

Electrical Supply

Ausgrid is well placed to service the forecast additional load and no augmentation of zone substations or the sub-transmission network will be required prior to 2025. The ultimate 2036 loads however indicate constraints and augmentation may be required. The proposed urban renewal precincts have a residential growth projection to 2036 of 7,186 dwellings/lots equivalent to a forecast load of 29 MVA.

The Arncliffe and Banksia precincts are currently serviced via the St George Load Area. There are known network limitations at both the Arncliffe and Rockdale zone substations due to ageing assets. Ausgrid has planned to build a new 132/11kV zone substation for Rockdale by 2018 and decommission the ageing assets in Arncliffe and Rockdale however the new substation would also be insufficient to service this additional load. As such Ausgrid propose to split load between the new Rockdale 132/11kV and existing Kogarah 132/11kV zone substations.

Ausgrid has a rolling development program which responds to known developments and increases in electrical requirements. Upgrades will be undertaken over a period of time however, if the upgrades undertaken by Ausgrid do not coincide with the development program of individual projects then the cost of some upgrades may be required to be borne by the developments.

Water Supply

The Arncliffe and Banksia precincts are serviced with drinking water via four water reservoir systems supplied from the Potts Hill delivery system. Drinking water to the Potts Hill delivery system is supplied from the Prospect water filtration plant.

Network extensions or amplifications are likely to be required to service the redevelopment areas. These will be assessed at the section 73 (Sydney Water Act) application stage. The Potts Hill delivery system is likely to have sufficient capacity to service the nominated growth in this corridor to 2036. This is subject to confirmation once more information is available in relation to development timing and sequencing within the precincts.

Wastewater Services

The Arncliffe and Banksia precincts are within the Malabar wastewater system. The Malabar wastewater treatment plant has sufficient capacity to cater for the forecast growth in these precincts.

Based on Sydney Water's 2020 dwelling forecast, there is capacity available in the trunk wastewater network for initial development. Network extensions and amplifications are likely to be required to service the forecast growth in this corridor. These will be assessed at the section 73 (Sydney Water Act) application stage.

Recycled Water Supply

Sydney Water has no recycled water supply to these precincts. Recycled water is supplied by a private operator (Discovery Point Water Factory Pty Ltd) to the Discovery Point development at Wolli Creek.

Gas Supply

Jemena is the network owner of natural gas infrastructure in this corridor. The anticipated residential growth forecast does not have a significant impact on the current capacity however further network extensions or amplification may be required dependent on specific gas load locations.

Industrial and commercial developments which utilise natural gas will be assessed on a case by case basis for supply. Jemena's preference is to be involved with the forward planning of developments and should be contacted during a pre-construction phase.

Capacity is not reserved for any individual proposal.

Communications

The corridor is currently serviced by existing fibre optic communications cabling located within the vicinity of the precincts.

These cables supply existing telephone services and require extensive work to be incorporated into the NBN network. The NBN network is designed to be available for the future population of the precinct. Telephone services are available to the area. Telstra must provide adequate telephone services for emergency use and capacity will be made available at the existing exchanges for this purpose. High speed data connections can be provided by wireless or existing fibre optic infrastructure prior to completion of the NBN network. New fibre connections will be required in areas of development where cable-based high speed data connections be require prior to the planned roll out of the NBN.