



The University of Newcastle

HCCD Enabling Works - Electrical/Communications
Elec and Comms DA Input

March 2019

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1. Introduction

1.1 Background

The University of Newcastle (UoN) is in the process of acquiring three sites within the Honeysuckle area in Newcastle's CBD. The sites are located within Honeysuckle Drive and Civic Lane, with Wright Lane running through the development areas.



Figure 1-1 HCCD Location and Staging

UoN has contracted GHD to provide the concept and schematic design for the enabling works for the sites. These works consist of:

- The electrical supply and reticulation
- NBN service delivery to site
- UoN communication service delivery to site

1.2 Purpose of this report

The purpose of this report is to provide University of Newcastle with information on matters affecting, or likely to affect, the environment from the proposed construction activities for the electrical and communications enabling works for the proposed development. This report is intended to inform the Development Application (DA) document being prepared by APP.

1.3 Scope and limitations

The scope of this report will cover the construction and operational activities of the electrical, NBN and communications enabling works for Site 1. Environmental effects resulting from the construction, operational and maintenance activities of other utilities and services (such as Water, Gas and geotechnical) are not included, as GHD is only contracted for electrical and communications works only.

1.3.1 Disclaimer

This report has been prepared by GHD for The University of Newcastle and may only be used and relied on by The University of Newcastle for the purpose agreed between GHD and The University of Newcastle as set out in Section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than The University of Newcastle arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

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The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

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GHD has not been involved in the preparation of the Development Application (DA) and has had no contribution to, or review of the Development Application (DA) other than in the 'HCCD – Elec Comms DA Input' document. GHD shall not be liable to any person for any error in, omission from, or false or misleading statement in, any other part of the Development Application (DA).

2. Proposal details

2.1 Proposal location – Site 1

The University of Newcastle is in the process of designing The Honeysuckle City Campus Development (HCCD) located in the Honeysuckle precinct of Newcastle, at the intersection of Honeysuckle Drive and Worth Place. The proposal for these works will be limited to Site 1 with some works extending into Site 2.

Site 1 for the proposed development includes, and is limited to, the following lots adjacent to Honeysuckle Drive, Worth Place, Wright Lane and Settlement Way in the Newcastle suburb:

- Lot 1/DP 1163346
- Lot 2/DP 1163346
- Lot 3/DP 1163346

Site 2 for the proposed development includes, and is limited to, the following lot adjacent to Civic Lane, Worth Place and Wright Lane in the Newcastle suburb:

- Lot 21/1165985

2.2 Proposal description

When Site 1 development is completed it will contain three academic buildings with commercial and ancillary tenancies.

The proposed development includes enabling works for these buildings for electrical, NBN and UoN's private network. The proposal includes:

- Installation of a new 1.5 MVA kiosk substation.
- Re-routing of Ausgrid High Voltage cables to the substation.
- Installation of Low Voltage cable, conduits and pits from kiosk substation to Ausgrid pillar.
- Installation of Low Voltage cable, conduits and pits from kiosk substation to future Building A1.
- Installation of NBN cable, conduits and pits from pit on Honeysuckle Drive to future Building A1.
- Installation of UoN private communication network cable, conduits and pits. The extent of this communication network is from Honeysuckle City Campus to Auckland Street adjacent to Hunter Street after the NewSpace Building. The NewSpace Building is located at the corner of the Hunter Street and Auckland Street.

