



LARGE ERECTING SHOP (LES), SOUTH EVELEIGH NSW 2015

Utilities & Infrastructure Servicing Report For Rezoning Application

Job Number: EN – N22_098 August 2022 Rev 6.0

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*As Built plans and schematics were requested to be provided by Sydney Trains, however these were not provided.

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1. EXECUTIVE SUMMARY

A request was made to DPE in February 2022 to request the NSW Minister for Planning and Public Spaces undertake a State-led rezoning to enable the adaptive reuse of the LES site. Specifically, a letter was sent to formally request that DPE prepare Study Requirements to inform a future State Significant Precinct (SSP) Study for the LES site.

The table below provides a summary of the Utility Servicing - Study Requirements addressed by this report and where the relevant requirement is addressed.

Study Requirements		Reference
1.	Utility Servicing	
1.1	Prepare a Utilities Servicing Report for the site that:	This report meets the requirements of `the Study Requirements.
	 a) Identifies the existing utilities / authorities that service the site, applicable utilities / authorities requirements, key utilities / authority issues and relevant background; 	Refer to Section 2 - 8 (Pages 6, 8, 9, 11, 12, 13, 15, 16, 20, 21) of this Report for each of the respective services
	 Assesses the proposed utilities / authorities requirements against relevant utilities / authorities plans, strategies and policies; 	Refer to Section 2 - 8 (Pages 8, 9, 10, 12, 13, 14, 15, 16, 17, 19, 20, 22) of this Report for each of the respective services
	 Considers the significance of the site with respect to utility servicing requirements; 	Refer to Section 2 - 8 (Pages 8, 9, 16, 18, 20, 22) of this Report for each of the respective services
	 Explains and justifies the proposed approach to the utility servicing strategy; 	Refer to Section 2 - 8 (Pages 8, 9, 16, 18, 20, 22) of this Report for each of the respective services
	e) Identifies and addresses the implications of the utility servicing strategy;	Refer to Section 2 - 8 (Pages 8, 9, 16, 18, 20, 22) of this Report for each of the respective services
	f) Summarises the key outcomes for servicing the site.	Refer to Section 2 - 8 (Pages 8, 9, 16, 18, 20, 22) of this Report for each of the respective services



2. INTRODUCTION

2.1. Overview

The Large Erecting Shop (LES) is a large industrial building with a footprint of approximately 6,000sqm located at the north west of the South Eveleigh Precinct. The LES ceased formal operation in 1988 and has been largely unoccupied since 2017.

The NSW Government is committed to working with the local community to develop the biggest innovation district of its kind in Australia, being Tech Central. The South Eveleigh Precinct is a key neighbourhood within Tech Central, delivering workplaces and collaboration spaces that support the vision for a new tech and innovation ecosystem. The inclusion of the LES within the broader South Eveleigh Precinct has the potential to support further innovation, collaboration and jobs for the future.

Transport for NSW (TfNSW) is therefore seeking to adaptively use the LES for a mix of uses, including commercial office and retail premises. Such land uses are currently not permitted within the planning controls that apply to the LES building, which still reflect its former infrastructure function. As such, a State-led rezoning application is being proposed to the Department of Planning and Environment (DPE) to amend the planning controls that currently apply to the site under State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021 (Precincts SEPP).

The proposed new planning controls are intended to facilitate the following:

- Alterations within the existing LES to convert the ground level into commercial office and retail premises,
- Creation of two new 'internal' storeys within the existing LES building envelope for use as commercial office premises,
- External upgrade and conservation work to the existing LES building to ensure it is fit for purpose and environmentally sustainable,
- Heritage interpretation and conservation work generally throughout the LES site,
- Services augmentation, and
- Publicly accessible space upgrades.

While external works are required, the proposal does not seek to significantly alter the existing building footprint of the LES. Further it is proposed that the general form of the existing building and key architectural features of the existing building are retained in any future reuse of the building for commercial purposes, noting that the LES is part of the Eveleigh Railway Workshops complex included on the State Heritage Register.

With the completion of the Locomotive Workshop project, which also involved the adaptive reuse of industrial buildings listed on the State Heritage Register, it is now considered a logical time to adapt and integrate the LES into the broader technology precinct. Transport Asset Holding Entity (TAHE), on behalf of TfNSW, are therefore preparing documentation to support the State-led rezoning application.

