
ELECTRICAL ENGINEERING

STEENSEN VARMING



Campbelltown Arts Centre Expansion Electrical & Communications Infrastructure SSDA Report



Document Revision and Status

Date	Rev	Issue	Notes	Checked	Approved
19-12-2025	01	For information		TFS	MR
30-01-2026	02	For information		TFS	MR
04-02-2026	03	For information		TFS	MR
03-03-2026	04	For information		RH	MR
04-03-2026	05	For information	Minor amendment to site area description	MS	MR
13-03-2026	06	For information	Addended text for substation strategy	RH	MR
20-04-2026	07	For information	Minor change to substation location	RH	MR

Sydney April 20th, 2026Ref. No. 247205 Electrical & Communications
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1.1 Introduction

This Electrical & Communications Infrastructure SSDA Report is prepared by Steensen Varming on behalf of Campbelltown City Council is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for the expansion of the existing Campbelltown Arts Centre (CAC) on land at 1 Art Gallery Road, Campbelltown (the site).

This SSDA seeks approval for:

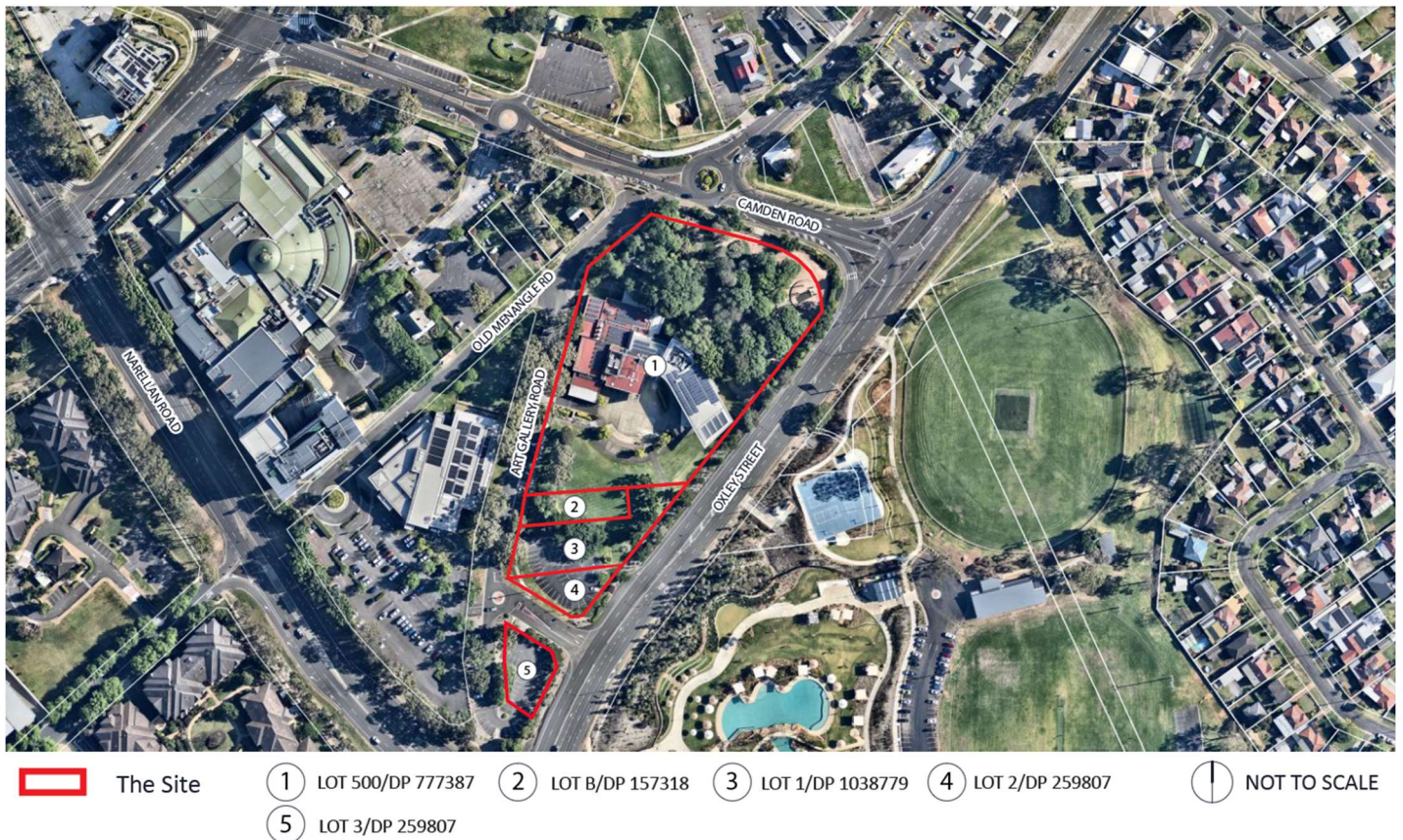
- Demolition of parts of the existing buildings and structures on site.
- Expansion and redesign of the existing CAC, including the following elements:
 - Reorientation of the building towards Queen Street in the north to create a more substantial, welcoming and visible connection to the City Centre.
 - Addition of a new 350 seat theatre with back of house facilities.
 - Providing rehearsal spaces, creative and educational workshop areas, and community facilities.
 - Provision of ancillary artists' residences.
 - Provision of commercial spaces including a café/restaurant, retail, and conference facilities.
 - Provision of expanded gallery spaces for the exhibition of artists' collections and dedicated storage for loaned artworks and collections.
- Landscaping works including provision of feature planting and paving.
- Expansion and reconfiguration of at grade car parking.
- Extension and augmentation of services and infrastructure as required.

