COCKLE BAY PARK REDEVELOPMENT

APPENDIX HH-3

ELECTRICAL UTILITY SERVICES INFRASTRUCTURE ASSESSMENT (USIA)

STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA) No. 9978934

Revision D / 23.09.2021

Prepared for DPT Operator Pty Ltd and DPPT Operator Pty Ltd

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DOCUMENT CONTROL SHEET

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Project	Cockle Bay Park Redevelopment
Description	Assessment of existing and proposed electrical utility services for the project
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Abbreviations

Abbreviation	Meaning
SSD	State Significant Development
DA	Development Application
EP&A	Environmental Planning and Assessment Act
SEARs	Secretary's Environmental Assessment Requirements
EIS	Environmental Impact Statement
USIA	Utility Services Infrastructure Assessment
SICEEP	Sydney International Convention, Exhibition and Entertainment Precinct
CBD	Central Business District
TfNSW	Transport for NSW
DBYD	Dial-Before-You-Dig
GIS	Geographic Information System
BMU	Building Maintenance Units
HV	High Voltage
LV	Low Voltage
Aux	Auxiliary
DIP	Design Information Package
A	Amperes
V	Volts
kVA	Kilovolt Ampere
MVA	Megavolt Ampere
kPa	Kilopascal
FRL	Fire Resistance Level in minutes (Structure Adequacy / Integrity / Insulation)
3hr Fire Rating	FRL 180/180/180
hr	Hour
m	Meters
TBC	To Be Confirmed

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1. INTRODUCTION

This report has been prepared to accompany a detailed State Significant Development (SSD) Development Application (DA) (Stage 2) for a commercial mixed-use development, Cockle Bay Park, which is submitted to the Minister for Planning and Public Spaces pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The development is being conducted in stages comprising the following planning applications:

- Stage 1 – Concept Proposal setting the overall 'vision' for the redevelopment of the site including the building envelope and land uses, as well as development consent for the carrying out of early works including demolition of the existing buildings and structures. This stage was determined on 13 May 2019, and is proposed to be modified to align with the Stage 2 SSD DA.
- Stage 2 – detailed design, construction, and operation of Cockle Bay Park pursuant to the Concept Proposal.

1.1 THE SITE

The site is located at 241-249 Wheat Road, Sydney to the immediate south of Pyrmont Bridge, within the Sydney CBD, on the eastern side of the Darling Harbour precinct. The site encompasses the Cockle Bay Park development, parts of the Eastern Distributor and Wheat Road, Darling Park and Pyrmont Bridge.

The Darling Harbour Precinct is undergoing significant redevelopment as part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) including Darling Square and the IMAX renewal (The W Hotel) projects. More broadly, the western edge of the Sydney CBD has been subject to significant change following the development of the Barangaroo precinct.

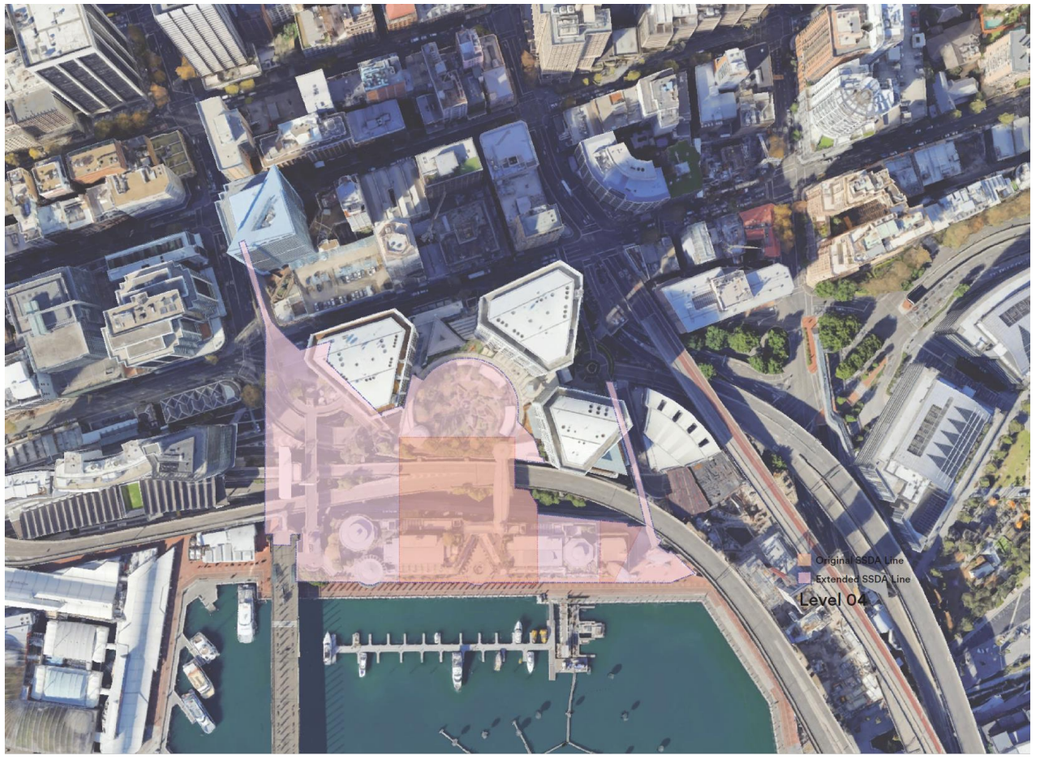


Figure 1 – Site Location

1.2 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARs)

This report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARS) dated 12 November 2020 for SSD-9978934. Specifically, this report has been prepared to respond to those SEARS summarised in Table 1.

ITEM	COMMENT / REFERENCE	SECTION REFERENCE
18 – Waste and Servicing	Identify appropriate servicing arrangements (including but not limited to, waste management, loading zones and mechanical plant) for the site.	Section 3.4, Page 8
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, utility providers, community groups and affected landowners, as identified in any meeting with the Department before the DA is lodged.	Section 3.1, Page 6 Section 3.3, Page 7 Appendices A, B & C

Table 1 - SEARs Requirements

This report has also been prepared in response to the following Stage 1 (SSD 7684) conditions of consent summarised in Table 2.

ITEM	COMMENT / REFERENCE	SECTION REFERENCE
C29 – Utilities	Future Development Application(s) shall include a Utility Services Infrastructure Assessment (USIA) which addresses the existing capacity and any augmentation requirements of the development for the provision of utilities, including staging of infrastructure. The USIA shall be prepared in consultation with relevant agencies and service providers.	Section 3, Page 6

Table 2 - Concept Approval of Condition of Consent

1.3 REFERENCE DOCUMENTS

This report is to be read in conjunction with the Architectural design drawings and other consultant design reports submitted as part of the application, including:

DOCUMENT TITLE	AUTHOR
CBP-HEN-DRW-A-DA-1010 – *GA-Podium-Level 00-Ground Floor*	Henning Larsen / Architectus
CBP-HEN-DRW-A-DA-1241 – *GA-Tower Sky Rise-Level 41*	Henning Larsen / Architectus
CBP-HEN-DRW-A-DA-2021 – *Podium Elevation South and North*	Henning Larsen / Architectus
Cockle Bay Park Maximum Demand Summary	Norman Disney & Young
Nearmap Extract Overlay	Nearmaps
Ausgrid GIS Network Extract	Ausgrid

Table 3 - Reference Documents

1.4 REPORT QUALIFICATIONS

All analysis undertaken for this report has occurred with an understanding that a high level of seamless integration with the development is achieved.

