Annexure S:
Infrastructure Technical Study

SydneyOlympicPark

Infrastructure Master Plan

Multi-Discipline Report

Sydney Olympic Park

21 August 2025

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PREPARED FOR:

Sydney Olympic Park Authority (SOPA)

PREPARED BY:

Stantec Australia Pty Ltd

Stantec

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F	18 August 2025	Updated as per comments	Spencer Hines	Bobby Fitzgerald	Josh Daniels	Bobby Fitzgerald

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1. Introduction

Sydney Olympic Park Master Plan 2050 (Master Plan 2050) provides a coordinated, long term development plan to support the ongoing transformation of Sydney Olympic Park into a thriving suburb, strategically located in the centre of Greater Sydney.

Master Plan 2050 aims to balance certainty with flexibility enabling Sydney Olympic Park's future to be resilient, dynamic and able to leverage future opportunities and technologies not yet known.

The draft Master Plan 2050 was exhibited from 28 October 2024 to 29 November 2024. The exhibition package included the following:

- The Master Plan 2050
- Explanation of Intended Effects identifying associated amendments to State Environmental Planning Policy (Precincts – Central River City) 2021 (Central River City SEPP 2021)
- Supporting technical reports.

A total of 498 submissions were received from stakeholders, the community and leaseholders.

A range of issues were raised in the submissions relating to draft Master Plan 2050 and supporting technical reports, which related to:

- Housing and jobs targets
- Land uses
- Building heights and floor space ratio (FSR) and miscellaneous built form controls
- Transport and parking
- Open space and landscaping
- Infrastructure provision
- Environmental considerations
- Events

In response to the submissions, Master Plan 2050 has been refined, and supplementary or updated technical reports have been provided.

This document responds to issues raised regarding utility servicing both within Master Plan 2050 and the Utilities & Infrastructure Master Plan Multi-Discipline Report for Sydney Olympic Park.

This report has been prepared by *Stantec Australia Pty Ltd* for the *Sydney Olympic Park Authority (SOPA)* to provide utility servicing advice and expertise to inform the infrastructure delivery process for the Sydney Olympic Park 2050 Master Plan. The purpose of this utility investigation is to review the existing network based on authority advice and Sydney Olympic Park's existing capacity to meet the needs of the future developments. Conceptual designs have also been prepared to demonstrate assumed upgrades needed to service all new developments.

The existing infrastructure of the Sydney Olympic Park currently services a vast range of infrastructure including low-rise commercial and industrial buildings, sports stadiums, high density residential and regional parklands. The current utility infrastructure is likely not designed to meet the demands of the future developments and will be analysed to provide information on where possible upgrades may be required.

While this information is based on previous experience and recommendations, final requirements around the adjustment or deviation of each utility network should be granted by the utility providers at a development stage

closer to construction. The existing infrastructure to be analysed within this report includes potable water, wastewater, recycled water, electrical, gas, and telecommunications networks.

Figure 1-1 Sydney Olympic Park Site Location

1.1 Infrastructure Staging

The staging of each item of infrastructure has been aligned to the anticipated timing of the development of each site within the Sydney Olympic Park. Stage 1 includes enabling works, key streets and initial infrastructure that will be required to be delivered before the Sydney Metro West becomes operational. It is anticipated that developments within the Urban Centre near the Metro Station will be the first sites developed.

It is anticipated that utility infrastructure will be delivered concurrently when sites are developed. Clause 23 of Appendix 4 of the *State Environmental Planning Policy (Precincts—Central River City) 2021* outlines that development consent must not be granted unless the consent authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made. It is important to note the staging is indicative and is informed by the information available at the time of this report.

2. Existing Infrastructure

Section 2 details the utilities that currently exist within the Sydney Olympic Park. These are made from several different materials which include:

- **DICL** – Ductile Iron Concrete Lined
- **uPVC** – Unplasticized Poly Vinyl Chloride
- **CICL** – Cast Iron Concrete Lined
- **SCL** – Steel Cement Lined
- **oPVC** – Oriented Poly Vinyl Chloride
- **VC** – Vitrified Clay
- **GRP** – Glass Reinforced Plastic

2.1 Existing Potable Water Network

Source Information

To assess the existing potable water infrastructure for the Sydney Olympic Park development, the following documents and sources were reviewed:

- SOPA 2050 Master Plan
- Sydney Water Hydra Asset Database
- Design Criteria Guidelines Supplement - Sydney Water (2010)
- The Water Supply Code of Australia, WSA 03—2011-3.1, Sydney Water Edition Version 3 -2014 (WSA Code 2014)
- Sydney Water Growth Servicing Plan 2020-2025
- Before You Dig Australia (BYDA) completed 10/08/2023

Sydney Water have not provided access to their water infrastructure hydraulic models to assess the capacity of the existing potable water network to accommodate the Sydney Olympic Park development. This is typical of the Sydney Water process as hydraulic assessments are completed within Sydney Water applications further into the design stages of individual developments. The existing potable water network is detailed in **Appendix A**.

Urban Centre

The Sydney Olympic Park Urban Centre is bounded by Grand Parade, Australia Avenue, Sarah Durack Avenue, and Olympic Boulevard. The new developments will accommodate a variety of land uses, building densities and transport infrastructure. The Urban Centre has an existing Potable Water reticulation network with the size and material of each street listed below:

- Olympic Boulevard: DN375 DICL, DN250 DICL, DN200 DICL & DN150 DICL
- Herb Elliot Avenue: DN250 CICL
- Murray Rose Avenue: DN200 DICL
- Australia Avenue: DN250 DICL & DN300 DICL
- Figtree Drive: DN150 DICL & DN200 DICL

The DN400 SCL main close to the western side of Herb Elliot Avenue is the closest trunk main (main that delivers water from one area to another) that services the Urban Centre. It is also bounded by the DN300 DICL water main on the intersection of Murray Rose Avenue and Australia Avenue as well as the DN250 DICL water main on the intersection of Sarah Durack Avenue and Australia Avenue. The precinct is serviced by the DN900 CICL trunk main located on the Western Motorway approximately 810m from the Urban Centre.

The Eastern Neighbourhood

The Eastern Neighbourhood is bounded by Bennelong Parkway, Australia Avenue and the Brickpit. The precinct will feature high-density residential areas as well as the opportunity for a potential new primary school. The Eastern Neighbourhood has an existing Potable Water reticulation network with the size and material of each street listed below:

- Australia Avenue: DN250 DICL & DN150 DICL
- Bennelong Parkway: DN150 DICL
- Murray Rose Avenue: DN150 DICL
- Parkview Drive: DN200 DICL & DN150 DICL

The DN400 SCL main close to the western side of Herb Elliot Avenue is the closest trunk main that services the Eastern Neighbourhood via the Urban Centre's reticulation network. The development area is also bounded by the DN250 DICL water main at the intersection of Bennelong Parkway and Australia Avenue as well as the DN300 DICL water main at the intersection of Australia Avenue and Murray Rose Avenue. The Eastern Neighbourhood is serviced by the DN900 CICL trunk main located on the Western Motorway approximately 1300m south-west.

The Southern Neighbourhood

The Southern Neighbourhood is the southern entrance to the Sydney Olympic Park via the Western Motorway and Homebush Bay Drive. It is bounded by Sarah Durack Avenue, Shirley Strickland Avenue, Australia Avenue, and Olympic Boulevard. The Southern Neighbourhood borders with the Urban Centre, Sports and Civic Precinct, and Bicentennial Park. The Southern Neighbourhood has an existing Potable Water reticulation network with the size and material of each street listed below:

- Sarah Durack Avenue: DN150 DICL
- Olympic Boulevard: DN150 DICL
- Shire Strickland Avenue: DN200 DICL
- Australia Avenue: DN250 DICL

The DN400 SCL main close to the western side of Herb Elliot Avenue is the closest trunk main that services the Southern Neighbourhood via the Urban Centre's reticulation network. The Southern Neighbourhood is serviced by the DN900 CICL trunk main located on the Western Motorway approximately 750m west.

Haslams Neighbourhood

The Haslams Neighbourhood forms part of the new residential developments at Sydney Olympic Park and is located at the western end of the Master Plan, on the edge of Haslams Creek and to the west of Sydney SuperDome. The neighbourhood is bounded by Hill Road, Pondage Link, Edwin Flack Avenue and Old Hill Link. The Haslams Neighbourhood has an existing Potable Water reticulation network with the size and material of each street listed below:

- Pondage Link: DN250 DICL
- Hill Road: DN250 DICL, DN375 DICL & DN150 DICL
- Old Hill Link: DN250 DICL
- Edwin Flack Avenue: DN200 DICL

The DN375 DICL main close to the intersection of Old Hill Link and Hill is the closest trunk main that services the Haslams Neighbourhood. The Haslams Neighbourhood is serviced by the DN900 CICL trunk main located on Western Motorway approximately 700m south-west.

Edwin Flack Neighbourhood

The Edwin Flack Neighbourhood is bounded by the Carter Street Precinct and Edwin Flack Avenue from Shale Street to Birnie Avenue. The neighbourhood is on the western edge of Sydney Olympic Park and acts as a transition between Sydney Olympic Park and Carter Street Precinct. It will feature a mix of residential and commercial developments, including student housing, tourist, and visitor accommodation, residential flat building as well as local services and businesses. The Edwin Flack Neighbourhood has an existing Potable Water reticulation network with the size and material of each street listed below:

- Edwin Flack Avenue: DN250 DICL
- Uhrig Road: DN300 CICL
- Grazier Street: DN200 uPVC
- Birnie Avenue: DN400 SCL

The DN400 SCL main at the intersection of Birnie Avenue and Edwin Flack Avenue is the closest trunk main that services the Edwin Flack Neighbourhood. The precinct is serviced by the DN900 CICL trunk main located on the Western Motorway approximately 200m from the Edwin Flack Neighbourhood.

The Sports and Civic Precinct

The Sports and Civic Precinct is bounded by Dawn Fraser Avenue, Olympic Boulevard, Shirley Strickland Avenue, and Edwin Flack Avenue. It is located west of the Urban Centre and south of the Stadia Precinct which means it shares potable water infrastructure with bordering precincts. The existing precinct is home to world-class competitive sports facilities and aims to continue this purpose within the new development. To achieve this, the Sports and Civic Precinct will witness an expansion and redevelopment of existing infrastructure. The Sports and Civic Precinct has an existing Potable Water reticulation network with the size and material of each street listed below:

- Dawn Fraser Avenue: DN150 DICL
- Edwin Flack Avenue: DN250 DICL & DN150 DICL
- Shane Gould Avenue: DN400 SCL
- Olympic Boulevard: DN375 DICL, DN250 DICL & DN150 DICL
- Shirley Strickland Avenue: DN200 DICL

The DN400 SCL main is the closest trunk main that services the Sports and Civic Precinct. The Southern Neighbourhood is serviced by the DN900 CICL trunk main located on the Western Motorway approximately 400m west.

The Stadia Precinct

The Stadia Precinct is bounded by Kevin Coombs Avenue, Australia Avenue, Grand Parade, Cathy Freeman Park, Dawn Fraser Avenue, and Edwin Flack Avenue. It is located to the north of The Sports and Civic Precinct and south of the Haslams Neighbourhood. The Stadia Precinct hosts sports and entertainment events and continues to be the home of the Royal Easter Show which can witness over 100,000 people attend in a single day. The Stadia Precinct has an existing Potable Water reticulation network with the size and material of each street listed below:

- Dawn Fraser Avenue: DN150 DICL
- Edwin Flack Avenue: DN250 DICL & DN200 DICL
- Kevin Coombs Avenue: DN250 DICL
- Olympic Boulevard: DN200 DICL
- Australia Avenue: DN300 DICL

The DN400 SCL main at the intersection of Shane Gould Avenue and Edwin Flack Avenue is the closest trunk main that services the Stadia Precinct. The northern side of the Stadia Precinct is close to the DN375 DICL main that services Haslams Neighbourhood. Via both trunk mains, the precinct is serviced by the DN900 CICL trunk main located on the Western Motorway approximately 600m from the Stadia Precinct.

2.2 Existing Recycled Water Network

Source Information

To assess the existing recycled water infrastructure for the Sydney Olympic Park development, the following documents and sources were reviewed:

- SOPA 2050 Master Plan
- Sydney Water Hydra Asset Database
- Design Criteria Guidelines Supplement - Sydney Water (2010)
- The Water Supply Code of Australia, WSA 03—2011-3.1, Sydney Water Edition Version 3 -2014 (WSA Code 2014)
- Sydney Water Growth Servicing Plan 2020-2025
- Before You Dig Australia (BYDA) completed 10/08/2023

Sydney Water have not provided access to their water infrastructure hydraulic models to assess the capacity of the existing potable water network to accommodate the Sydney Olympic Park development. This is typical of the Sydney Water process as hydraulic assessments are completed within Sydney Water applications further into design stages of individual developments.

Making new connections into Sydney Water's recycled water network is feasible as the Sydney Olympic Park is currently serviced with recycled water. The capacity of the network must be confirmed by Sydney Water at a later stage within applications submitted by developers. The existing recycled water network is detailed in **Appendix A.**

Urban Centre

The Urban Centre's recycled water network is fed from the DN450 DICL main at the intersection of Australia Avenue and Murray Rose Avenue. The main then extends south along Australia Avenue via a DN375 DICL main. This main connects to the DN200 CICL main in Herb Elliot Avenue and the DN150 DICL main in Figtree Drive.

The Eastern Neighbourhood

The Eastern Neighbourhood's recycled water network is fed from the DN450 DICL main at the intersection of Australia Avenue and Murray Rose Avenue. This main connects to the DN150 uPVC main in Murray Rose Avenue, the DN100 uPVC main in Parkview Drive and the DN150 oPVC main in Bennelong Parkway.

The Southern Neighbourhood

The Southern Neighbourhood's recycled water network is fed from the DN450 DICL main at the intersection of Australia Avenue and Murray Rose Avenue. The main is downsized to a DN375 at the intersection of Bennelong Parkway and Australia Avenue. The main further downsizes along Australia Avenue to the DN300 DICL, then on Shirley Strickland Avenue to the DN250 DICL and again on Olympic Boulevard to the DN150 DICL.

Haslams Neighbourhood

The Haslams Neighbourhood recycled water network is fed from the DN450 DICL main at the intersection of Australia Avenue and Marjorie Jackson Parkway. The main is downsized to a DN200 DICL along Kevin Coombs Avenue and services the neighbourhood via the DN200 DICL and DN150 DICL reticulation mains.

Edwin Flack Neighbourhood

The Edwin Flack Neighbourhood recycled water network is fed from the DN450 DICL main at the intersection of Australia Avenue and Kevin Coombs Avenue. The main downsizes along the chainage and provides frontage to the neighbourhood with a DN300 DICL in Edwin Flack Avenue. There is currently no recycled water main that fronts the northern lots of Edwin Flack Neighbourhood. The Sydney Water Major Works process (see Section 3.1.2) would be required to extend the DN300 DICL main at the intersection of Edwin Flack Avenue and Dawn Fraser Avenue.

The Sports and Civic Precinct

The Sports and Civic Precinct recycled water network is fed from the DN450 DICL main at the intersection of Australia Avenue and Marjorie Jackson Parkway. The main is downsized to a DN375 DICL in Murray Rose Avenue and again to a DN300 DICL in Dawn Fraser Avenue.

The Stadia Precinct

The Stadia Precinct recycled water network is fed from the DN450 DICL main at the intersection of Australia Avenue and Kevin Coombs Avenue. The main is downsized to a DN300 DICL along Kevin Coombs Avenue and Olympic Boulevard and provides frontage to Stadium Australia (Accor Stadium) via the DN300 DICL main in Dawn Fraser Avenue. The DN150 DICL main provides frontage to Sydney SuperDome along Kevin Coombs Avenue.

2.3 Existing Wastewater Network

With respect to analysing the feasibility of sewer serviceability to all development sites, the key consideration is the portion of the sites which can be drained via gravity. It is assumed that all development sites can be serviced via gravity and the proposed finish levels will need to be considered during design phase. These designs will be dependent on the new levels of the development areas and will be similar to the stormwater drainage design. The existing wastewater infrastructure is documented with **Appendix A**. The existing sewer catchment plan is documented within **Appendix B**.

Source Information

To assess the existing wastewater infrastructure for the Sydney Olympic Park development, the following documents and sources were reviewed:

- SOPA 2050 Master Plan
- Sewerage Code of Australia, WSA 02—2002-2.2, Sydney Water Edition 1, Version 4 (WSA Code)
- Sewerage Pump Station Code of Australia, WSA 02—2002-2.2, Sydney Water Edition 1, Version 4 (WSA SPS Code)
- Pressure Sewerage Code of Australia, WSA 07—2007-1.1 (WSA PS Code)
- Sydney Water Growth Servicing Plan 2020-2025
- Before You Dig Australia (BYDA) completed 10/08/2023

Urban Centre

The existing sewer mains in the Urban Centre are all gravity fed to the DN900 GRP sewer main that is just east of Australia Avenue**.** The Urban Centre forms part of Catchment 1A, where all gravity sewer mains drain to the intersection of Bennelong Parkway and Australian Avenue. The Urban Centre has an existing wastewater reticulation network with the size and material of each street listed below:

- Murray Rose Avenue (north): DN150 VC, DN225 VC, DN300 VC
- Herb Eliot Avenue: DN300 VC, DN150 VC (services lots on Figtree Drive)
- Sarah Durack Avenue: DN225 VC, DN225 PVC
- Dawn Fraser Avenue: DN225 PVC

The Eastern Neighbourhood

The existing sewer mains in the Eastern Neighbourhood all drain to the DN900 GRP sewer main that is just east of Australia Avenue and drains north-to-south. The DN900 GRP sewer main drains to the south boundary of the neighbourhood and continues south along Australia Avenue. The wastewater network will be designed in accordance with road levels determined through detailed civil design further into the development of the precinct.

The Eastern Neighbourhood forms part of Catchment 1A, where all gravity sewer mains drain to the intersection of Bennelong Parkway and Australian Avenue. The Urban Centre has an existing wastewater reticulation network with the size and material of each street listed below:

- Sewer Trunk Main: DN900 GRP, DN750 GRP, 584x838 Concrete Encased
- Murray Rose Avenue: DN225 PVC
- Bennelong Parkway: DN375 VC
- Australia Avenue: DN375 PVC, DN150 VC (Urban Centre flows through this main)

The Southern Neighbourhood

The existing sewer mains in the Southern Neighbourhood are all gravity fed via the DN525 VC main to the DN900 GRP sewer main that is adjacent to Australia Avenue and drains north-to-south**.** The DN900 GRP sewer main drains to the intersection of Homebush Bay Drive and Australia Avenue and continues south along Underwood Road. The wastewater network will be designed in accordance with road levels determined through detailed civil design further into the development of the precinct.

The Southern Neighbourhood forms part of Catchment 1B, where all gravity sewer mains drain to the intersection of Homebush Bay Drive and Australia Avenue. The respective catchment area has sewerage that flows from the developments to the south of the Western Motorway. The Southern Neighbourhood has an existing wastewater reticulation network with the size and material of each street listed below:

- Olympic Boulevard: DN225 PVC
- Shirley Strickland Avenue: DN525VC
- Australia Avenue: DN150 DICL Sewer Rising Main, DN600x990 CONC

Haslams Neighbourhood

The Haslams Neighbourhood is currently used for industrial purposes where most flows are directed via a DN375 sewer rising main along Kevin Coombs Avenue which enters the DN900 gravity network in Australia Avenue, see **Appendix A.** The wastewater network will be designed in accordance with road levels determined through detailed civil design further into the development of the precinct.

The Haslams Neighbourhood forms part of Catchment 2A, where flows from Catchment 2B, 2C and 2D are also directed towards the sewer pump station. The Haslams Neighbourhood has an existing wastewater reticulation network with the size and material of each street listed below:

- Hill Road: Private sewer rising main
- Pondage Link: DN450 GRP
- Intersection of Pondage Link and Edwin Flack Avenue: Sewer Pump Station 1082 (SPS1082)
- Edwin Flack Avenue: DN250 sewer rising main

Edwin Flack Neighbourhood

The northern lots along Edwin Flack Avenue have limited access to the wastewater network and rely on reticulation mains from the Carter Street Precinct and Haslams Neighbourhood. The lots to the south of Uhrig Road also have limited access to the wastewater network. The Edwin Flack Neighbourhood forms part of Catchment 3A, where wastewater is directed west towards the Carter Street Precinct. The Edwin Flack Neighbourhood has an existing wastewater reticulation network with the size and material of each street listed below:

- Edwin Flack Avenue (south): DN225 PVC
- Edwin Flack Avenue (north): DN225 VC (crosses Edwin Flack Avenue and services the Stadia Precinct)
- Edwin Flack Avenue (north): DN150 VC (flows towards SPS1082)

The Sports and Civic Precinct

The Sports and Civic Precinct forms parts of Catchment 2D and Catchment 1B. This means that flows from the precinct are directed towards two separate catchment locations. The wastewater from the northern portion of the precinct, where the new school, Sydney Aquatics Centre expansion, and the New State or regionally significant cultural centre will be located, is directed to the sewer rising main along Olympic Boulevard and is pumped to the sewer pump station SPS1082 in the Haslams Neighbourhood. The wastewater from the southern portion of the precinct is gravity fed to the DN900 trunk main along Australia Avenue**.** The Sports and Civic Precinct has an existing wastewater reticulation network with the size and material of each street listed below:

- Athletics Track: DN225 VC, DN300 GRP (delivered to the sewer pressure main)
- Shirley Strickland Avenue: DN450 VC, DN525VC
- Rod Laver Drive: DN225 VC, DN150 VC

The Stadia Precinct

The Stadia Precinct is the entertainment and events destination within Sydney Olympic Park and contains landmark stadiums such as Stadium Australia and Sydney SuperDome. The Stadia Precinct forms part of Catchment 2A, 2B and 2C where all wastewater flows are directed either by gravity or pressure to the sewer pump station SPS1082 near the intersection of Pondage Link and Edwin Flack Avenue. The existing capacity of the network and downstream pump stations will need to be modelled during detailed design. The Stadia Precinct has an existing wastewater reticulation network with the size and material of each street listed below:

- Stadium Australia: DN225 VC, DN225 VC (circumnavigates the stadium)
- Olympic Boulevard: DN375 VC (transitions from a pressurized main to a gravity main)
- Kevin Coombs Avenue: DN250 DICL (rising main), DN375 DICL (rising main)
- Australia Avenue: DN450 GRP, DN750 GRP

2.4 Existing Electrical Network

The existing electrical infrastructure at Sydney Olympic Park forms the foundation of the current power supply system. It consists of an 11kV feeder connected to three zone substations: ZN1610 Homebush Bay, ZN36000

Olympic Park, and ZN2466 Flemington. These zone substations receive power supply at a higher voltage level of 132kV.

The 11kV feeder serves as the primary distribution network, delivering electricity from the zone substations to various facilities and buildings within Sydney Olympic Park. This feeder is responsible for supplying power to meet the current demand requirements of the area.

The three zone substations play a crucial role in receiving power from the higher voltage transmission network and stepping it down to 11kV for distribution. Each zone substation serves a designated area within the Olympic Park site and acts as a distribution hub for the surrounding facilities.