For a further detailed project description, please refer to the Environmental Impact Statement prepared by Colliers Urban Planning, the Architectural Drawings prepared by fjcstudio, and the other accompanying technical documents that form part of the State Significant Development Application.

1.2 The Site

The site is located at 1 Art Gallery Road, Campbelltown and is legally identified as Lot 500 DP777387, Lot B DP157318, Lot 1 DP1038779, Lot 2 DP259807 and Lot 3 DP259807, as illustrated in the Site Aerial at **Figure 1**. It is situated within the Campbelltown local government area (LGA) immediately southwest of the Campbelltown City Centre and railway station. The existing development on site consists of the current Campbelltown Arts Centre, characterised by a double storey built form with open space and an at-grade carpark.

The site is bounded by Art Gallery Road to the west, Narellan Road to the south, Oxley Street to the east and Camden Road to the north. The northern part of the site is separated from the southern portion by Art Gallery Road as shown in **Figure 1**. The site comprises a total site area of approximately 18,877m².



1) Figure 1 Site Aerial

Source: Nearmap / Colliers Urban Planning

1.3 Relevant SEARs to this report

This Electrical & Communications Infrastructure SSDA Report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs) for the proposed development dated 7 August 2024 for SSD-74509208. Specifically, this report has been prepared to respond to those SEARs outlined in Error! Reference source not found. below

Table 1 Secretary's Environmental Assessment Requirements relevant to this Report

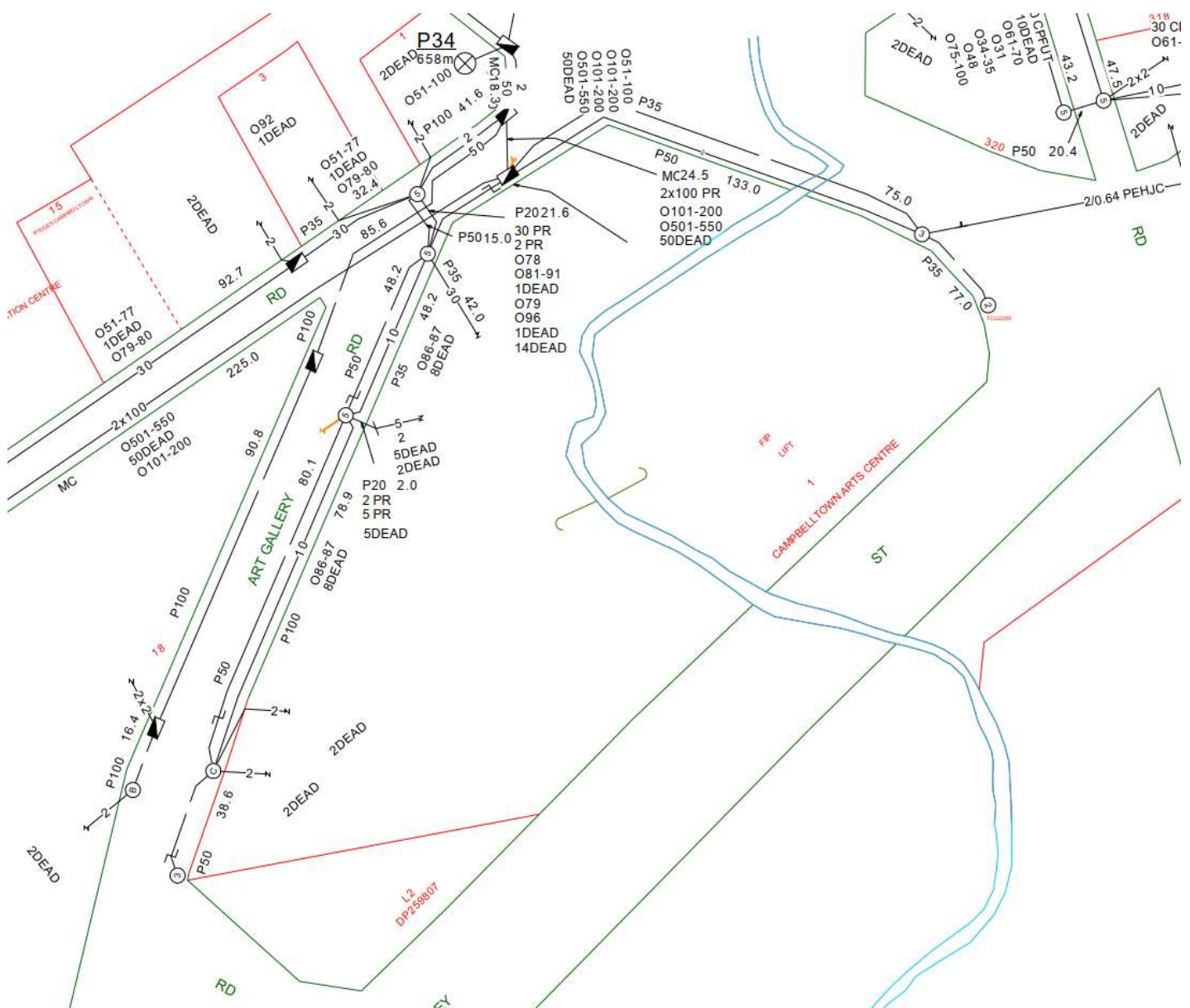
SEAR	SEAR Description	Section this is addressed and summary of response
22. Infrastructure Requirements and Utilities	In consultation with relevant service providers: Assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. Identify any infrastructure required on-site and offsite to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.	There will be modifications to the Telco and Authority services for the expansion of the project including a new Telco lead in and the replacement and relocation of the padmount substation. Proposed plans are included denoting onsite and offsite infrastructure works to support the development. There is understood to be only one construction phase which is the demolition of the existing portions of the building, retaining and refurbishing the other portions whilst the building is not operational. Then the construction of the new interfacing with the existing retained and refurbished areas. The Endeavour Energy Application for Connection has already been lodged to ensure the upgrades will be implemented on time. There is understood to be sufficient capacity on the HV network for the new proposed substation. The easement distance has been minimised and it accessible arranged to be maintainable. The new incoming communications lead in proposed will also be arranged to be maintainable.