Information on existing infrastructure as detailed within this report has been obtained from Dial-Before-You-Dig (DBYD), Utility GIS, provided survey documents and discussions with utility companies, which include:

- Electrical Utility – Ausgrid

The Electrical Utility requirements of the development have been assessed with the below overview provided for each item:

- Assessment of existing utility infrastructure and assets has been undertaken in parallel to formal discussions with Ausgrid. It is understood adjustment and new installation to the existing utility infrastructure is required including installation of new Ausgrid high voltage feeders from an existing zone substation to the development site.
- Contact has been made to Ausgrid with formal responses provided initiating early coordination works to assist with implementing upgrades and new infrastructure in accordance with the current development program.
- Infrastructure delivery and staging plans will be developed at a later design stage through further consultation with Ausgrid.

Any potential works on existing Utility infrastructure services is subject to negotiation and approvals by each affected Utility. Liaison with the Utility will be undertaken as part of the detailed design phase works for the site.

Refer to the Appendices of this report for Utility responses and Design Information Packages.

2. EXISTING ELECTRICAL UTILITY INFRASTRUCTURE

The proposed Cockle Bay Park development site is currently occupied by existing Electrical Utility (Ausgrid) assets reticulating across the site end-to-end. These services will require relocation and network augmentation as part of the early-stage demolition works to allow for the construction of the new development.

2.1 HIGH VOLTAGE INFRASTRUCTURE

Existing High Voltage (HV) Ausgrid assets currently reticulate through the proposed development site. These assets provide HV connectivity to the current Cockle Bay Park buildings, and extend north supplying the Sydney Aquarium and Barangaroo amongst other existing sites.

An existing Ausgrid chamber substation (S.1713) is also located on the proposed development site providing supply to the existing Cockle Bay Park Buildings, in addition to the Matilda Cruises building adjacent.

From preliminary load assessments and discussions with Ausgrid, the existing HV network does not have suitable capacity to supply the expected loads for the development (refer to Section 3.2 of this report for load arrangements). New HV infrastructure will be required to the site for permanent power.

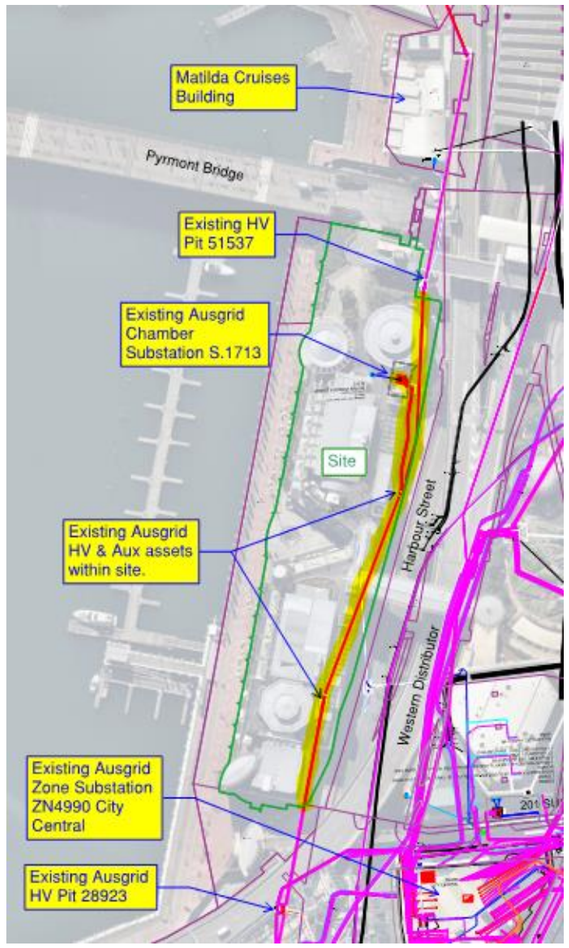


Figure 2 - Existing Ausgrid HV Infrastructure (Ausgrid GIS Extract, 17/08/2021)

3. PROPOSED ELECTRICAL UTILITY INFRASTRUCTURE

3.1 HIGH VOLTAGE RELOCATION EARLY WORKS

Existing HV and auxiliary Ausgrid assets reticulating through the development site are proposed to be relocated into Harbour Street to retain network connection arrangements and to free the site of Electrical Utility assets to enable construction.

A formal application to Ausgrid has been lodged and a Design Information Package (DIP) has been released. The DIP provides Ausgrid network and design requirements for an accredited Level 3 ASP designer to undertake the HV relocation works in a compliant manner. The Ausgrid project number for the HV relocation is AN-22423 and the DIP is attached to this report as Appendix A.

The proposed HV network works for relocation into Harbour Street will include the following arrangements:

- Install new HV ducts from existing Zone Substation ZN4990 to existing HV pit 28923 for future HV installation to provide permanent power to the development site
- Install new Ausgrid pit and conduit network between existing Ausgrid HV pit 28923 south of the development site, and a new interface HV pit installed to the north of the development site
- New HV feeder cables to be installed and jointed between existing HV pit 28923 and a new network interface pit utilising the new pit and conduit network to reconnect with the existing HV networks
- New Low Voltage (LV) direct distributor to transfer supply from existing chamber substation S.1713 on site (to be removed) to existing substation S.8847 further north to retain connection to Matilda Cruises
- Remove redundant Ausgrid infrastructure from site

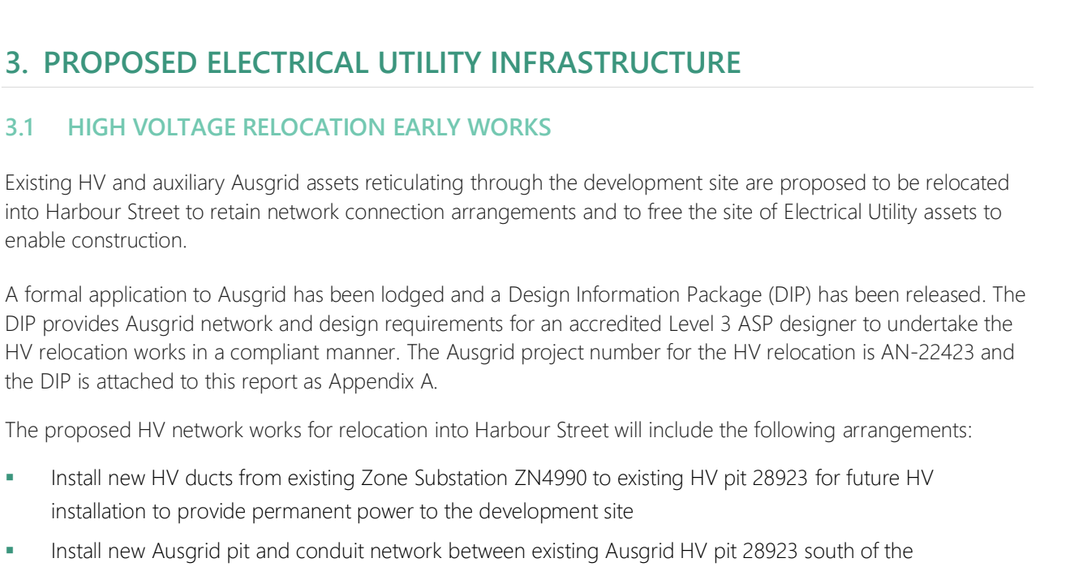


Figure 3 - Indicative HV Relocation Arrangement

New pit and conduit network will include suitable spare conduits and pit provisions for the new connections to the permanent substation infrastructure proposed for the development. This will assist in reducing construction cost and redundant works with future stages of the project.