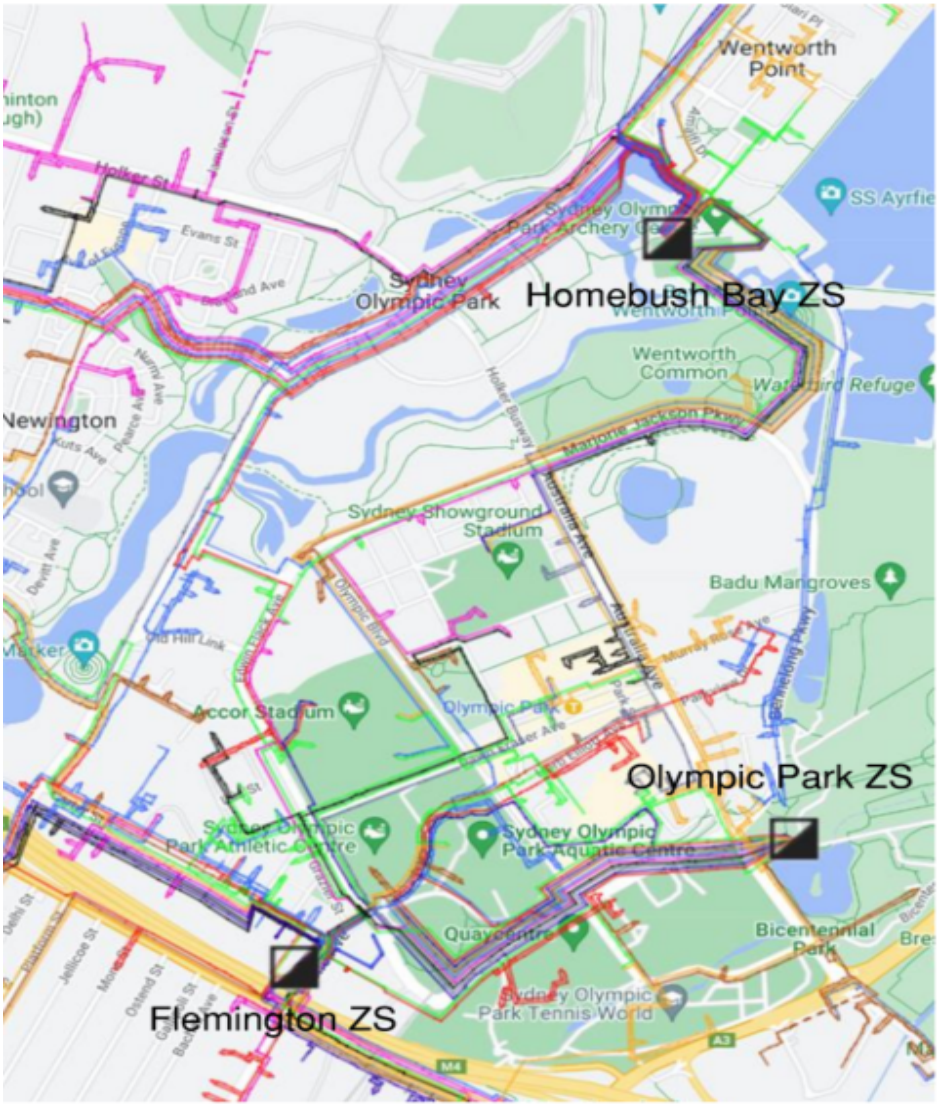

Figure 2-1 Sydney Olympic Park Zone Substations

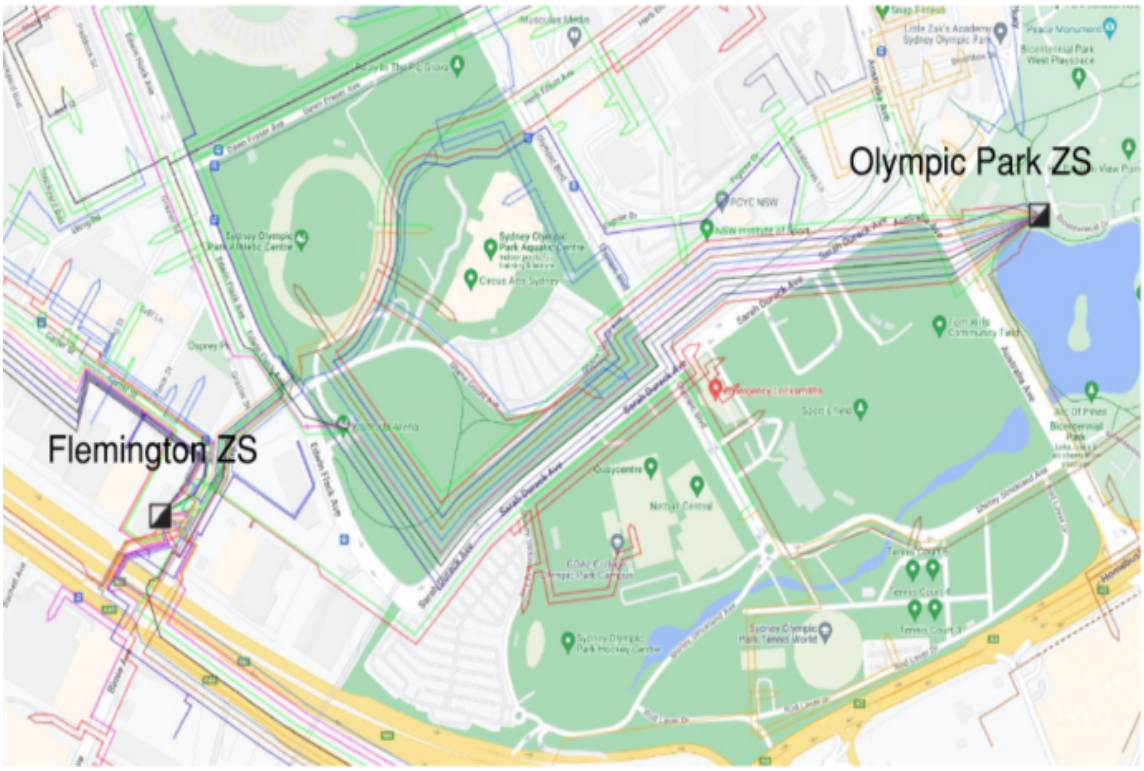

Figure 2-2 Sports and Civic, Southern Neighbourhood - Electrical Network

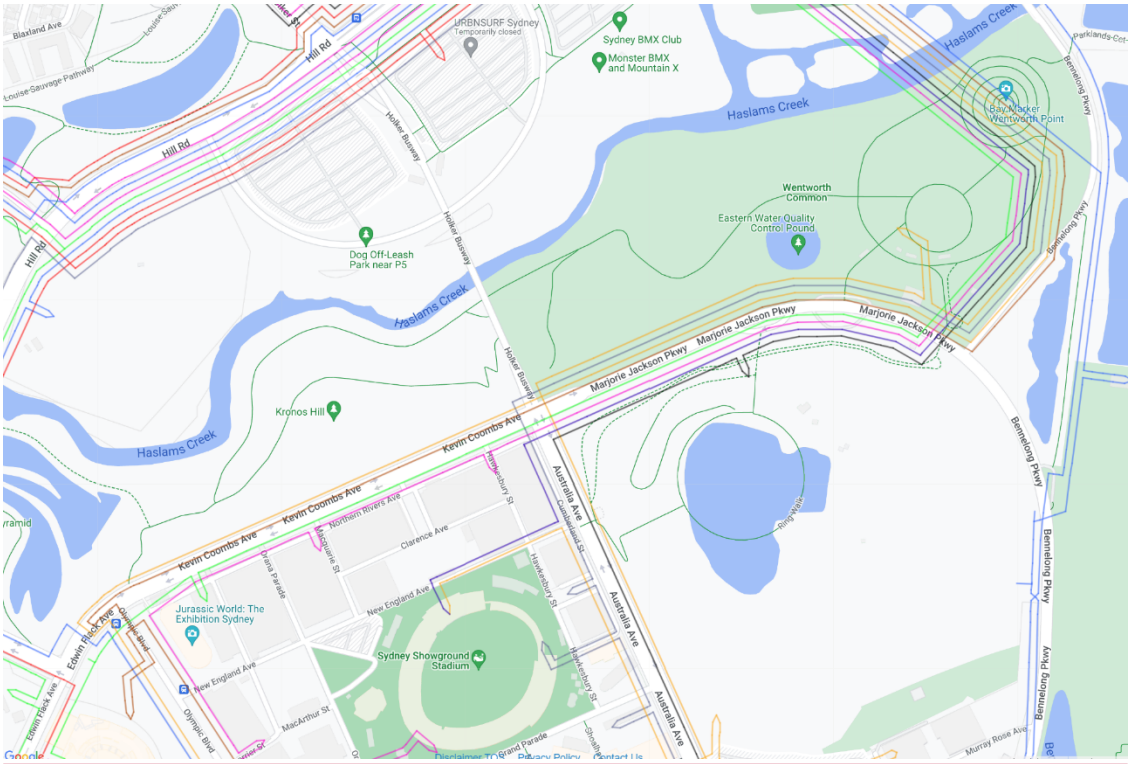

Figure 2-3 Stadia Precinct and Urban Centre Neighbourhood – Electrical Network

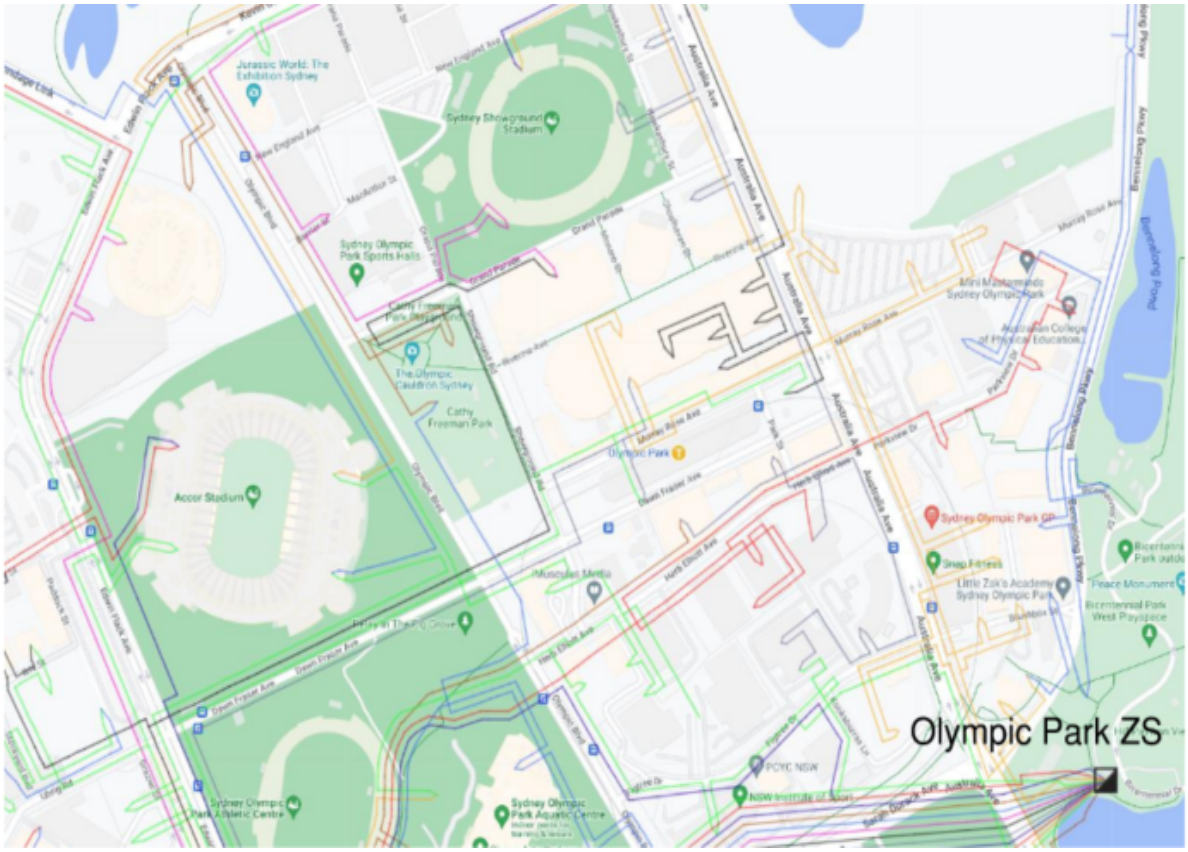

Figure 2-4 Extension of Stadia Precinct and Urban Centre Neighbourhood – Electrical Network

2.5 Existing Telecommunications Network

Telecommunications servicing provided by NBN Co is available in the Sydney Olympic Park area and serves as a key provider of high-speed broadband services. As a national wholesale network, NBN Co offers a robust and scalable infrastructure capable of meeting the telecommunication needs of Sydney Olympic Park's developments.

There are also Telstra assets which run along all existing roads within the site. The costs associated with any required adjustment to these assets resulting from the development of the Precincts will need to be borne by the Developer(s).

NBN Co's online services indicate that communication services are available at the site, available areas seen highlighted purple within **Figure 2-5.** The volume of new developments within the Sydney Olympic Park area consists of over 7,000 premises. This area has also had services delivered to existing buildings via Brownfield rollout which enable NBN Co further capacity to service new development.

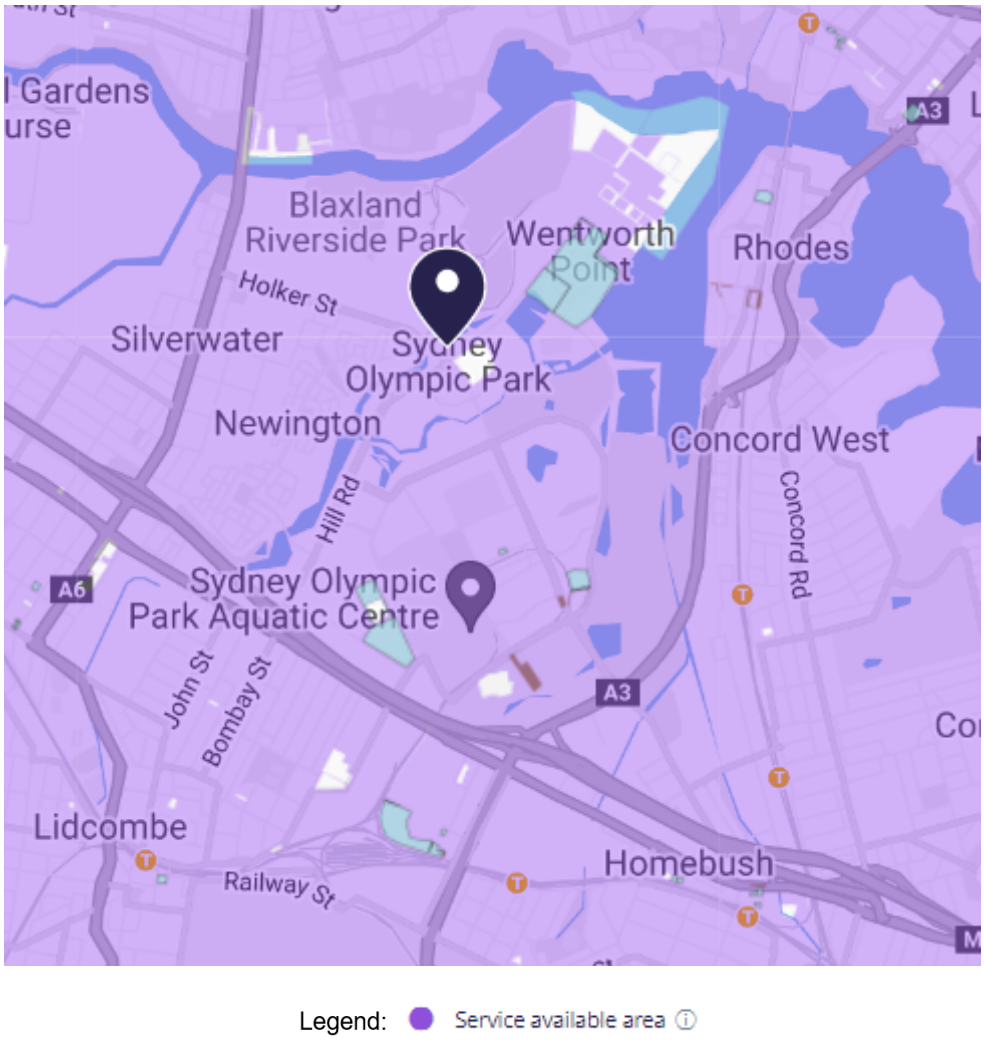

Figure 2-5 NBN Coverage Map

2.6 Existing Gas Network

Source Information

To assess the existing gas infrastructure within the Sydney Olympic Park, the following documents and sources were reviewed:

- Before You Dig Australia (BYDA) completed 10/08/2023
- Contact with the utility provider Jemena.

Urban Centre Neighbourhood

- 559 Steel 3500 kPa High Pressure Gas Main running down Sarah Durack Avenue;
- 100 Steel 1050 kPa High Pressure Gas Main running down Sarah Durack Avenue;
- 75 Nylon 210kPa Medium Pressure Gas Main running down Figtree Drive;
- 75 Nylon 210 kPa Medium Pressure Gas Main running down Olympic Boulevard;
- 110 Nylon 210kPa Medium Pressure Gas Main in Dawn Fraser Avenue;
- 63 Polyethylene 210 kPa Medium Pressure Gas Main in Herb Elliot Avenue;
- 75 Nylon 210kPa Medium Pressure Gas Main in Australia Avenue;
- 150 Steel 1050kPa High Pressure Gas Main at the intersection of Herb Elliot Avenue and Olympic Boulevard.

Eastern Neighbourhood

- 110 Nylon 210 kPa Medium Pressure Gas Main running down Murray Rose Avenue;
- 100 Steel 1050 kPa Isolate Main (High Pressure) running down Bennelong Parkway;
- 50 Nylon 210 Kpa Medium Pressure Gas Main partially running along Bennelong Parkway;
- 63 Polyethylene 210 kPa Medium Pressure running down Bennelong Parkway;
- 50 Nylon 210 Kpa Medium Pressure Gas Main running down Australia Avenue;

Southern Neighbourhood

- 559 Steel 3500 kPa High Pressure Gas Main running down Sarah Durak Avenue;
- 100 Steel 1050 kPa High Pressure Gas Main running down Sarah Durak Avenue;
- 50 Nylon 210 kPa Medium Pressure Gas main running down Australia Avenue;
- 50 Copper 210kPa Medium Pressure Gas main running across Olympic Boulevard.

Haslams Neighbourhood

- 150 Steel 1050 kPa Isolated Gas Main running along Old Hill Link;
- 100 Steel 1050 kPa High Pressure Gas Main running along Hill Road;
- 150 Steel 1050 kPa High Pressure Gas Main running down Hill Road;
- 150 Steel 1050 kPa High Pressure Gas Main running along Pondage Link;
- 50 Nylon 210 kPa Medium Pressure Gas Main running down Kevin Coombs Avenue.

Edwin Flack Neighbourhood

- 110 Nylon 210 kPa Medium Pressure Gas Main running down Uhrig Road;
- 110 Nylon 210 kPa Medium Pressure Gas Main running down Edwin Flack Avenue;
- 150 Steel 1050 kPa High Pressure Gas Main along Birnie Avenue;

Sports and Civic Precinct

- 559 Steel 3500 kPa High Pressure Gas main running down Sarah Durak Avenue;
- 100 Steel 1050 kPa High Pressure Gas Main running down Sarah Durak Avenue;
- 75 Nylon 210 kPa Medium Pressure Gas Main running along Olympic Boulevard;
- 100 Steel 1050 kPa High Pressure Gas Main running down Birnie Avenue;
- 150 Steel 1050 kPa High Pressure Gas Main running along Shane Gould Avenue.

Stadia Precinct

- 50 Nylon 210 kPa Medium Pressure Gas Main running down Kevin Coombs Avenue;
- 150 Steel 1050 kPa High Pressure Gas Main running along Olympic Boulevard;
- 75 Nylon 210 kPa Medium Pressure Gas Main running down Australia Avenue;
- 110 Nylon 210 kPa Medium Pressure Gas Main running down Australia Avenue;
- 75 Nylon 210 kPa Medium Pressure Gas Main running along Olympic Boulevard;
- 110 Nylon 210 kPa Medium Pressure Gas Main running along Dawn Fraser Avenue;

3. Concept Networks

Chapter 3, and Appendices C and E feature conceptual designs and anticipated servicing requirements for potable water, recycled water, sewer, electrical, and telecommunications. These are assumptions formed through analysis of existing utility provider guidelines and past project experience. Stantec Australia Pty Ltd cannot guarantee that the adjustments highlighted will be the final requirements provided by the utility providers. Specific developmental requirements will be specified to developers at detailed design stages by the respective providers.

3.1 Sydney Water Process

All civil developments within the Greater Sydney Area require input from Sydney Water. This may be in the form of creating new infrastructure, the modification of existing assets, or the protection of Sydney Water pipes. An overview of the Sydney Water process can be found within **Section 3.1.1**.

3.1.1 Overview

Table 3-1: Sydney Water Process Overview (Sydney Water Asset Adjustment and Protection Manual)

Phase	Description
Concept	High level review of project, potential assets impacted identified, planning approvals assessed.
Define	A water service coordinator is appointed, the formal application is made, system capability assessment undertaken, and a Letter of requirements issued.
Design	An approved designer prepares plans for Sydney Water to review, based on approved standards and the conditions in the Letter of requirements.
Delivery	Procurement, construction, shutdowns, connections, and inspections.
Finalisation	Explains what is required to complete the works, including fees, documents, and quality control reviews.

For detailed explanations of each step in the Sydney Water Process, please refer to the following document provided by Sydney Water:

Sydney Water Asset Adjustment and Protection Manual

https://www.sydneywater.com.au/content/dam/sydneywater/documents/sydney-water-asset-adjustment-and-protection-manual.pdf

3.1.2 Key Sydney Water Definitions

Major Works – Refers to the full design and construction management procedures for major infrastructure installation which requires review and approval from Sydney Water. Consists of any development which lie outside the limitations of Minor Works.

Minor Works – Refers to a set scope of works which can be completed under the jurisdiction of a Water Service Coordinator (WSC) due to the low-risk nature of the construction activities. Minor Works can only be completed on sewer assets with materials such as Polyvinyl Chloride (PVC) and Vitrified Clay (VC).

Water Service Coordinator (WSC) – A Water Service Coordinator is a third-party company who liaise between Sydney Water and the Developer.

3.1.3 Sydney Water Applications

There are five different types of applications that can be submitted to Sydney Water:

1. Section 73 Application
    a. Complying
    b. Development
    c. Anticipated Requirements
2. Adjustment and Deviation Application
3. Minor Extension Application
4. Feasibility Application
5. Building Plan Approval
    a. In Scope Building Plan Approval (BPA)
    b. Out of Scope Building Plan Approval (BPA)

Summaries of these applications are detailed below:

Section 73 Application

Section 73 Applications are made to Sydney Water for the creation of new infrastructure for the servicing of newly developed land. The scope of developments which are covered by Section 73 Applications occurring within the Sydney Olympic Park include the following:

- Complying:

  A Complying Section 73 refers to the simple developments in which Major Works are not required. The key requirements for a Complying Section 73 are ensuring the development already has a water and sewer connection or is fronted by water and sewer assets so that a connection can be made via Minor Works. This is for all lots being created as part of the Development Application (DA).

- Development:

  A Development Section 73 involves the larger subdivision works in which the full Major Works process is required. This is to provide the developments with connections to the Sydney Water network if they are not already available to connect to.

- Anticipated Requirements:

  An Anticipated Requirements application is for a Development Section 73 however the DA is yet to be issued by council.

Adjustment and Deviation Application

Adjustment and Deviation applications are for the modification of existing Sydney Water infrastructure which is impacted by any proposed development. Common types of development scenarios include design surface cuts which result in insufficient cover over their asset, any civil component clashes with existing assets, or when a development requires additional capacity which creates the need for upgrades to existing infrastructure.

Minor Extension Application

Minor Extension applications are commonly utilised for the delivery of lead-in infrastructure to service current or future developments which do not have adjacent Sydney Water assets.

Feasibility Application

Feasibility applications are utilised for future developments in which the developer would like to identify the Sydney Water servicing requirements for their proposed site.

Building Plan Approvals

Building Plan Approvals are required when a development is going to have an impact on existing Sydney Water infrastructure. Analysis is required to determine if protection measures are required, or construction limitations must be enforced to ensure that the Sydney Water assets are not damaged during construction. A BPA will be required to be obtained to meeting a Sydney Water condition within a DA for the Construction Certificate (CC). If not covered within the DA, it will be highlighted as part of Sydney Water's Notice of Requirements within the Section 73 process.

- **In Scope Building Plan Approval (BPA)**

  In Scope BPA's are an assessment which can be completed by a Water Service Coordinator (WSC) for sewer assets only up to and equal to DN300 in size for certain materials. For all other assets an Out of Scope BPA would be required.

- **Out of Scope Building Plan Approval (BPA)**

  An Out of Scope BPA assessment is an analysis which needs to be completed by Sydney Water due to the asset in question being of critical nature to their network. Out of Scope BPA's are also required when completing civil works associated with basement construction, retaining walls greater than 3.0m in height or retaining a backfill greater than 1.0m, and any works adjacent to a Sydney Water easement.

Most, if not all developments within the Greater Sydney Area will need to submit at least one of these applications to Sydney Water to determine if they are able to service the development with potable water, wastewater, or recycled water. Each application has different timeframes for completion which is based on the complexity of the work required. These applications are submitted by a WSC engaged by the developer closer to the design stages.

3.2 Sydney Water Feasibility Application

As mentioned within Section 3.1.3, Sydney Water Feasibility Applications are used to identify potential Sydney Water servicing requirements for future projects. These letters are to be used as a guide only and provide general information about what the requirements may be if developers within the Sydney Olympic Park apply for a Section 73 from Sydney Water.

As part of the feasibility application submitted to Sydney Water (Case 210275), servicing assumptions for potable water and wastewater were developed in alignment with the Masterplan 2050 Reference Scheme Model Schedule, derived from the digital masterplan model. The projected daily demands are:

- 10,616.97 WW kL/Day
- 13,278 PW kL/Day

The servicing assumptions made throughout this report are based on the site design model provided by the Sydney Olympic Park Authority (SOPA). Table A1 of WSA 02-2002-2.2, details EP per unit for each development type. These EP values were calculated for each development across the seven main precincts and combined these precincts produce the above sum demand values. The below table details the the daily demand breakup;

Table 3.2 Forecasted Wastewater and Potable Water Demands

Character Area	WW kL/Day	PW kL/Day
Urban Centre	6401.04	8005
Eastern Neighbourhood	1159.62	1451
Southern Neighbourhood	564.30	704
Haslams Neighbourhood	413.31	517
Edwin Flack Neighbourhood	1236.78	1547
Sports & Civic Precinct	582.12	727
Stadia Precinct	259.80	327

The demands outlined in Table 3.2 were used to size the concept networks shown in Appendices C and E.

A Feasibility Letter covering the Sydney Olympic Park submission was received from Sydney Water on March 11th, 2024 (seen within **Appendix D**). Advice on the water and sewer capacity is as per the below

Section 4.1 Water

- The development is located within the Silverwater Gravity Water Supply Zone. area was identified for growth and development in the Greater Parramatta and the Olympic Peninsula Sub-Regional Plan (GPOP) 2018.
- The GPOP 2018 report identified a number of augmentations, particular the amplification of the WP0332 pump station. The upgrade water completed in 2021. **Hence, the Silverwater Gravity Water Supply Zone has capacity to supply the proposed development**.
- The advice is applicable based on the information provided. The project demand of the development should be provided at Section 73 stage for detailed assessment.

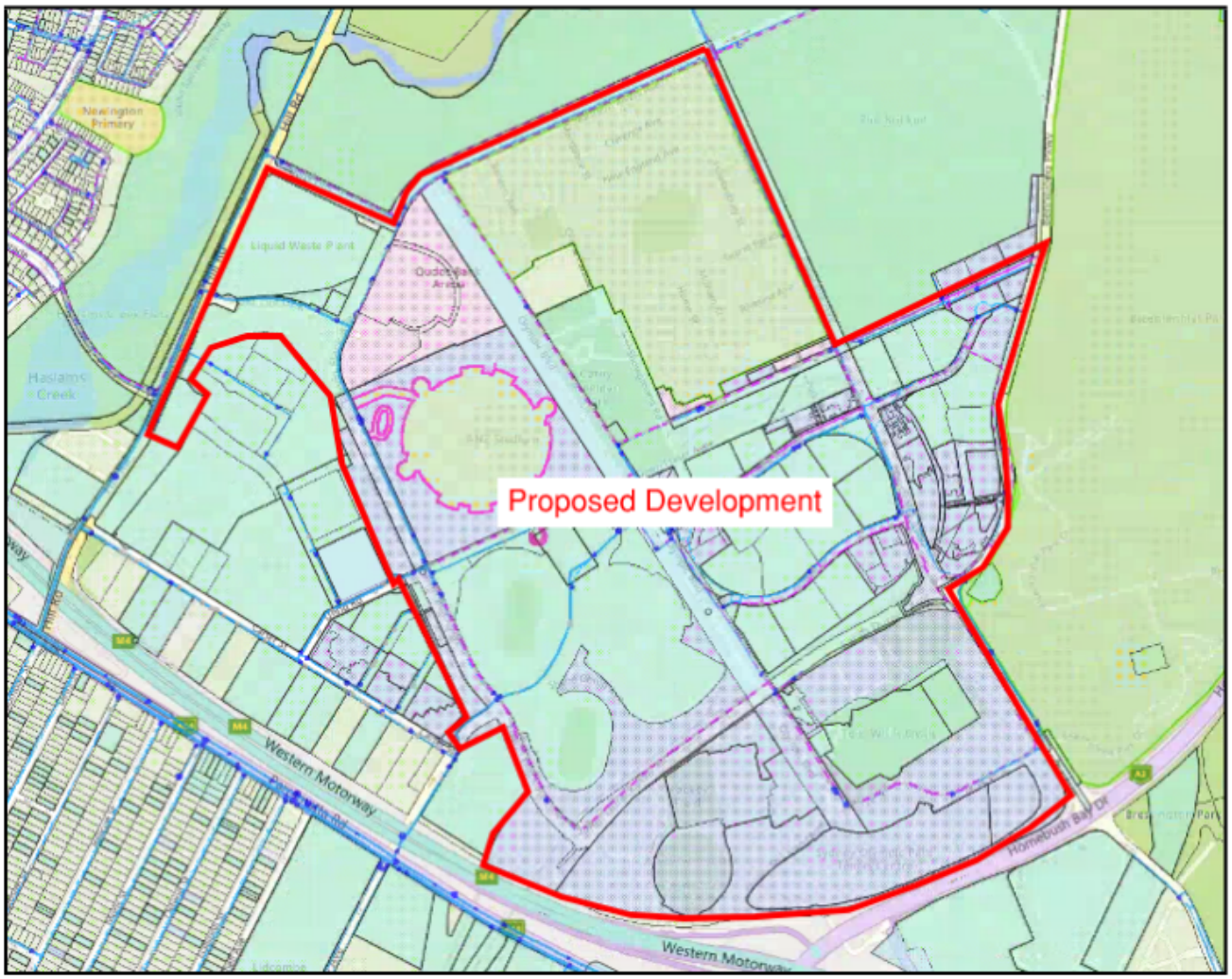

Figure 3-1 Proposed Development and Recommended Water Pipeline Connection (Appendix D)

Section 4.2 Sewer

- The proposed development lies in Homebush SCAMP. GPOP subregional plan 2018 looked at the short-term strategy and has identified network amplifications required in the future to support the significant growth projected with Sydney Olympic Park area.
- However, the infrastructure augmentation proposed under GPOP to service the Sydney Olympic Park was reassessed recently. The assessment has validated the duplication of Strathfield Submain and renewal of rising mains of SP0041.
- The relining of rising main of SP0041 is currently underway under Sydney Water renewal programme and will be completed by the end of 2025.
- The duplication of Strathfield Carrier is in its early design phase and is likely to be completed by 2030.
- The application will be reassessed when detailed development information, such as staged development yield and timing are available.