1.4 Telecommunications Services

The Campbelltown Arts Centre expansion will impact the existing lead in for the site. It is proposed to have a new lead in modifying the existing lead in for the facility. It is proposed for a 48 core single mode optical fibre to be reticulated to the new main communications room on Ground Level.

The following denotes the dial before you dig for the existing telco authority services. The NBN and Telstra services to the existing building will be modified with the expansion works.

1.4.1 Telstra

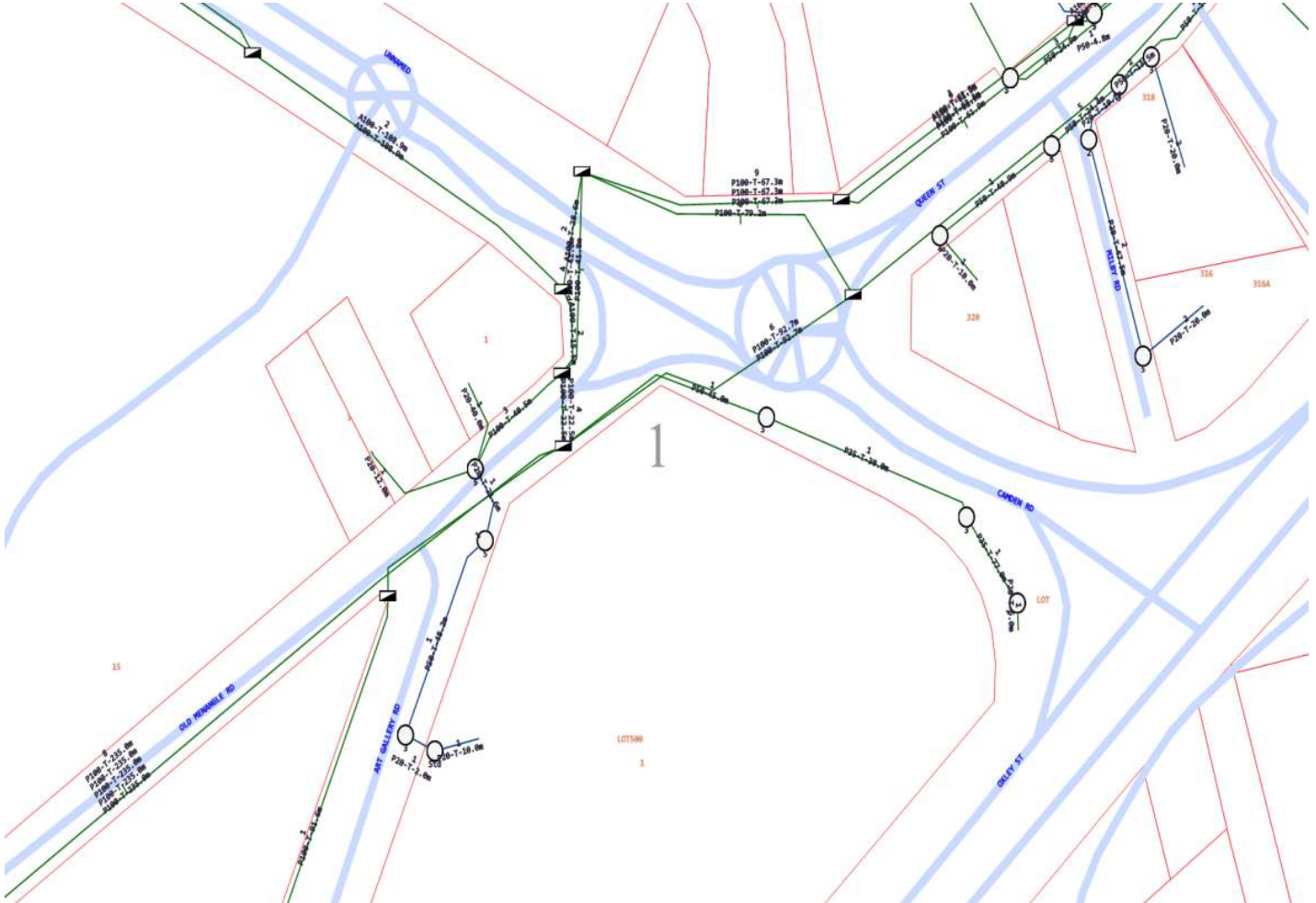


DBYD Telstra Assets



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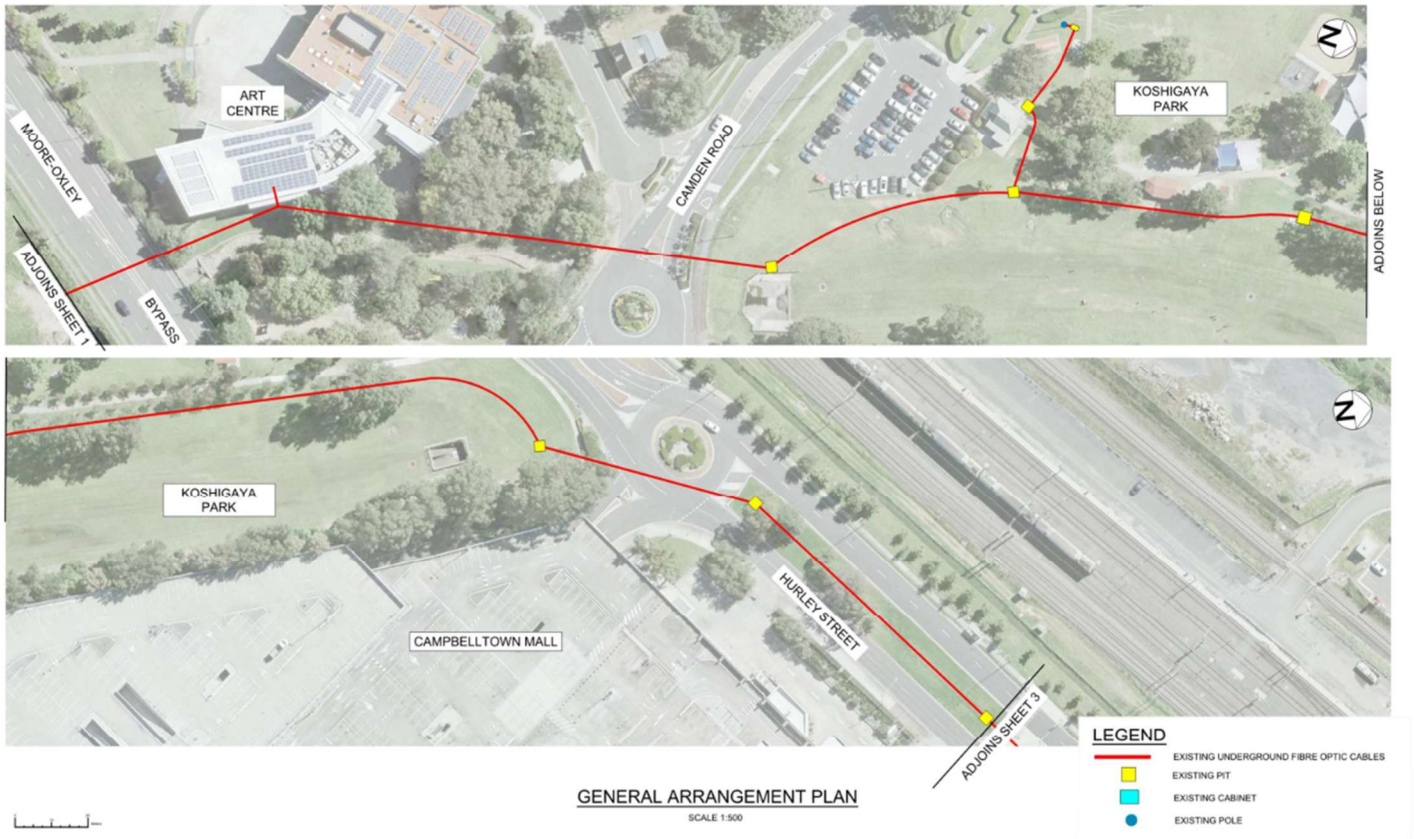
1.4.2 NBN Co NswAct



DBYD NBN Assets

There appears to be an existing NBN connection to the existing building which is to be retained. Route as noted on survey is to be modified /diverted as required to avoid construction works.

