

Utilities Report - Electrical

CNSW COE

Cricket NSW

Revision 02

31/10/2019

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Revision Information

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Revision Schedule

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1. Executive summary

This report addresses the impact of the new Cricket NSW Centre of Excellence development on electrical utilities at Wilson Park, within Sydney Olympic Park. It seeks to address the requirements of the Planning Secretary's Environmental Assessment Requirements (SEARs) as follows:

14) Utilities – The EIS shall:

- *address the existing capacity of the site to service the development and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water, including staging of infrastructure and additional licence/approval requirements in consultation with relevant agencies.*
- *identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposed works on this infrastructure.*

2. Introduction

This report supports a State Significant Development Application (SSDA) submitted to the Minister for Planning and Public Spaces, pursuant to Part 4.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act). This SSDA seeks consent for the design, construction and operation of a new Cricket NSW Cricket Centre (CNSWCC) at Wilson Park, within Sydney Olympic Park.

The CNSWCC will comprise a state-of-the-art, dedicated, year-round cricket, training and administration facility that services both regional and metropolitan cricketers, as well as providing facilities for aspiring junior cricketers to support sport, social, health and educational programs.

3. Background

Given the redevelopment and closure of Sydney Football Stadium and its associated cricket training facilities, Cricket NSW decided to relocate its facilities to Sydney Olympic Park. The Wilson Park site has therefore been selected as the appropriate location for the development.

Wilson Park is a former gasworks site, today being used predominantly as playing fields with mature trees generally located around the peripheries. The site has a landfill leachate treatment plant located to its north-east, sharing the same boundary with the site.

4. Site Description

The site is located at Wilson Park, in the suburb of Sydney Olympic Park, within the Cumberland Local Government Area (LGA) and is situated at the north western corner of the Sydney Olympic Park (SOP) precinct.

The site is located in proximity to a number of regionally significant facilities and amenities including the Olympic Park Railway Station, ANZ Stadium, Qudos Bank Arena and Sydney Showground, which are all approximately 2.5km south east of the site. Further to this, the site is located approximately 2km west of Wentworth Point.

The site's locational context is shown in Figure 1 below.