Figure 3-2 Sydney Olympic Park Site and Wastewater Network

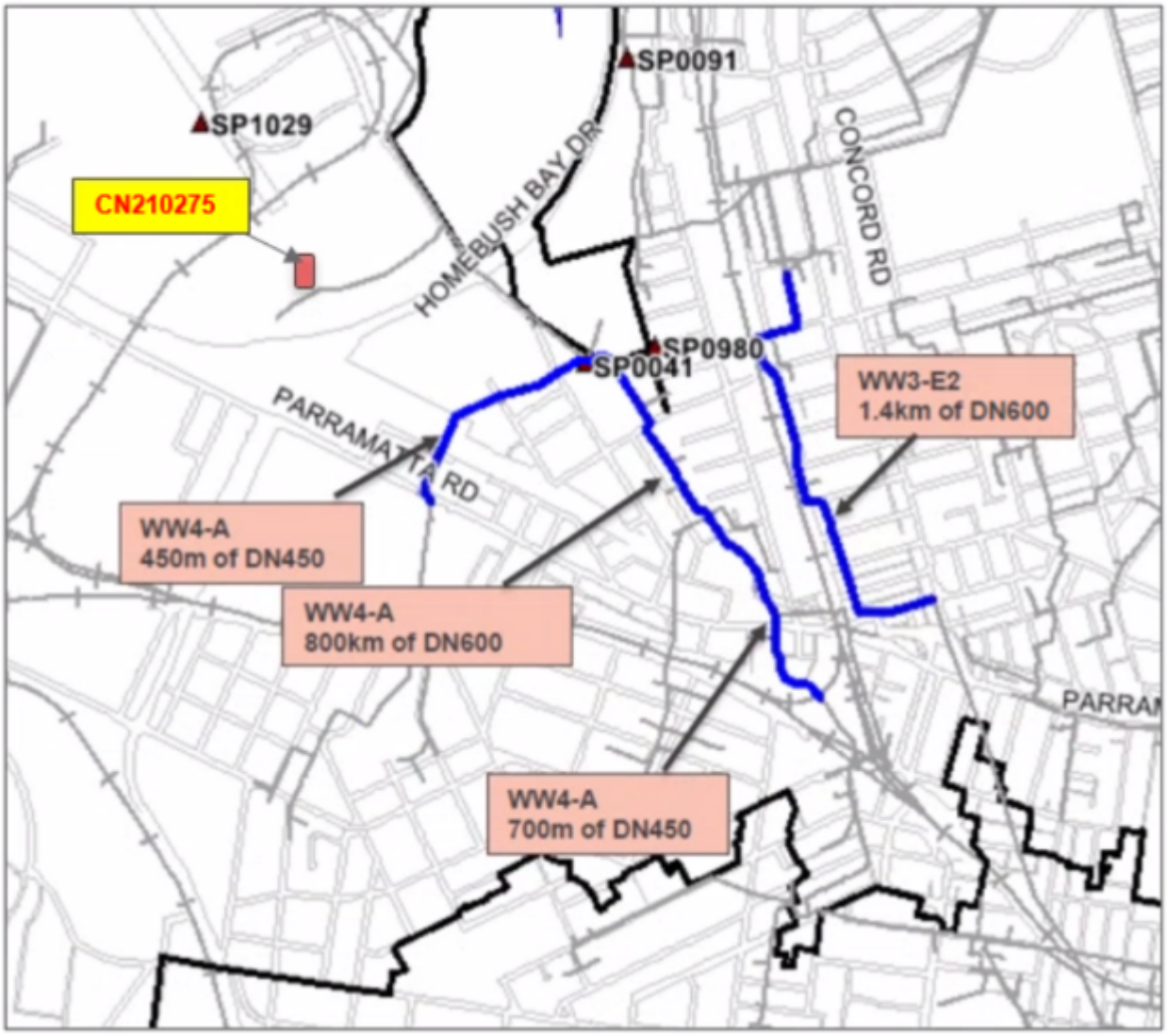

Figure 3-3 Proposed Amplification Downstream of SP0041 (GPOP) (Appendix D)

The above advice provided within Sydney Water's Feasibility Letter is a guide only. The information was accurate at the date of receival only. Sydney Water have not allocated any system capacity to the Sydney Olympic Park developments based on their investigation into the provided Feasibility Letter. Where there is system capacity, it may be fully utilised by the time a Consent is obtained. The requirements applied to any approved development proposal may differ significantly in the future since the original advice was issued.

The full Sydney Water Feasibility Letter can be found within **Appendix D**.

3.3 Sydney Water Response to Masterplan

In response to the draft submission of the Sydney Olympic masterplan 20250. Sydney Water has provided additional advice received on December the 6th 2024 (see Appendix G). Advice on the water and sewer capacity as well as growth data is as per the below:

Growth Data

For Sydney water to offer robust servicing advice and investigate staged servicing capabilities in the later stages of design they require the **anticipated ultimate and annual growth data** of the Sydney Olympic Park masterplan. Sydney water understands that these numbers are subject to change, however, this data is crucial

for Sydney Water to deliver the correct services at the correct time for the precincts. Annual break down data assists Sydney water with planning, staging and delivery of trunk infrastructure.

As part of this revision the growth data forms will be supplied to SOPA alongside the revised masterplan submission.

Water and Wastewater servicing

> The trunk water and wastewater network has capacity to support the proposed growth. Amplifications of the local supply may be required as shown in Appendix C & E detailing proposed amplification of existing infrastructure as well as below in sections 3.4, 3.5, 3.6.

Recycled Water Servicing

> Sydney Water will be reviewing recycled water opportunities as part of SW work on the Greater Parramatta and Olympic Peninsula Water Cycle Management (GPOP WCM) project. Sydney Water would like to continue working with SOPA on recycled water provisions for the Sydney Olympic Park.

3.4 Concept Potable Water Network

It has been recommended by Sydney Water based on the forecasted demand values in table 3.2 and section 3.2 of the feasibility application submission that integrated water management provision via dual-pipe controls are investigated for this development in line with the wider Greater Parramatta and the Olympic Peninsula (GPOP) recycled water initiatives. They have stated that further planning is needed to assess scale and timing of future amplification. This would require detailed development information, such as staged development yield and timing. All costs of recycled water network development will be borne by the developer(s), covered in more detail within Section 6.1.1.

Recommendations regarding the upgrade of existing infrastructure for potable and recycled water are based on **Figure 3-4** sourced from the Water Supply Code of Australia.

The conclusion on the pipe sizing shall be based on hydraulic modelling and subject to Sydney Water approval. The concept network is subject to Sydney Water approvals and are based on assumptions and Sydney Waters standards. This design is to be continually updated through the Infrastructure Master Plan as the future road designs become finalised and Sydney Water provide feedback.

General Assumptions:

- DN100 water mains are suitable for the side streets due to fire fighting and hydrant spacing guidelines.
- Potable water mains will be required in all new roads and side streets. Pipe sizing shall be based on hydraulic modelling, Sydney Water approval, and be designed at a later stage of the individual development's progression.

The concept potable water network is detailed in **Appendix E**.

TABLE SW 3.6

MINIMUM PIPE SIZES FOR DUAL SUPPLY DEVELOPMENTS

ZONING/DEVELOPMENT	MINIMUM PIPE SIZE (DN)	
	Drinking Water	Recycled Water
Low and medium density residential	100 (1)	100 (1)
High density residential (≥ 4 storeys)	150	150
Multiple developments of high density residential (≥ 8 storeys)	200	150 (2)
Industrial and commercial	150	150

NOTES:

1 *The Water Agency may authorise smaller pipe sizes to address issues such as water quality, provided that requirements for fire fighting supply are otherwise met.*

2 *Assumes fire fighting is supplied by the drinking water supply system.*

Figure 3-4 Minimum Pipe Sizes for Dual Supply Developments (WSA 03, 2011-3.1)

Urban Centre

The potable water main in Figtree Drive is the only existing main that requires an upgrade to a DN200. The future mains in the new roads will need to be a minimum DN200 or DN250 so that every development greater than 8 storeys has a frontage to one of these mains.

Urban Centre potable water network key assumptions:

- DN250 water mains will have sufficient capacity and pressure to service the precinct. If this is not the case the main along Olympic Boulevard will also need to be upsized and connected into the DN375 or DN400 main just north of the intersection of Olympic Boulevard and Herb Elliot Avenue.

The Eastern Neighbourhood

The DN150 potable water mains in Bennelong Drive and Murray Rose Avenue are the only existing mains that require an upgrade to a DN200. Developments that are greater than 8 storeys require a minimum DN200 connection to Sydney Water's network; all future mains constructed in the new roads will need to be to this minimum.

The Eastern Neighbourhood potable water network key assumptions:

- The potable water network is to service multiple high-density residential buildings and potentially a new primary school.
- DN200 and DN250 water mains will have sufficient capacity and pressure to service the precinct. If this is not the case the mains along Murray Rose Avenue and Parkview Drive will also need to be upsized.

The Southern Neighbourhood

The potable water mains in Olympic Boulevard and Sarah Durack Avenue are the only existing mains that require an upgrade to a DN200. The Sydney Water Major Works process would be required to provide a minimum DN200 frontage to the new developments on Sarah Durack Avenue.

The Southern Neighbourhood potable water network key assumptions:

- The potable water network is to service high density residential, commercial buildings, and sports facilities.

- DN200 and DN250 water mains will have sufficient capacity and pressure to service the precinct. If this is not the case the mains along Shirley Strickland Avenue and Australia Avenue will also need to be upsized.

Haslams Neighbourhood

The opportunity for the Haslams Neighbourhood is that the existing DN250 and DN200 mains will be able to remain, subject to Sydney Water approval. This means that the only upgrades required will be constructing mains in the new streets.

The Haslams Neighbourhood potable water network key assumptions:

- The potable water network is to service residential and mixed-use buildings from 6 to 16 storeys.
- DN200 and DN250 water mains will have sufficient capacity and pressure to service the precinct. If Sydney Water determine that this is not the case, they will provide requirements within specific applications submitted closer to detailed design

Edwin Flack Neighbourhood

The existing potable water network in Edwin Flack Neighbourhood will be able to remain, subject to Sydney Water approval.

The Edwin Flack Neighbourhood potable water network key assumptions:

- The potable water network is to service a mix of residential and commercial developments.
- DN250 water mains will have sufficient capacity and pressure to service the precinct. If Sydney Water determine that this is not the case, they will provide requirements within specific applications submitted closer to detailed design.

The Sports and Civic Precinct

The opportunity for the precinct is that the existing ≥ DN150 mains will be able to remain, subject to Sydney Water approval. Works will be required to provide a minimum DN150 frontage to all developments that use potable water. An assessment of the hydraulic capacity of the existing DN150 DICL main in Olympic Boulevard should be conducted by developers at a stage closer to detailed design.

The Sports and Civic Precinct potable water network key assumptions:

- The potable water network is to service industrial and commercial buildings only (≥8 storeys), no residential infrastructure.
- New infrastructure is capable of connecting in to the DN375 DICL & DN400 SCL trunk main;
- DN150 water mains will have sufficient capacity and pressure to service the buildings. If this is not the case the mains along Shirley Strickland Avenue and Australia Avenue will also need to be upsized.

The Stadia Precinct

The existing potable water network in the Stadia Precinct will be able to remain, subject to Sydney Water approval. An assessment of the hydraulic capacity of the existing DICL main in Edwin Flack Avenue should be conducted by developers at a stage closer to detailed design.

The Stadia Precinct potable water network key assumptions:

- The potable water network is to service industrial, commercial and residential buildings (≥8 storeys).
- New infrastructure is capable of connecting in to the DN450 DICL trunk main.

3.5 Concept Recycled Water Network

Sydney Water stated in their initial Feasibility letter submitted for the Sydney Olympic Park 2030 Master Plan (see **Appendix D**) that they are currently assessing the viability of recycled water servicing for the GPOP, in line with the Greater Sydney Commission's draft Phase 1. They recommended in this letter that integrated water management provision via dual-pipe controls are being investigated for the master plan development in line with the wider GPOP recycled water initiatives.

The recycled water network will be used to supply the non-potable water for irrigation, car washing, toilets, water features, washing machines and cooling towers.

The conclusion on the pipe sizing shall be based on hydraulic modelling and subject to Sydney Water approval. The concept network is subject to Sydney Water approvals and are based on assumptions and Sydney Water's standards. This design is to be continually updated through the Infrastructure Master Plan as the future road designs become finalised and Sydney Water provide feedback.

General Assumptions:

- Recycled water mains will be required in all new roads and side streets. Pipe sizing shall be based on hydraulic modelling, Sydney Water approval, and designed at a later stage in the project.
- Sydney Olympic Park Authority (SOPA) are dedicated to providing dual supply to all buildings within the 2050 Master Plan.

Urban Centre

The Urban Centre recycled water network is similar to the above concept potable water network with only minor changes:

- The DN100 DICL main in Figtree Drive will be required to be upsized to a DN150 or a DN200 main due to the size of the development.
- Due to the size of the recycled water main in Australia Avenue the Urban Centre is not constrained for servicing and will be able to service the required upgraded mains along Figtree Drive, Herb Elliot Avenue and the new mains within the new roads of the Urban Centre.
- New recycled water infrastructure will need to be designed and constructed in the proposed Street UC06 and Street UC09.

The Eastern Neighbourhood

The opportunity for the precinct is that the existing ≥DN150 mains will be able to remain, subject to Sydney Water approval. Sydney Water Major Works will be required to provide a minimum DN150 frontage to all residential buildings. The recycled water network is similar to the above proposed potable water network with the following changes:

- The DN100 uPVC main in Parkview Drive will be required to be upsized to a DN150 or a DN200 main due to the size/nature of the development.
- The DN90 PE main in Bennelong Parkway will be required to be upsized to a DN150 or a DN200 main due to the size/nature of the development.

The Eastern Neighbourhood recycled water network key assumptions:

- The recycled water network is to service high-density residential and commercial buildings, and potentially a new primary school.
- Buildings on Betty Cuthbert Avenue can currently be serviced from nearby recycled water mains.
- The DN375 DICL recycled water main on Australia Avenue has capacity to service upgrades and all new mains within the new roads of the Eastern Neighbourhood.

The Southern Neighbourhood

The existing recycled water network in the Southern Neighbourhood will be able to remain, subject to Sydney Water approval. Sydney Water Major Works will be required to provide a minimum DN150 frontage to all lots. The DN150 DICL main on Sarah Durack Avenue to be extended to Australia Avenue.

The Southern Neighbourhood recycled water network key assumptions:

- The DN150 DICL main in Sarah Durack Avenue is able to provide adequate recycled water frontage to building '2SN'
- The DN300 DICL main in Australia Avenue is able to provide adequate recycled water frontage to the residential buildings within '4SN'.

Haslams Neighbourhood

The opportunity for the precinct is that the existing ≥DN150 mains will be able to remain, subject to Sydney Water approval. Sydney Water Major Works will be required to provide a minimum DN150 frontage to all buildings. The recycled water network is similar to the above concept potable water network with the following changes:

- The DN150 DICL main in Edwin Flack Avenue will be required to undergo the Sydney Water Major Works process to supply recycled water to the mixed-use building '7HN' as indicated in the 2050 Master Plan.
- Recycled water mains will need to be laid in the new streets.

Haslams Neighbourhood recycled water network key assumptions:

- The DN200 DICL main in Hill Road can provide adequate recycled water frontage to new residential buildings '1HN', '2HN' and 3HN' as indicated in the 2050 Master Plan.
- The public open space 'OSHN 02' is able to be serviced by the DN150 DICL main in Edwin Flack Avenue and no extensions are required.
- The capacity of the recycled water reticulation network downstream of the Haslams Neighbourhood and outside of the SOPA Master Plan works boundary will not be severely affected by the development.

Edwin Flack Neighbourhood

The existing recycled water network in the Edwin Flack Neighbourhood will be able to remain, subject to Sydney Water approval. The recycled water network is similar to the above concept potable water network with the following changes:

- Sydney Water Major works will be required to provide recycled water frontage to the northern buildings of the Edwin Flack Neighbourhood. It is recommended that the DN350 DICL main in Edwin Flack Avenue to be extended to front the residential buildings '1EF' and '2EF' as indicated in the 2050 Master Plan. A minimum pipe size of DN150 is advised to service the buildings.

Edwin Flack Neighbourhood recycled water network key assumptions:

- The Edwin Flack Neighbourhood includes both residential and commercial developments.
- The proposed buildings on Edwin Flack Avenue, to the south of Dawn Fraser Avenue, can connect to the existing DN300 DICL main.

The Sports and Civic Precinct

The existing recycled water network in the Sports and Civic Precinct will be able to remain, subject to Sydney Water approval. The recycled water network is similar to the above proposed potable water network with the following changes:

- Sydney Water Minor Works will be required to connect the new school (6SC) to the existing DN300DICL main in Sarah Durack Avenue.

The Sports and Civic Precinct recycled water network key assumptions:

- The upgrade, development, or re-development of buildings within the Sports and Civic Precinct is all non-residential.
- All existing infrastructure is connected to the recycled water network.
- Due to the size of the recycled water reticulation network the Sports and Civic Precinct is not constrained for servicing and will be able to service the new mains within the new roads of the Sports and Civic Precinct.

The Stadia Precinct

The existing recycled water network in the Stadia Precinct will be able to remain, subject to Sydney Water approval. Sydney Water Major Works are not required to service the Stadia Precinct, excluding mains in the new roads and side streets.

The Stadia Precinct recycled water network key assumptions:

- Recycled water reticulation ≤DN50 to be verified with a licensed plumber;
- All existing infrastructure is connected to the recycled water network;
- All new infrastructure has access to the recycled water reticulation network.

3.6 Concept Wastewater Network

The concept wastewater network has been detailed in **Appendix C.**

The concept wastewater network is subject to Sydney Water approvals prior to each individual site's development. However, based on the submitted forecasted demand values in table 3.2 Sydney Water has responded with the following advice. The development lies within Homebush SCAMP and Sydney Water have identified some dry weather amplification downstream. It is anticipated that the future developments will require adjustments and deviations of the existing Sydney Water network. Assumptions within this concept wastewater plan are based on previous experience with Sydney Water projects and requirements. These requirements cannot be confirmed until applications are made to Sydney Water closer to design stage, where they will advise on what reticulation needs to be constructed to service each development. The costs of these requirements will be funded by the developers.

Recommendations to upsize existing mains or sizing new mains is based on **Figure 3-5**. Sewer modelling at a later stage is required to understand the capacity of the Sydney Water network. This design is to be continually updated through the Infrastructure Master Plan as the future road designs become finalised and Sydney Water provide development specific feedback.

General Assumptions:

- All developments must have a sewer main that is the right size and can be used for connection.
- The sewer is needed to have a point of connection within the development boundary.

TABLE 4.4

MAXIMUM EP FOR RETICULATION SEWERS

Pipe size	Grade		Maximum EP
DN 150	1 in 170	0.59%	500
	1 in 150	0.67%	550
	1 in 125	0.80%	625
	1 in 100	1.00%	725
	1 in 80	1.25%	850
	1 in 60	1.67%	1,050
DN 225	1 in 270	0.37%	1,600
	1 in 250	0.40%	1,700
	1 in 200	0.50%	1,950
	1 in 150	0.67%	2,350
	1 in 125	0.80%	2,650
	1 in 100	1.00%	3,025
	1 in 80	1.25%	3,450
	1 in 60	1.67%	4,100
DN 300	1 in 370	0.27%	3,225
	1 in 250	0.40%	5,000
	1 in 200	0.50%	4,650
	1 in 150	0.67%	5,500
	1 in 125	0.80%	6,100
	1 in 100	1.00%	6,950
	1 in 80	1.25%	7,900
	1 in 60	1.67%	9,300

Figure 3-5 Maximum EP For Reticulation Sewers (WSA 03, 2011-3.1)

Urban Centre

To accommodate developments proposed under Master Plan 2050, new mains may need to be constructed in Figtree Drive, Streets UC07, UC08 and UC09 as well as along Australia Avenue. Based off this assessment no existing mains will need to be upgraded. There is potential for Sydney Water Minor Extensions required off the mains detailed above so that each development has a Property Connection Sewer (PCS).

The Eastern Neighbourhood

Desktop analysis identifies that no existing mains will need to be upgraded. The new mains that will need to be constructed are in Parkview Drive, Betty Cuthbert Avenue and Streets EN04 and EN05. There is potential for minor extensions required off the mains detailed above so that each development has a Property Connection Sewer (PCS).

The Southern Neighbourhood

There are several developments occurring along Sarah Durack Avenue that will require connection into the Sydney Water wastewater network. As the only main near these developments is a sewer rising main (pressured sewer), Sydney Water will need to advise on whether connections should be made into that, or by creation of a new gravity main to feed to Olympic Boulevard. This will occur within a Sydney Water application submitted at further design stages.

The new main that will need to be constructed is in Street SN01 and should connect into the gravity network along Olympic Boulevard. The developments within 4SN will require individual Property Connection Sewers.

It is assumed that 1SN and 2SN are currently serviced by the DN225 PVC on Olympic Boulevard. If wastewater from 1SN, 2SN and 4SN flow into the existing DN225 PVC on Olympic Boulevard, it is recommended to upsize the main to a DN300. This adjustment and deviation of the DN225 PVC sewer main will need to be confirmed by Sydney Water at a later stage. The developer(s) that will be connecting into the network will need to pay for this assumed amplification.

Haslams Neighbourhood

This potential future development envisaged by Master Plan 2050 for Haslams Neighbourhood promotes a new residential hub that provides close access to the Urban Centre, public transport, and the Carter Street precinct. All new residential developments will require access to the wastewater network via a Property Connection Sewer (PCS). The new mains that will need to be constructed are in the new streets HN01, HN02 and HN03, Hill Road and Old Hill Road. The direction of the flows will need to be confirmed during detailed design.

Haslams Neighbourhood wastewater network key assumptions:

- The private sewer main along Hill Road can be used to service the developments 1HN and 2HN.
- All flows are directed to the sewer pump station (SPS1082), excluding those serviced by the private main.

Edwin Flack Neighbourhood

The temporary residential and commercial development along Edwin Flack Neighbourhood requires the extension of nearby wastewater assets to ensure each lot has a PCS. The new mains that will need to be constructed are:

- Along Paddock Street on the west side of the new developments. The proposed main will connect to the existing DN225 VC near the intersection of Uhrig Road and Edwin Flack Avenue.
- In Edwin Flack Avenue on the west side of 5EF and 6EF. This main will extend from the existing DN225 PVC and drain towards the intersection of Uhrig Road and Edwin Flack Avenue.

Edwin Flack Neighbourhood wastewater network key assumptions:

- The reticulation network within the Carter Street Precinct has sufficient capacity;
- The sewer pump station (SPS1082) within the Haslams Neighborhood has sufficient capacity.

The Sports and Civic Precinct

Home to world class competitive sport venues, the Sports and Civic Precinct will require upgrades and extensions to the existing wastewater network. The new mains that will need to be constructed are:

- Along Sarah Durack Avenue to service the new school facility (6SC) and other recreational sites. The minimum size of the main should be DN225 to service the school.
- In the new street SC03 to support the upgrades of the Aquatic Centre, Athletics track and hockey field above the surface parking.

The Sports and Civic Precinct wastewater network key assumptions:

- Property connections are the responsibility of the lot owner.

The Stadia Precinct

This potential future development envisaged by Master Plan 2050 will witness upgrades along Olympic Boulevard and areas around the stadium with retail uses, outdoor dining, and temporary accommodation. New commercial developments are proposed under Master Plan 2050 which will ultimately increase the wastewater demand. All proposed developments currently have access to the wastewater network, see **Appendix C.** Sewer modelling is required in the developed design stage to understand the capacity of the network.

3.7 Concept Electrical Network

Stantec has conducted a maximum demand study based on the gross floor area (GFA) for the site and has estimated the projected maximum demand load to be 106.7 MVA. It is important to note that this load represents the total expected demand after the redevelopment of the site and does not add to the existing load, as the new development will replace it.

Table 3-3 Maximum Demand Load

Area Description	GFA (sqm)	Lighting (VA/sqm)	Power (VA/sqm)	Mech (VA/sqm)	Total (MVA)
Residential	1167409	5	30	5	46.7
Commercial	384866	10	50	40	38.5
Retail	90741	20	50	30	9.1
Civic	23611	10	50	40	2.4
Education / Health	68702	10	50	40	6.9
Events / Tourism / Sports	262034	50	40	30	31.4
Arts / Industry	35741	10	30	40	2.9
Hotel / Student	168293	10	50	50	18.5
Parking	107964	10	40	0	5.4

Max. Demand load (MVA)	106.7
Max. Demand load (A)	164971.3

We have officially submitted a technical inquiry to Ausgrid concerning the anticipated capacity requirements for the future expansion, which is estimated at 106.7 MVA. The objective of this inquiry is to obtain guidance from Ausgrid on the most effective means to provide the necessary power supply for this development. We have specifically asked for information regarding the current state of zone substations and their available spare capacity to accommodate the new development.

Ausgrid has confirmed that the options outlined in the System Planning Advice issued on April 6, 2022, which account for a total load of 65 MVA with 'N-1' reliability, remain valid for the SOPA 2050 Master Plan.

According to Ausgrid's System Planning Advice, it has been determined that the maximum anticipated load of 65 MVA for the year 2030 will be met by the Olympic Park zone substation. The remaining 41.7 MVA for 2050 Master Plan will be supplied by the Flemington Zone substation if the 2030 Master Plan load is integrated into the network. This necessitates the installation of a third transformer and an 11kV switch group at the Flemington Zone substation to accommodate the additional loads. (**Appendix F** provides details of the System Planning Advice from Ausgrid and the corresponding email received on October 31, 2023.)

In summary, it is evident that modifications to the existing electrical network at Sydney Olympic Park will be necessary to meet the future requirements of the fully developed Sydney Olympic Park. These recommended changes encompass upgrades to feeders, expansion of zone substations, collaboration with Ausgrid, the implementation of smart grid technologies, and the integration of renewable energy sources. These measures are essential to ensure the reliability, resilience, and sustainability of the electrical infrastructure for SOPA. Importantly, these modifications are consistent with the guidance from utility authorities, the Master Plan 2050, and the anticipated maximum demand load.

3.8 Concept Telecommunications Network

In order to address the communication requirements for the upcoming development at Sydney Olympic Park, NBN Co has officially affirmed that their existing network incorporates additional capacity designed to accommodate future developments in the SOPA area. The foundational infrastructure concept includes provisions for NBN connections to each of the planned structures. Initial preparatory work will be necessary to facilitate these connections, and NBN Co has affirmed their capability to furnish connections for all forthcoming developments.

The ownership and upkeep of these telecommunication utilities will remain the responsibility of the utility providers, which are Telstra, NBN, Optus, TPG, UECOMM, Verizon, and Vocus. Each provider will assume ownership, administration, and maintenance of their specific telecommunications infrastructure within Sydney Olympic Park.

In the course of our inquiry, it was ascertained that NBN is the existing supplier for the proposed precincts. NBN has conveyed their readiness to engage with developers to enhance and expand the network as needed to support the future planned structures. This collaborative approach will ensure that telecommunications services can adapt to the evolving needs of Sydney Olympic Park's residents, businesses, and visitors.

3.9 Future of the Natural Gas Network

The NSW Government has set a target for net zero carbon emissions to be accomplished by the year 2050. Sydney Olympic Park Authority have committed to meeting this target by 2030 and to have 100% of supplied energy through renewable sources by the year 2050. To achieve these targets the use of fossil-fuels will be discontinued.

The existing natural gas network, as outlined in Section 2.6, will need to be decommissioned in consultation with Jemena, the asset owner and operator, and the tenancies/facilities that utilise the network. As the natural gas network is heavily embedded into the existing infrastructure within the precinct with various uses from residential and commercial heating to hospitality kitchens, the transition process will need to occur over a period of time, with the target for completion, the year 2030 as previously stated. The cost and program of decommissioning the existing natural gas network is currently unknown and the decommissioning of these assets will need to be done in close conjunction with Jemena. The most popular replacement for gas to meet sustainability targets is currently electricity where gas heaters, cooktops and other gas appliance are swapped to electrical appliances.

4. Consultation with Utility Providers

The above concept networks for utilities and telecommunications are all high-level approximations for the proposed Sydney Olympic Park and the utility authorities will need to have consistent communication throughout the design and construction phase. Initial departments contacted within the utility authorities include:

- Sydney Water – Business Development
- Jemena – Network Development
- Ausgrid – Operations Department
- NBN – New Developments

5. Compliance Principles

Developers must follow a combination of Australian standards, codes, and utility authority guidelines when designing any new developments within Australia. These include but are not limited to:

1. Water and sewerage systems shall be designed in accordance with the following standards:
    a. WSA – 02 Gravity Sewerage Code of Australia;
    b. WSA – 03 Water Supply Code of Australia;
    c. Sydney Water Standards and Requirements;
    d. AS/NZS 3500 – Plumbing and Drainage – Water Services.
2. Recycled water systems shall be designed in accordance with the following standards:
    a. WSA – 03 Water Supply Code of Australia;
    b. AS/NZS 3500 – Plumbing and Drainage – Water Services.
3. Gas systems shall be decommissioned in accordance with:
    a. Jemena Standards;
    b. AS 4645 – Gas distribution networks.
4. The electrical system shall be designed in accordance with the following standards:
    a. AS3000 – Electrical Installations
    b. AS3008 – Electrical Installations – Selections of Cables
5. Communications systems shall be designed in accordance with SOPA's Technical Specification for ICT Communications Installations and Routine Maintenance Work. Where communications services are owned by third parties liaise with the owner with respect to the removal and reinstatement of the cabling.