This report presents the findings of a desk study review with respect to the following utility infrastructure lead-in services:

- 1. Electrical;
- 2. Mains Water;
- 3. Natural Gas;
- 4. Sewer;
- 5. Telecommunications;
- 6. Stormwater / OSD.

This report will inform future investigations of utilities and infrastructure for the SSD stage.



2.2. The Site

The LES is an isolated building at the north west of the South Eveleigh Precinct as identified at Figure 1. The South Eveleigh Precinct is located approximately 200m to the south west of Redfern Train Station and approximately 200m to the west of the future Sydney Metro Waterloo Metro Station. The South Eveleigh Precinct includes an overall area of approximately 13.2 hectares.

The LES site is currently legally described as being part of Lot 5, in Deposited Plan 1175706. This allotment also includes the North Eveleigh Precinct, the rail lines separating the North and South Eveleigh Precincts, and Redfern Railway Station. It is proposed that the LES building will be subdivided from this overall allotment. The LES subdivision will be part of a future application.

The LES is owned by Transport Asset Holding Entity (TAHE) and managed by Transport Heritage NSW. It is currently being used as a maintenance facility for heritage locomotives, but it requires significant capital investment to bring it up to the required standards for continued use and avoid further deterioration.



Figure 1 – Site Location

The LES is a rectangular building consisting of two main bays with twin gable roofs running the length of the workshop. Internally, the workshops are articulated with regular cast-iron columns supporting both roof and overhead cranes. Main elevations are regularly articulated with twin semi-circular arched windows with smaller arched windows above. Existing site photographs can be seen in **Figure 2**.





Picture 1 Eastern Elevation of LES Source: TAHE



Picture 2 Southern Elevation of LES with train in-situ Source: TAHE

Figure 2 – Site Photographs

2.3. Proposed Controls

The proposed amendments to the Precincts SEPP involve the inclusion of the LES site within the 'Business Zone—Business Park' zone, which applies to the majority of the South Eveleigh Precinct and notably is the existing zoning for the adjacent Locomotive Shops.

Further, the State-led rezoning application proposes new development standards including a maximum gross floor area (GFA) control on the LES site of up to 15,000sqm (TBC). Other minor changes as required may be proposed to the Precincts SEPP to facilitate the reuse of the LES building for commercial office and retail purposes.



2.4. BCA Classification

BCA classification(s) of the development are as follows:

BCA Classification	Class 5 Commercial Class 6 Retail
Rise in Storeys	3
Type of Construction	Type A Construction
Effective Height	Less than 25m
Floor Area (approx)	15,000sqm (GFA - TBC)

2.5. Mandatory BCA Energy Efficiency Requirements

Mandatory BCA Energy Efficiency requirements are as follows:

- 1. Part J1 Building Fabric;
- 2. Part J2 External Glazing;
- 3. Part J3 Building Sealing;
- 4. Part J5 Air Conditioning and Ventilation;
- 5. Part J6 Lighting and Power;
- 6. Part J7 Hot Water Supply;
- 7. Part J8 Facilities for Energy Monitoring.

Additional Requirements:

- 1. City of Sydney Council Requirements (acoustics and natural ventilation);
- 2. Greenstar/NABERS (commercial/retail);
- 3. TAHE Design Brief / PPR.



3. UTILITY ENGINEERING SERVICES

3.1. Utilities Services Review / Analysis

A utilities review has been carried out in consultation with the relevant local authorities to identify the existing utilities at the site.

Dial Before You Dig (DBYD) requests were submitted on in May 2022 to investigate the presence of existing utilities such as natural gas, water, stormwater, sewer and telecommunications.

The following utilities with interests/assets in the vicinity of the site were notified in this process:

Seq. No.	Authority Name	Phone	Status
211285834	AARNet Pty Ltd Nsw	1300 275 662	NOTIFIED
211285829	Ausgrid	(02) 4951 0899	NOTIFIED
211285838	City of Sydney (Contaminated Lands)	(02) 9265 9546	NOTIFIED
211285837	City of Sydney (IMS)	(02) 9265 9819	NOTIFIED
211285825	FiberSense Pty Limited (NSW)	1300 947 466	NOTIFIED
211285833	Jemena Gas South	1300 880 906	NOTIFIED
211285822	Luminet Pty Ltd	1300 586 463	NOTIFIED
211285826	NBN Co NswAct	1800 687 626	NOTIFIED
211285828	Nextgen NCC - NSW	1800 262 663	NOTIFIED
211285832	Optus and or Uecomm Nsw	1800 505 777	NOTIFIED
211285823	Sydney Metro	(02) 8265 9400	NOTIFIED
211285839	Sydney Trains Central	(02) 9848 9578	NOTIFIED
211285835	Sydney Water	13 20 92	NOTIFIED
211285827	Telstra NSW Central	1800 653 935	NOTIFIED
211285824	TPG Telecom (NSW)	1800 786 306	NOTIFIED
211285821	TransGrid	(02) 9620 0422	NOTIFIED
211285836	Transport for NSW	(02) 8837 0285	NOTIFIED
211285830	Vocus Communications	1800 262 663	NOTIFIED
211285831	Vocus Communications 2	1800 262 663	NOTIFIED