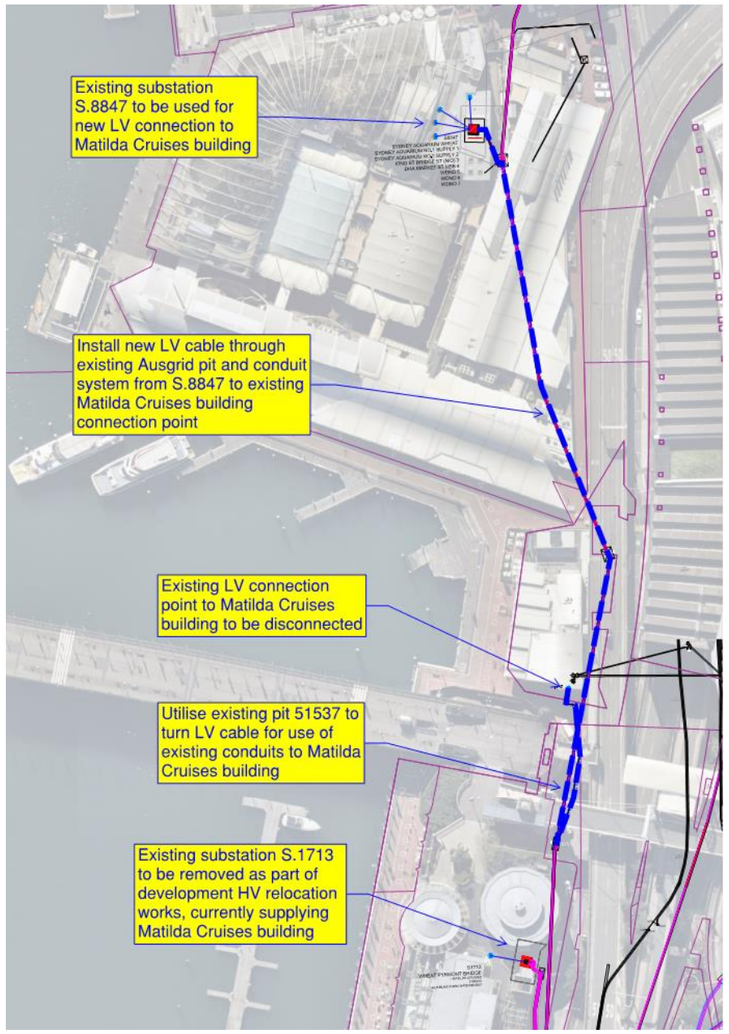


Figure 4 - Proposed LV Reconnection of Matilda Cruise's Building Supply

Direct consultation will be undertaken with the owners of Matilda Cruises for coordination and alteration to their existing electrical supply. Arrangements for connection transfer will revolve around understanding of timing and outages with staged works, and of any owner concerns. It is anticipated transfer works will be required as out-of-hours / night works to minimise impact to the customer, or may require generator backup (co-owners' expense) to retain supply during changeover works as required.

Throughout the Ausgrid network, substations are removed, altered and taken offline daily where customer direct connections are impacted. This is not uncommon and customers are notified well in advance to any construction works or outages and have the opportunity to make a response. Should Matilda Cruises' outright reject the proposed arrangement, close coordination with Ausgrid will be undertaken to determine alternate arrangements.

Further consultation will be undertaken in the next ASP3 design development stage of works. Council (40-days) and surrounding lot owners (21-days) notification periods will be undertaken in accordance with the Electricity Supply Act 2005, and prior to Ausgrid certification approvals or any construction. All responses will be collated, considered, and incorporated (within reason) into the ASP3 design package for Ausgrid review and approvals.

3.2 ELECTRICAL DEMAND LOADINGS

A site-specific maximum demand was calculated (Cockle Bay Park Maximum Demand by Norman Disney & Young, Rev8, 16/06/2021) to determine the anticipated demand for the proposed development. From this, it was determined the optimum demand for the site is anticipated to be approximately **13.8MVA**.

The development will operate as an LV customer, with 400V connections being made from newly proposed Ausgrid substations located strategically within the building footprint to match proposed load centres.

On the strength of the above and the constraints set by Ausgrid regarding their chamber substation firm ratings, the following authority electrical infrastructure will be required for the Cockle Bay Park development:

Proposed Ausgrid Infrastructure	Approx. Firm Amp Rating	Approx. Firm kVA Rating
3x1500kVA Tx CBD Chamber Substation 1	5000A	3.45MVA
3x1500kVA Tx CBD Chamber Substation 2	5000A	3.45MVA
3x1500kVA Tx CBD Chamber Substation 3	5000A	3.45MVA
3x1500kVA Tx CBD Chamber Substation 4	5000A	3.45MVA
Total Capacity	**20,000A Firm**	**13.8MVA Firm**
Required Capacity	**~13.8MVA**	
Spare Capacity	**~0.0MVA**	

Table 4 - Development Load Summary

The proposed substations are standard maximum fixed sizes from Ausgrid for the CBD area as an authority installation.

The development's power distribution system can be summarised as follows:

- Ausgrid CBD Chamber Substations 1 & 2 (Surface) located at Podium Level 00 to the southern end of site
- Ausgrid CBD Chamber Substation 3 (Upper) located on the crown of the project at Level 41, with its associated HV Switchgear Control Room located at Podium Level 00 adjacent Substations 1 & 2
- Ausgrid CBD Chamber Substation 4 (Surface) located at Podium Level 00 to the northern end of the site
- Each substation shall be firm rated in accordance with Ausgrid network standard NS109 to a rating of 5000A
- Connected LV Main Switchboards to service the building will be documented by others
- Generators to provide supply backup during substation failure will be documented by others

3.3 HIGH VOLTAGE FEEDER CONNECTIONS & PERMANENT SUBSTATIONS

To provide electrical supply connections to the Cockle Bay Park Redevelopment, new Ausgrid HV feeders are expected to be required.

A minimum of three (3) new HV feeders are proposed to originate directly from existing Ausgrid Zone Substation ZN4990 City Central (located at 145 Day Street, Sydney) and reticulate in standard underground Ausgrid pit and conduit infrastructure established as part of the early works HV relocation for the development as mentioned in Section 3.1 above.

The route as depicted below has been suggested due to the expected available space to install new HV conduits from the Zone Substation and interface to an existing HV pit (28923) within Harbour Street, and interface with the newly installed HV pits and conduits within Harbour Street.

HV joints will be installed within the existing and new HV pits along Harbour Street to assist in minimising cable tensions during installation, and to divert the HV feeder cables into each of the new permanent substations for supply.

