATV service run overhead along the road-reserve of the Princes Highway;
- existing street lighting, particularly in the vicinity of the entry to the site off Princes Highway, which needs to be relocated to align with the new kerb and guttering to satisfy the requirements of the RTA and Marrickville City Council.

In addition, it is noted that a new 11kV distribution associated with the IKEA Superstore will require the establishment of a cable easement (2m) and right-of-way easement (4m adjacent) to the location of the customer multiple kiosk substation.

Telecommunication services to the IKEA Superstore will be made underground via the road-reserve of Princes Highway.

### **2.0 Electrical Services**

#### ***Existing 11kV High Voltage***

- The existing overhead 11kV high voltage distribution feeder needs to be relocated to an underground conduit route around the new road alignment at the entry to the site of approx. 230m length.
- The existing underground 11kV high voltage distribution feeder runs from the western side of Princes Highway and along the eastern side of the highway. EA advise that the current underground conduit could potentially remain-as-is under the roadway provided a satisfactory cover depth of 750mm is maintained below finished road level. Alternatively the existing underground 11kV distribution could be run around the new alignment together with the relocated overhead assets.

#### ***Existing 415V Low Voltage***

- The existing overhead 415V low voltage supply needs to be relocated to an underground conduit route around the new road alignment at the entry to the site.

#### ***Existing 415V Low Voltage Aerial Supplies to Customers on Princes Highway***

- The existing overhead 415V low voltage supplies to EA customers run overhead off power poles on the eastern side of the Princes Highway need to be relocated to an underground conduit supply arrangement with service pillars on the western side of the Princes Highway.

**Street Lighting**

- The existing street lighting and street lighting circuit needs to be relocated to the new alignment and cabled underground via the conduit route around the new road alignment at the entry to the site:
- Additional street lighting and street lighting circuit may be required (subject to RTA approval) especially note that a SmartPole solution to meet Marrickville City Council requirements would increase this order of indicative cost considerably.

**Existing Substation S.1360**

- The existing customer substation needs to be decommissioned and removed from site. EA have advised that the current facility does not comply with current Network Standards and the new customer multiple kiosk substation will therefore supersede the requirement for the existing substation:

**Proposed New Multiple Kiosk Substation**

- The proposed new customer multiple kiosk substation to service the IKEA Superstore is work that should be contestable however if EA advise that a new 11kV distribution feeder needs to be run from a zone substation (ZS), then this work would notionally be either contestable or non-contestable and would be funded principally by EA under present network provisions.

**3.0 Telecommunications Services**

- The existing underground Telstra and Optus pit and duct located services at the site entry need to be relocated to the new alignment and cabled underground via the pit and conduit route around the new road alignment for approx. 110m.
- The existing Optus Vision CATV cable needs to be relocated to the new alignment and cabled underground via the conduit route around the new road alignment at the entry to the site.
- Provision of Copper/Fibre services need to be established for the development.

**4.0 Summary**

- As identified in the introduction clause 1.0, existing electricity and telecommunication assets will need to be relocated along the Princes Highway to the western boundary of the proposed development.
- The existing electricity supply to the site will be upgraded to serve the new development's demand.
- The existing telecommunication service providers will provide specific telecommunication services as required by the customer.
- All relocated existing assets and proposed new assets will be run underground in accordance with Statutory Authority and Marrickville City Council requirements.

We trust that this report satisfies your requirements.