END OF UTILITIES LIST

3.2. Capacity Calculation Assumptions

The following assumptions have been made in carrying out this assessment:

- Site area 6000 m² (approx.);
- Approximately 15,000 m² (TBC) of commercial/retail Gross Floor Area (GFA);
- Average population of 1 person per 10m² for commercial/retail;
- Cold Water ~ 34 kL/day;
- Sanitary / Sewer Discharge ~32 kL/day;
- Gas ~1,000 MJ/hr un diversified load;
- Fire Hydrant System 20 L/s; and sprinkler system 22 L/s
- Hot Water ~3,000 Litres over peak hour.



4. ELECTRICAL

4.1. Electrical Maximum Demand

Based on our preliminary electrical maximum demand calculations for PCA Grade A requirements of a minimum of 50VA/m², the new development will require 2,600 Amps/Phase, or 1,800kVA. This includes for 20% of spare capacity to allow for future demand by occupants and climate change adaptations. This electrical maximum demand also allows for full electrification.

In 2018, IGS submitted a preliminary enquiry form to Ausgrid based on this load asking for advice on how Ausgrid would look to service the site. Refer Figure 3 below.

reliminary enquiry					
ORM NECF - 01				Ause	grid
/hen to use this form		How to subm	it this form b	o Ausgrid	
you have a specific enquiry related to:		Sydney, Cent	tral Coast and	d Hunter	
establishing a new connection to the Ausgnd network, or		Fax:	(02)	4399 8007	
modifying an existing connection to the Ausgno nerwork, or relocation existing Augustic electrical network assets and		Fax (local cal	iii): 130	0 662 089	
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newared your cheetion, then use this form to help us respond to your en	autry.	Honer Munte	r only		
namered jobs question, sien dae and form to help as respond to your en	repair pa	Fax: 10	2) 6542 9037		
preliminary enquiry is also required for some larger connections. You s fer to the NECF-01 Form Guide if you are intending to register or requir	houid re an exemption	Email: da	damuswellbro	ok@ausgrid.com.au	
accordance with the National Electricity Rules, to ensure you include th	se appropriate information.				
or all other Ausgrid enquiries call us on 13 15 35 or go to Ausgrid Conta	ect Us at http://www.ausgrid.	com.au/Comm	on/About-us/C	Contact-us	
charge applies for provision of initial advice. Please refer to the "Prelim	inary Enquiry Service* charg	ge in <u>Ausgrid's</u>	Connection P	olicy - Connection Ch	varges
cournent on the Ausgrid website for further details.					
ields marked with an * are mandatory					
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Vince Nigro				8488 4600	
ostal address *			Mobile phor	e number *	
Suite 1.11, 75 Mary Street, St Pete	rs		3	0431 25 10 37	
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Figure 3 – Preliminary Enquiry Form



Ausgrid then advised that the proposal of the installation of two (2) mini chamber substations will incur upstream augmentation based on the load on the feeders to the South Eveleigh site.

To verify whether Ausgrid's advice in 2018 is still valid or not, IGS submitted a new enquiry to Ausgrid, and will update this report to include Ausgrid's response once it's received.

4.2. Proposed and Servicing Strategy

Based on maximum demand calculations, the following substation arrangements need to be considered:

2 x 1,000kVA surface mini chamber substations

New underground conduits will be required to reticulate HV feeders from Ausgrid HV network. Further information will be provided once Ausgrid responds to IGS preliminary enquiry.

Required network augmentation and HV works will be further developed as a part of the Level 3 ASP design.

Typical surface mini substation:

Below are the spatial requirements for the surface mini substation:



PLAN SHOWING EQUIPMENT LAYOUT

Figure 4 – Surface Mini Chamber Substation Standard Layout (source: Ausgrid)



5. NATURAL GAS

5.1. Gas Maximum Demand

The gas maximum demand has been estimated at:

• 1000 MJ/h un-diversified load.