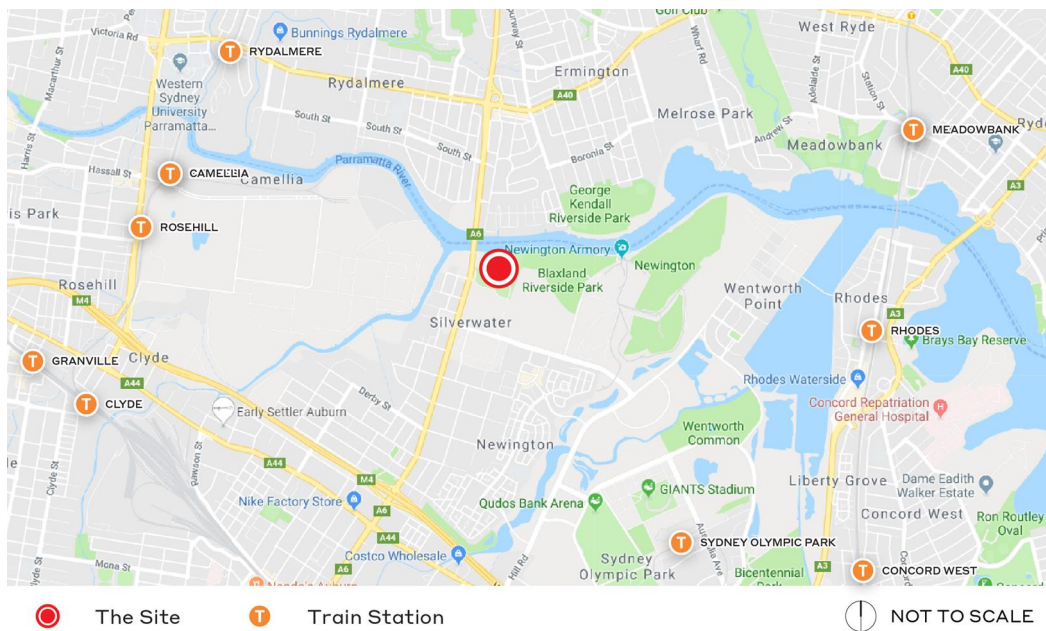


Figure 1 Locational context

The site is irregular in shape and comprises a single allotment of land with an area of 121,082m² and a leased area where development will occur with a site area of 65,767m². The leased area excludes the portion of the Wilson Park site that is used for remediation purposes, as shown in the aerial image of the site provided at Figure 2. The site is currently owned by the Sydney Olympic Park Authority (SOPA) and it is legally described as Lot C in DP 421320. The site is bounded by the Parramatta River to the north, Silverwater Correctional Complex to the east, a busway and industrial lands to the south and Silverwater Road to the west.



Figure 2 Site aerial

5. Overview of Proposed Development

The proposal relates to a State Significant Development Application (SSDA) to facilitate the development of a Cricket Centre for Cricket NSW at the Wilson Park site. Specifically, the works that are proposed for the SSDA include:

- A two storey cricket centre including an internal atrium, gymnasium, community facilities, sports science and sports medicine facilities and business offices;
- An International Cricket Council compliant oval 136m long x 144m wide (16,040m²) (Oval 1) and associated seating;
- A second oval (Oval 2) that complies with the Cricket Australia community guidelines for community club cricket (with a minimum diameter of 100m) (6365m²);
- Outdoor practice nets, 71 wickets with a minimum of 30m run ups;
- A double height (10.7m) indoor training facility with 15 wickets;
- A single storey shed for machinery and storage;
- Associated car parking, landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.

6. Planning Approvals Strategy

The site is located within the Sydney Olympic Park precinct, which is identified as a State Significant site in Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011. As the proposed development has a capital investment value exceeding \$10 million, it is declared to be State Significant Development (SSD) for the purposes of the EP&A Act, with the Minister for Planning and Public Spaces the consent authority for the project.

This SSDA seeks approval for the detailed scope of development described in Section 5 above.

The Department of Planning, Industry and Environment provided the Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Statement for the proposed development on 23 July 2019. This report has been prepared having regard to the SEARs as relevant.

7. Existing services

Dial Before You Dig

An enquiry was lodged on the 3rd May, 2019 and identified the following electrical and communications services:

Provider	Service	Assessment/Impact
AAPT (PowerTel)	Communications	None in development area
Ausgrid	Electrical	Street lighting (bus lane) within the lot, but outside the development area High and low voltage cabling to substation S62647 Abandoned cable crosses the development site
Telstra	Communications	Pits and conduits identified in the development area

Provider	Service	Assessment/Impact
NBN	Communications	Pits identified within the development area, but no conduits identified
Ucomm	Communications	None in development area
Optus	Communications	None in development area
Endeavour Energy	Electrical	None in development area
Pipe Networks	Communications	None in development area
Nextgen	Communications	None in development area
AARNet	Communications	None in development area
Vocus	Communications	None in development area
RMS	Traffic signalling	None in development area

Major communications, including submarine cables, high pressure pipelines and other services run immediately adjacent the west of the development site. Any works outside the development site will be coordinated with the appropriate Utilities.

Electrical

The existing site is supplied from the Ausgrid electrical network. Supply is from kiosk substation S62647, located within the property boundary at west of the site. Incoming high-voltage cables run in the road to the property boundary. An external low-voltage main switchboard is located immediately adjacent the kiosk and is supplied by underground consumers mains cabling.

The kiosk serves two customers: Wilson Park and the Eastern Amenities Building (DB-1).

The Foreshore Amenities Building is currently supplied from Wilson Park.

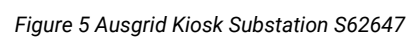
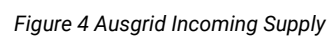
The road running north/south at the east of the site, carparking and EPA treatment ponds and pumping stations are currently served from the amenities building (DB-1).

An Ausgrid preliminary enquiry has confirmed the substation is a 600kVA KL Type, established in October 2013. The site supply is fused at 800A and the current site load is approximately 110A.