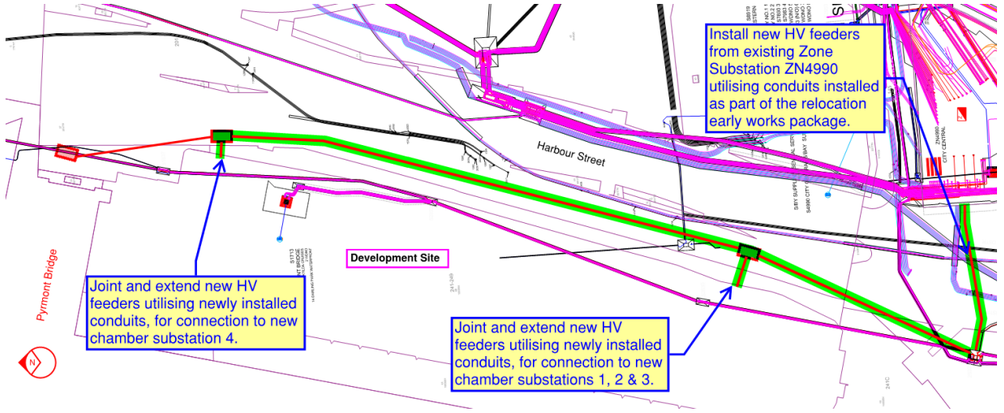


Figure 5 - Proposed HV Feeder Installation Arrangement

The Ausgrid CBD HV network and associated substation have been configured in a triplex feeder arrangement to provide a redundancy of N+1 across each substation transformer (each transformer is supplied on its own HV Ring Main Feeder). The proposed four (4) chamber substations to be installed within the new development will have this redundancy on each of the transformers, allowing the ability to potentially full site power during individual transformer power outage.

Two (2) formal applications to Ausgrid have been lodged and Supply Offers have been received for the proposed permanent chamber substation arrangements. The offers are both classified as 'complex', meaning Ausgrid directly determine the connection conditions on behalf of the development and provide a Design Information Package for the Level 3 ASP designer.

The offers have been actioned and Ausgrid are currently assessing their network arrangements to release formal Design Information Packages for the two Ausgrid packages for the substation chambers. The Ausgrid Offer numbers for the chamber substations are 1900107732 and 1900107733 and are attached to this report as Appendix B and C. Ausgrid has since provided design projects numbers to reflect the provided Offers being AN-22802 and AN-22807 respectively.

Further consultation will be undertaken with Council and surrounding lot owners as part of the standard ASP3 Ausgrid design phase works. All responses will be collated and included with the ASP3 design package for submission and Ausgrid approvals.

3.4 AUSGRID SUBSTATION ARRANGEMENTS

The design team has considered a number of options for substation locations and have developed the proposed spatial arrangements to include for three (3) surface CBD chamber substations, and one (1) upper CBD chamber substation with an associated HV control room.

The following are site specific spatial requirements/principles adopted for the proposed Ausgrid CBD chamber substations. All works are to be in accordance with the site specific Ausgrid Design Information Packages, Ausgrid Network Standards, and a certified Level 3 design.

3.4.1 SURFACE CHAMBER SUBSTATIONS 1 & 2 (3 X 1500KVA TRANSFORMERS EACH)

- Each chamber room (~118m2) is to be established at Level 00 in the south-east corner of the site
- All substation structural and architectural elements will require a fire rating of minimum FRL 180/180/180 and a blast rating of 2kPa
- All doors must have an FRL of at least -/180/30
- The substations will be naturally ventilated through the use of louvred transformer doors within the eastern chamber façades facing Harbour Street
- All building elements within a 3m radius of the substation louvred doors are to be 3hr fire rated and all other building ventilation openings are to be at least a 6m stringline from the substation louvres
- A transformer handling area in front the chamber substations is to be provided to Ausgrid's requirements. Ausgrid generally use a Franna crane for moving large equipment in and out of the substation and require a minimum 4.0m head height clearance for the full width of the chamber rooms from the boundary
- 24hr/7day week unobstructed access is to be provided from Harbour Street to the substations for heavy vehicle movement. To be negotiated with TfNSW as part of the next stage of works for a standing arrangement in the event of scheduled or emergency equipment replacement
- 24hr/7day week unobstructed access is to be provided from the area external at the loading dock for personnel access. This has been coordinated with an external walkway of suitable width to each of the substation access doors. Internal building corridors accessing the substations are to be dedicated for Ausgrid use only

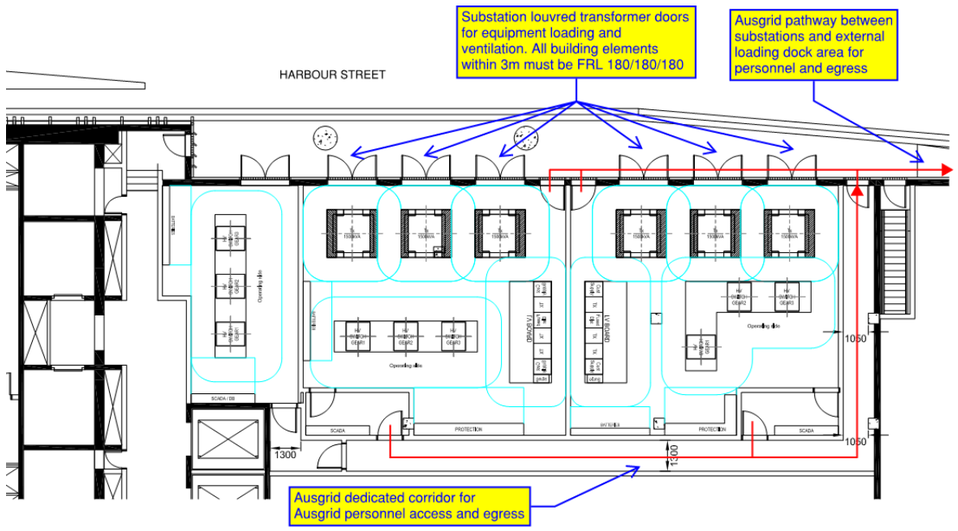


Figure 6 - Substation 1 & 2 Chamber Location & Spatial Layout, Level 00

3.4.2 UPPER CHAMBER SUBSTATION 3 & HV CONTROL ROOM (3 X 1500KVA TRANSFORMERS)

- Chamber room (~100m2) is to be established on Level 41 on the roof of the tower
- HV control room (~50m2) is to be established on Level 00 in the south-east corner of the site, adjacent substations chambers 1 & 2
- HV cable reticulation between the HV control room to the chamber substation will be via an Ausgrid dedicated HV cable riser located adjacent the proposed good lifts
- All substation, HV control room, and HV cable riser structural and architectural elements will require a fire rating of minimum FRL 180/180/180 and a blast rating of 2kPa
- All doors must have an FRL of at least -/180/30. HV cable riser will require doors opening for full width and height on each building level, other than those discussed with Ausgrid to be inaccessible (Levels 13-16)
- The substation chamber at Level 41 will be naturally ventilated through the use of louvred doors along the entire southern façade of the chamber room
- The HV control room will be naturally ventilated through the use of louvred doors within the eastern room façade facing Harbour Street
- All building elements within a 3m radius of the substation/HV control room louvred openings are to be 3hr fire rated and all other building ventilation openings are to be at least a 6m stringline from the Ausgrid louvres
- Transformer loading methodology to the upper chamber substation is proposed to be as one of the two following options currently under review for finalisation (of structural suitability and traffic engineering reviews):