This is based on the Heating Ventilation and Air Conditioning (HVAC) System being a reverse cycle, split, air cooled, type system. It has been assumed that hot water and cooking appliances in the commercial and food retail portions of the development will predominantly be electric (based on electrification strategy for the site).

Gas has been allowed only for cooking associated with the F&B portions of the development.

5.2. Existing Services

There are no major existing gas services within the site that will need to be decommissioned and/or diverted.

5.3. Jemena Infrastructure in the Vicinity of the Site

Site has good gas main coverage. There is a 110mm 210kPa gas main Locomotive. The gas mains in the vicinity of the site will be suitable and adequate to service the site.

This is shown below in Figure 5.



5.4. Summary and Conclusions

Jemena have extensive infrastructure in the vicinity of the site and can easily cater for the proposed new development.



6. TELECOMMUNICATIONS

6.1. Telecommunications Infrastructure in the Vicinity of the Site

Response from the respective telecommunication providers and NBN shows multiple existing and proposed conduits, pits and manholes within the vicinity of the site.

The telecommunications services identified are expected to have the capacity to service the future needs of the proposed development.

6.2. Existing Services

There are multiple telecommunications carriers with assets in the area to service the development and surrounding site. Carriers identified as having assets in the area are:

- 1. NBN
- 2. Telstra
- 3. Vocus
- 4. Nextgen
- 5. Optus and Uecomm
- 6. TPG



6.2.1. NBN

According to DBYD information, the National Broadband Network (NBN) has assets and a series of service pits and manholes in the vicinity of the subject site and along Locomotive St. This infrastructure will need to be protected, and services will need to be coordinated with the National Broadband Network (NBN).

An application to service the site has been lodged with NBN, which has been approved by NBN as shown in Appendix C.



Figure 6 – NBN Infrastructure in 173-179 Locomotive St



6.2.2. Telstra

As shown in Figure 7, there are multiple Telstra service pits and underground conduits along Locomotive St. These assets are not anticipated to be impacted by the new development, however they shall be protected during construction



Figure 7 – Telstra Infrastructure in the Vicinity of the Site



6.2.3. Vocus

Based on the DBYD information, there are Vocus assets along Garden Street. There is indication of underground conduiting along Garden St as shown below from DBYD information. In this case, these assets will **not** need to be protected during construction.



Figure 8 – Vocus Infrastructure in the Vicinity of the Site



6.2.4. Nextgen

Based on the DBYD information, Nextgen has assets along Garden St and Central Avenue Which terminate at 8 Central Avenue and 2 Central Avenue. These assets will not be impacted by the new development; however, they shall be protected during construction.



Figure 9 – Nextgen Infrastructure in the Vicinity of the Site



6.2.5. Optus and Uecomm

As shown below, there are Optus and Uecomm assets along Locomotive St and Central Street that are within the vicinity of the development site. These assets are not anticipated to be impacted by the new development; however, they shall be protected during construction.



Figure 10 – Optus (bottom) and Uecomm (top) Infrastructure in the Vicinity of the Site



6.2.6. TPG

Based on the DBYD information, there is a small portion of TPG pipe network located on Wyndham St, Margaret St, Regent St. Moreover, Communication pits also exist at the Henderson Rd and Alexander Street junction. These asset are unlikely to be affected during the construction phase



Figure 11 – TPG Infrastructure in the Vicinity of the Site

6.3. Summary and Conclusions

The major Telco's (including NBN) all have infrastructure in the vicinity of the site and can easily cater for the proposed new development. This will be subject to application to NBN after a DA approval has been obtained.



7. STORMWATER

7.1. Stormwater Management Requirements

City of Sydney Council specify stormwater management requirements for new developments within their LGA in their Stormwater Drainage Manual. This manual confirms the requirements for stormwater conveyance through the site and stormwater discharge controls. Sydney Water are also an asset owner of the stormwater systems within the site catchment area. Stormwater management must comply with both City of Sydney and Sydney water requirements

7.2. Existing Services

It can be assumed there is existing stormwater systems for the site, as the existing building has a large roof area which is drained.

7.3. Stormwater Infrastructure in the Vicinity of the Site

Authority GIS mapping information does not show any stormwater assets, however based on a preliminary desktop review, there maybe existing stormwater within the vicinity of the site which was constructed as part of the adjacent developments within the precinct.