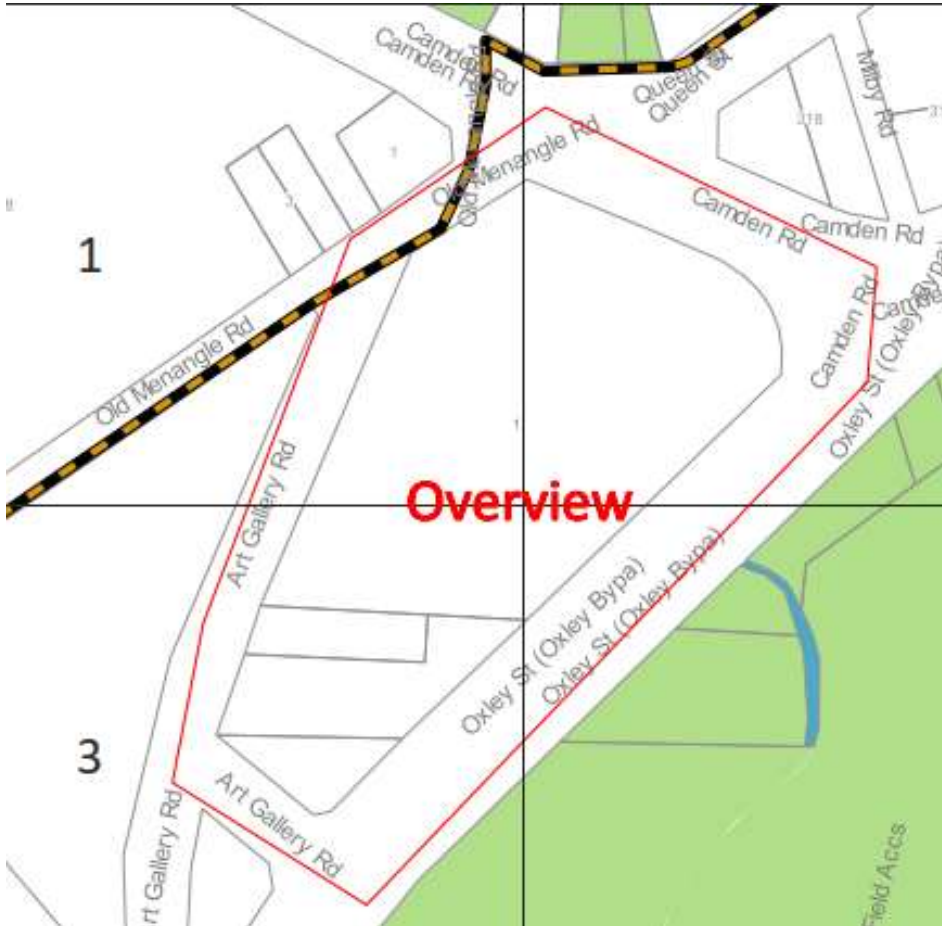
1.4.3 Campbelltown City Council



DBYD Campbelltown City Council Map

There appears to be existing pits and underground fibre optic cables for Campbelltown City Council that connect to the existing Art Centre, these are to be retained and protected during construction works.

1.4.4 Nextgen NCC – NSW



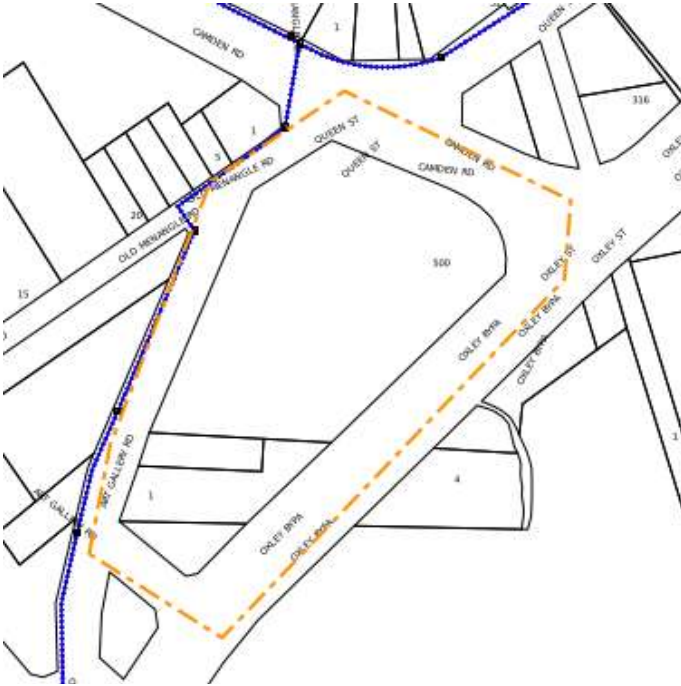
DBYD Nextgen Assets



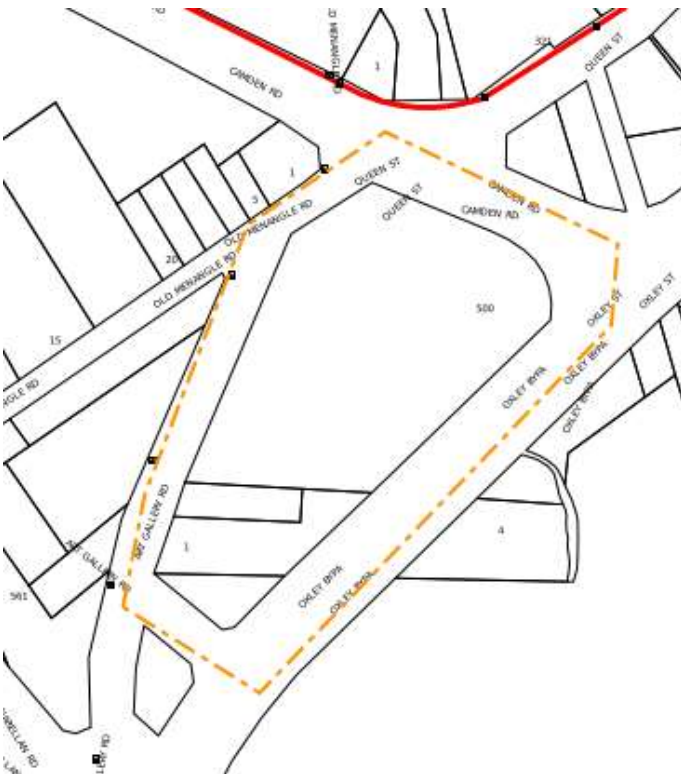
DBYD Nextgen Map Legend

There does not appear to be any impacts of the proposed installation on the existing Nextgen infrastructure.