  OPTION 1 – USE OF ROOF BMU'S

  - Increase BMU lifting capacity (up to 5 tonne) on roof to lift/lower Ausgrid heavy substation equipment from Harbour Street to roof
  - Transformer skated from tower edge to substation chamber utilising heavy duty equipment pathway on Level 41

  OPTION 2 – MOBILE / TEMPORARY CRANES

  - Mobile crane to be procured to lift/lower heavy substation equipment from Harbour Street to the Land Bridge (Level 03)
  - Pergolas at the Land Bridge transformer landing zone to be removable for equipment loading
  - Use the roof BMU hoist to assemble a temporary crane on Level 40 to lift/lower heavy equipment (5 tonne) from Land Bridge to Level 40
  - Transformer skated from tower edge to substation chamber utilising heavy duty equipment pathway on Level 41
- 24hr/7day week unobstructed access is to be provided from Harbour Street to the HV control room for heavy vehicle movement. To be negotiated with TfNSW as part of the next stage of works for a standing arrangement in the event of scheduled or emergency equipment replacement
- 24hr/7day week unobstructed access to the HV control room is to be provided from the area external at the loading dock for personnel access. This has been coordinated with an external walkway of suitable width to the control room access doors. Internal building corridor accessing the HV control room is to be dedicated for Ausgrid use only
- 24hr/7day week unobstructed access to the HV cable riser and Upper chamber substation is to be provided from the area external at the loading dock and through the building for personnel access. This has been

coordinated with an external walkway of suitable width and a building entry door for Ausgrid access at L00, and by the goods lift at each level of the tower up to Level 41

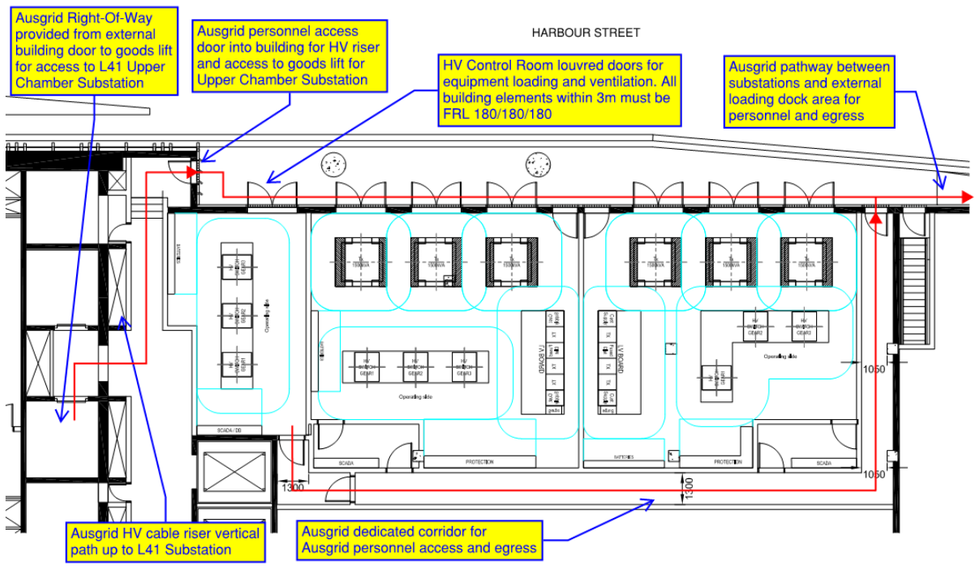


Figure 7 - Substation 3 HV Control Room Location & Spatial Layout, Level 00

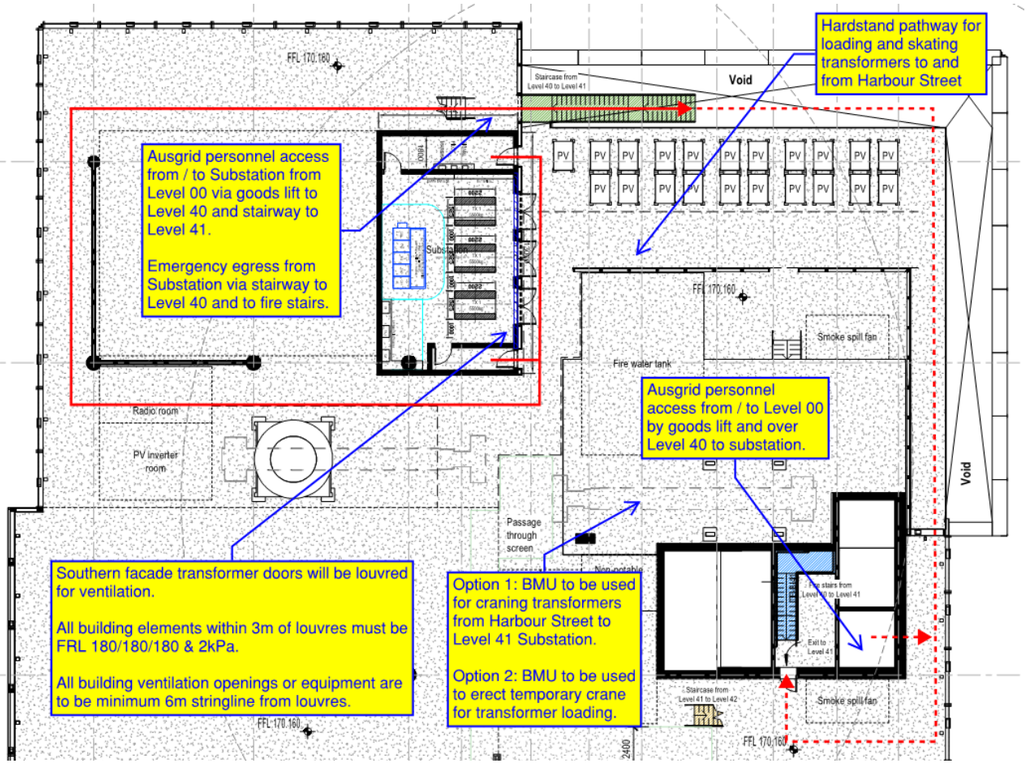


Figure 8 - Substation 3 Chamber Location & Spatial Layout, Level 41

3.4.3 SURFACE CHAMBER SUBSTATION 4 (3 X 1500KVA TRANSFORMERS)

- Chamber room (~167m2) is to be established on Level 00 at the northern end of the site
- All substation structural and architectural elements will require a fire rating of minimum FRL 180/180/180 and a blast rating of 2kPa
- All doors must have an FRL of at least -/180/30
- The substation will be ventilated with the use of fans through dedicated ventilation shafts from the substation to the northern building façade at a minimum 3m above the ground. The substation will have a dedicated intake shaft and exhaust shaft (2 vent shafts in total). Shaft discharges are to be spaced a minimum 6m apart. All building elements within a 3m radius of ventilation louvred façade openings are to be 3hr fire rated and all other building ventilation is to be at least a 6m stringline from each of the substation façade louvres
- A transformer handling area in front the chamber substation via the undercover drop-off zone is to be provided to Ausgrid's requirements. Ausgrid generally use a Franna crane for moving large equipment in and out of the substation using and require a minimum 4.0m head height / width clearance for the full width of the chamber room, and from public roads
- 24hr/7day week unobstructed access is to be provided from Wheat Road to the substation for heavy vehicle movement. Drop-off zone will be cleared during substation 4 scheduled loading events, with limited time restrictions all other times (TBC, e.g. maximum 30min) in case of emergency equipment loading needs
- 24hr/7day week unobstructed access is to be provided through the drop-off zone for personnel access