Yours faithfully,



**John Green**

John D Green & Associates  
ASP Level 3 #2508

Attached: Drawing 1491-ES02B

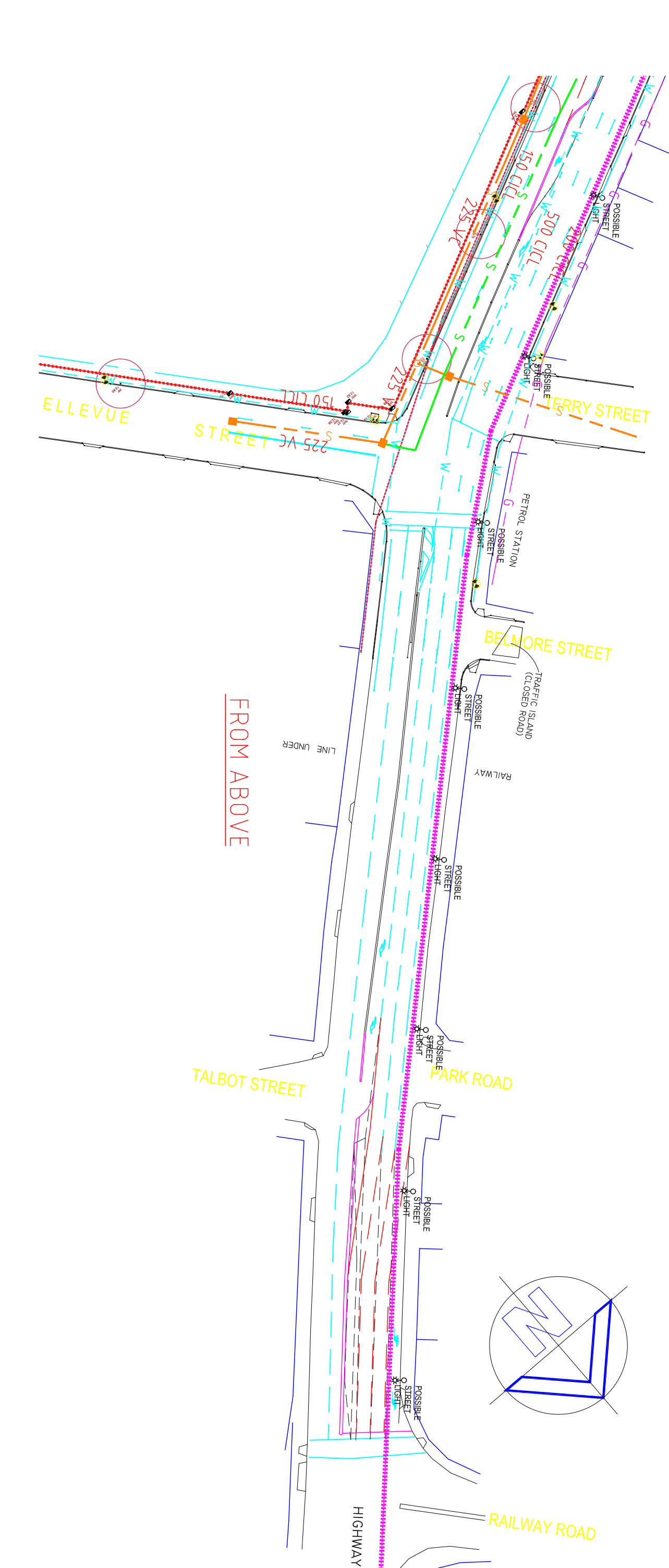
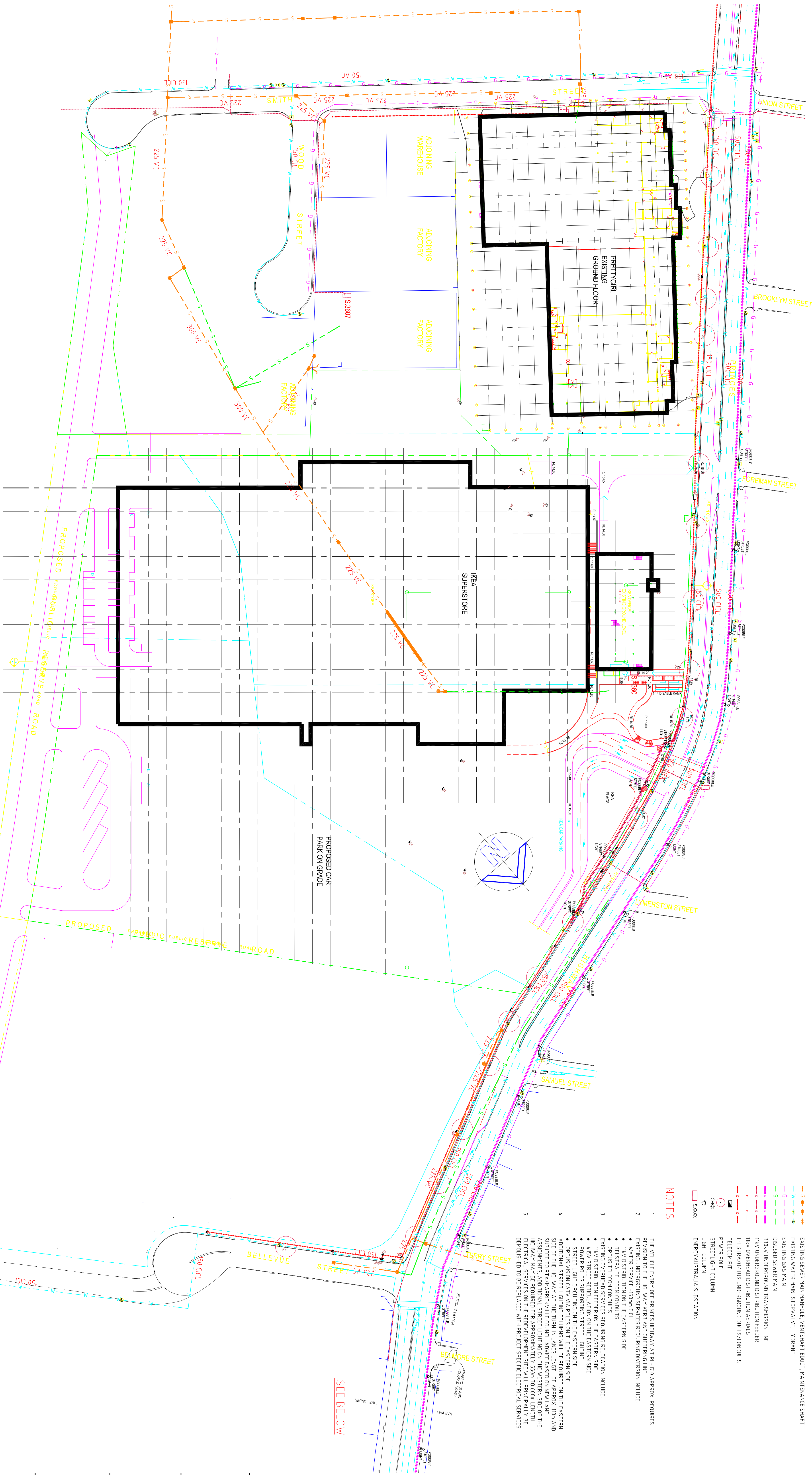


