

## **EASTLAKES TOWN CENTRE REDEVELOPMENT ELECTRICAL SERVICES INFRASTRUCTURE ASSESSMENT**

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### **ELECTRICAL SERVICES**

Webb Australia was commissioned by Crown Prosha Joint Venture to assess the existing electrical infrastructure at 193 Gardeners Road, Eastlakes, and make electrical infrastructure recommendations for the new East Lakes Town Centre Redevelopment currently under the application number MP\_0146 for a Transitional Part 3A Projection Application.

The following information is derived from Site Inspections, Ausgrid substation investigations and dial before you dig plans.

#### A. Existing Ausgrid Infrastructure within site boundaries

- i. Outdoor Substation S.2247:  
Existing 2 x 750kVA transformers serving the existing site located along Barber Ave southern side of the development. Depth of existing cabling is recorded 800mm.
- ii. Kiosk substation S.6037:  
Existing 400kVA E-Type kiosk substation within the Gardeners Road boundary on the northern side of the development. Depth of existing cabling is unknown.

The proposed development has been assessed and the following electrical demand requirements for the site have been estimated;

#### B. New Infrastructure for new development

- i. Maximum Demand of new development – 6.8MVA
- ii. 3 x new Surface Chamber substations proposed/required to house the required Transformers
- iii. Public/External lighting in accordance with AS1158 to be provided to all pedestrian paths between public areas, communal areas, parking areas and building entries.
- iv. Electrical sub-metering for all loads greater than 10,000kWh/annum will be required

Webb Australia will liaise with the relevant utility providers (Ausgrid) for an initial site application and electrical supply request/negotiation.

## **COMMUNICATIONS SERVICES**

### A. Existing Telstra Services within the site

- i. There are multiple copper Telstra services to the site from Barber Ave, Evans Ave and Racecourse Pl.
- ii. There are Fibre Telstra services to the site mostly off Barber Ave.

### B. New Telecommunications Infrastructure

- i. The site will be serviced by the National Broadband Network as it meets the minimum Lot threshold, this will include residential and retail clients.
- ii. Current NBN/ Telco policy is to provide carrier infrastructure direct to each dwelling in accordance with the Telecommunications Act, regardless of site titling arrangements (Torrens, Community, Strata or otherwise).