The street lighting along the bus lane to the south of the site is supplied separately from the Ausgrid overhead powerlines and will not be impacted by the development.



Figure 3 Ausgrid Kiosk Key Plan



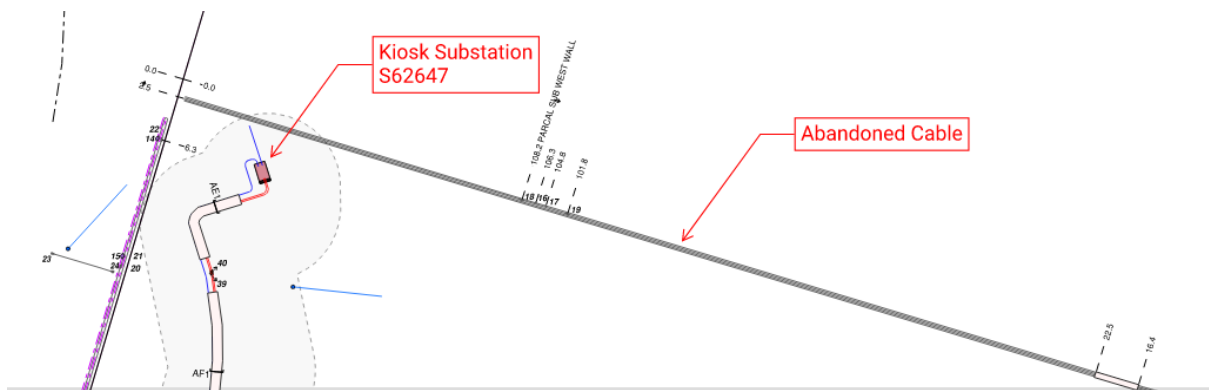


Figure 6 Ausgrid Abandoned Cable

Confirmation of the status of the existing Ausgrid abandoned cable will be sought once an Application for Connection is lodged for the development and it is anticipated these cables are removed as part of the Level 3 design for the upgraded kiosk substation.

Communications

The existing telephone cabling is shown on the Telstra DBYD plans, and runs into the site from Silverwater Rd, to the Riverfront Amenities Block and to the Eastern Amenities Block.

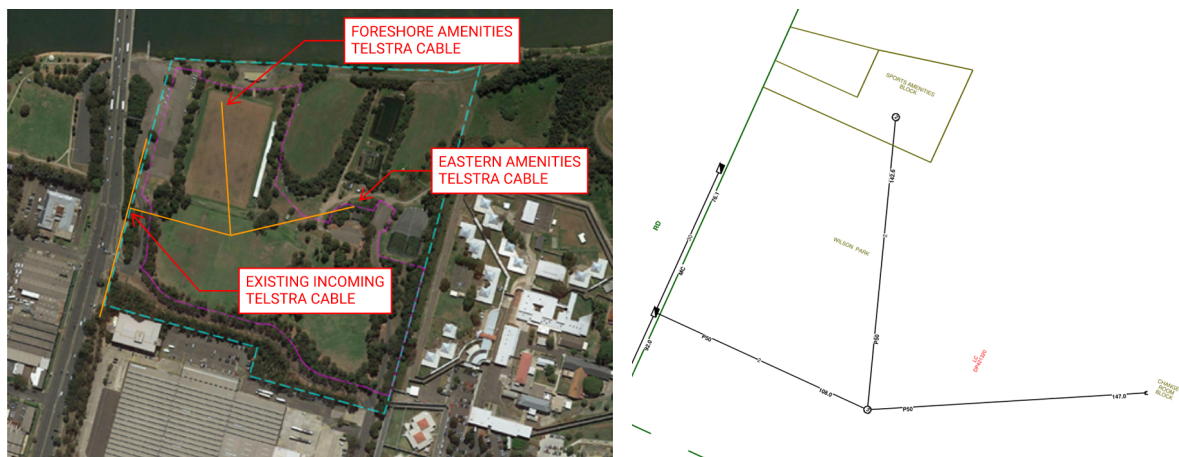


Figure 7 Telstra Pits and Conduits

Further investigations are currently underway with the Sydney Olympic Park Authority (SOPA) to establish if the services to the amenities blocks are currently provisioned and require relocating under this project.