6. Utility Funding of Infrastructure

6.1 Non-SOPA Infrastructure

6.1.1 Sydney Water

Connections into the Sydney Water network are completed at the cost of the developer(s). Sydney Water typically advise within their Notice of Requirements (NOR) letter that construction of all works require the developer to pay project management, survey, design, and construction costs directly to their providers.

In specific scenarios, Sydney Water may reimburse the developer for some or all of the costs of delivering certain infrastructure. The key principles underlying Sydney Water procurement are:

- Value for money;
- Efficient and effective;
- Probity and equity;
- Effective competition;

Developers will fund the design, construction, and commissioning stages of infrastructure. When the developer transfers ownership of this infrastructure to Sydney Water, they will pay the developer for infrastructure funded under the *Funding Infrastructure to Service Growth Policy*.

Sydney Water's criteria for funding is as follows:

a) The developer will fund 100% of any minimum reticulation that serves the developer's land exclusively, and hand it over to Sydney Water free of charge;

b) The developer and Sydney Water will each fund 50% of any minimum reticulation that serves other land, as well as the developer's land.

c) Sydney Water will fund 100% of lead-in and lead-out mains the serve other developers' land;

d) Sydney Water will fund 100% of costs to upsize reticulation mains above minimum reticulation;

e) Sydney Water will fund 100% of major infrastructure, such as pumping stations, storage reservoirs or treatment plants.

Sydney Water also specify guidelines that detail the minimum requirements for procurement that developers (including NSW Government agencies and utilities) must demonstrate, when seeking reimbursement of costs under the Sydney Water's *Funding Infrastructure to service growth policy* (see below).

Funding Infrastructure to Service Growth Policy:

https://www.sydneywater.com.au/content/dam/sydneywater/documents/funding-infrastructure-to-service-growth.pdf

6.1.2 Jemena

Since the Natural Gas network is not going to expand as part of the Sydney Olympic Park 2050 Master Plan this information is not applicable.

6.1.3 NBN

NBN will pay for and provide the proposed network to all future development within Sydney Olympic Park as part of the Sydney Olympic Park 2050 Master Plan.

6.1.4 Ausgrid

At the time of writing Ausgrid have submitted a planning offer for SOPA to review and propose any requirements for all future development within Sydney Olympic Park as part of the Sydney Olympic Park 2050 Master Plan.

The planning estimates are based on approximate Ausgrid standard costs (in Real 2020/21 dollars) for an assumed final arrangement and required works. (**Appendix F** provides details of the System Planning Advice from Ausgrid and the corresponding email received on October 31, 2023.). The planning estimates are only preliminary planning estimates and do not include any costs for easements or property acquisitions. The planning estimates have assumed that the most direct feeder routes are obtained, and where it is not possible these planning estimates will not be valid.

The accuracy level of the estimates below is +/-40% and the discount rate used to calculate NPC is 2.99%.

The estimated approx. non-contestable HV infrastructure augmentation upgrade will cost around $24 million for both 2030 master plan (65MVA) and 2050 master plan (41.7MVA).

Appendices

Appendix A Existing Infrastructure

SYDNEY OLYMPIC PARK

EXISTING UTILITY INFRASTRUCTURE

Stantec Australia Pty Ltd | ABN 17 007 820 322
203 Pacific Highway
Sydney, NSW 2065
Tel: 02 8484 7000
Web: www.stantec.com/au

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Tel: (02) 8484 7000
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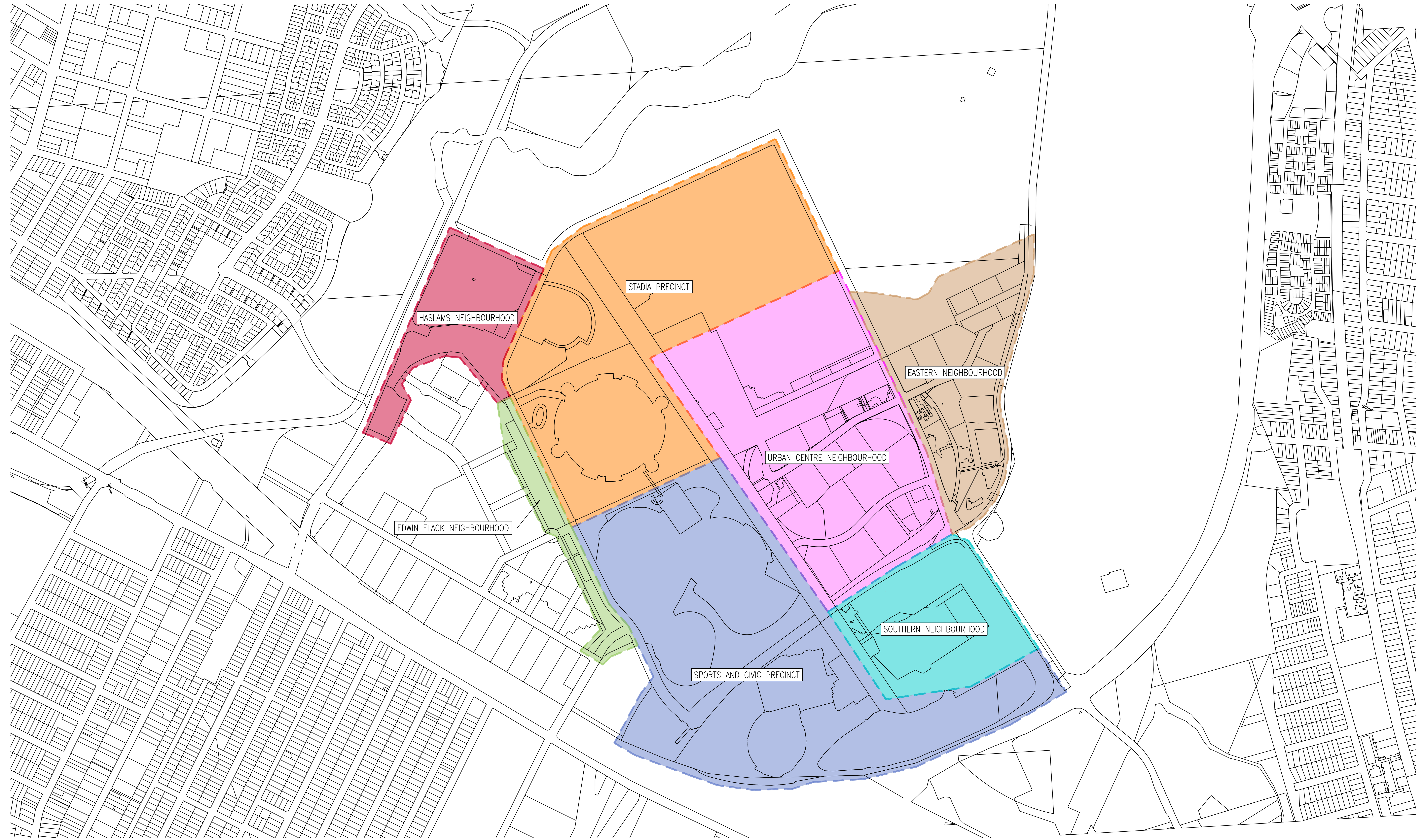

SITE LAYOUT PLAN

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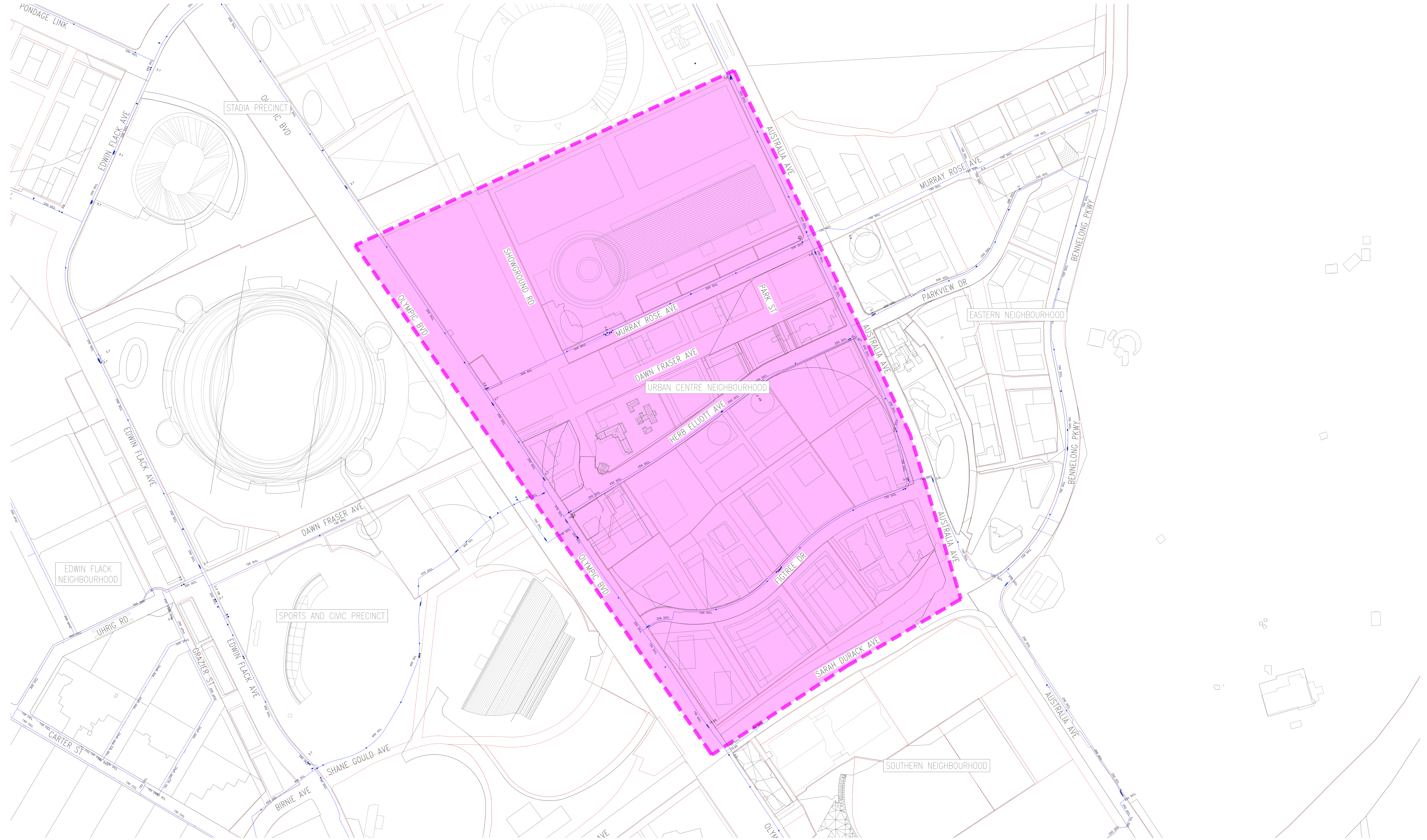

URBAN CENTRE NEIGHBOURHOOD LAYOUT PLAN

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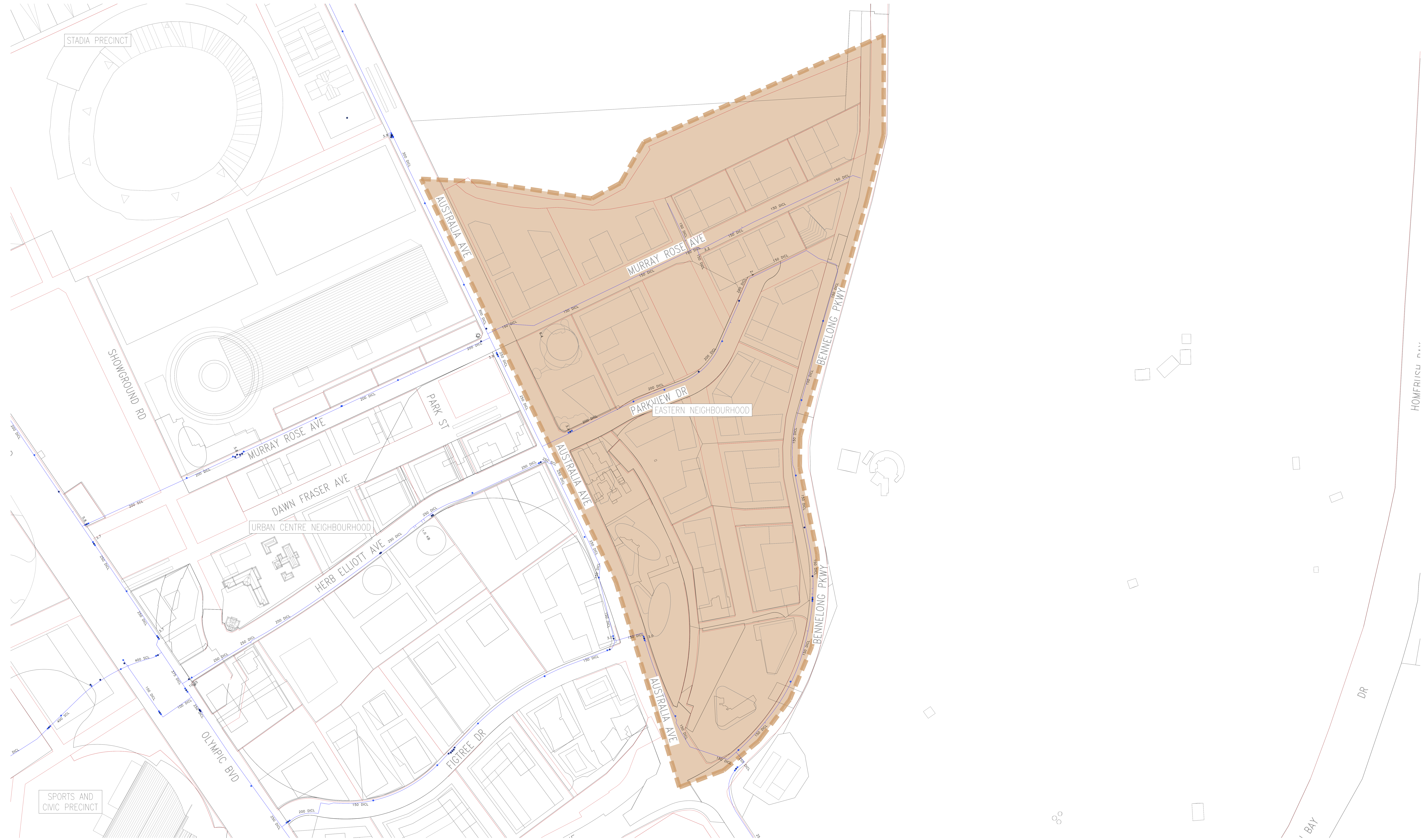

EASTERN NEIGHBOURHOOD LAYOUT PLAN

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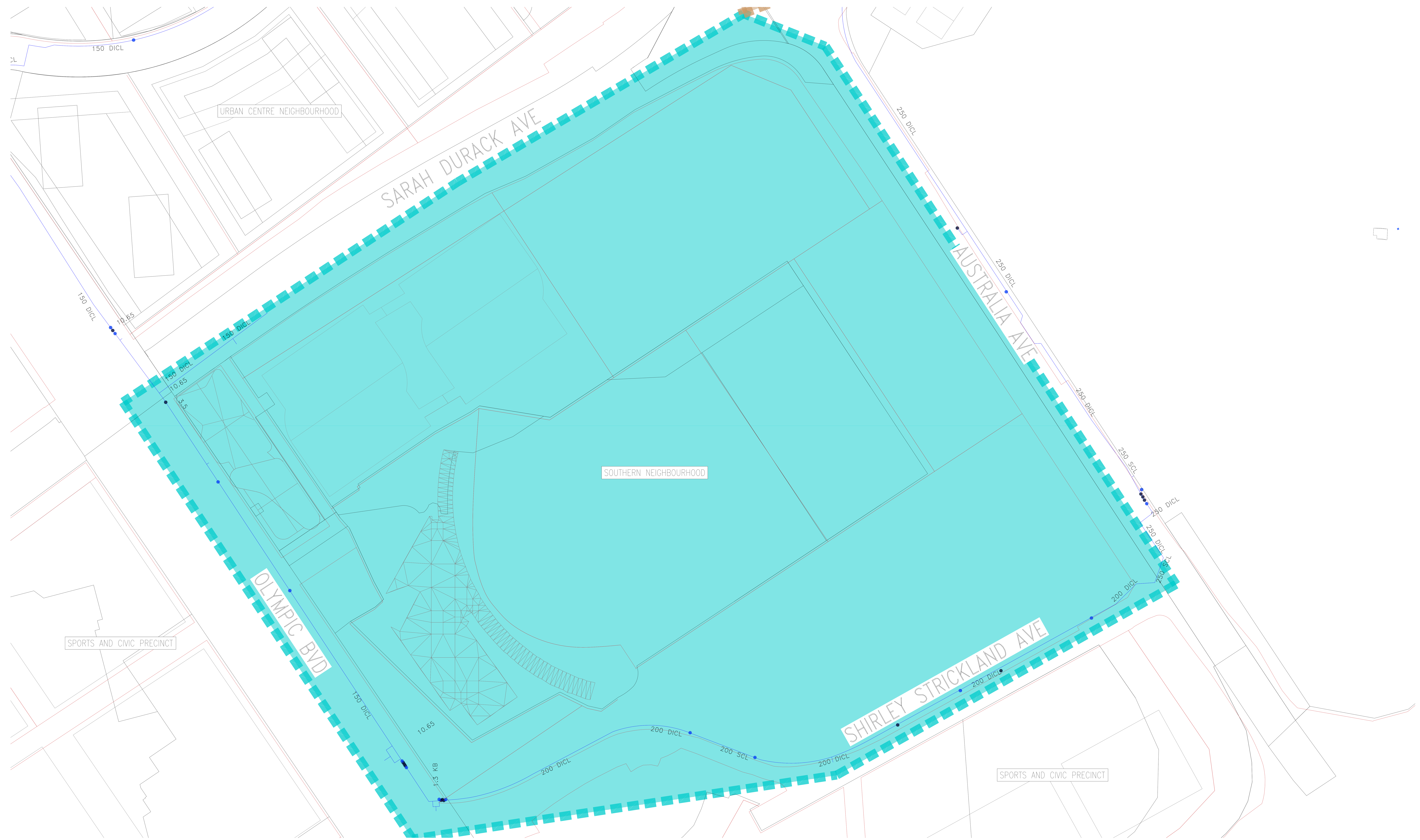

SOUTHERN NEIGHBOURHOOD LAYOUT PLAN

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203 Pacific Highway
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www.stantec.com

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HASLAMS NEIGHBOURHOOD LAYOUT PLAN

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www.stantec.com

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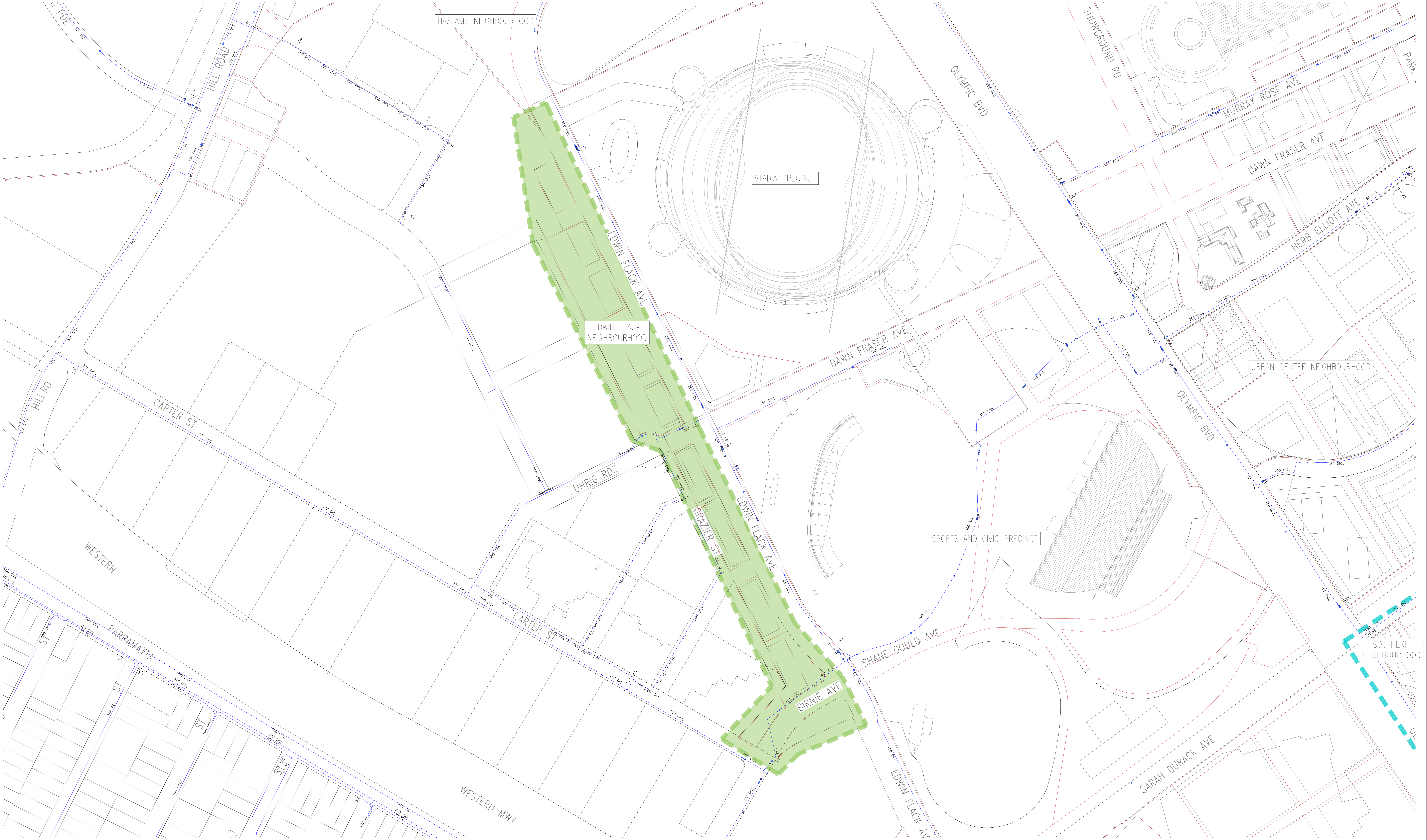

EDWIN FLACK NEIGHBOURHOOD LAYOUT PLAN

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SPORT AND CIVIC PRECINCT LAYOUT PLAN

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203 Pacific Highway
Sydney, NSW, 2065
Tel: (02) 8484 7000
www.stantec.com

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STADIA PRECINCT LAYOUT PLAN
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Existing Sydney Water Potable Water Infrastructure

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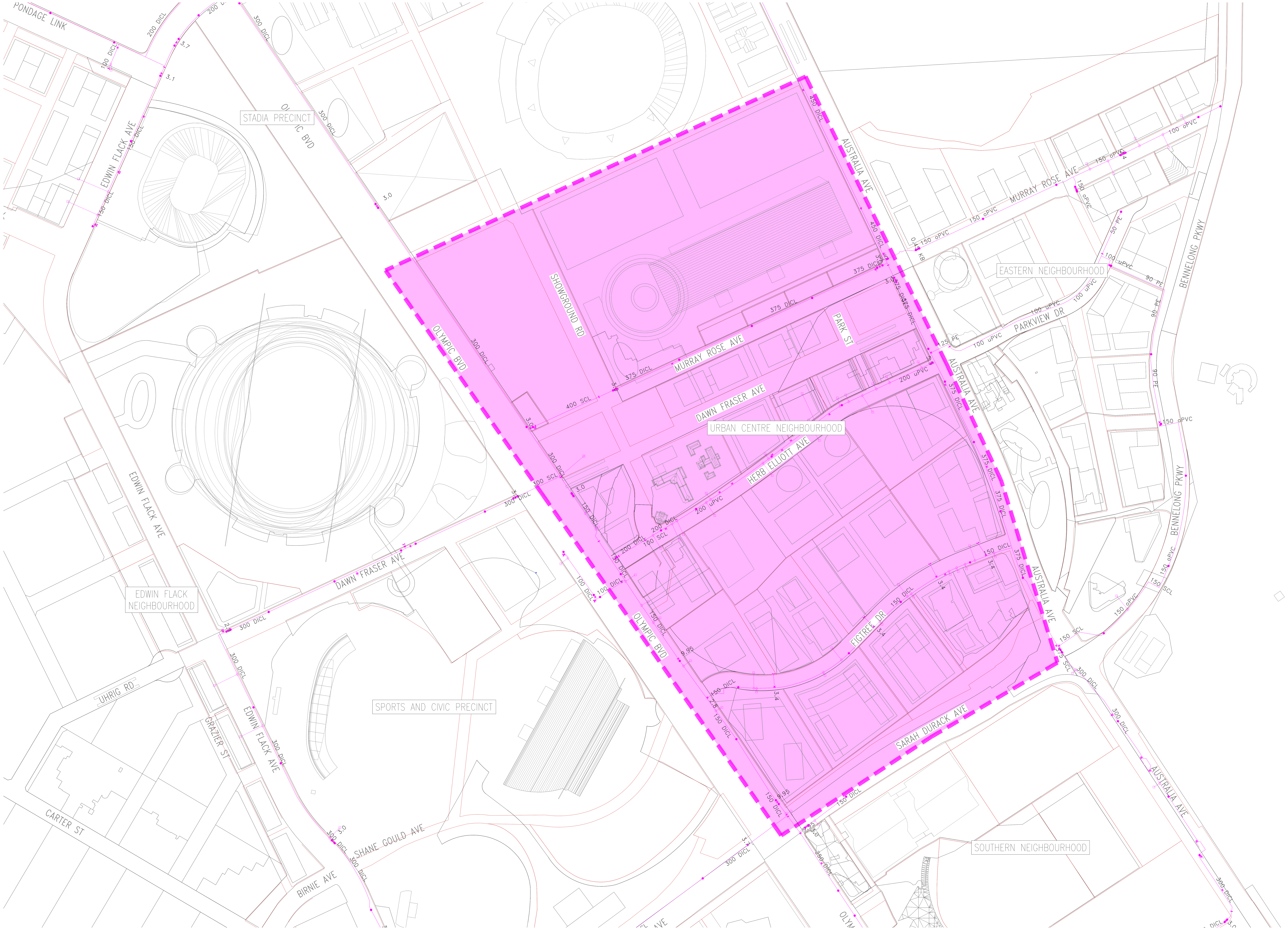

URBAN CENTRE NEIGHBOURHOOD LAYOUT PLAN

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www.stantec.com

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EASTERN NEIGHBOURHOOD LAYOUT PLAN

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Sydney, NSW, 2065
Tel: (02) 8484 7000
www.stantec.com

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Sydney Olympic Park Authority (SOPA)

Infrastructure Master Plan

Sydney, New South Wales

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Existing Sydney Water Recycled Water Infrastructure

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SOUTHERN NEIGHBOURHOOD LAYOUT PLAN
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Client/Project

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File Name: SOPA RECYCLED WATER EXISTING INFRASTRUCTURE	MF	MF	BF	2024.01.12
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Existing Sydney Water Recycled Water Infrastructure

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HASLAMS NEIGHBOURHOOD LAYOUT PLAN

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File Name: SOPA RECYCLED WATER EXISTING INFRASTRUCTURE

MF	MF	BF	2024.01.12
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

Existing Sydney Water Recycled Water Infrastructure

Project No.	Scale
304001013	1:1500

Revision	Sheet	Drawing No.
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EDWIN FLACK NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2000

Revision		By	Appd	YYYY.MM.DD
A	FOR INFORMATION ONLY	MF	BF	2024.01.12

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Existing Sydney Water Recycled Water Infrastructure

Project No.	Scale
304001013	1:2000

Revision	Sheet	Drawing No.
A	05 of 07	RW-005

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ORIGINAL SHEET - ISO A1

SPORT AND CIVIC PRECINCT LAYOUT PLAN

SCALE 1:2500

Rev	Description	By	Appd	Date
A	FOR INFORMATION ONLY	MF	BF	2024.01.12
Revision		By	Appd	YYYY.MM.DD

Rev	Description	By	Appd	Date
A	FOR INFORMATION ONLY	MF	BF	2024.01.12
Issued		By	Appd	YYYY.MM.DD