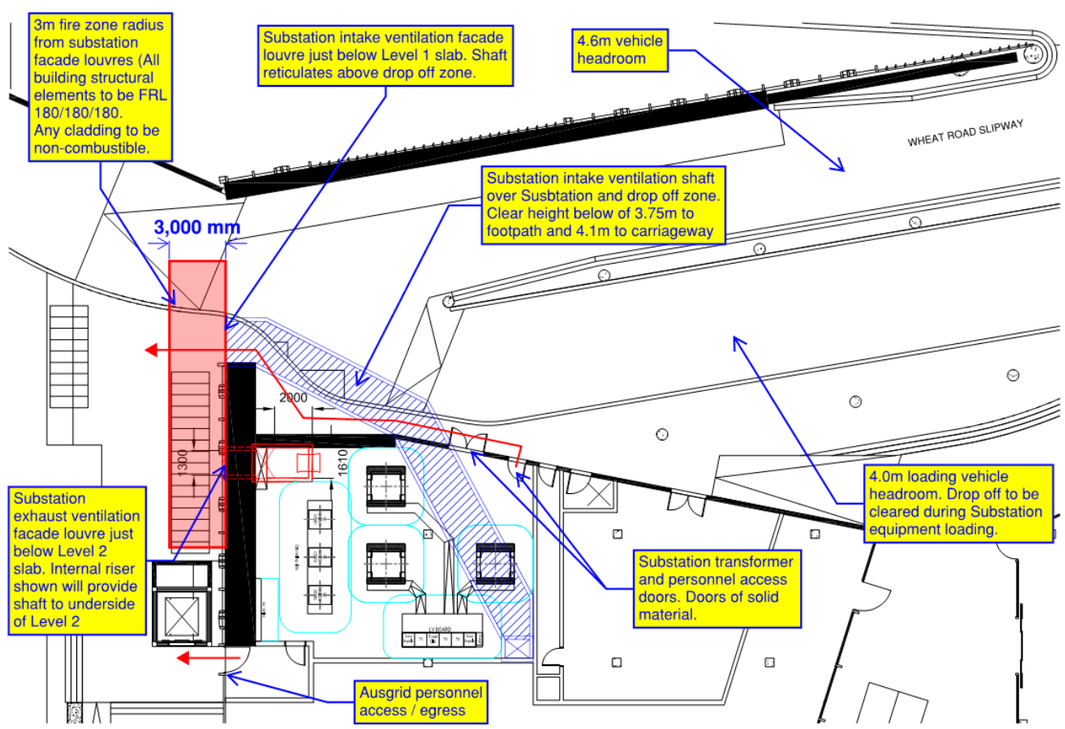


Figure 9 - Substation 4 Chamber Location & Spatial Layout, Level 00

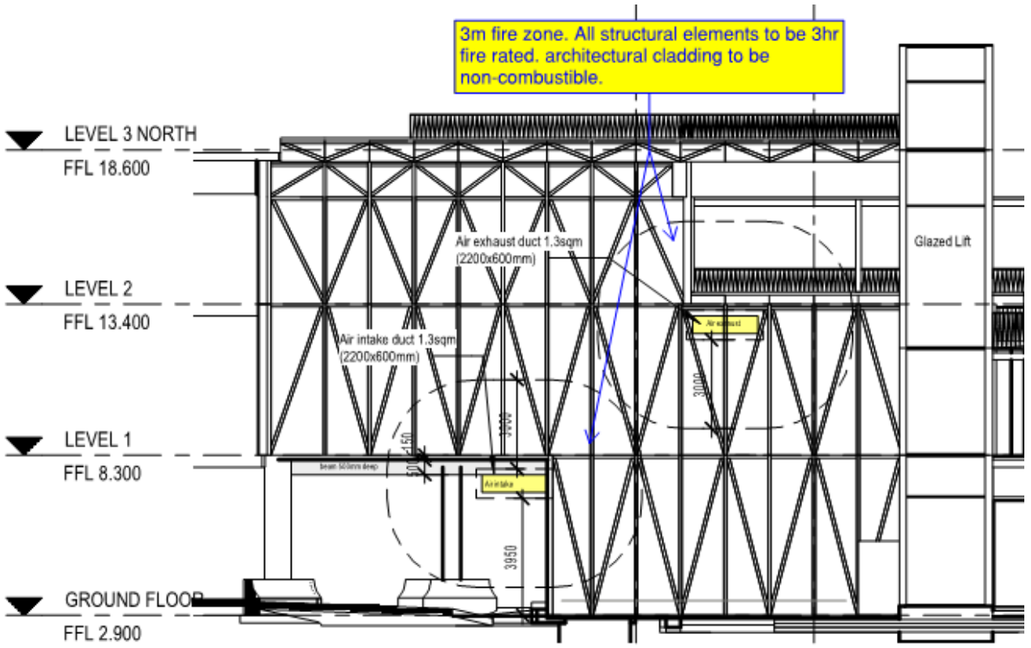


Figure 10 – Substation 4 Chamber Substation Façade Louvres, North Elevation

3.5 SERVICES EASEMENTS

3.5.1 EXISTING AUSGRID EASEMENTS

Additional requirements to be considered in respect of the existing and new electrical Utility infrastructure are authority easements.

Ausgrid electrical assets located within private property lots require an easement in favour of the Utility provider as standard practice. As such, the existing Ausgrid electrical assets located within the proposed development site are currently located within formally registered easements as per the below drawing extract.

It is to be noted in accordance with the Section 53 of the Electricity Supply Act 1995, Ausgrid electricity assets installed on private land without an easement prior to 26 May 2006 may remain in place and be operated, used, repaired, replaced, modified or upgraded, despite the absence of an easement or other form of tenure. It also prevents a land owner from taking legal action against Ausgrid on the grounds that Ausgrid does not have a formal interest in the land.

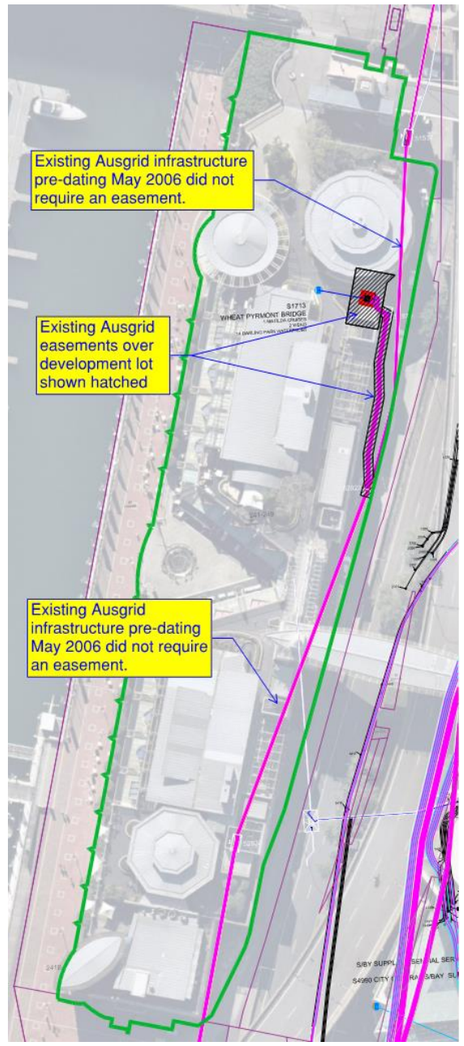


Figure 11 - Existing Ausgrid Easements Over Site

As part of the proposed infrastructure relocation works, existing easements over assets to be relocated or removed will need to be formally relinquished.