1.4.5 Optus and Uecomm



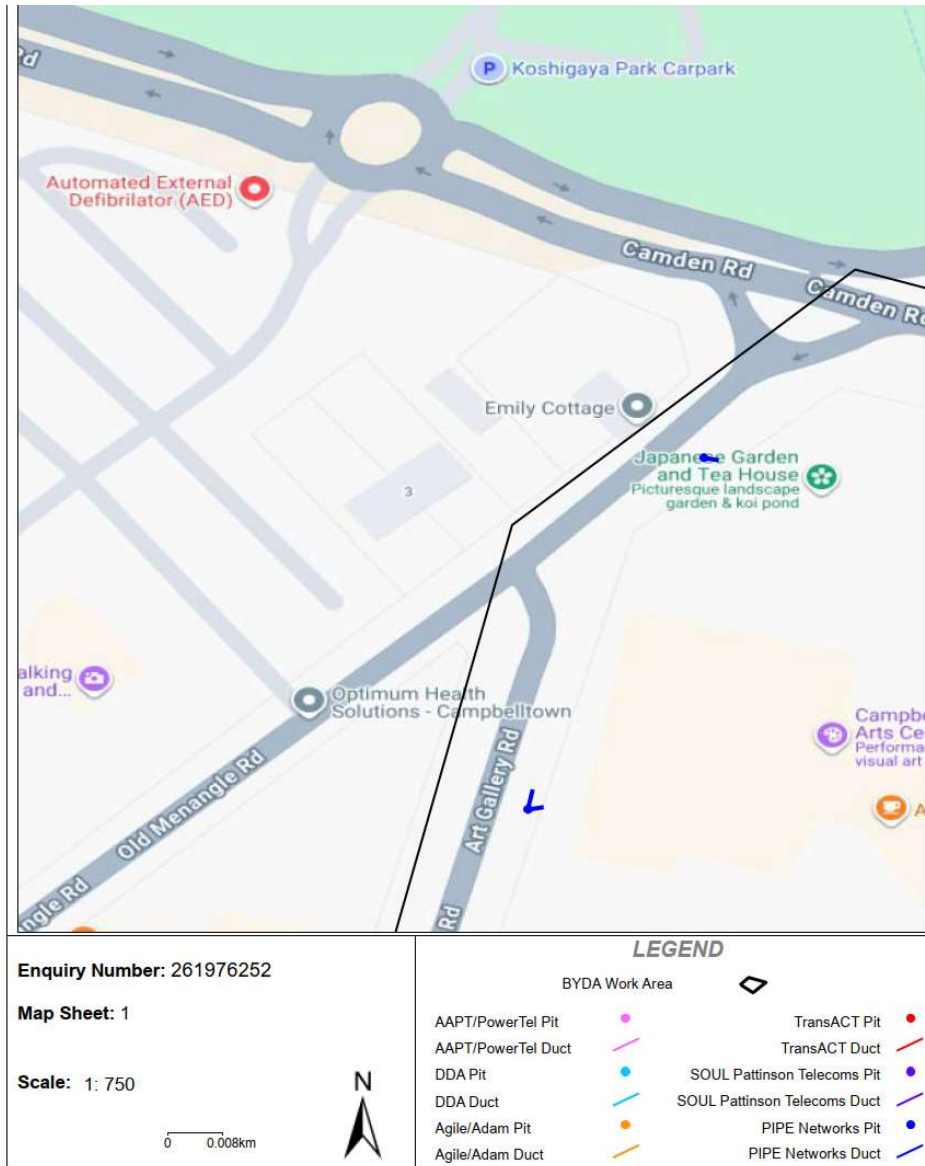
DBYD Optus and Uecomm Assets



DBYD Optus and Uecomm Assets

There does not appear to be any impacts of the proposed installation on the existing Optus and Uecomm infrastructure.

1.4.6 TPG Telecom (NSW)



DBYD TPG Telecom Assets

There appear to be some existing pipe networks ducts and pits for TPG. These are to be retained if possible and diverted and replaced if impacted by the construction works. Additional surveys are to be conducted as required to confirm existing infrastructure locations.

1.5 Electrical Services

The existing substation S13617 is rated to only 500kVA and is currently loaded to approximately half of this. It does not have sufficient capacity to serve the proposed expansion based on maximum demand assessments to AS 3000 Table C3 and is currently located in the footprint of the proposed construction works. Thus, an application is in progress with the ASP3 accredited service provider and Endeavour Energy (reference number UCL15613) to replace and relocate the existing padmount substation with a new larger 1000kVA padmount substation.