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Dwn. | Dsgn. | Chkd. | YYYY.MM.DD

Title

Existing Sydney Water Recycled Water Infrastructure

Project No. 304001013

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Drawing No. RW-006

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STADIA PRECINCT LAYOUT PLAN

SCALE 1:2500

Rev	Revision	By	Appd	YYYY.MM.DD
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A	FOR INFORMATION ONLY	MF	BF	2024.01.12

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File Name: SOPA RECYCLED WATER EXISTING INFRASTRUCTURE — MF (Dwn.) — MF (Dsgn.) — BF (Chkd.) — 2024.01.12 (YYYY.MM.DD)

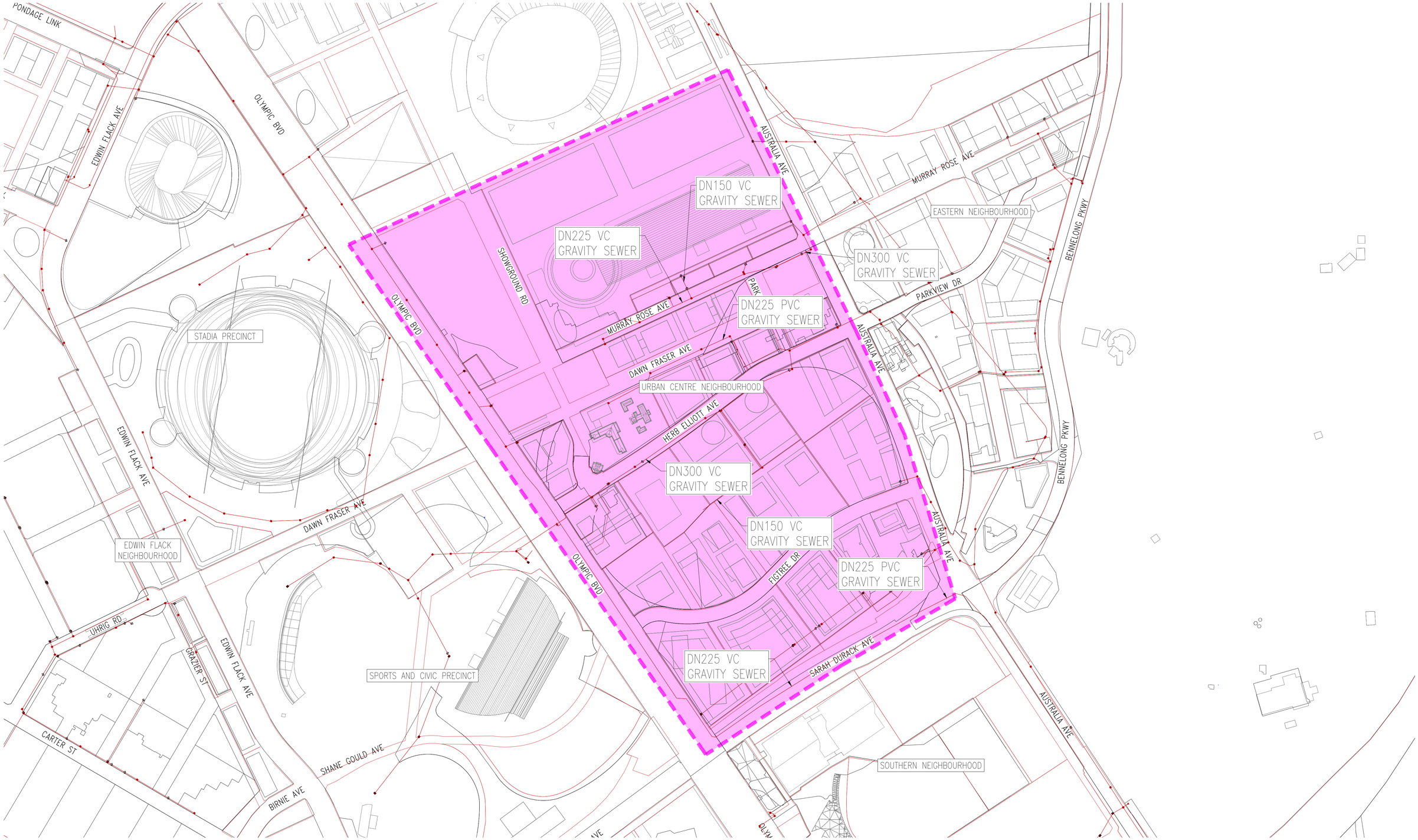
Title

Existing Sydney Water Recycled Water Infrastructure

Project No. 304001013 — Scale 1:2500

Revision A — Sheet 07 of 07 — Drawing No. RW-007

ORIGINAL SHEET - ISO A1



URBAN CENTRE NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2500

A	FOR INFORMATION ONLY	MF	BF	2024.01.12
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File Name: SOPA WASTEWATER EXISTING INFRASTRUCTURE	MF	MF	BF	2024.01.12
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

Existing Sydney Water Wastewater Infrastructure

Project No.	Scale
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Revision	Sheet	Drawing No.
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ORIGINAL SHEET - ISO A1

EASTERN NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2000

A	FOR INFORMATION ONLY	MF	BF	2024.01.12
Revision		By	Appd	YYYY.MM.DD

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	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

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Existing Sydney Water Wastewater Infrastructure

Project No.	Scale
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SOUTHERN NEIGHBOURHOOD LAYOUT PLAN
SCALE 1:1000

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Existing Sydney Water Wastewater Infrastructure

Project No. 304001013

Scale 1:1000

Revision A

Sheet 03 of 07

Drawing No. WW-003

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HASLAMS NEIGHBOURHOOD LAYOUT PLAN
SCALE 1:1500

Revision				
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	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
Existing Sydney Water Wastewater Infrastructure

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EDWIN FLACK NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2000

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A	FOR INFORMATION ONLY	MF	BF	2024.01.12
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Existing Sydney Water Wastewater Infrastructure

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Scale 1:2000

Revision A

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Drawing No. WW-005

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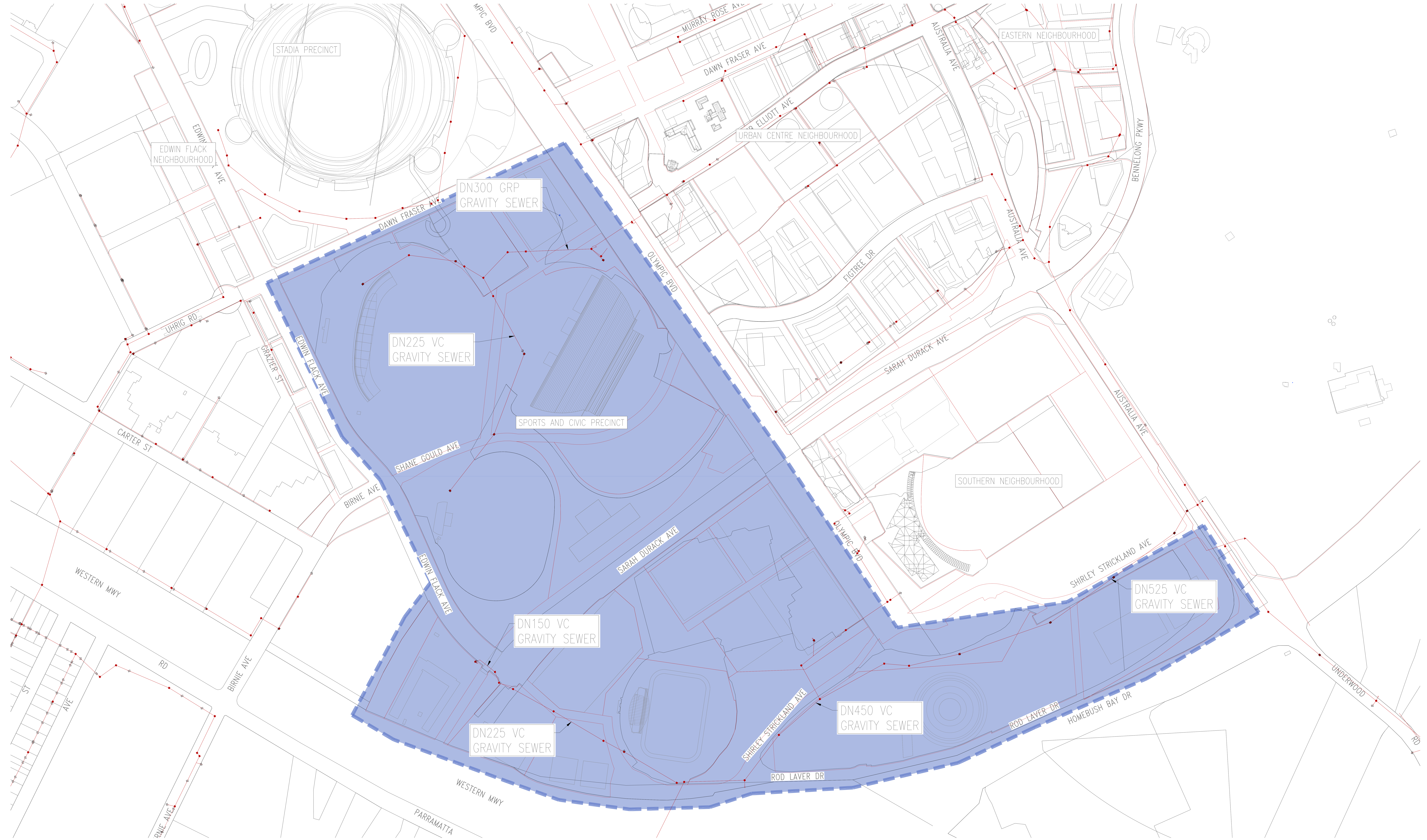

SPORT AND CIVIC PRECINCT LAYOUT PLAN

SCALE 1:2500

Revision				
A FOR INFORMATION ONLY	MF	BF	2024.01.12	
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Existing Sydney Water Wastewater Infrastructure

Project No.		Scale
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Revision	Sheet	Drawing No.
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ORIGINAL SHEET - ISO A1

STADIA PRECINCT LAYOUT PLAN

SCALE 1:2500

Revision		By	Appd	YYYY.MM.DD
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Title

Existing Sydney Water Wastewater Infrastructure

Project No. 304001013

Scale 1:2500

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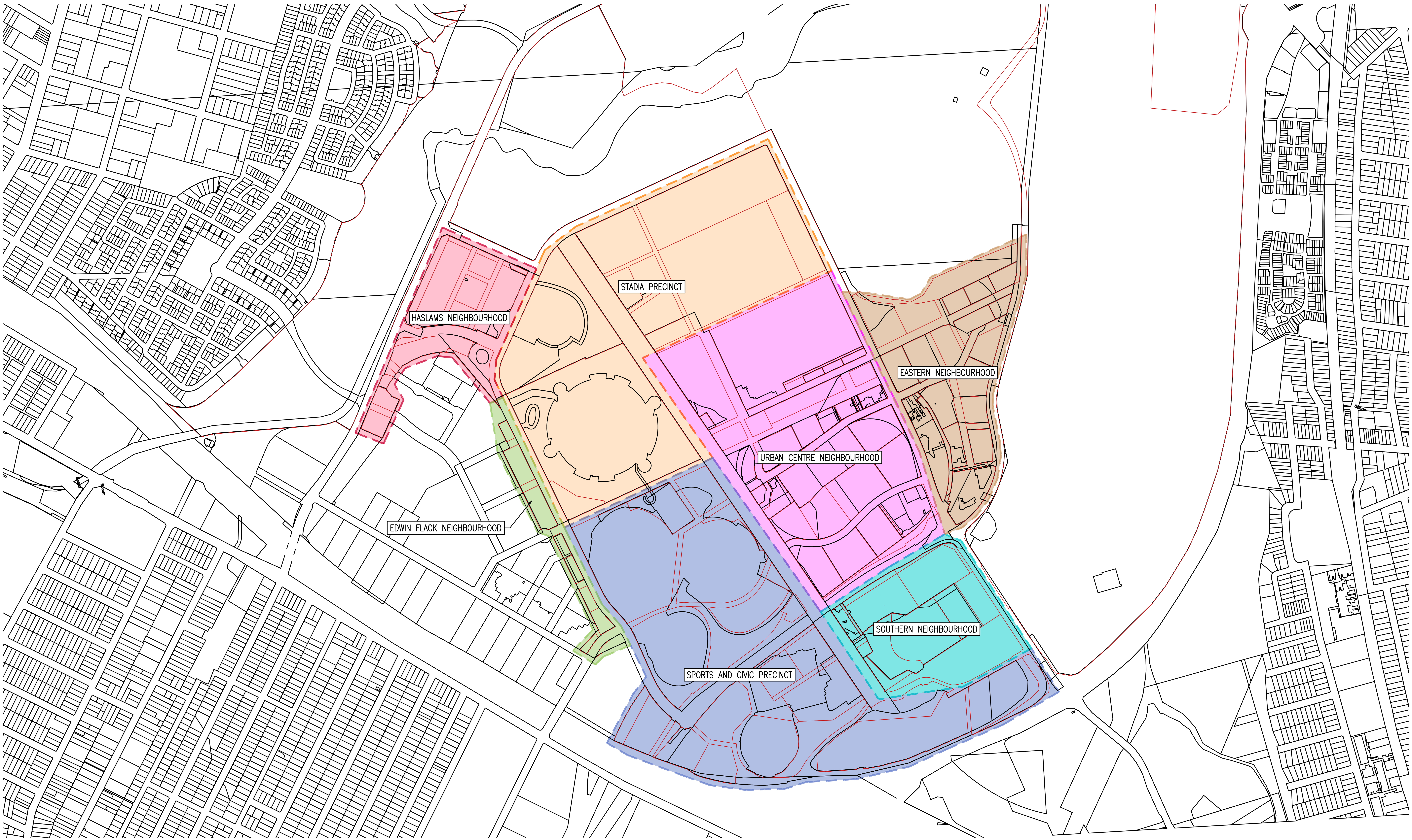

SITE LAYOUT PLAN
SCALE 1:5000

Revision		By	Appd	YYYY.MM.DD
A	FOR INFORMATION ONLY	MF	BF	2024.01.12

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A	FOR INFORMATION ONLY	MF	BF	2024.01.12

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Title
Existing Jemena Gas Infrastructure

Project No. 304001013
Scale
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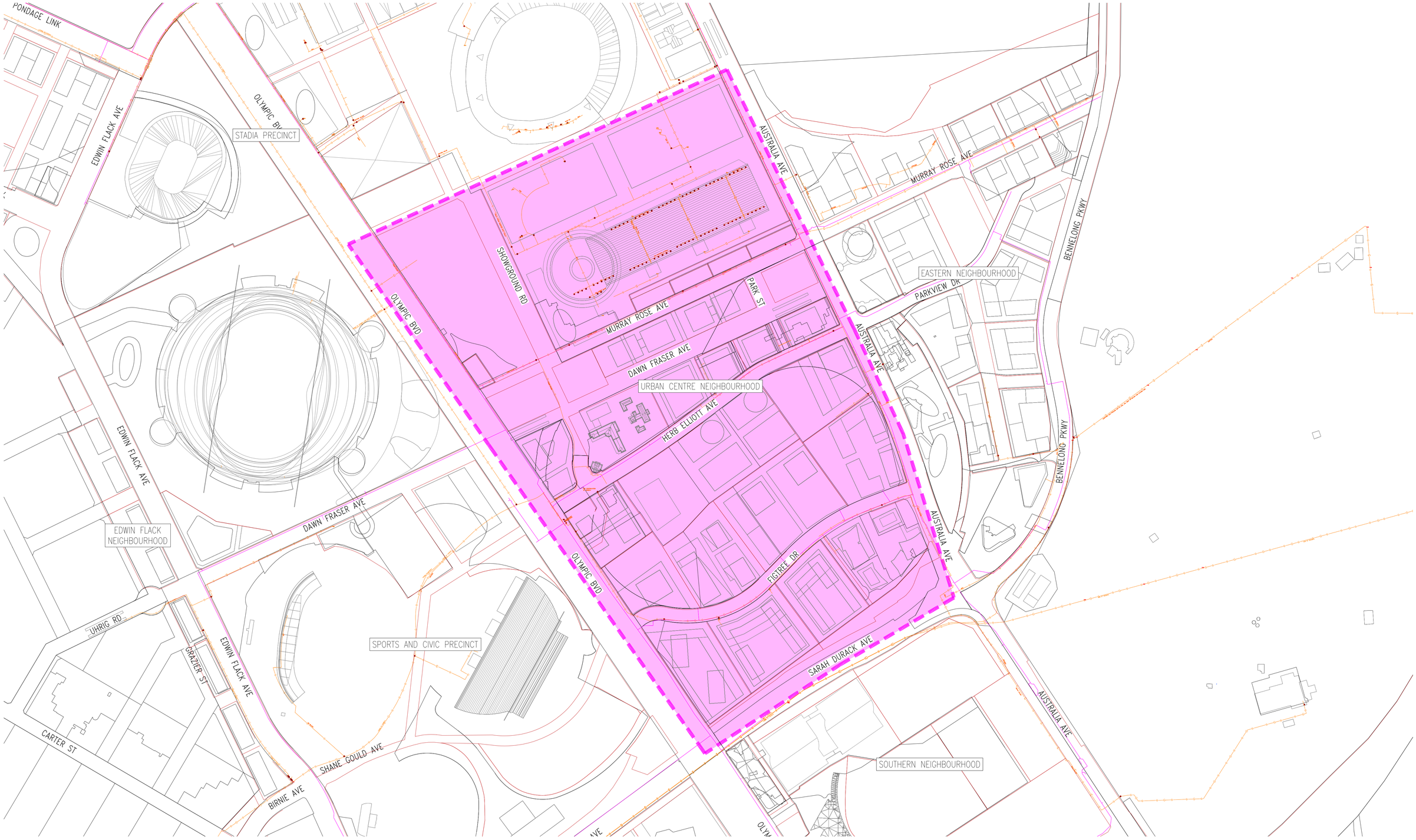

URBAN CENTRE NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2500

A	FOR INFORMATION ONLY	MF	BF	2024.01.12
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Existing Jemena Gas Infrastructure

Project No.	Scale
304001013	1:2500
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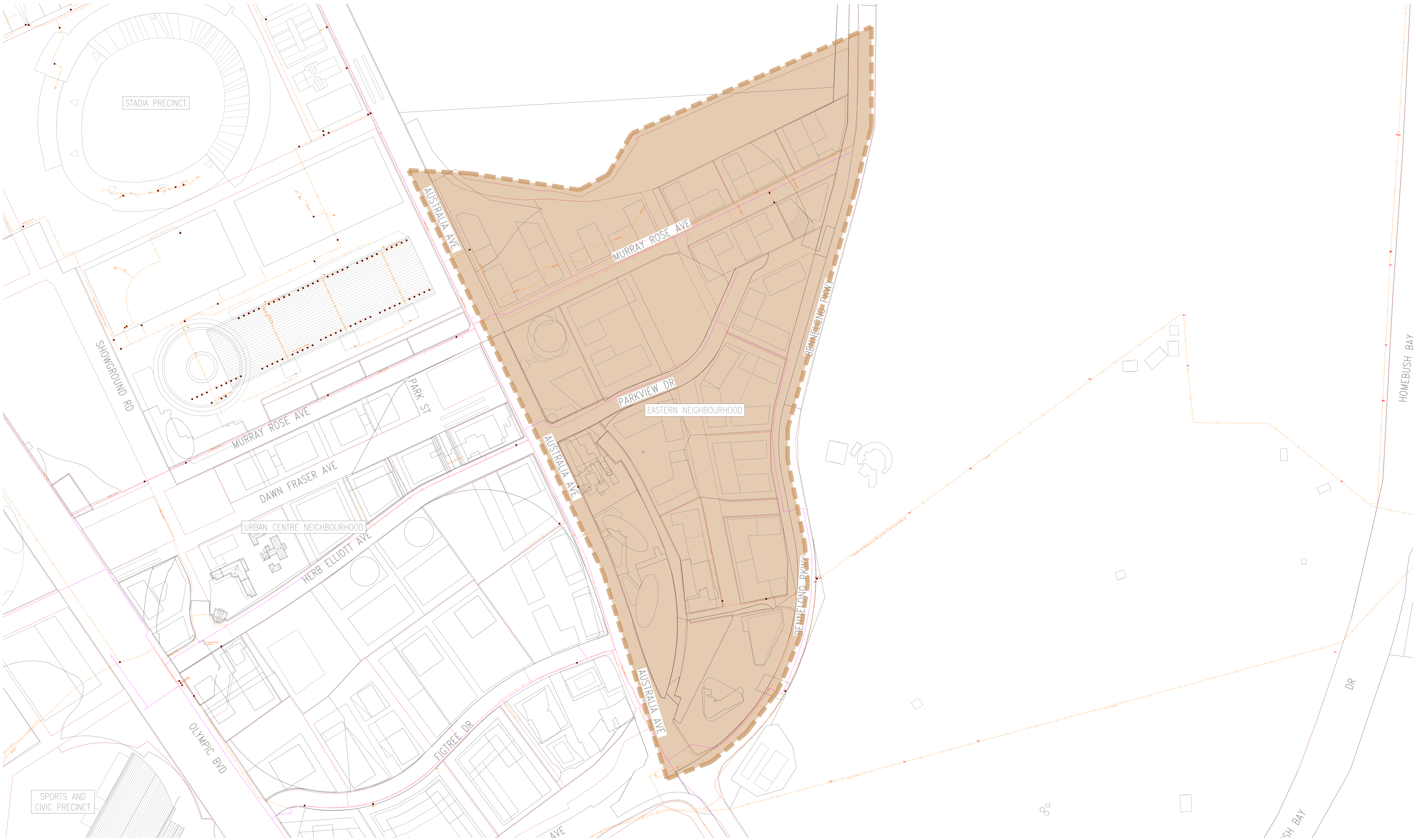

EASTERN NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2500

Revision				
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Existing Jemena Gas Infrastructure

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Revision	Sheet	Drawing No.
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SOUTHERN NEIGHBOURHOOD LAYOUT PLAN
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Scale 1:1000
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HASLAMS NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:1500

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Project No.	Scale
304001013	1:1500

Revision	Sheet	Drawing No.
A	04 of 07	G-004

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Existing Jemena Gas Infrastructure

Project No. 304001013

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Revision A

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Drawing No. G-005

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SPORT AND CIVIC PRECINCT LAYOUT PLAN

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Existing Jemena Gas Infrastructure

Project No. 304001013

Scale 1:2500

Revision A

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Drawing No. G-006

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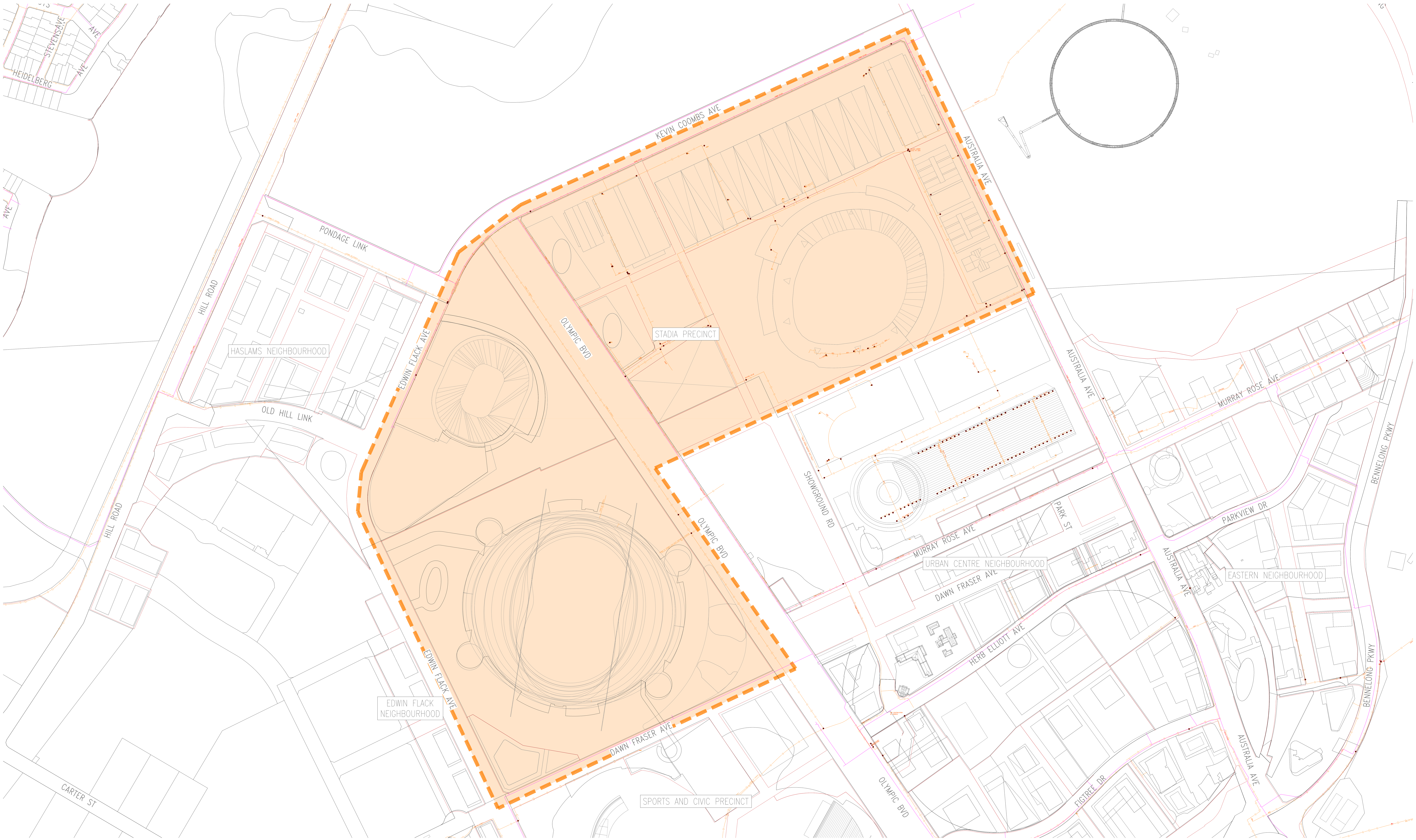

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Existing Jemena Gas Infrastructure

Project No. 304001013

Scale 1:2500

Revision A

Sheet 07 of 07

Drawing No. G-007

ORIGINAL SHEET - ISO A1

URBAN CENTRE NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2500

Revision				
A	FOR INFORMATION ONLY	MF	BF	2024.01.12
Revision		By	Appd	YYYY.MM.DD

Issued				
A	FOR INFORMATION ONLY	MF	BF	2024.01.12
Issued		By	Appd	YYYY.MM.DD

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Client/Project

Sydney Olympic Park Authority (SOPA)