3.5.2 PROPOSED AUSGRID EASEMENTS

All new Ausgrid electrical substation infrastructure to be installed for building operation within the development lot will require a formal easement, lease area and right-of-way in favour of Ausgrid. The new easement, lease, and right-of-way extents will be limited to the substation chamber rooms, access passageways within the building and any cable reticulation zones as below.

- **Lease areas:**
  - Substation chambers, ventilation shafts, and access corridors located within the building footprint that are dedicated to Ausgrid
- **Easement Areas:**
  - All cable zones that cross from the lot boundary to the Ausgrid lease areas above
  - Full extent of HV cable riser from L00 to L41
  - HV cable reticulation at L41 from HV cable riser to Substation 3 on the roof
- **Right of Way:**
  - Any areas that require Ausgrid to traverse from public space/roads to access Ausgrid assets located under a lease or easement arrangement
  - Pathway from loading dock external area to the substation access doors
  - Extension of pathway from substation access doors, through building external door to HV cable riser and goods lift
  - Goods lift up to L40 and pathway from L40 to Substation 3 at L41
  - Goods lift to HV cable riser on each building level

APPENDIX A: AUSGRID HV RELOCATION DESIGN INFORMATION PACKAGE (AN-22423)

Issue Date: 17.08.2021

Amendment: 0

Design Information - Site Specific Terms and Conditions

Ausgrid's Response to a Proposed Design Scope submission received 11.05.2021.

This document must be read in conjunction with the Design Information – General Terms and Conditions document that is available on the Ausgrid Website http://www.ausgrid.com.au

1. Ausgrid Project References

SAP Project Number	AN-22423
Project Name	Decommission S.1713 and Relocate HV Ductline
Project Address	AN-22423
Prjtrak Number	XCZ022493

2. Ausgrid Contact Details

Note that this information is not to be placed on the design	
Ausgrid Contact	Tyson Geer
Telephone Number	95855723
Email Address	tgeer@ausgrid.com.au

3. Response to Proposed Design Scope (PDS)

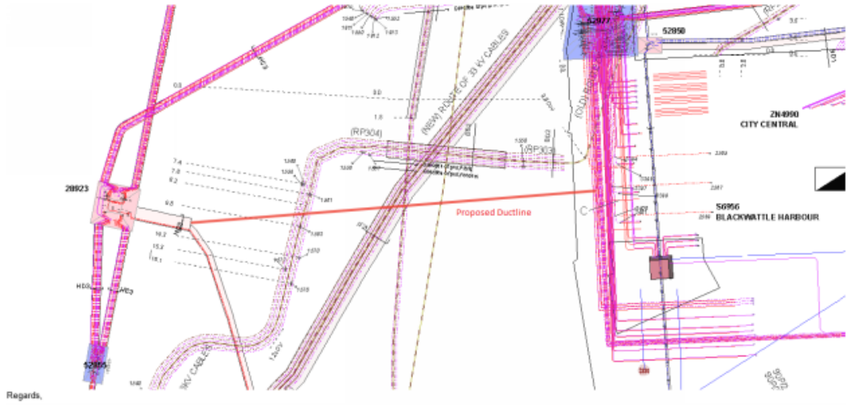
The design must meet the requirements contained in the Design Information – General Terms and Conditions, Ausgrid Network Standards and Ausgrid policies regardless of the wording/description of proposed works detailed on the submitted PDS form. Any request for variation and/or dispensation to the Ausgrid requirements must be done via a dedicated application to Ausgrid (eg NS181).

The proposed design scope submission is approved with the following alterations.

3.1. Conduits

Spare Conduits available for use: On request in accordance with NS130.

Spare conduits to be laid as part of this project: New Chamber Substations will require: 16x125mm ductline will need to be established from City Central Zone (note on underbore would require 16x (150mm to 180mm) over a number of shots)
Relocation Work: New Pit & Duct system to be installed adjacent to existing to accommodate new, existing connections and minimum 4 spare conduits to be laid.



Regards,

3.2. Existing Connection

The existing connection to S.1713 (Matilda Cruises) can be connected to Substation S.8847 distributor No.5 NOTE: Site Inspection required by Ausgrid to confirm if connection can be taken, utilising existing substation penetration.

4. Redundant Equipment

Redundant equipment to be removed from service and returned to Ausgrid.

The redundant equipment is expected to be:

Equipment	Safety Hazard
Sub S.1713 Chamber	Oil filled equipment , possible PCB and asbestos.
Sub S.1713 LV Panel, door & Conduits	Possible asbestos.

4.1. Identification of Works Funded by Ausgrid

- Items as detailed in Apportionment of Costs section of the Design Information – General Terms and Conditions document.

The full extent of the Ausgrid funded works is determined when a design is submitted by the ASP/3 designer for certification. Ausgrid will detail the final funding arrangements and the amount to be paid by Ausgrid on the schedule to the certified design.

5. Enclosures

- Proposed Design Scope.

APPENDIX B: AUSGRID 2 X PERMANENT SUBSTATION SUPPLY OFFER (1900107732)

OFFER to provide DESIGN RELATED SERVICES

DESIGN RELATED SERVICES OFFER

Premises address: **HARBOUR STREET, SYDNEY 2000**

Webform Ref: **251841**

MC Reference: **1900107732** **AP Reference: 800417165**

This offer is made on 5/07/2021

By *Ausgrid* of 24 Campbell St, Haymarket NSW 2000.

To the *applicant* named in the relocation application received on 23/06/2021 in respect of the *premises* referred to above.

Contestable Relocation Works - Establish 2 x CBD Chambers Substation is Accordance with Current Network Standards

The assessment of the requested relocation of our existing network has been completed. This assessment indicates that relocation of the *Ausgrid* network can proceed to the design stage.

These works are classified as contestable, which means that you will be required to fund the design and some or all of the construction works. In this regard, if you have not already done so, you will need to engage and manage suitably qualified contractors, known as Accredited Service Providers (ASP's) to undertake the design and construction in accordance with *Ausgrid's* policies and standards.

The ASP/3 designer in conjunction with the proponent is responsible for obtaining written agreement to any relocation works from all affected parties, including all residents whose underground or overhead services are intended to be relocated and/or undergrounded as a result of the proposed design. Evidence needs to be provided to Ausgrid as part of the design submission and included in the Summary Environmental Report (SER) - this is a prerequisite to certification and the project proceeding to the construction phase.

Once the works have been satisfactorily completed and electrified, the altered network assets will be owned and maintained by *Ausgrid* as part of the electricity distribution network. The timeframe for the works will vary depending on factors such as the complexity and the way in which you manage your ASP's.