Date	No.	Description
11.03.07	P	PRELIMINARY ISSUE
24.03.07	P1	PRELIMINARY ISSUE
8.10.07	A	CO-ORDINATED ISSUE
1.7.08	B	REVISED CO-ORDINATED ISSUE PRELIMINARY SITE PLAN

- LEGEND**
- EXISTING SEWER MAIN MANHOLE, VENT/SHAF EDUCT, MAINTENANCE SHAFT
  - EXISTING WATER MAIN, STOP VALVE, HYDRANT
  - EXISTING GAS MAIN
  - DISUSED SEWER MAIN
  - 300mm UNDERGROUND TRANSMISSION LINE
  - 300mm UNDERGROUND DISTRIBUTION FEEDER
  - 11kV OVERHEAD DISTRIBUTION AERIALS
  - TELSTRA/OPTUS UNDERGROUND DUCTS/CONDUITS
  - TELECOM PIT
  - POWER POLE
  - STREET LIGHT COLUMN
  - LIGHT COLUMN
  - ENERGY AUSTRALIA SUBSTATION

**NOTES**

- THE UTILITY ENTRY OF PRINCES HIGHWAY AT RD 10 APPROX. REQUIRES REVISION OF THE EXISTING UTILITY ENTRY POINTS. THE EXISTING UNDERGROUND SERVICES REQUIRING DIVERSION INCLUDE:
  - WATER SERVICE - 150mm CCL
  - 11kV DISTRIBUTION ON THE EASTERN SIDE
  - OPTUS TELECOM CONDUITS
  - EXISTING OVERHEAD SERVICES REQUIRING RELOCATION INCLUDE:
    - 11kV DISTRIBUTION FEEDER ON THE EASTERN SIDE
    - 300mm UNDERGROUND TRANSMISSION LINE ON THE EASTERN SIDE
    - 300mm UNDERGROUND DISTRIBUTION FEEDER ON THE EASTERN SIDE
    - 11kV OVERHEAD DISTRIBUTION AERIALS ON THE EASTERN SIDE
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**VALAD PROPERTY GROUP**  
IKEA DEVELOPMENT SITE  
PRINCES HIGHWAY  
TEMPE, NSW

**INFRASTRUCTURE SERVICES SITE PLAN**  
LEGEND & NOTES