Infrastructure Master Plan

Sydney, New South Wales

File Name: SOPA COMMS EXISTING INFRASTRUCTURE	MF	MF	BF	2024.01.12
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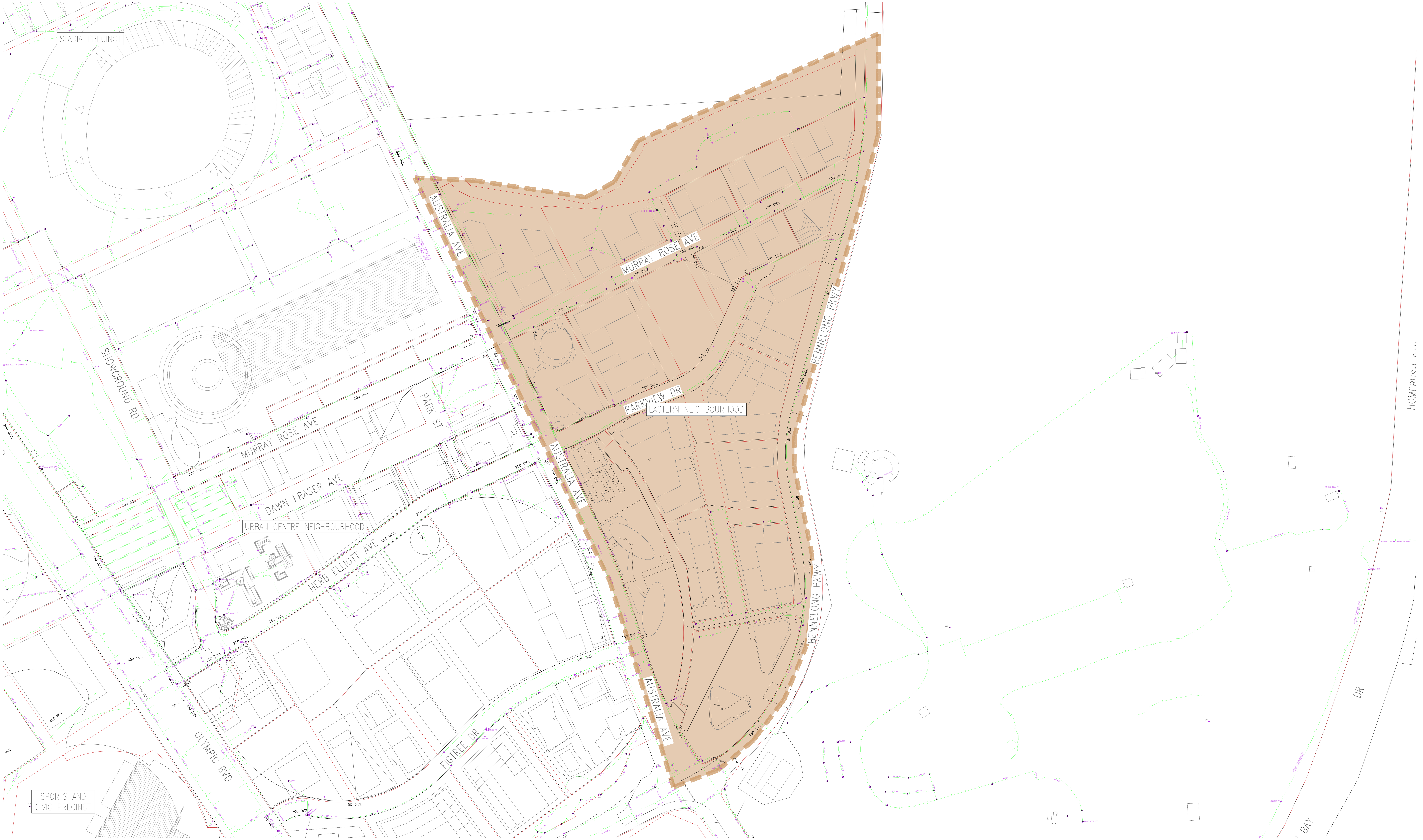
Existing NBN Communications Infrastructure

Project No.	Scale
304001013	1:2500

Revision	Sheet	Drawing No.
A	01 of 07	CO-001

ORIGINAL SHEET - ISO A1



EASTERN NEIGHBOURHOOD LAYOUT PLAN
SCALE 1:2000

Rev	Description	By	Appd	YYYY.MM.DD
A	FOR INFORMATION ONLY	MF	BF	2024.01.12

Revision

Rev	Description	By	Appd	YYYY.MM.DD
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Existing NBN Communications Infrastructure

Project No. 304001013

Scale 1:2000

Revision A

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Drawing No. CO-002

ORIGINAL SHEET - ISO A1

SOUTHERN NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:1000

Revision				
A FOR INFORMATION ONLY	MF	BF	2024.01.12
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A FOR INFORMATION ONLY	MF	BF	2024.01.12
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Project No. 304001013

Scale 1:1000

Revision A

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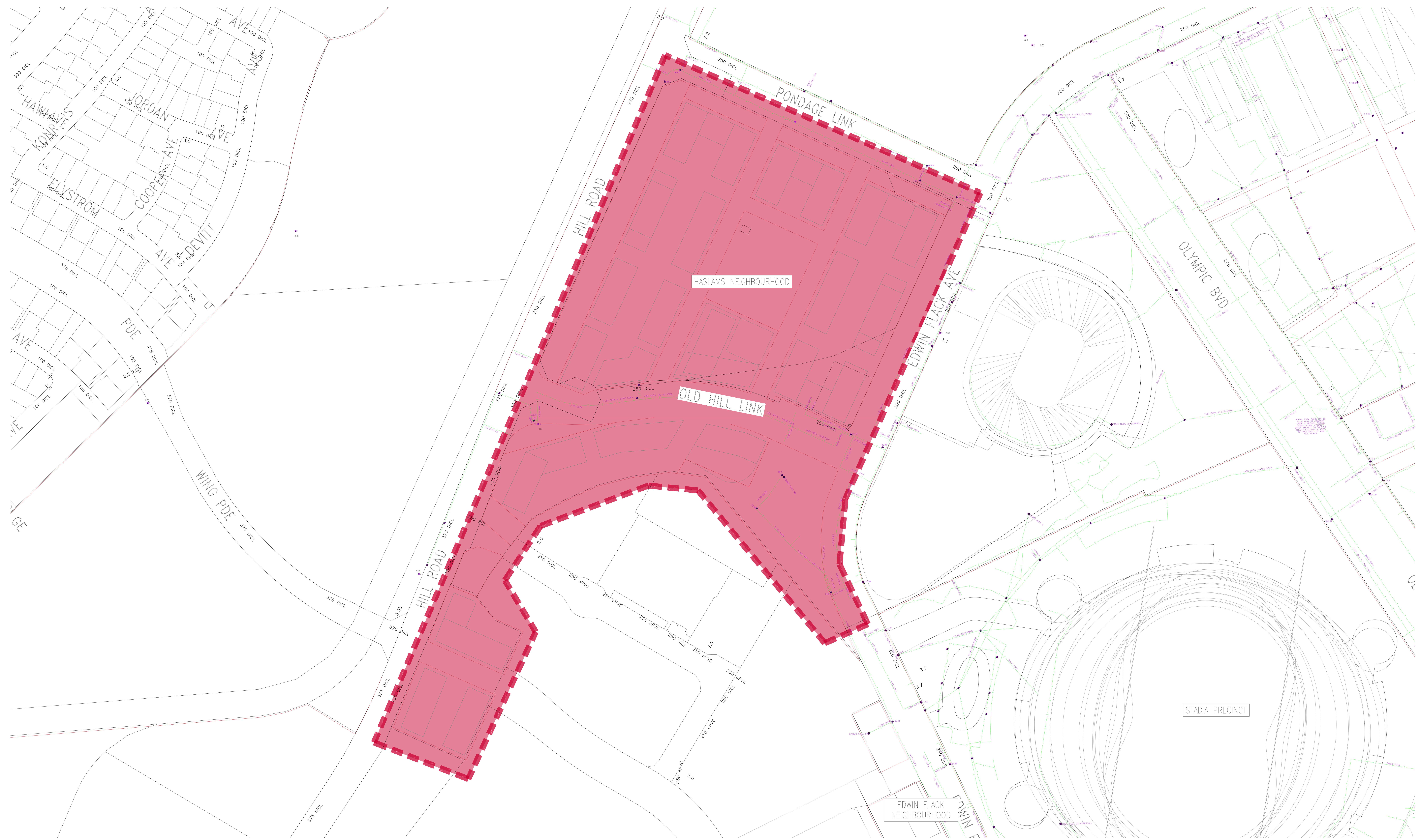
Drawing No. CO-003

ORIGINAL SHEET - ISO A1



HASLAMS NEIGHBOURHOOD LAYOUT PLAN
SCALE 1:1500

Rev	Description	By	Appd	Date
A	FOR INFORMATION ONLY	MF	BF	2024.01.12

Revision

Rev	Description	By	Appd	Date
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Existing NBN Communications Infrastructure

Project No. 304001013
Scale 1:1500
Revision A
Sheet 04 of 07
Drawing No. CO-004

ORIGINAL SHEET - ISO A1

EDWIN FLACK NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2000

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A	FOR INFORMATION ONLY	MF	BF	2024.01.12
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A	FOR INFORMATION ONLY	MF	BF	2024.01.12
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Project No.	Scale
304001013	1:2000

Revision	Sheet	Drawing No.
A	05 of 07	CO-005

ORIGINAL SHEET - ISO A1

SPORT AND CIVIC PRECINCT LAYOUT PLAN

SCALE 1:2500

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Rev	Description	By	Appd	Date
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Existing NBN Communications Infrastructure

Project No. 304001013

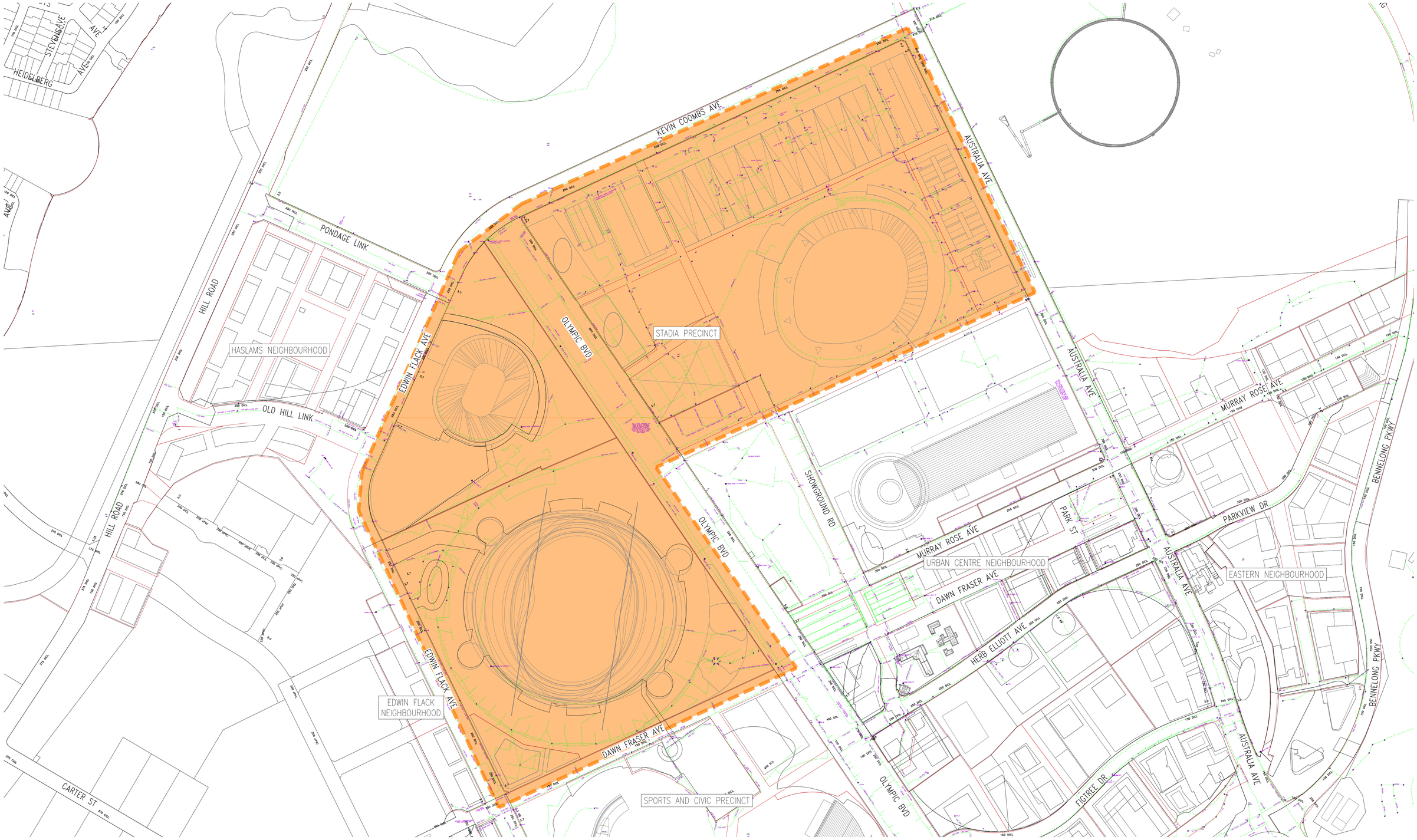
Scale 1:2500

Revision A

Sheet 06 of 07

Drawing No. CO-006

ORIGINAL SHEET - ISO A1



STADIA PRECINCT LAYOUT PLAN
SCALE 1:2500

A	FOR INFORMATION ONLY	MF	BF	2024.01.12
Revision		By	Appd	YYYY.MM.DD

A	FOR INFORMATION ONLY	MF	BF	2024.01.12
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Title

Existing NBN Communications Infrastructure

Project No.	Scale
304001013	1:2500

Revision	Sheet	Drawing No.
A	07 of 07	CO-007

ORIGINAL SHEET - ISO A1

URBAN CENTRE NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2500

Revision				
A FOR INFORMATION ONLY	MF	BF	2024.01.12	
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File Name: SOPA ELEC EXISTING INFRASTRUCTURE | MF Dwn. | MF Dsgn. | BF Chkd. | 2024.01.12 YYYY.MM.DD

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Existing Ausgrid Electricity Infrastructure

Project No. 304001013

Scale 1:2500

Revision A

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Drawing No. EL-001

ORIGINAL SHEET - ISO A1

EASTERN NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2000

Rev	Description	By	Appd	YYYY.MM.DD
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Rev	Description	By	Appd	YYYY.MM.DD
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Project No. 304001013

Scale 1:2000

Revision A

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Drawing No. EL-002

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ORIGINAL SHEET - ISO A1

SOUTHERN NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:1000

Rev	Revision	By	Appd	Date
A	FOR INFORMATION ONLY	MF	BF	2024.01.12
	Revision	By	Appd	YYYY.MM.DD

Rev	Issued	By	Appd	Date
A	FOR INFORMATION ONLY	MF	BF	2024.01.12
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MF	MF	BF	2024.01.12
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Existing Ausgrid Electricity Infrastructure

Project No. 304001013

Scale 1:1000

Revision A

Sheet 03 of 07

Drawing No. EL-003

ORIGINAL SHEET - ISO A1

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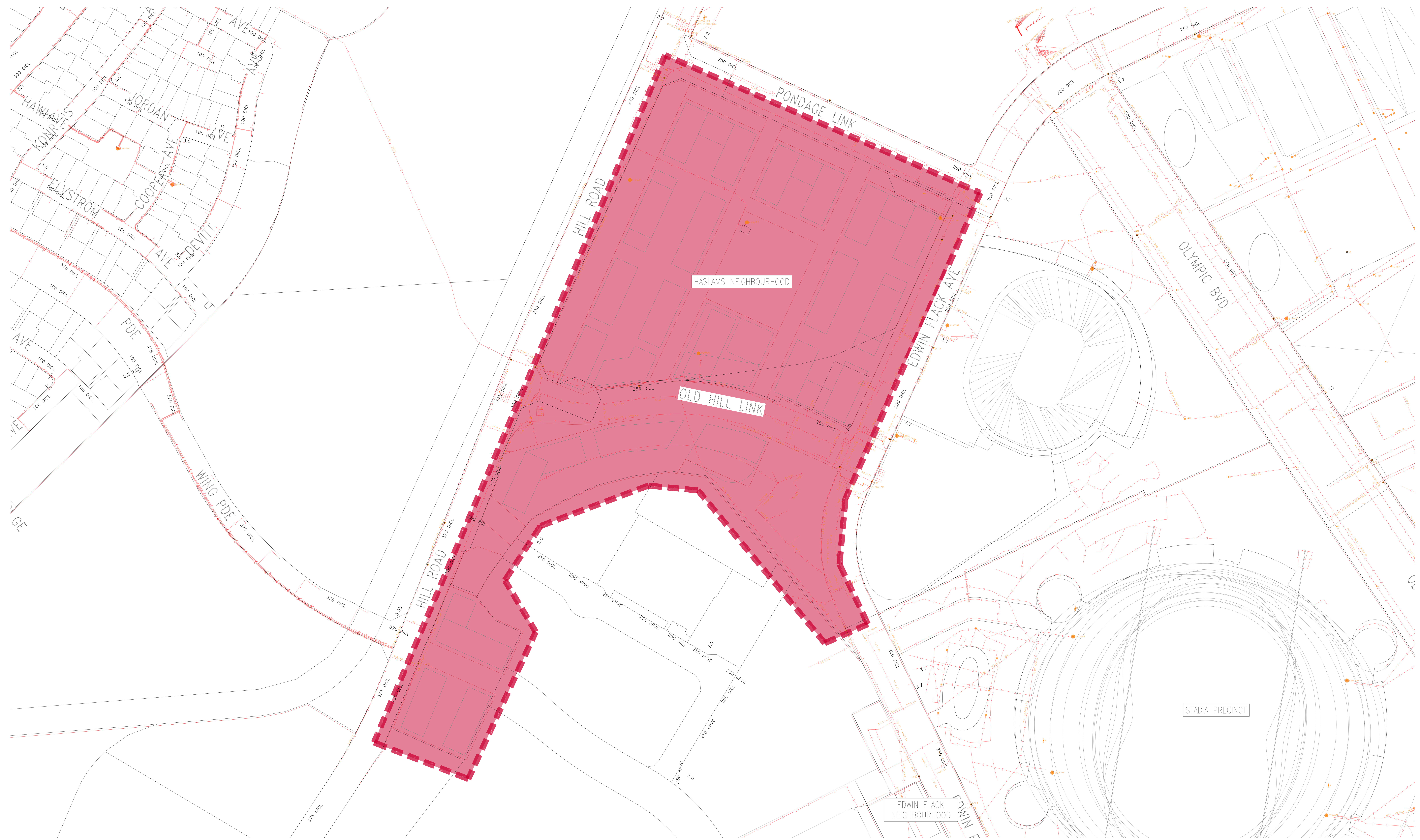

HASLAMS NEIGHBOURHOOD LAYOUT PLAN
SCALE 1:1500

Revision				
A	FOR INFORMATION ONLY	MF	BF	2024.01.12
Revision		By	Appd	YYYY.MM.DD

Issued				
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Existing Ausgrid Electricity Infrastructure

Project No. 304001013
Scale 1:1500
Revision A
Sheet 04 of 07
Drawing No. EL-004

ORIGINAL SHEET - ISO A1

EDWIN FLACK NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2000

Revision				
A FOR INFORMATION ONLY	MF	BF	2024.01.12	
Revision	By	Appd	YYYY.MM.DD	

Issued			
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Existing Ausgrid Electricity Infrastructure

Project No. 304001013

Scale 1:2000

Revision A

Sheet 05 of 07

Drawing No. EL-005

ORIGINAL SHEET - ISO A1

SPORT AND CIVIC PRECINCT LAYOUT PLAN

SCALE 1:2500

Revision		By	Appd	YYYY.MM.DD
A	FOR INFORMATION ONLY	MF	BF	2024.01.12

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Existing Ausgrid Electricity Infrastructure

Project No. 304001013

Scale 1:2500

Revision A

Sheet 06 of 07

Drawing No. EL-006

ORIGINAL SHEET - ISO A1

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STADIA PRECINCT LAYOUT PLAN

SCALE 1:2500

Revision		By	Appd	YYYY.MM.DD
A	FOR INFORMATION ONLY	MF	BF	2024.01.12

Issued		By	Appd	YYYY.MM.DD
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Existing Ausgrid Electricity Infrastructure

Project No. 304001013

Scale 1:2500

Revision A

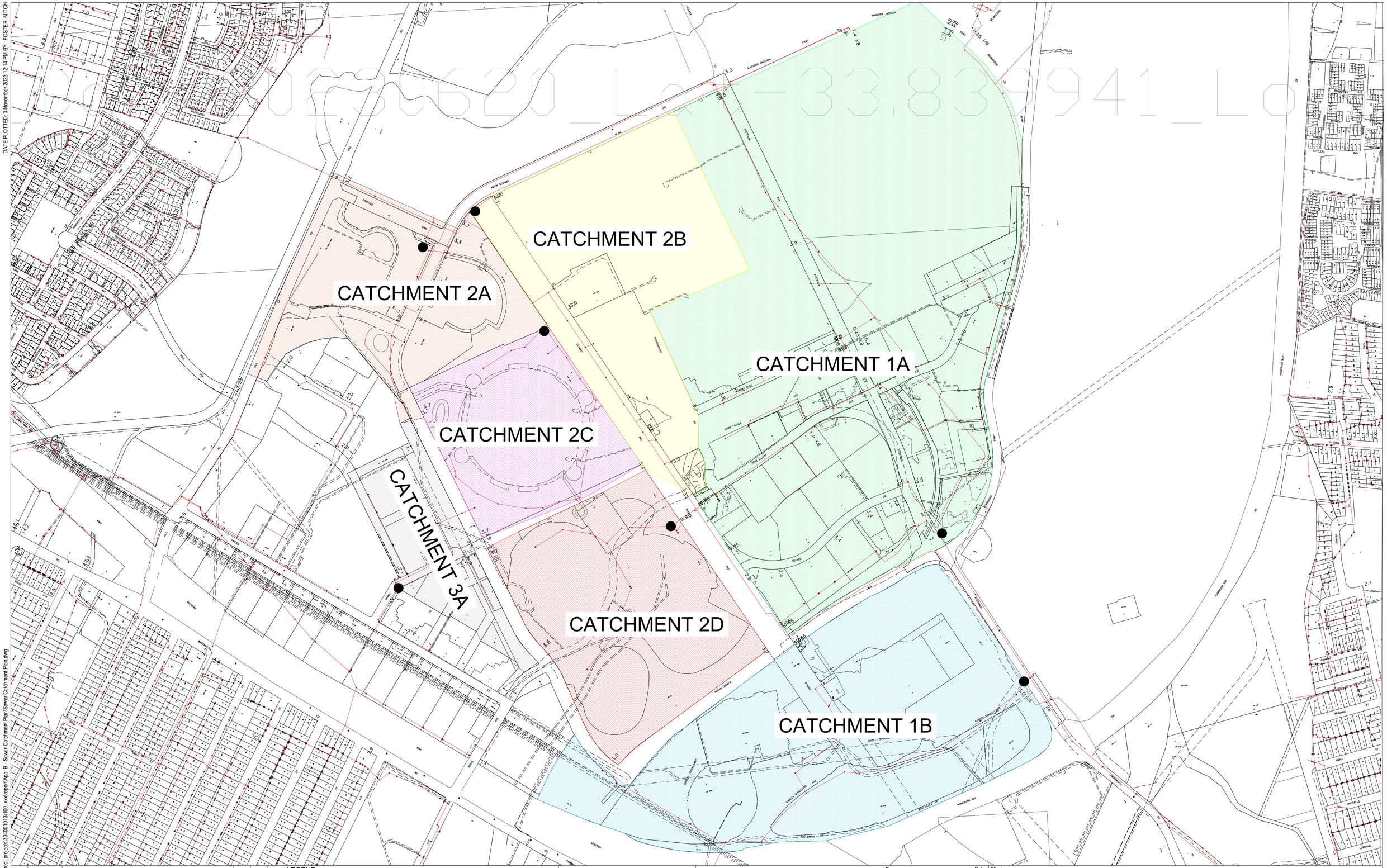
Sheet 07 of 07

Drawing No. EL-007

ORIGINAL SHEET - ISO A1

Appendix B Sewer Catchment Plan

DATE PLOTTED: 3 November 2023 12:14 PM BY: FOSTER, MITCH



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Rev.	Date	Description	Des.	Verif.	Appd.
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● CATCHMENT DRAINAGE POINT

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Level 9, The Forum, 203 Pacific Highway
St. Leonards, NSW 2065
Tel: 02 9496 7700
Web: www.stantec.com/au

Drawn	RY	Date 24/08/2023
Checked	MF	Date 25/08/2023
Designed	RY	Date 30/08/2023
Verified	MF	Date 15/09/2023
Approved	TS	Date 12/10/2023

Client: Sydney Olympic Park Authority (SOPA)

Project: 2050 Infrastructure Master Plan

Title: Sewer Catchment Plan

Status: PRELIMINARY
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Project No.	Sheet	Scale	Size
304001013	1 of 1	1:4000	A1

Drawing Number: 01

Revision: 1

Appendix C Concept Sewer Infrastructure

SITE LAYOUT PLAN
SCALE 1:5000

Revision		By	Appd	YYYY.MM.DD
B	FOR INFORMATION ONLY	SH	BF	2025.08.15
A	FOR INFORMATION ONLY	MF	BF	2024.01.12

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File Name: PROPOSED_SEWER_250815 - SOPA MASTERPLAN FOR STANTEC	SH	SH	BF	2025.08.15
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Title
Concept Sydney Water Wastewater Infrastructure

Project No. 304001013
Scale
Revision B
Sheet of 07
Drawing No.

ORIGINAL SHEET - ISO A1

EASTERN NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2000

	Revision	By	Appd	YYYY.MM.DD
B	FOR INFORMATION ONLY	SH	BF	2025.08.15
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Title

Concept Sydney Water Wastewater Infrastructure

Project No.	Scale
304001013	1:2000

Revision	Sheet	Drawing No.
B	02 of 07	CWW-002

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SOUTHERN NEIGHBOURHOOD LAYOUT PLAN
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B	FOR INFORMATION ONLY	SH	BF	2025.08.15
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Revision		By	Appd	YYYY.MM.DD

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Title
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Project No. 304001013
Scale 1:1000
Revision B
Sheet 03 of 07
Drawing No. CWW-003

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SPORT AND CIVIC PRECINCT LAYOUT PLAN

SCALE 1:2500

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B	FOR INFORMATION ONLY	SH	BF	2025.08.15
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A	FOR INFORMATION ONLY	MF	BF	2024.01.12

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Concept Sydney Water Wastewater Infrastructure

Project No. 304001013

Scale 1:2500

Revision B

Sheet 06 of 07

Drawing No. CWW-006

ORIGINAL SHEET - ISO A1

EDWIN FLACK NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2000

B	FOR INFORMATION ONLY	SH	BF	2025.08.15
A	FOR INFORMATION ONLY	MF	BF	2024.01.12
Revision		By	Appd	YYYY.MM.DD

B	FOR INFORMATION ONLY	SH	BF	2025.08.15
A	FOR INFORMATION ONLY	MF	BF	2024.01.12
Issued		By	Appd	YYYY.MM.DD

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- CONCEPT SEWER MAIN:
- DEVELOPMENT SITE:
- CHARACTER AREA BOUNDARY:

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www.stantec.com

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Client/Project

Sydney Olympic Park Authority (SOPA)

Infrastructure Master Plan

Sydney, New South Wales

File Name: PROPOSED_SEWER_250815 - SOPA MASTERPLAN FOR STANTEC

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Concept Sydney Water Wastewater Infrastructure

Project No. 304001013

Scale 1:2000

Revision B

Sheet 05 of 07

Drawing No. CWW-005

ORIGINAL SHEET - ISO A1

STADIA PRECINCT LAYOUT PLAN

SCALE 1:2500

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Concept Sydney Water Wastewater Infrastructure

Project No. 304001013

Scale 1:2500

Revision B

Sheet 07 of 07

Drawing No. CWW-007

ORIGINAL SHEET - ISO A1

HASLAMS NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:1500

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B	FOR INFORMATION ONLY	SH	BF	2025.08.15
A	FOR INFORMATION ONLY	MF	BF	2024.01.12
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Title

Concept Sydney Water Wastewater Infrastructure

Project No. 304001013

Scale 1:1500

Revision B

Sheet 04 of 07

Drawing No. CWW-004

URBAN CENTRE NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2500

Rev	Description	By	Appd	YYYY.MM.DD
B	FOR INFORMATION ONLY	SH	BF	2025.08.15
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Title

Concept Sydney Water Wastewater Infrastructure

Project No. 304001013

Scale 1:2500

Revision B

Sheet 01 of 07

Drawing No. CWW-001

ORIGINAL SHEET - ISO A1

Appendix D Sydney Water Advice

Case Number: 210275

March 11, 2024

SYDNEY OLYMPIC PARK AUTHORITY
c/- STANTEC AUSTRALIA PTY LTD

Feasibility Letter

Developer:	**SYDNEY OLYMPIC PARK AUTHORITY**
Your reference:	
Development:	**Lot 103 DP1248495 5 SARAH DURACK AVE, Sydney Olympic Park**
Development Description:	**The Sydney Olympic Park currently features a wide range of mixed-use buildings including civic, retail, commercial, education, community, entertainment uses as well as parks. The SOPA Master Plan envisages the upgrade of the SOP to provide further facilities and dwellings.**
Your application date:	**December 19, 2023**

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what our requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

We have not allocated any system capacity to your proposal from the investigation into this Feasibility advice. This advice is only an indication of our systems and possible requirements as of today. Where there is system capacity, it may have been fully utilised by the time you obtain a Consent. The requirements applied to any approved Development proposal may differ significantly in the future since the original advice was issued.