There are also two NBN pits identified within the site, however no associated conduit network is identified on the drawings. The locations of the pits appear to coincide with the Telstra pits and it is likely these are gifted assets – further investigation is currently underway to establish if Telstra or NBN owns these pits.

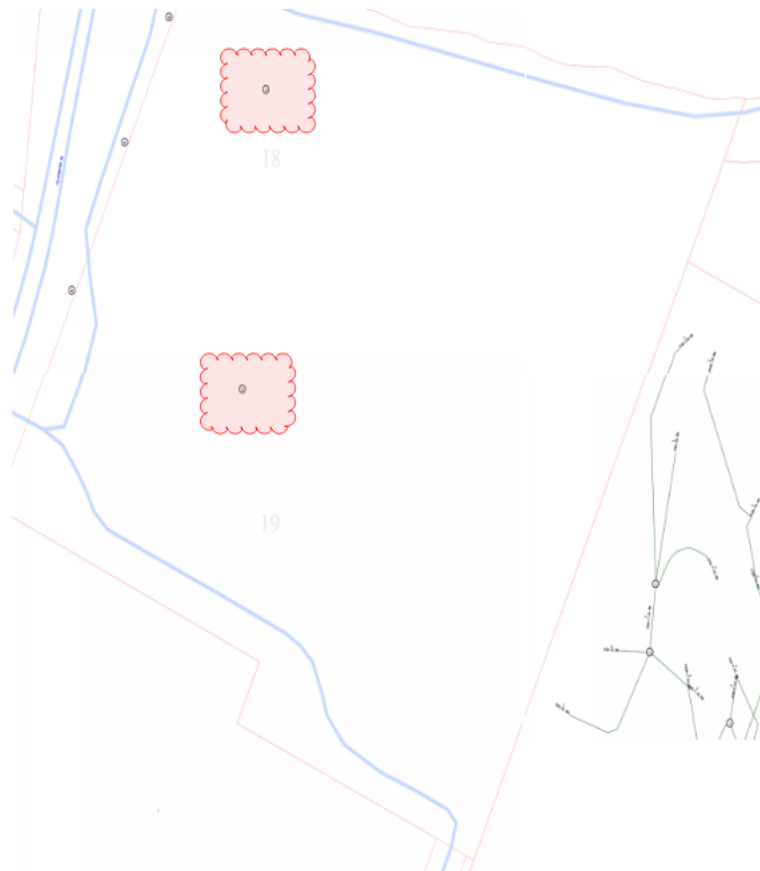


Figure 8 NBN Pits

8. Infrastructure requirements

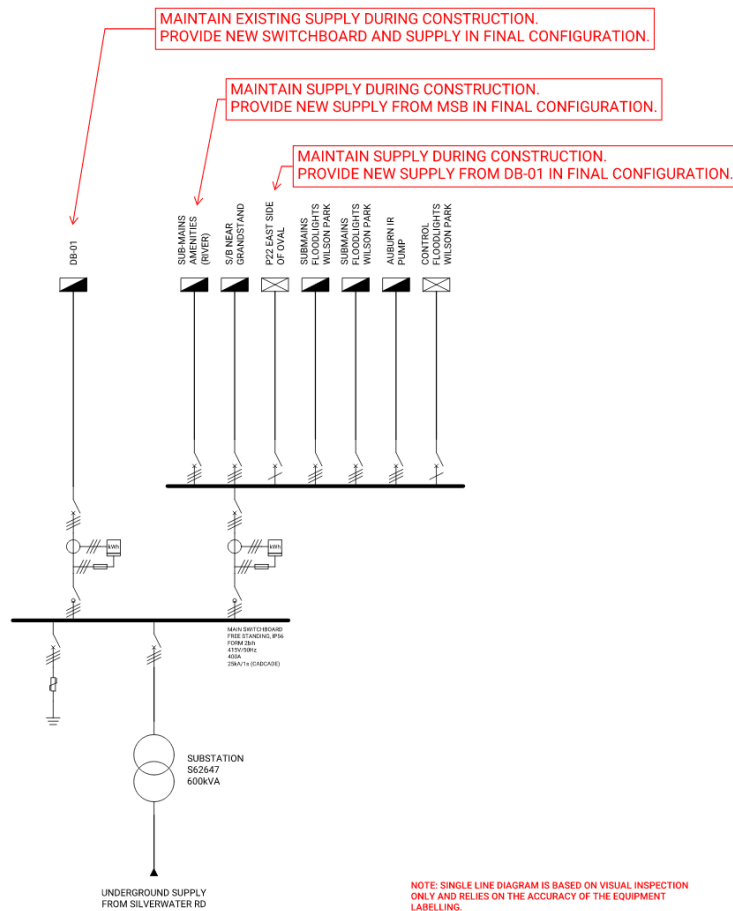
Electrical

The electrical demand for the proposed facility has been estimated at 635kVA (915A), excluding sports field lighting. This is greater than the available capacity of the substation and it is proposed that the kiosk substation be upgraded under these works to provide capacity for the development and any future sports lighting installation. New main consumer mains will be provided to a new main switchboard within the new administration building.

Preliminary enquiries have been lodged with Ausgrid and they have indicated the electrical network has capacity to support the new development. This, along with final maximum demand estimates will be formalised upon submission of an Application for Connection to Ausgrid.

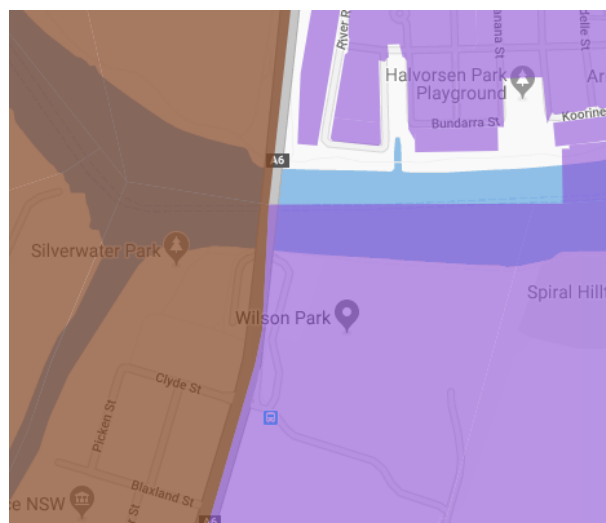
The existing electrical service currently provides electricity to the foreshore amenities block and EPA treatment ponds and pumping stations. Ausgrid policy is for one supply to each lot, therefore these facilities will be reconnected to the new supply with new tariff meters. A new external switchboard will be provided to supply the EPA equipment.