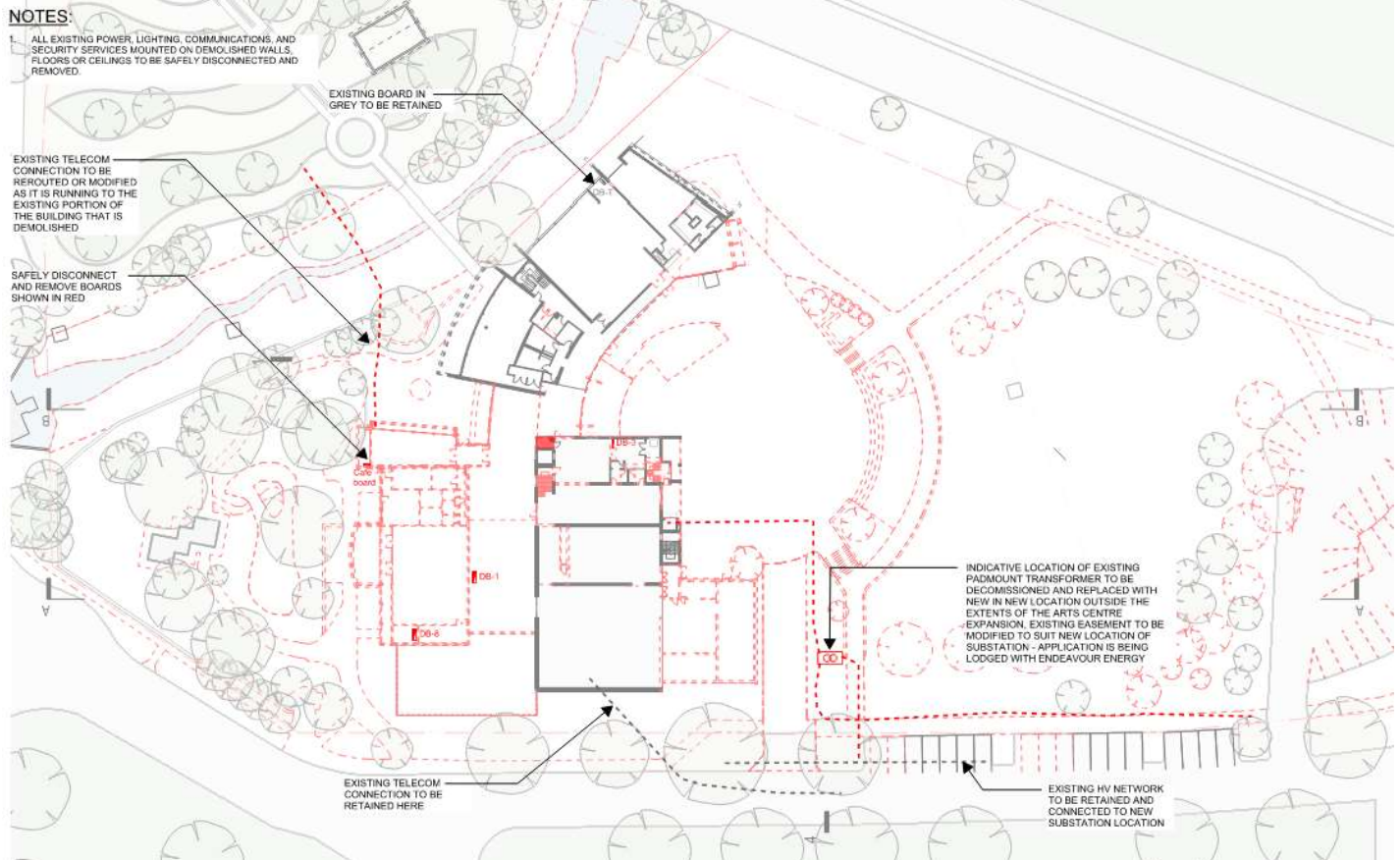
As a new substation will be required, these works are to be classified as contestable, which means that the development is required to fund the design and the construction works. Post Endeavour Energy approval of the submitted connection application, the ASP3 accredited service provider will finalise the design. Then an ASP Level 1 contractor will undertake the construction works in accordance with the approved design and Endeavour Energy's policies and standards.

The timeframe for the works will vary depending on factors such as complexity and the way in which the contractor approaches the works along the boundary of the development.



Image of S13617 on Site at Entry

The position of the existing substation is indicatively shown in the below proposed demolition plan.



Proposed demolition of the existing building and site works showing indicative existing substation location

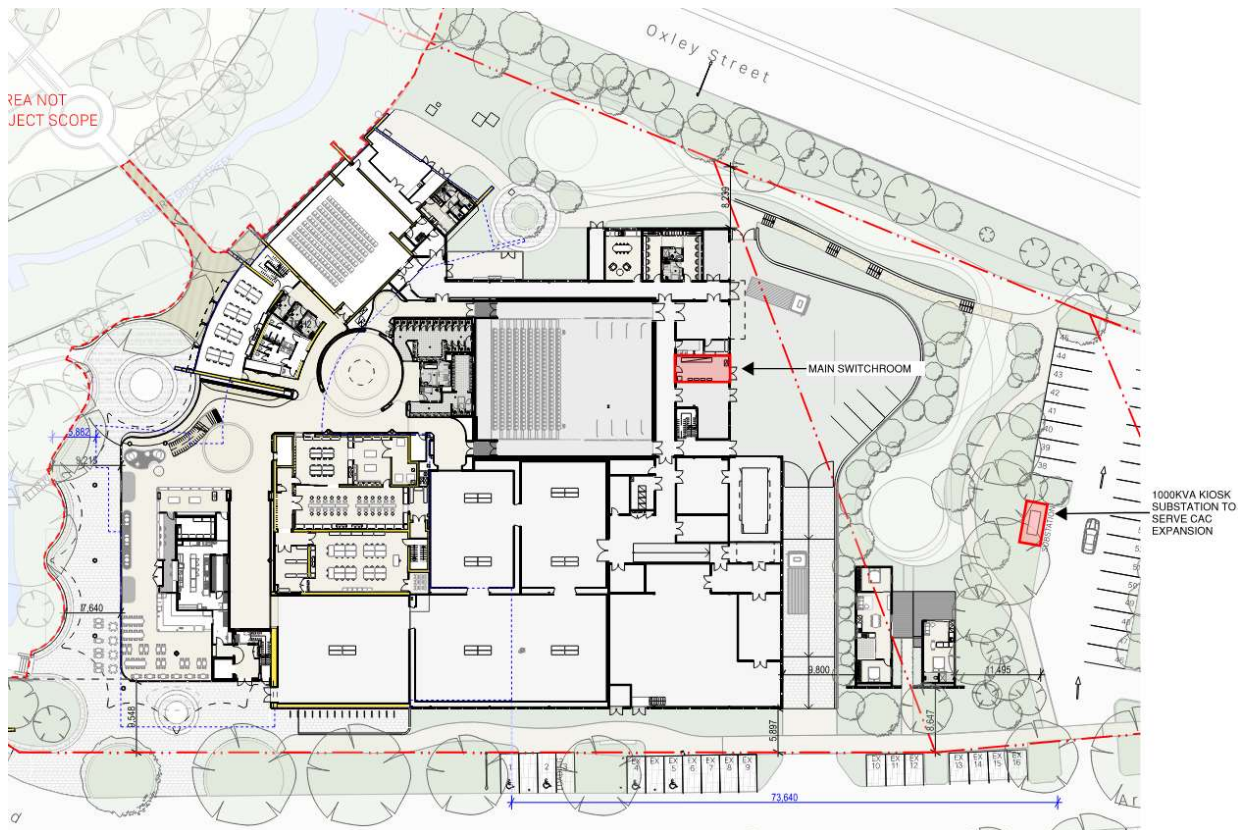
The project's substation strategy has identified a location within the carpark accessible from Art Gallery Road, which is on Council-owned land, in an adjacent lot to the main building works. The proposed location is subject to final Endeavour Energy approval.