If you obtain development consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (WSC).

We'll then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed)
  or
- Certificate.

These documents will be the definitive statement of our requirements.

There may be changes in our requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

- if you change your proposed development eg the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application

- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

Infrastructure contributions for drinking water and wastewater will be payable on all developments that require a Section 73 Compliance Certificate to be issued from 1 July 2024 onwards. Infrastructure contributions help recover the cost of providing infrastructure to new developments. Please refer to the Costs section of this letter for more information.

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from us and to the extent that it is able, we limit its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

What You Must Do To Get A Section 73 Certificate In The Future.

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting Plumbing, building & developing page on our website.

1. **Obtain Development Consent from the consent authority for your development proposal.**

2. **Engage a Water Servicing Coordinator (WSC).**

   You must engage your current or another authorised WSC to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another WSC (at any point in this process) you must write and tell us.

   You'll find a list of WSC's at Listed providers on our website.

   The WSC will be your point of contact with us. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including our costs).

4. **Water and Sewer Works**

   4.1 Water

Your development must have a frontage to a water main that is the right size and can be used for connection.

We've assessed your application and found that:

- The development is located within the Silverwater Gravity Water Supply Zone. The area was identified for growth and development in the Greater Parramatta and the Olympic Peninsula Sub-Regional Plan (GPOP) 2018.

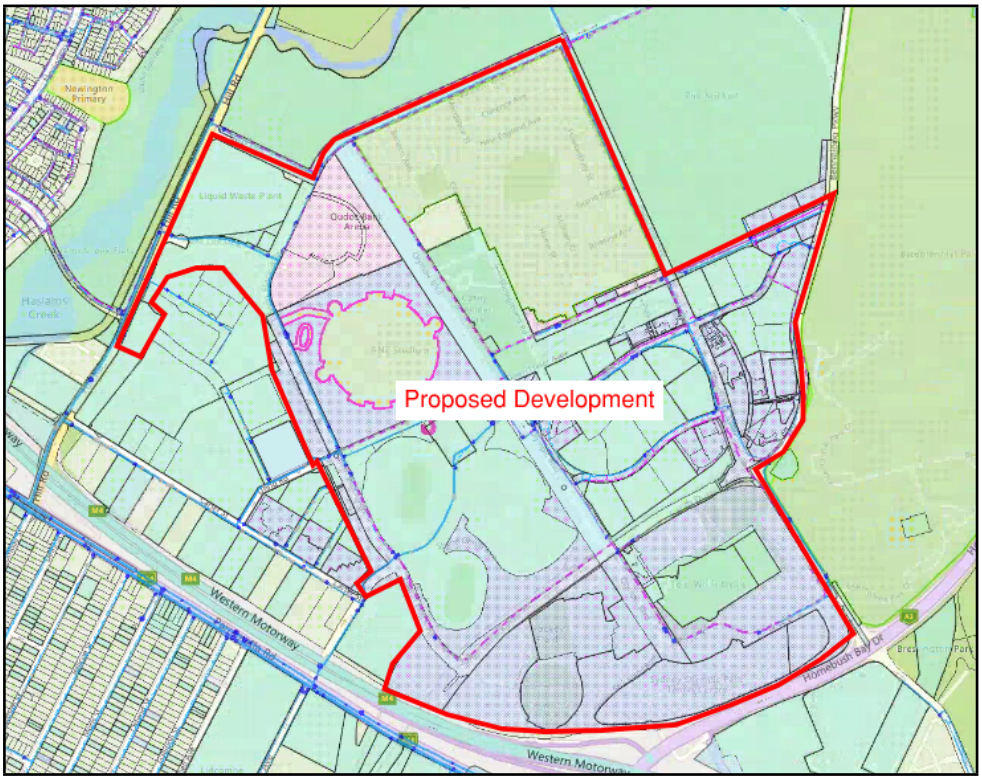

Figure 1 - Proposed Development and Recommended Water Pipeline Connection

- The GPOP 2018 report identified a number of augmentations, particular the amplification of the WP0332 pump station. The upgrade water completed in 2021. **Hence, the Silverwater Gravity Water Supply Zone has capacity to supply the proposed development.**

  The advice is applicable based on the information provided. The project demand of the development should be provided at Section 73 stage for detailed assessment.

4.2 Sewer

Your development must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within your development's boundaries.

We've assessed your application and found that:

- The proposed development lies in Homebush SCAMP. GPOP subregional plan 2018 looked at the short-term strategy and has identified network amplifications required in the future to support the significant growth projected within Sydney Olympic Park area (refer Figure 3).

- However, the infrastructure augmentation proposed under GPOP to service the Sydney Olympic Park was reassessed recently. The assessment has validated the duplication of Strathfield Submain and renewal of rising mains of SP0041.

- The relining of rising main of SP0041 is currently underway under Sydney Water renewal programme and will be completed by the end of 2025.
- The duplication of Strathfield Carrier is in its early design phase and is likely to be completed by 2030.

The application will be reassessed when detailed development information, such as staged development yield and timing are available.

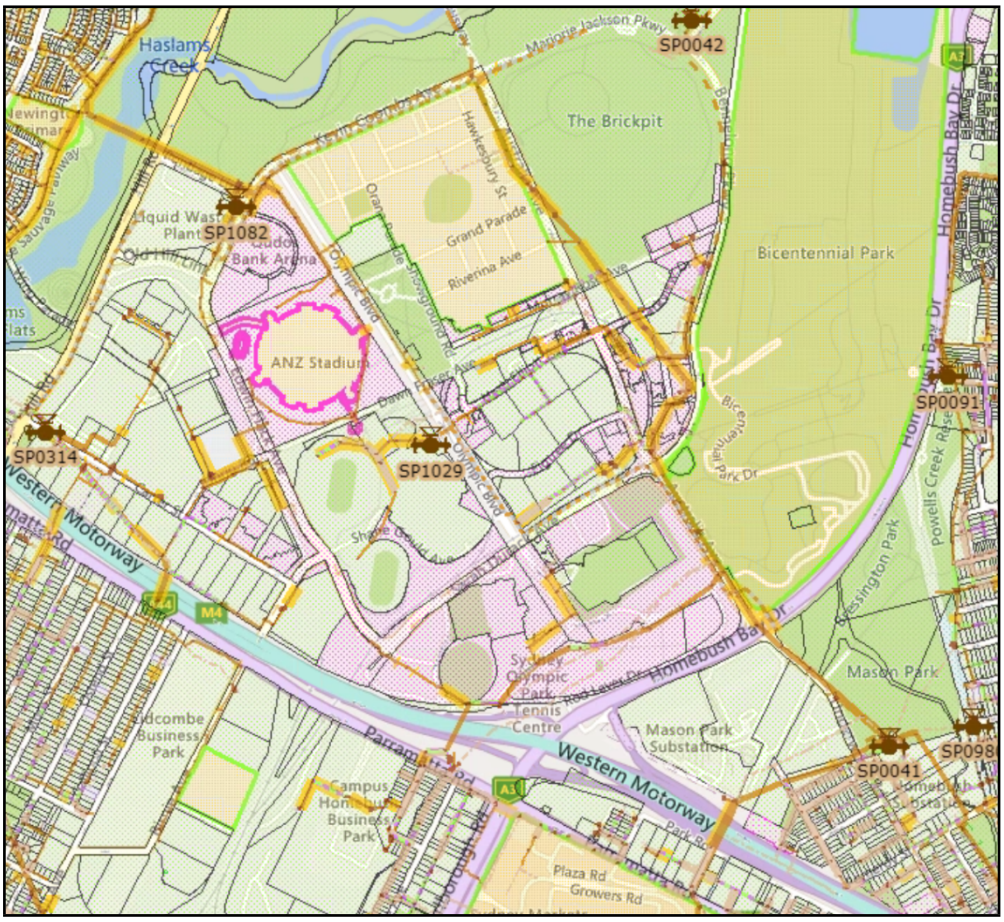

Figure 2 – Sydney Olympic Park Site and Wastewater Network

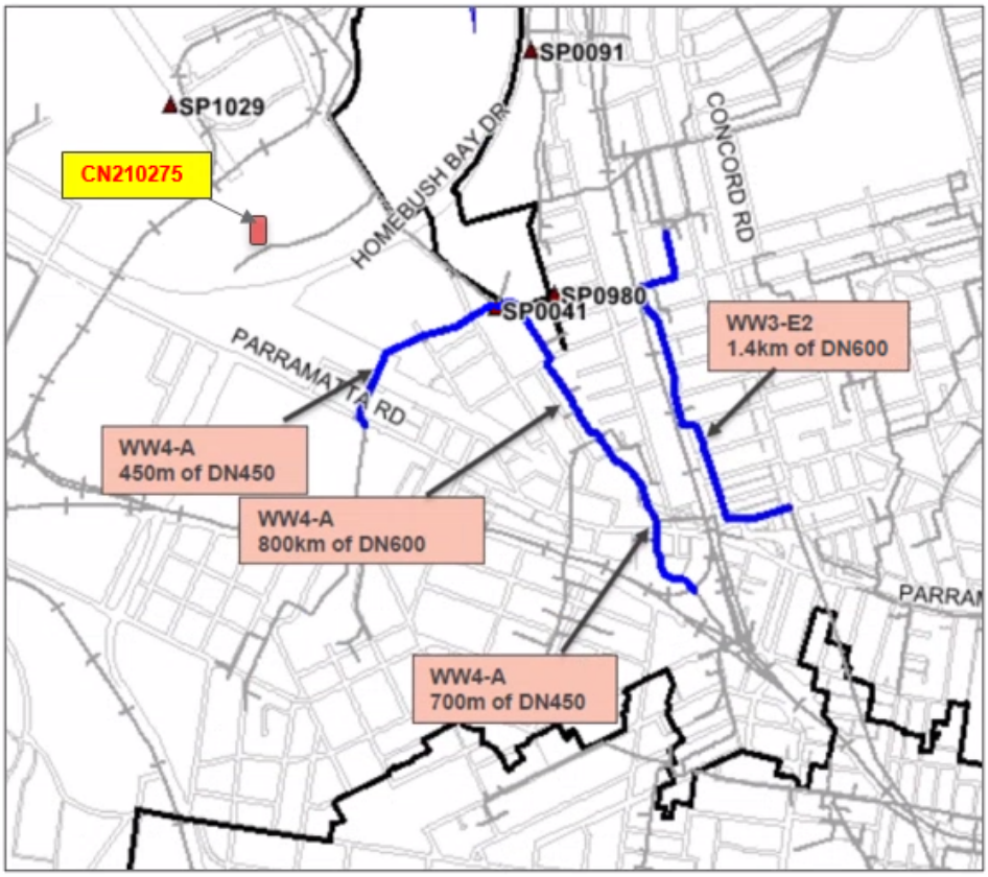

Figure 2 – Proposed amplification downstream of SP0041 (GPOP)

5. Ancillary Matters

5.1 Asset adjustments

After we issue this Notice (and more detailed designs are available), we may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you'll need to do this work as well as the extension we have detailed above at your cost. The work must meet the conditions of this Notice and you will need to complete it **before we can issue the Certificate**. We'll need to see the completed designs for the work, and we'll require you to lodge a security. The security will be refunded once the work is completed.

5.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use our **Permission to Enter** form(s) for this. You can get copies of these forms from your WSC or on our website. Your WSC can also

negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

Infrastructure Contributions

Infrastructure contributions for drinking water and wastewater will be payable on all developments that require a Section 73 Compliance Certificate to be issued from 1 July 2024 onwards.

The infrastructure contributions are set in accordance with the Development Servicing Plans registered with the Independent Pricing and Regulatory Tribunal (IPART) and in accordance with *Independent Pricing and Regulatory Tribunal Act*.

The contributions will be gradually reintroduced such that they will be capped at 25 percent in 2024-25 and 50 percent in 2025-26, with full contributions payable from 1 July 2026 onwards, in line with a transition plan approved by the NSW Government.

You can find more information on the reintroduction of drinking water and wastewater contributions at https://www.sydneywatertalk.com.au/infrastructure-contributions.

OTHER THINGS YOU MAY NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement from us in the future because of the impact of your development on our assets. You must read them before you go any further.

Approval of your building plans

Please note that the building plans must be approved when each lot is developed. This can be done at in our Tap in™ system Sydney Water Tap in ™.

This is not a requirement for the Certificate, but the approval is needed because the construction/building works may affect our assets (e.g. water, sewer, and stormwater mains).

If our stormwater channel, pipe, or culvert is located within ten (10) metres of your development site it must be referred to us for a detailed review.

Your Coordinator can tell you about the approval process including:

- Possible requirements
- Their costs
- Timeframes.

If your building plans need to be referred to us for detailed review you will be required to pay us for the costs associated with the detailed review.

Note: You must obtain our written approval before you do any work on our systems. We'll take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994.*

Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to our sewer main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

Please be aware that floor levels must be able to meet our soffit requirements for property connection and drainage.

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A **Boundary Trap** is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable **Backflow Prevention Containment Device** appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on **1300 889 099**.

For installation you will need to engage a licensed plumber with backflow accreditation. Visit www.sydneywater.com.au > Plumbing, building & developing > Plumbing > Backflow prevention to find a plumber.

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency. Visit www.waterrating.gov.au/ to take you to the WELS (Water Efficiency Labelling and Standards (WELS) Scheme
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Visit www.sydneywater.com.au > Plumbing, building & developing > Plumbing > Rainwater *tanks*
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Fire Fighting

Definition of fire fighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the development and the ability of our system to provide that flow in an emergency. Sydney Water's Operating Licence directs that our mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through Sydney Water Tap in ™ and may be of some assistance when defining the fire fighting system. The Statement of Available pressure may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives.

If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connection

A water main are available to provide your development with a domestic supply. The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with Sydney Water Tap in ™. You, or your hydraulic consultant, may need to supply the following:

- a plan of the hydraulic layout
- a list of all the fixtures/fittings within the property
- a copy of the fireflow pressure inquiry issued by us
- a pump application form (if a pump is required)
- all pump details (if a pump is required).

You'll have to pay an application fee.

We don't consider whether a water main is adequate for fire fighting purposes for your development. We can't guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to our water main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Other fees and requirements

The requirements in this Notice relate to your Certificate application only. We may be involved with other aspects of your development and there may be other fees or requirements. These include:

- plumbing and drainage inspection costs

the installation of backflow prevention devices;

- trade waste requirements
- large water connections and
-
- council fire fighting requirements. (It will help you to know what the fire fighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here.)

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END

Appendix E Concept Water Infrastructure

SITE LAYOUT PLAN
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B	FOR INFORMATION ONLY	SH	BF	2025.08.15
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Sydney, New South Wales

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Title
Concept Sydney Water Potable and Recycled Water Infrastructure

Project No. 304001013
Scale
Revision A
Sheet of 07
Drawing No.

ORIGINAL SHEET - ISO A1

URBAN CENTRE NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2500

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Concept Sydney Water Potable and Recycled Water Infrastructure

Project No. 304001013
Scale 1:2500
Revision A
Sheet 01 of 07
Drawing No. CPRW-001

ORIGINAL SHEET - ISO A1

EASTERN NEIGHBOURHOOD LAYOUT PLAN

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Concept Sydney Water Potable and Recycled Water Infrastructure

Project No.	Scale
304001013	1:2000

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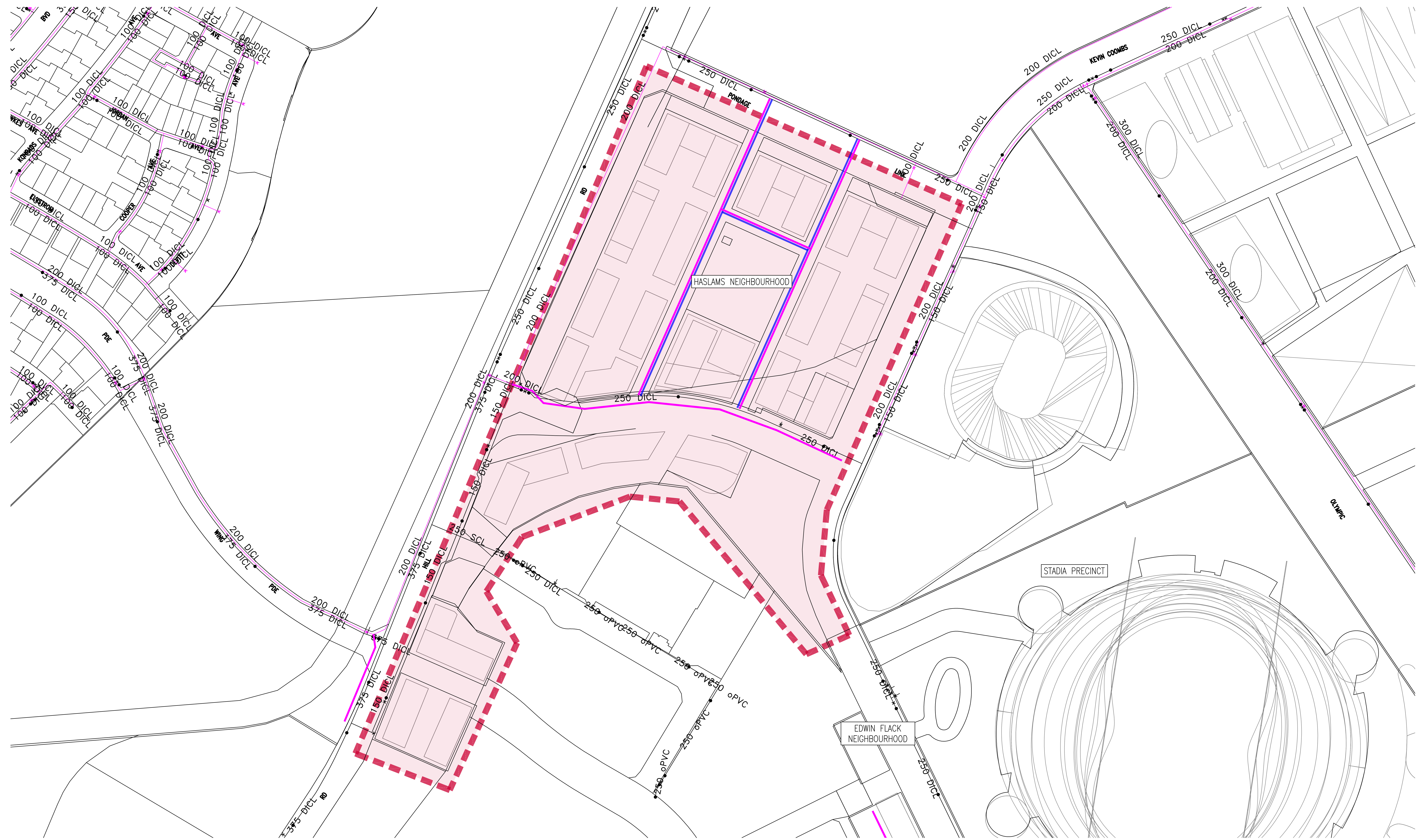
ORIGINAL SHEET - ISO A1



HASLAMS NEIGHBOURHOOD LAYOUT PLAN

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Concept Sydney Water Potable and Recycled Water Infrastructure

Project No.	Scale
304001013	1:1500

Revision	Sheet	Drawing No.
A	04 of 07	CPRW-004

ORIGINAL SHEET - ISO A1

SOUTHERN NEIGHBOURHOOD LAYOUT PLAN
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Infrastructure Master Plan

Sydney, New South Wales

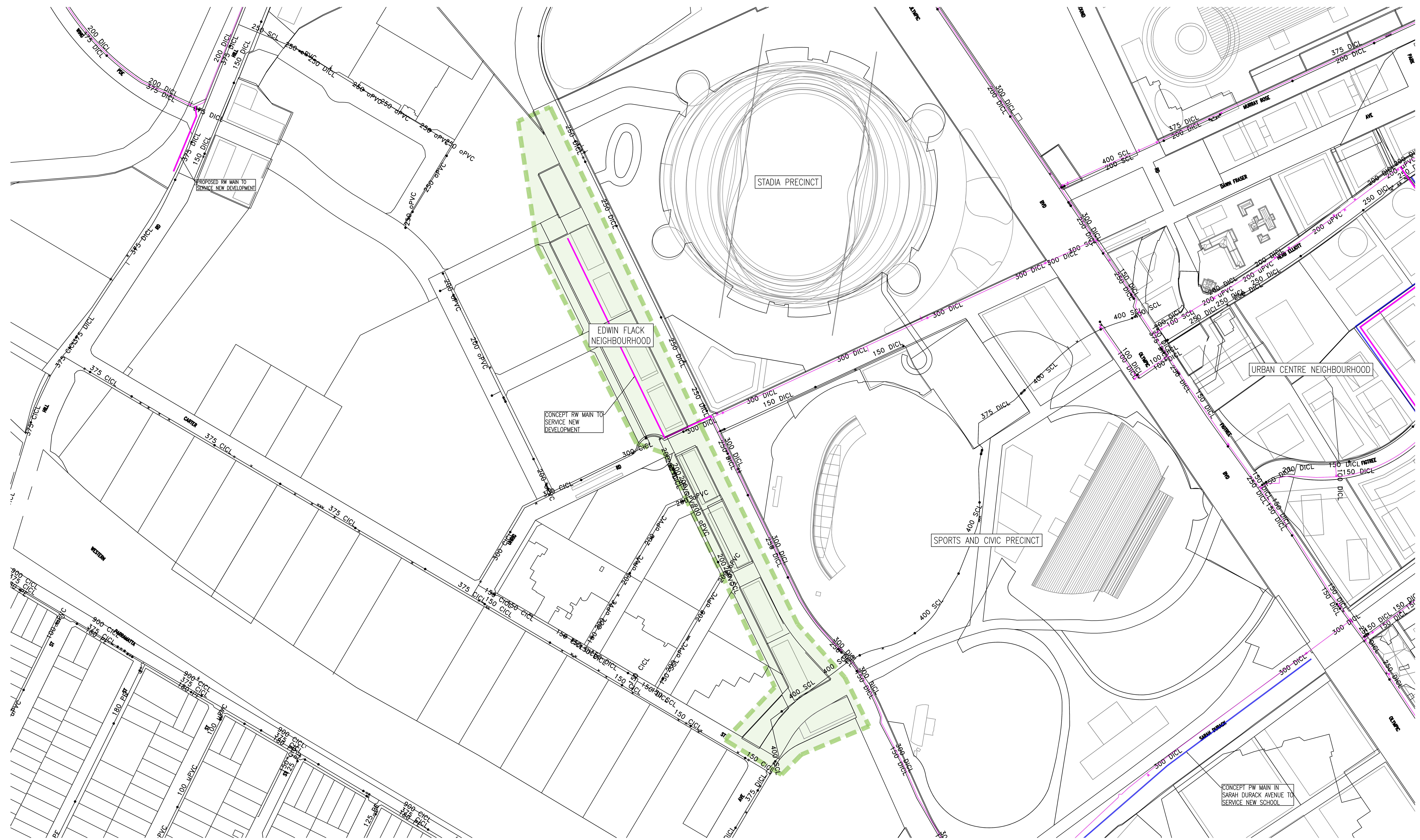
File Name: PROPOSED_WATER_250815 - SOPA MASTERPLAN FOR STANTEC_	SH	SH	BF	2025.08.15
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
Concept Sydney Water Potable and Recycled Water Infrastructure

Project No.	Scale
304001013	1:1000

Revision	Sheet	Drawing No.
A	03 of 07	CPRW-003

ORIGINAL SHEET - ISO A1



EDWIN FLACK NEIGHBOURHOOD LAYOUT PLAN

SCALE 1:2000

Rev	Description	By	Appd	Date
B	FOR INFORMATION ONLY	SH	BF	2025.08.15
A	FOR INFORMATION ONLY	MF	BF	2024.01.12

Revision

Rev	Description	By	Appd	Date
B	FOR INFORMATION ONLY	SH	BF	2025.08.15
A	FOR INFORMATION ONLY	MF	BF	2024.01.12

Issued

Key

- EXISTING PW MAIN:
- CONCEPT PW MAIN:
- EXISTING RW MAIN:
- CONCEPT RW MAIN:
- DEVELOPMENT SITE:
- CHARACTER AREA BOUNDARY:

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PRELIMINARY NOT FOR CONSTRUCTION

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Stantec

Stantec
203 Pacific Highway
Sydney, NSW, 2065
Tel: (02) 8484 7000
www.stantec.com

Client/Project Logo

Sydney Olympic Park

Client/Project

Sydney Olympic Park Authority (SOPA)

Infrastructure Master Plan

Sydney, New South Wales

File Name: PROPOSED_WATER_250815 - SOPA MASTERPLAN FOR STANTEC_

Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
SH	SH	BF	2025.08.15

Title

Concept Sydney Water Potable and Recycled Water Infrastructure

Project No. 304001013

Scale 1:2000

Revision A

Sheet 05 of 07

Drawing No. CPRW-005

ORIGINAL SHEET - ISO A1

SPORT AND CIVIC PRECINCT LAYOUT PLAN

SCALE 1:2500

Rev	Description	By	Appd	YYYY.MM.DD
B	FOR INFORMATION ONLY	SH	BF	2025.08.15
A	FOR INFORMATION ONLY	MF	BF	2024.01.12

Revision

Rev	Description	By	Appd	YYYY.MM.DD
B	FOR INFORMATION ONLY	SH	BF	2025.08.15
A	FOR INFORMATION ONLY	MF	BF	2024.01.12

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Sydney Olympic Park Authority (SOPA)

Infrastructure Master Plan

Sydney, New South Wales

File Name: PROPOSED_WATER_250815 - SOPA MASTERPLAN FOR STANTEC_

SH	SH	BF	2025.08.15
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

Concept Sydney Water Potable and Recycled Water Infrastructure

Project No. 304001013

Scale 1:2500

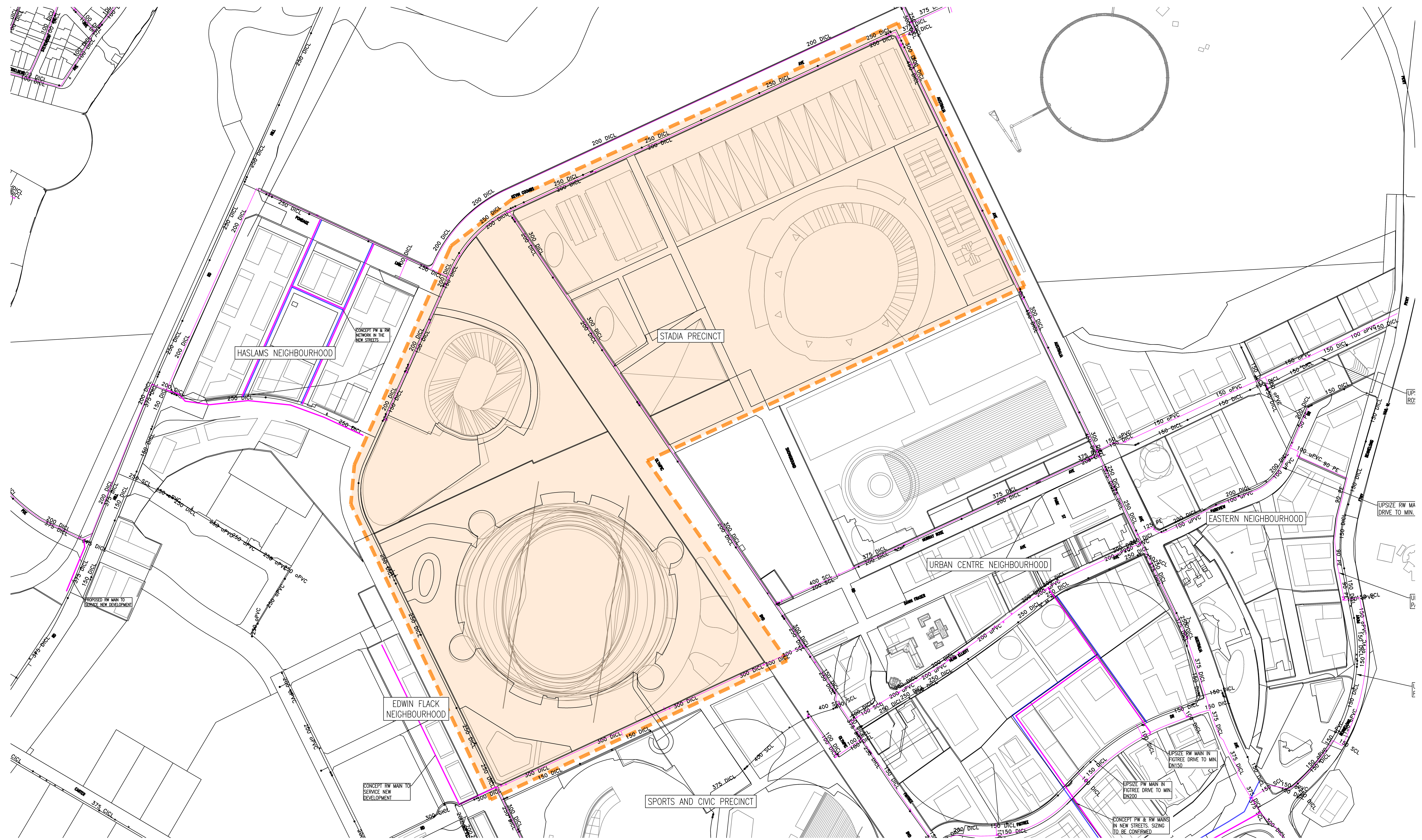
Revision A

Sheet 06 of 07

Drawing No. CPRW-006

ORIGINAL SHEET - ISO A1

1 2 3 4 5



STADIA PRECINCT LAYOUT PLAN

SCALE 1:2500

B	FOR INFORMATION ONLY	SH	BF	2025.08.15
A	FOR INFORMATION ONLY	MF	BF	2024.01.12
Revision		By	Appd	YYYY.MM.DD

B	FOR INFORMATION ONLY	SH	BF	2025.08.15
A	FOR INFORMATION ONLY	MF	BF	2024.01.12
Issued		By	Appd	YYYY.MM.DD

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Sydney Olympic Park

Client/Project

Sydney Olympic Park Authority (SOPA)

Infrastructure Master Plan

Sydney, New South Wales

File Name: PROPOSED_WATER_250815 - SOPA MASTERPLAN FOR STANTEC_ | SH Dwn. | SH Dsgn. | BF Chkd. | 2025.08.15 YYYY.MM.DD

Title

Concept Sydney Water Potable and Recycled Water Infrastructure

Project No.	Scale
304001013	1:2500

Revision	Sheet	Drawing No.
A	07 of 07	CPRW-007

ORIGINAL SHEET - ISO A1

Appendix F System Planning Advice

Foster, Mitch

From: George Shnody <GShnody@ausgrid.com.au>
Sent: Tuesday, 31 October 2023 11:03 AM
To: Selvaratnam, Vinothan; Tozah, Wisam
Cc: Stokes, Trent
Subject: RE: SOPA 2030 & 2050 Master Plans
Attachments: AN-22895 Sydney Olympic Park Development - System Planning Advice Letter 06042022.pdf

Hi Vinothan,

I can confirm the solution for the 2050 masterplan for an additional 37MVA will be option 2 of the System Planning Advice.