As Builts were requested to be provided by Sydney Trains, however these were not provided

7.4. Flooding

The site is situated within the Alexandria Canal flood plain, and based on the review of available council flood reports, the site may be flood affected at the north western fringe.



Figure 12 – 100yr flood extent. Extract from City of Sydney flood study 2014



7.5. On site detention and WSUD requirements

Stormwater OSD requirements are stipulated by Sydney Water, see below correspondence from Sydney water regarding the OSD requirements from the subject site:

"The On Site Detention requirements for the 6,270 square meters site at Locomotive Street, Eveleigh, are as follows:

•	On Site Detention	97 cubic meters
•	Permissible Site Discharge	230 L/s

The approval for the On Site Detention would only be given as part of the Section 73 application for this development. The On Site Detention is to be designed according to the above values and submitted to Sydney Water for approval with the Section 73 application. The following details are to be included in your submission for On Site Detention approval:

- Location of the On Site Detention in relation to the development
- Location of the On Site Detention in relation to overall stormwater network of the property
- Plan and Elevation of the On Site Detention tank with all dimensions
- Orifice plate calculation"

Water sensitive urban design would also be applicable to this project with the site required to meet specific pollutant reduction targets with the stormwater discharge quality

7.6. Summary and Conclusions

Stormwater systems need to be further investigated; possible amplification of existing council stormwater infrastructure maybe required.

Flooding and flood planning levels of habitable internal areas will be set to address any minor flooding to the north / west fringe area of the site.

OSD (including Water Sensitive Urban Design – WSUD) is applicable to this site and needs to be factored into spatial planning. Stormwater concept plans will be required for the DA submission.



8. MAINS WATER

8.1. Water Maximum Demand

Water maximum demand has been estimated as follows:

- Cold Water 32,000 L/day;
- Fire Hydrant System 20 L/s; and fire sprinklers 22 l/s
- Hot Water 3,000 Litres over peak hour.

8.2. Existing Services

There are no major water services within the site that will need to be decommissioned and/or diverted.

Any minor water services within the site servicing the respective buildings can be readily decommissioned during demolition.

8.3. Mains Water Infrastructure in the Vicinity of the Site

Sydney Water is the responsible authority for the provision of potable water to the site.

There is a 150mm water main on the eastern boundary of the site and a 200mm water main adjacent to the southern boundary within Locomotive St that will be suitable for connection subject to Pressure and Flow Enquiry and Sydney Water approval through the standard Section 73 process.

Figure below indicates the Sydney Water mains water infrastructure in the vicinity of the site.





Figure 13 – Sydney Water infrastructure – Water Mains in the vicinity of the site

8.4. Summary and Conclusions

The existing 200mm water main at the southern boundary which will be suitable for the proposed new development.



9. SEWER

9.1. Sewer Maximum Demand

Sewer maximum demand has been estimated as follows:

Sanitary / Sewer Discharge 32,000 l/day.

9.2. Existing Services

There are no major sewer services within the site that will need to be decommissioned and/or diverted.

The existing services within the site have the capacity to cater for the proposed new development.

9.3. Sewer Infrastructure in the Vicinity of the Site

Sydney Water is also the responsible authority for the provision of sewer services to and through the site. Information provided by Sydney Water shows a 225mm gravity sewer main adjacent to the eastern and southern boundary. Multiple connection points seem to exist within the site which connect to the adjacent sewer mains. The existing 225mm sewer main will be suitable for the development and likely to be reused.

This will be confirmed by the Section 73 that will be lodged with Sydney Water after a Development Application (DA) is obtained.



Figure 14 – Sydney Water infrastructure – Water Mains in the vicinity of the site



9.4. Summary & Conclusions

There is adequate sewer infrastructure in the vicinity of the site and can easily cater for the proposed new development.

The quality of the existing sewer mains are not known at this stage however there are multiple options to work from on this site if any of the quality of the mains are deemed unsuitable.