During construction, the works will be staged so the existing supplies are maintained from the existing site supply, with the cabling diverted where required to suit staging of civil and in-ground works. Refer to single line diagram below and site plan in Appendix A for details.



Communications

The new facility will be connected to the NBN to provide telephone and data services. Review of the NBN Rollout service maps indicates that NBN service is available for this development and an application to connect will be lodged once the location of the Building Distributor room within the administration building has been finalised.



In the final configuration, the service provision to the Foreshore Amenities Block, the Eastern Amenities Block and the EPA equipment will be serviced from the building distributor room located within the new Administration Building. Telstra and NBN will be contacted during construction to confirm the temporary relocation or demolition of existing telephone service on the development site. Relocation works will be staged so the existing service is maintained during construction.

9. Consultation history

Dial Before You Dig

Lodged 3/5/2019 and 23/9/2019

DBYD to be renewed prior to construction.

Ausgrid

Preliminary Enquiry Response 8/4/2019 (Master-planning Phase)

Preliminary Enquiry Lodged 31/5/2019

Application For Connection to be submitted.

NBN

Rollout map review 9/9/2019

Confirmation of asset ownership (pits) requested 20/9/2019

Application for Connection to be lodged once Building Distributor room location finalised.

Telstra

Application for relocation/disconnection to be lodged during construction.

Appendix A Site plan