2030 master plan (65MVA)

- SPA Option 1 : Supply at 11kV from Olympic Park ZS .

2050 master plan (37MVA)

- SPA Option 2 – Supply at 11kV from Flemington ZS. (This considers the 2030 masterplan load is connected to the network.) This requires installation of 3rd transformer and 11kV switchgroup at Flemington ZS to cater to the additional loads. The lead time for the augmentation is 2-3 years and will be approx. $7m-$10m. Please note the cost is the non-contestable works only and do not include contestable 11kV works done by the customer.

Regards,
George Shnody
Customer Manager - Government & Transport | Connections | Customer & Partner Experience

Ausgrid Connecting communities, empowering lives

02 9269 4744
Level 12, 24 Campbell St, Sydney NSW 2000
gshnody@ausgrid.com.au

For Official use only

From: Selvaratnam, Vinothan <vinothan.selvaratnam@stantec.com>
Sent: Monday, October 30, 2023 8:25 AM
To: George Shnody <GShnody@ausgrid.com.au>; Tozah, Wisam <wisam.tozah@stantec.com>

Cc: Stokes, Trent <trent.stokes@stantec.com>
Subject: RE: SOPA 2030 & 2050 Master Plans

George,

Just following up on the solution for 2050 masterplan.

Regards

Vinothan Selvaratnam
Electrical Project Technical Lead, Team Leader

Direct: +61 2 94958120
vinothan.selvaratnam@stantec.com

Stantec
Level 9, The Forum, 203 Pacific Highway
Sydney NSW 2065
AUSTRALIA

From: George Shnody <GShnody@ausgrid.com.au>
Sent: Wednesday, October 18, 2023 12:55 PM
To: Tozah, Wisam <wisam.tozah@stantec.com>
Cc: Stokes, Trent <trent.stokes@stantec.com>; Selvaratnam, Vinothan <vinothan.selvaratnam@stantec.com>
Subject: SOPA 2030 & 2050 Master Plans

Hi Wisam,

I can confirm the options presented in the System Planning Advice dated 6th of April 2022 for a total load of 65MVA with 'N-1' reliability are still valid for the SOPA 2030 masterplan. Based on our previous discussions and the SOPA 2050 Maximum demand of approx.. 102MVA which is inclusive of the 65MVA for the 2030 masterplan, an additional 37MVA is required by 2050. We are aiming to provide you a solution for the additional load by the end of next week.

Regards,
George Shnody
Customer Manager - Government & Transport | Connections | Customer & Partner Experience

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02 9269 4744
Level 12, 24 Campbell St, Sydney NSW 2000
gshnody@ausgrid.com.au

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Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

Address all relevant correspondence to:
Major Customer Connections
PO Box 4009
Sydney NSW 2001

E: majorconnections@ausgrid.com.au

6 April 2022

Ausgrid – Project Number: AN-22895

Mr Lachlan O'Callaghan
Water Servicing Coordinator

Cardno Pty Ltd
Level 9, The Forum, 203 Pacific Highway,
St Leonards, NSW 2065

Email: lachlan.ocallaghan@cardno.com.au

Dear Lachlan,

Sydney Olympic Park Central Precinct Development - 65MVA - System Planning Advice

Further to your preliminary enquiry dated 26th May 2021 and subsequent additional information, Ausgrid's has now completed a review of connection options and related network requirements to support the proposed development.

The key considerations and outcomes from this review are described below and will provide important information to assist with finalising electrical requirements for the site and the preparation of a detailed Design Information Package for any associated contestable works.

Ausgrid has investigated options for 'N-1' supply up to 65MVA at 11kV supply voltage for the proposed Sydney Olympic Park Central Precinct Development, which is located near Olympic Park Rail Station.

A range of connection options have been considered and compared based on overall cost as well as general technical suitability and integration within our own network development plans for the area. Through this process, the alternative arrangements have been narrowed down to the following options:

Option 1 - Supply at 11kV from Olympic Park ZS[2]

Option 2 – Supply at 11kV from Flemington ZS[2]

[1] STS = Subtransmission Substation

[2] ZS = Zone Substation

Ausgrid will enter the next phase upon the receipt of a formal selection of a supply option for your development. Selection of a suitable supply option for your facility will allow Ausgrid to commence design level scoping of your supply requirements and further confirmations of supply option feasibility. This phase will result in the creation of a Design Information Package (DIP) for your proposed development.

Ausgrid's connection processes and related documents are available on the Ausgrid website www.ausgrid.com.au under "Connections".

The table below provides a preliminary program showing typical milestones and activities for establishing a connection upon receipt of the System Planning Advice.

	Milestone or Activity	Coordinated By	Date / Duration
	Select preferred Connection Option	Customer	
	Prepare Contestable Design Information	Ausgrid	16 weeks
	Develop Contestable Design Package	Customer / ASP3	
	Review and Certify Design Package (allow minimum 6 weeks per submission and at least 2 submissions)	Ausgrid / Customer	Subject to complexity
	Prepare Negotiated Connection Offer and Construction / Commissioning Fee Estimates	Ausgrid / Customer	Up to 13 weeks
	Construction, Audit & Compliance	Customer / ASP1 / Ausgrid	6 - 18 months
	Testing and Commissioning	Ausgrid / Customer	12 weeks

Background

Central Precinct is bounded by Murray Rose Avenue, Olympic Boulevard, Sarah Durack Ave and Australia Ave. The precinct will be transformed into vibrant, high-density mixed-use Town Centre with a strong commercial office and retail area to the north and residential along the Figtree Drive.

Figure 1 below depicts the location of the proposed development site.

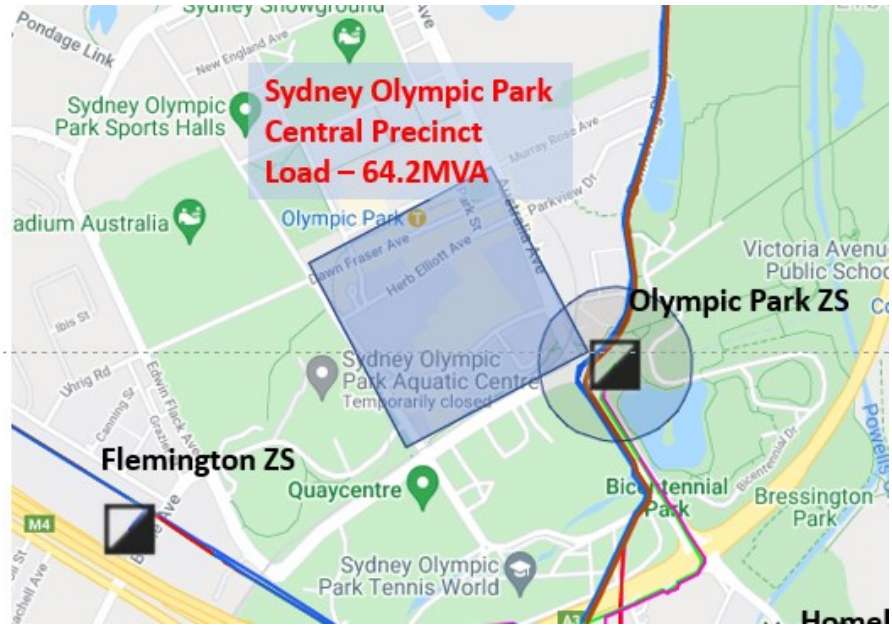

Figure 1 –Site Location of the proposed Development

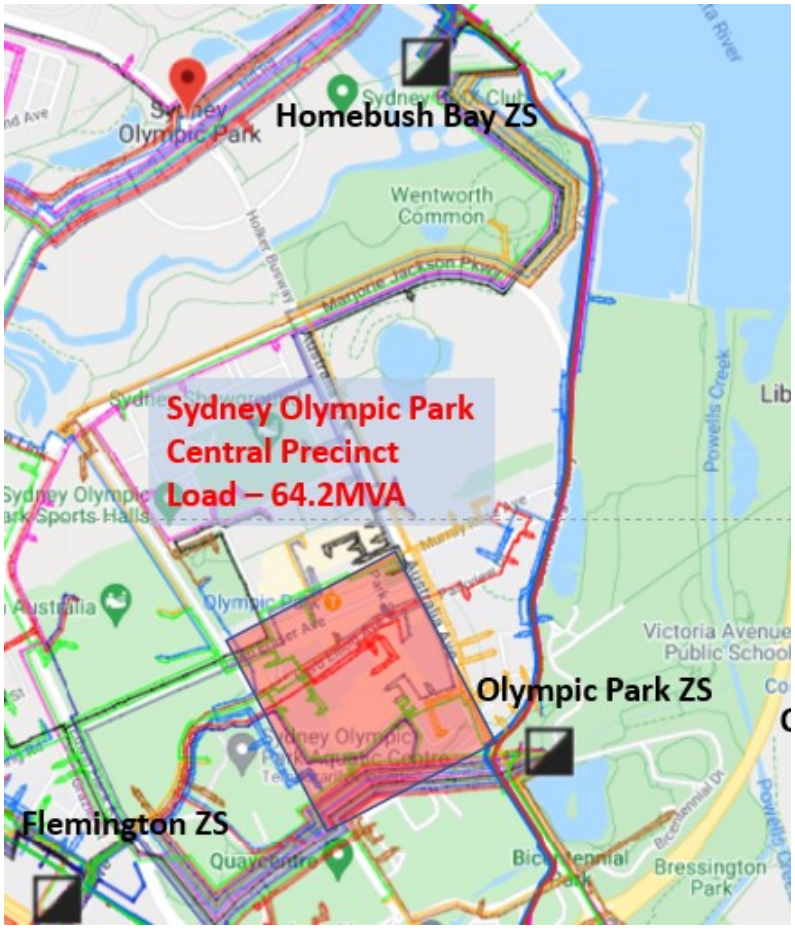

Figure 2 - Indicative location of Central Precinct development site and Ausgrid assets

Some of the areas of the proposed Sydney Olympic Park Central precinct are currently supplied by the existing 11kV network from Olympic Park and Homebush Bay Zone substations (ZS) (refer Figure 2).

There are three zone substations near the proposed connection: Olympic Park ZS, Homebush Bay ZS and Flemington ZS.

The Olympic Park 132/11kV ZS is the closest source of supply and is located diagonally opposite to the proposed development.

Ausgrid has received connection application to supply station loads at Olympic Park station as part of Sydney Metro West developments and the preferred supply option is via two 11kV feeders from Olympic Park ZS.

Homebush Bay 132/11kV ZS is located approximately 2km away from the proposed development site.

Flemington 132/11kV ZS is located approximately 1.5km away from the proposed development site.

Option 1 – 11kV Supply from from Olympic Park ZS

The proposed Sydney Olympic Park Central Precinct site is located across the Olympic Park ZS and has existing load supplied from Olympic Park and Homebush Bay ZS via 17 distribution substations (refer Figure 3). The proposed load of 64.2MVA represents the total expected demand post the redevelopment of the site and is not in addition to the existing load which the new development would be replacing.

Figure 3 - Existing supply to the site

This option offers a 11kV supply from Olympic Park ZS with N-1 security standard. Based on the current load data, the existing 11kV feeders to the proposed site have an available capacity of 20MVA to supply the redevelopment.

Taking into the consideration the existing spare available 11kV capacity (20MVA), this option involves the installation of two 6-way duct banks with five feeders in each duct bank from Olympic Park ZS to the proposed site.

The Olympic Park ZS is equipped with two 50MVA 132/11kV transformers and has firm capacity of 56.8MVA both in summer and winter. Based on the current planning forecast, Olympic Park ZS does not have sufficient available capacity or 11kV panels to accommodate this additional load of 64.2MVA in the current two transformer arrangement. There is a need to install a third transformer and additional 11kV switchgear at Olympic Park ZS to supply the additional load requirements. (Refer Figure 4)

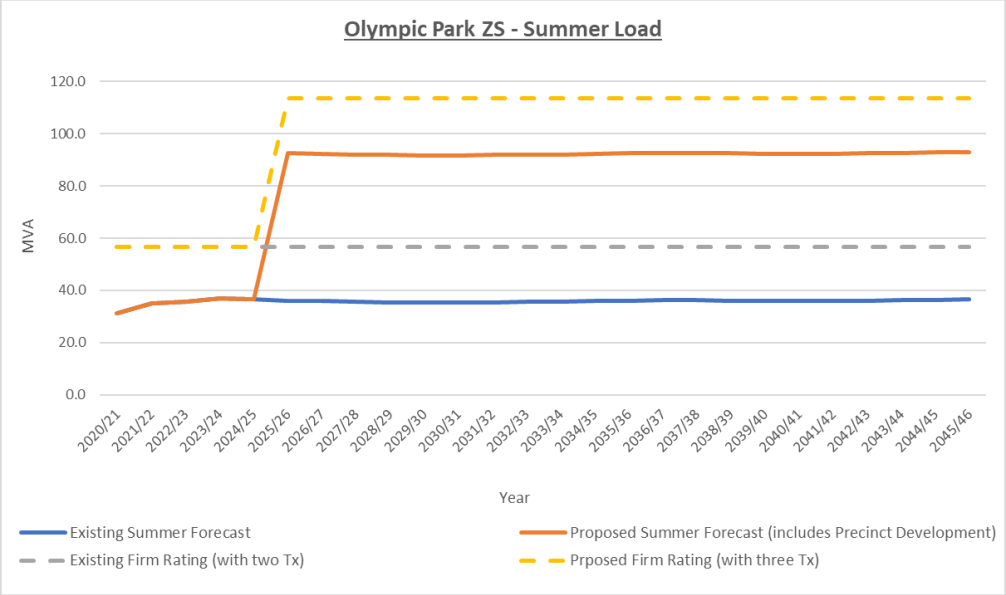

Figure 4 - Olympic Park ZS forecast – Existing & with proposed precinct developments.

Considering the congestion in the area, the installation from Olympic Park ZS proposes a cable route through Sarah Durack Ave and Olympic Boulevard. As previously stated, the proposed feeder route is indicative only and is approximate 1km in length. (Figure 5)

Figure 5 – Indicative 11kV feeder route from Olympics Park ZS to the proposed precinct site

Planning Estimate

The planning estimates are based on approximate Ausgrid standard costs (in Real 2020/21 dollars) for an assumed final arrangement and required works are given below. The planning estimates below are only preliminary planning estimates and do not include any costs for easements or property acquisitions. The planning estimates have assumed that the most direct feeder routes are obtained, and where it is not possible these planning estimates will not be valid.

The accuracy level of the estimates below is +/-40% and the discount rate used to calculate NPC is 2.99%.

OPTION 1 – Supply at 11kV from Olympic Park ZS			
Dedicated Connection Assets[1]	**Need Date**	**NPC ($M)**	**Real 20/21 ($M)**
Install 2 x 6 way 11kV duct bank from Olympic Park ZS to distribution substations (route length is approx. 1.0km) - 10 x 11kV feeders 300mm^2 three core cable	2025	5.94	6.47
10 x 11kV terminations at distribution substations	2025	0.18	0.20
Sub total		6.12	6.67
Non-contestable[2]			
Installation of third 50MVA transformer and additional 11kV switchgear	2025	6.46	6.90
10 x 11kV terminations at Olympic Park ZS	2025	0.18	0.320
Sub total		6.64	7.10
TOTAL OPTION 2		**12.75**	**13.76**

The installation of third transformer and additional 11kV switchgear at Olympic Park ZS is to be co-ordinated based on the load ramp up of the Sydney Olympic Park Central precinct development.

[1] Excludes any costs associated with the establishment of the individual distribution substations.

[2] Refer to Funding Arrangements for further details.

Option 2 – 11kV Supply from from Flemington ZS

This option investigates 11kV supply to Sydney Olympic Park Central precinct from Flemington ZS. There is a committed project in progress at Flemington ZS to decommission compound 11kV switchgear by transferring half the zone load to Olympic Park ZS. After the completion of this work, Flemington ZS will be reduced from four to two transformers which reduces the zone firm rating.

Based on the initial investigation, the following limitations should be considered at Flemington ZS:

- No spare 11kV feeder panels and limited zone spare capacity due to the committed transformers and 11kV switchgear decommissioning works;
- Requires major network augmentation at Flemington ZS to supply the precinct load;
- Longer distance and hence, additional feeder cost and reliability impacts; and

Based on the above limitations, this option is unlikely to provide a lower cost solution and has therefore not been investigated further.

Funding Arrangements

Under Ausgrid's current connections policy, the connection applicant is required to fund all dedicated connection and customer premises works. Ausgrid will undertake all non-contestable network asset works and fund most of the non-contestable works, provided appropriate tariff and revenue security arrangements are in place to ensure that a reasonable return is earned on this investment. The connection applicant will be required to fund the works undertaken by Ausgrid to terminate 11kV cables at the zone substation. Note that this may change depending on the connection policy in effect at the time when the formal applications are submitted

Responsibility for Costs and Contestability - General

Under current legislative arrangements in NSW, connection applicants are required to contribute to the cost of developing and establishing a connection. This may include costs for Ausgrid design related services and costs for Ausgrid connection related ancillary services, as well as responsibility for arranging and funding dedicated contestable connection works. For large load connections, this may also include costs for augmentation of upstream shared network assets.

Design and construction of dedicated extensions to the distribution network, or alterations to an existing connection are arranged and funded by connection applicants who are also permitted their choice of Accredited Service Providers (ASPs) following the normal contestability processes.

The fees to assess a Connection Application will be dependent on the chosen connection option and may vary based on the timing. The fees are required to cover the reasonable costs of developing a Connection Offer. The connection fees are estimated in accordance with Ausgrid's Connection Policy in accordance with the Australian Energy Regulator (AER) determined rates.

Further background and detailed information in relation to network connections, contestability and related topics as well as details of our Deemed Standard Connection Contract can be found on the Ausgrid website http://www.ausgrid.com.au under "Connections".
For any Ausgrid funded works, the proponent may be required to arrange a Guarantee of Minimum Revenue in favour of Ausgrid prior to commencement of any related work. This is to provide security if the facility does not achieve the necessary revenue for underpinning these augmentation works.

Next Steps

To progress your application further, please select one of the supply options above and formally advise Ausgrid of your selection. On receipt of this advice, Ausgrid will prepare a Design Information Package to allow you to enter the technical review and design phase of the works. Please note that the outcomes described in the options above are highly dependent on the loads advised in your enquiry. Should your loads not be reflective of the actual installation proposed, a review of the above options may be advisable to avoid over investment in the proposed assets.

Major Connections Engineer Melida Rodriguez will be the Ausgrid contact for facilitating these connections and can be contacted directly on (02) 9477 8325.

After reviewing this information, it may be advisable to arrange a meeting with Ausgrid to discuss this response and to help address any immediate concerns. Accordingly, please do not hesitate to contact the undersigned should you wish to discuss any aspect of this information.

Yours sincerely,

Jonothan Clarke
Customer Manager – Government & Transport
Ausgrid

Appendix

Option 1 - 11kV Supply from Olympic Park ZS -Fault Levels

Estimated and indicative fault levels (voltage factor – 1.1) are as follows:

Substation	Busbar	Fault Level (kA)[3]			
		3PH	LLG		LG
			Phase	Earth	
Olympic Park	11kV	7.8	6.92	1.8	3.0

Note: Fault level is calculated based on system **NORMAL** network configuration with two 50MVA transformers in service.

All 11kV equipment installed as part of this project should have a fault duty of at least 20kA for 3.0 sec respectively, to align with Ausgrid's current standard contract specification. The earth fault levels at the Customer installation should be designed for future network fault levels to cater for any future developments at the Ausgrid network.

[3] The actual Fault Levels may differ due to network switching, paralleling of transformers, transformer tap settings, the impact of future projects and the accuracy of network planning data etc.

Appendix G Sydney Waters Response to Masterplan

6 December 2024 **Our reference**: 210275

Isabel Virgona
Department of Planning, Housing and Infrastructure
isabel.virgona@dpie.nsw.gov.au

Sydney Water comments on the Sydney Olympic Park Master Plan 2050

Thank you for the opportunity to provide comments on the draft Sydney Olympic Master Plan 2050.

The Sydney Olympic Master Plan 2050, which sits within the Greater Parramatta to Olympic Park precinct seeks to revise the previous Sydney Olympic Park 2030 Masterplan and deliver up to **13,000 dwellings and 32,000 total jobs by 2050**.

Sydney Water understands the Master Plan includes the following:

- up to 13,000 homes
- up to 32,000 jobs
- 5 to 10 percent affordable housing
- new school education sites
- new community sports, and leisure centres
- new cultural centre
- new library and community hub
- 7 new public spaces
- retail and neighbourhood shops
- 4 new sports fields
- more than 10 playgrounds
- a car-lite precinct.

Sydney Water provides the following key points below, to ensure we can provide prudent and efficient servicing, with supplementary information noted in Appendix 1 and Appendix 2 attached.

Growth Data

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require **anticipated ultimate and annual growth data** for this development as outlined in the enclosed Growth Data Form. We ask that this be populated and returned as soon as possible.

We understand that these numbers are subject to change, however, this data is crucial for Sydney Water to deliver the correct services at the correct time for the precinct. Annual breakdown data assists Sydney Water with planning, staging and delivery of trunk infrastructure.

Water Servicing

The development is located within the Silverwater Gravity Water Supply Zone (WSZ). This area was identified for growth in Sydney Water's Greater Parramatta and the Olympic Peninsula Sub-Regional Plan (GPOP) 2018.

The Silverwater Gravity WSZ has capacity to supply the proposed growth. Trunk servicing capability and servicing plans will be reassessed when detailed development information, such as staged development yield and timing are made available to Sydney Water.

Wastewater Servicing

The proposed development lies in the Homebush SCAMP. Sydney Water's GPOP Sub-Regional Plan 2018 identified network amplifications were required to support the significant growth projected within Sydney Olympic Park area.

The wastewater augmentations required to service Sydney Olympic Park were recently re-assessed and validated the requirement for the duplication of the Strathfield Submain and the renewal of SP0041 rising mains.

The following works are proposed to support development within the area:

- The relining of rising main of SP0041 is currently underway and is anticipated to be completed by the end of 2025.
- The duplication of Strathfield Carrier is in its early design phase and is anticipated to be completed by 2030.

Trunk servicing capability will be reassessed when detailed development information, such as staged development yield and timing are made available to Sydney Water.

Recycled Water

Sydney Water is assessing the viability of recycled water servicing for the Greater Parramatta and the Olympic Peninsula (GPOP), in line with the Greater Sydney Commission's draft Phase 1.

- Sydney Water supports the proposed dual-reticulation controls, with developments to connect to a recycled water network wherever possible. These measures will be instrumental in helping market viability for both public and private water providers and to ensure recycled water usage can be fully optimised across the precinct.

Next steps

- Sydney Olympic Park Authority (SOPA) is advised to continue engagement with Sydney Water to minimise possible delays and ensure we are aware of any changes to planning or timescales.
- SOPA should complete and return the enclosed Growth Data Form to the Growth Planning team. The Growth Data Form should be updated promptly with Sydney Water in case of significant changes to numbers or timescales.

If SOPA have any questions, they should contact Sydney Water Strategic Partnerships Manager, Fernando Ortega at Fernando.Ortega@sydneywater.com.au. Should the Department require further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

Kristine Leitch
Manager, Growth Planning
Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Appendix 1 - Detailed Sydney Water comments
- Sydney Water Growth Data Form

Appendix 1 – Detailed Sydney Water comments on Sydney Olympic Park Master Plan 2050

Document and Section	Page Number	Comment type	Comment
Annexure S Infrastructure Technical Study	20-25	General Comment	Water and Wastewater Servicing The trunk water and wastewater network has capacity to support the proposed growth. Amplifications of the local supply network may be required.
Sydney Olympic Park Master Plan 2050	46	General Comment	Recycled Water Sydney Water will be reviewing recycled water opportunities as part of our work on the Greater Parramatta and Olympic Peninsula Water Cycle Management (GPOP WCM) project and would like to continue working with the Sydney Olympic Park Authority (SOPA) on recycled water provision for the Sydney Olympic Park.
Sydney Olympic Park Master Plan 2050		Clarification	Sydney Water requests clarification on the number of total dwellings proposed. Does the Master Plan support the delivery of up to 13,000 dwellings in total (inclusive of 2,466 existing dwellings), or 13,000 new dwellings in addition to the 2,466 existing dwellings?
Sydney Olympic Park Master Plan 2050	73, 81, 83	General comment	Sydney Water notes Figure 3.7.2 includes a relocated bike track at 7 and playing fields at 5 (near URBN SURF). Sydney Water is currently planning the GPOP WCM project and may need to use these sites for construction of infrastructure (around 2027-2029).

			Similarly, we note that there are future Parramatta Light Rail Stage 2 tracks, local roads and bike and walking tracks (Figure 3.8.1, 3.8.2). Sydney Water requests to continue to work with SOPA on these matters, in particularly timing of infrastructure.
Sydney Olympic Park Master Plan 2050	335	General comment	Sydney Water supports the Masterplan initiatives for greening and vegetation retention. However, we note that there is a section of our alignment along Hill Road which will be located adjacent to other infrastructure and may require tree removal. Figure 5.2.5 shows existing trees to be retained and additional trees to be planted. Sydney Water seeks to continue to work with SOPA regarding vegetation management and infrastructure delivery.

Stantec Australia Pty Ltd
Level 9, The Forum
203 Pacific Highway
St. Leonards NSW 2065
Tel +61 2 8484 7000

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