Appendix A Pressure & Flow Enquiry



Statement of Available Pressure and Flow



Emma Miles 46a Macleay Street Potts Point, 2011

Attention: Emma Miles

Date:

23/05/2022

Pressure & Flow Application Number: 1408041 Your Pressure Inquiry Dated: 2022-05-11 Property Address: 2 Locomotive Street, Eveleigh 2015

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

ASSUMED CONNECTION DETAILS

Street Name: Locomotive Street	Side of Street: North
Distance & Direction from Nearest Cross Street	50 metres West from Cornwallis Street
Approximate Ground Level (AHD):	22 metres
Nominal Size of Water Main (DN):	150 mm

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Maximum Pressure 63 metr	e head
Minimum Pressure 46 metr	e head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow I/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	46
Fire Hydrant / Sprinkler Installations	10	46
(Pressure expected to be maintained for 95% of the time)	15	44
	20	42
	25	39
	30	35
	40	26
	50	14
Fire Installations based on peak demand	10	44
(Pressure expected to be maintained with flows	15	42
combined with peak demand in the water main)	20	40
	25	36
	30	33
	40	23
	50	11
Maximum Permissible Flow	55	4

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

swtapin@sydneywater.com.au

Sydney Water Corporation ABN 49 776 225 038 1 Smith St Parramatta 2150 | PO Box 399 Parramatta 2124 | DX 14 Sydney | T 13 20 92 | www.sydneywater.com.au Delivering essential and sustainable water services for the benefit of the community



Appendix B Spatial Requirements

Spatial requirements for the servicing of the site externally and internally have been shown integrated / coordinated into the FJMT reference scheme.



Appendix C

Authority Correspondence



Fri 13/05/2022 8:03 AM

Stormwater Correspondence – Sydney Water

RE: [External] Tramshed - Locomotive Street, Eveleigh NSW 2015



i) Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message

Prabeg Sharma,

The On Site Detention requirements for the 6,270 square meters site at Locomotive Street, Eveleigh, are as follows:

On Site DetentionPermissible Site Discharge

97 cubic meters 230 L/s

The approval for the On Site Detention would only be given as part of the Section 73 application for this development. The On Site Detention is to be designed according to the above values and submitted to Sydney Water for approval with the Section 73 application. The following details are to be included in your submission for On Site Detention approval:

- Location of the On Site Detention in relation to the development
- Location of the On Site Detention in relation to overall stormwater network of the property
- Plan and Elevation of the On Site Detention tank with all dimensions
- Orifice plate calculation

Best Regards

Planning and Technical City Growth and Development

Business Development

Level 13, 1 Smith Street Parramatta NSW 2150



We're working on something big

Every drop brings us one step closer to transforming our customers' online experience with Sydney Water



Sydney Water respectfully acknowledges the traditional custodians of the land and waters on which we work, live and learn. We pay respect to Elders past and present. Read more about our commitment to reconciliation.





Electrical Supply Correspondence – Ausgrid

Preliminary Enquiry – Response Letter

26/05/2022

Webform ref: 335860

Integrated Group Services Pty Ltd T/as IGS Pty Ltd Attention: NIMA KHERADHOOSH Via email: nima.kheradhoosh@igs.com.au

Premises address:

8 LOCOMOTIVE STREET, EVELEIGH

Ausgrid AE Reference: 700007836

Dear NIMA

I refer to your preliminary enquiry regarding the electricity connection at the above address and provide the following information.

- The Ausgrid network does not have the capacity to connect the proposed 1.8 MVA, 3 phase low voltage electricity connection. An extension/augmentation of the Ausgrid network is required. Following is the likely work(s) required to provide the request capacity.
 - Installation of two substations.
 - New HV feeder will be required to supply the two proposed substations.
- An extension/augmentation of the Ausgrid network is Contestable and requires the customer to engage accredited service providers to undertake the design and construction of the required works. Information on how to connect to the Ausgrid network can be found on our website at the following link: https://www.ausgrid.com.au/Connections
- Ausgrid is unable to provide costs or timeframes for Contestable works. However, accredited service providers may be able to provide the information.
- To proceed further in obtaining a new or altered electrical connection to the property a Connection Application will need to be submitted. The various application forms are available on our website at the following link: <u>https://www.ausgrid.com.au/Connections</u>

It should be noted that the above advise is based on Ausgrid's polices and network status as of today and are subject to change.

Connections to the Ausgrid network are governed by a set of laws and rules referred to as the National Energy Customer Framework (NECF). Included in the NECF is the National Electricity Rules (NER). Under these rules, a binding contract may only be formed after a connection application is lodged and Ausgrid has made a connection offer in response to that application. Accordingly, to make arrangements for the electricity connection of the development to the Ausgrid network you should lodge a completed connection application.

Should you require any further information please contact me.

Yours sincerely,

Lingasen Pather

Ausgrid

Direct Telephone Number: 0296639209 Email: LPather@ausgrid.com.au



Telco Supply Correspondence – NBN





Appendix D

Rezoning & Sub-Division Plans





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