Applications for relocation are processed in accordance with *Ausgrid* document ***Policy - Asset Relocations*** and generally follow the *contestable design and construction process*. The policy document and further information is available from our website *http://www.ausgrid.com.au* at the following link:
https://www.ausgrid.com.au/Connections/special-connections/moving-poles-and-assets

Contract for Design Related Services

This letter is an offer for the Customer to enter into a Contract for Design Related Services with Ausgrid. It remains open for acceptance for 45 business days. If the offer is accepted by the Applicant, the Applicant does so as the Customer's agent. No work will be undertaken by *Ausgrid* until a Design Contract is in place.

You are encouraged to contact ASP/3's and ASP/1's to understand the likely overall costs you will incur for design and construction before you accept and commit to the Contract for Design Related Services.

IMPORTANT: The contractual arrangements provide the framework for a design to be prepared by your ASP/3, and NOT by *Ausgrid*. *Ausgrid's* fees as outlined below are for the design related network services we provide during the design phase and are **IN ADDITION** to the fees charged by your ASP/3 in preparing the design.

Acceptance Fees

The acceptance fees relating to the Contract for Design Related Services are outlined in the attached Acceptance Fee Summary and also detailed on the Ausgrid Portal page. *Ausgrid* will invoice **the Customer** once we receive acceptance via the Ausgrid Portal along with a Customer Details Form (attached). The Contract will commence when you pay the invoiced fee.

Ausgrid's published rates for our services are amended from time to time in our Alternative Control Services Fee Schedule Publication, and in accordance with the Contract, *Ausgrid* reserves the right to charge the rates that are applicable at the time the service is provided.

Fees for *Ausgrid's* services are in addition to the design and construction costs charged by your ASP's, and some fees may not be refundable if the service has already been provided. Fees and rates are set by the Australian Energy Regulator.

WHAT TO DO NEXT

- To move ahead, please accept the offer (see below) outlined in this document and then have the **Customer** pay the invoice that will be forwarded
- **Complete and forward the Customer Details Form**
- Engage an ASP Level 3 designer
  - On the Ausgrid Portal, nominate the ASP/3 as the designer for this project
  - Advise the ASP/3 that the Design Information Category for this project is **Complex**

Enquiries: connections.technical.enquiries@ausgrid.com.au

Enclosures: Contract terms – via website at:
https://ausgrid.com.au/CDRS.

Customer Details Form – via website at
https://ausgrid.com.au/customerdetailsform

Acceptance Fee Summary – attached

PLEASE REVIEW THE OFFER OUTLINED IN THIS LETTER, ALONG WITH THE TERMS LINKED ABOVE, THEN PROCEED TO THE AUSGRID PORTAL

IF YOU WISH TO ACCEPT THIS OFFER

SELECT "ACCEPT" AGAINST THE OFFER ON THE AUSGRID PORTAL WITHIN 45 BUSINESS DAYS

RETURN THE CUSTOMER DETAILS FORM BY EMAIL TO contestability@ausgrid.com.au

IF YOU WISH TO DECLINE THE OFFER

SELECT "DECLINE" AGAINST THE OFFER ON THE AUSGRID PORTAL.

Should you wish to proceed in the future, a new connection application will need to be lodged.

DESIGN RELATED SERVICES OFFER

ACCEPTANCE FEE SUMMARY

Service Description	Unit	Quantity	Price per unit	Total Price
Design Service Package 07	Service	1.00000	$0.00	$0.00
Administration of Contestable Works - General - Design	Service	1.00000	$247.40	$247.40
Design Information - Complex - R5	Hour	65.00000	$225.78	$14,675.70
Design Certification - Other - R5	Hour	70.00000	$225.78	$15,804.60
SUBTOTAL				$30,727.70
GST (10%)				$3,072.77
TOTAL				$33,800.47

These fees are an **initial estimate** for the services we will require to provide throughout the design contract and are payable up front by the **Customer**, on acceptance of the contract.

IMPORTANT: **Additional** services may be required through the course of the design contract (e.g. asset number requests, specialist services, consultancy services). The fee for such services will be billed to the **Customer** in accordance with the contract, and are payable prior to design certification. Typical examples include, but are not limited to, fees for asset creation, additional certification effort and requests to vary network standards.

TO AVOID DELAYS, DON'T FORGET TO RETURN A COPY OF THE COMPLETED **CUSTOMER DETAILS FORM** TO AUSGRID (contestability@ausgrid.com.au)

APPENDIX C: AUSGRID 2 X PERMANENT SUBSTATION SUPPLY OFFER (1900107733)

OFFER to provide DESIGN RELATED SERVICES

Ausgrid

DESIGN RELATED SERVICES OFFER

Premises address: **COCKLE BAY PARK PART 1, LOT 60 HARBOUR ST, SYDNE 2000**

NMI - Number: **TBA** **Webform Ref 251978**

MC Reference: **1900107733** **AP Reference: 800417159**

This offer is made on 5/07/2021

By *Ausgrid* of 24 Campbell St, Haymarket NSW 2000.

To the ***connection applicant*** named in the *connection application* received on 23/06/2021 in respect of the *premises* referred to above.

Ausgrid has determined that network alterations are required to connect your development and we cannot proceed to a connection or relocation offer at this stage. To enable Ausgrid to further consider and process your application you will require a certified design and associated certification number. Your application remains technically incomplete until you have been issued a certification number.

This Design Related Services Offer provides guidance on how to obtain a certified design and associated certification number.

Scope of Network Alterations

Ausgrid has determined that the following works are likely to be required:

- Establish 2 x CBD Chambers Substation is Accordance with Current Network Standards

These works are classified as contestable, which means that you are required to fund the design and some or all of the construction works. If you have not already done so, you will need to engage and manage suitably qualified contractors, known as Accredited Service Providers (ASPs) to undertake the design and construction.

Initially, your ASP Level 3 (ASP/3) will undertake the design, and then your ASP Level 1 (ASP/1) will undertake construction in accordance with the design and Ausgrid's policies and standards. The timeframe for the works will vary depending on factors such as the complexity and the way in which you manage your ASP's.

Once the works have been satisfactorily completed and electrified, the premises connection assets will be owned and maintained by Ausgrid as part of the electricity distribution network.

Contract for Design Related Services

This letter is an offer for the Customer to enter into a Contract for Design Related Services with Ausgrid. It remains open for acceptance for 45 business days. If the offer is accepted by the Applicant, the Applicant does so as the Customer's agent. No work will be undertaken by *Ausgrid* until a Design Contract is in place.

You are encouraged to contact ASP/3's and ASP/1's to understand the likely overall costs you will incur for design and construction before you accept and commit to the Contract for Design Related Services.

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The acceptance fees are an estimate for the *Ausgrid* services required and are payable up front by the **Customer**. Further fees may apply for any additional services required and these will be quoted via the Ausgrid Portal on each occasion.

Ausgrid's published rates for our services are amended from time to time in our Alternative Control Services Fee Schedule Publication, and in accordance with the Contract, *Ausgrid* reserves the right to charge the rates that are applicable at the time the service is provided.

Fees for *Ausgrid's* services are in addition to the design and construction costs charged by your ASP's, and some fees may not be refundable if the service has already been provided. Fees and rates are set by the Australian Energy Regulator.

WHAT TO DO NEXT

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  - On the Ausgrid Portal, nominate the ASP/3 as the designer for this project
  - Advise the ASP/3 that the Design Information Category for this project is **Complex**

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Enclosures:
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