The strategy accommodates Endeavour Energy's operational and technical requirements while integrating effectively with the broader site. The future easement will be kept free of encumbrances and encroachments from services, landscaping, and built elements. The area will be level, stable, capable of supporting the weight of the substation load without risk of subsidence, above the 1 in 100-year flood level and situated away from flood-prone locations.

Endeavour Energy operational access requirements incorporated into the strategy include:

- An 8.5m clear zone in front of the substation for truck access and setup
- Adequate space for truck reversal movements of up to 30 metres to allow safe egress from carpark

Protective bollards will be provided around the substation to protect against vehicle movement.



Proposed new substation location and main switchroom in the proposed expansion

The 11,000/400V supply is proposed to be terminated into the substation from below ground conduits sized 125mm. Conduits and cabling installation to be installed as per AS/NZS 3000 and AS/NZS 3008.

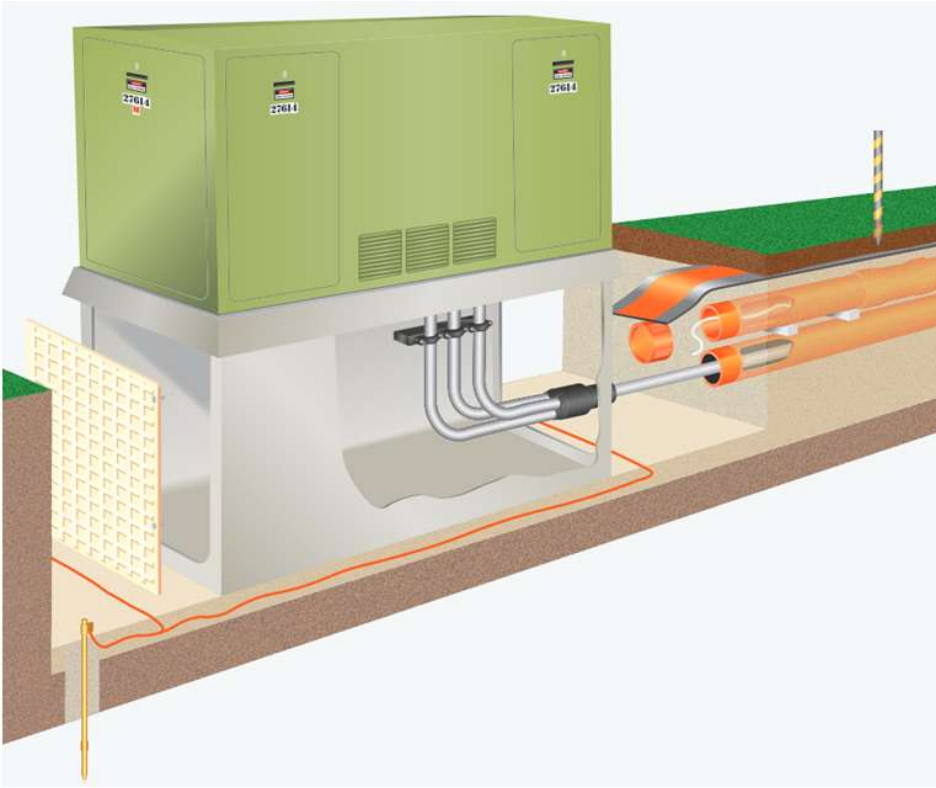


Image of Kiosk Substation from Endeavour Energy

1.5.1 Endeavour Energy

The following denotes the dial before you dig existing Endeavour Energy authority services within the roads bounding the site. It is proposed to replace and relocate the existing substation on the site.

ENDEAVOUR ENERGY MAP LEGEND			
Hazard Area	Conductor	Column	Substation
	HV		PS
Asbestos	LV	Pole	Zone Substation
	SL		ZS
Cubicle	TR	Pillar	
	Pilot Cable		
Pit			
	Earth Cable		

Note: Pink features may be in construction.

DBYD Endeavour Energy Map Legend

DBYD Endeavour Energy Assets

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