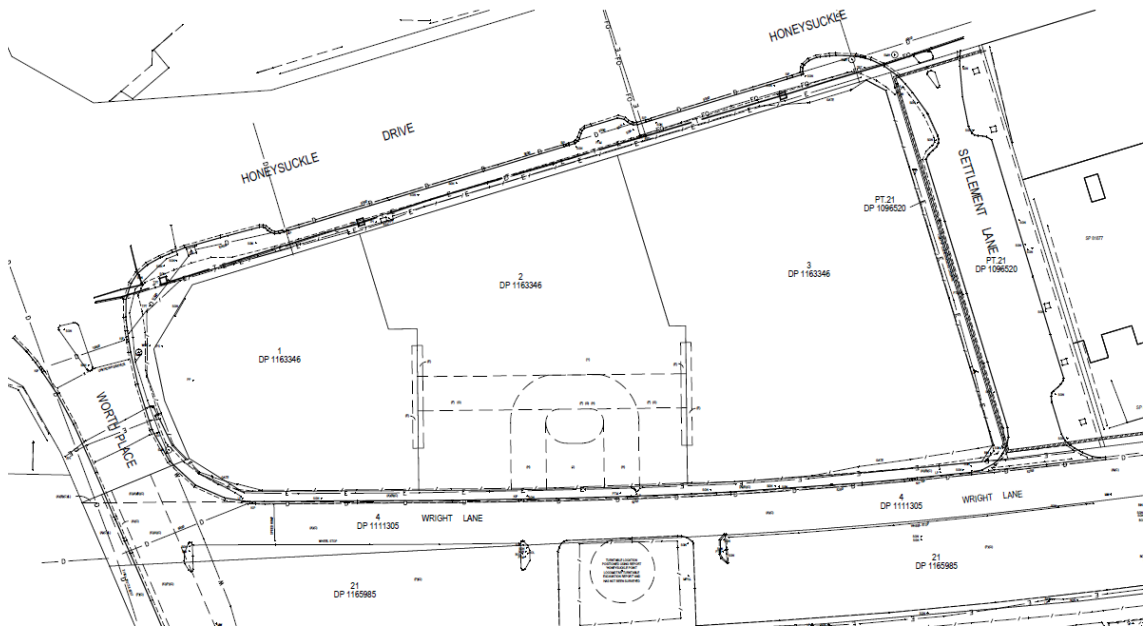


Figure 2-1 Site location – Site 1

2.3 Reason/justification for proposal and proposal objectives

Based on the proposed development there is requirement to upgrade the existing electrical and communications systems to meet the developments requirements. The existing Ausgrid and NBN networks have the capacity to service the site and there is no augmentation work expected by Ausgrid or NBN. However works inside the boundaries of the site are required to allow connection of the proposed buildings to the electrical and communications networks.

2.4 Scope of work activities

2.4.1 Proposed electricity & communications routes to site

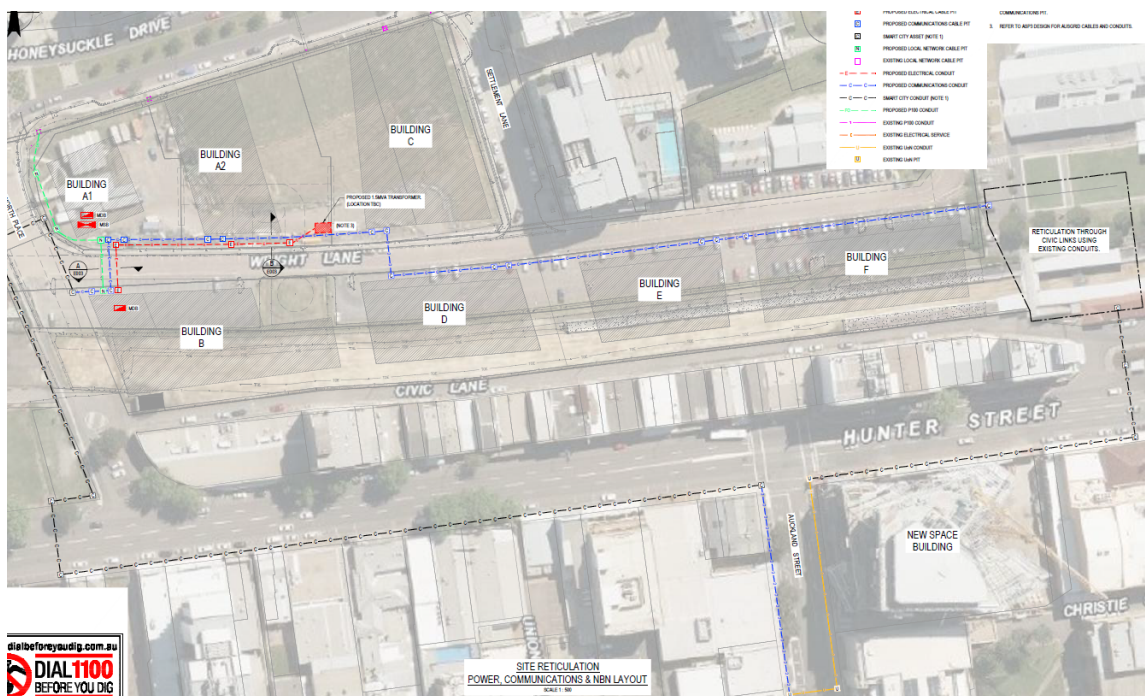


Figure 2-2 Indicative routes of electricity and communications cable extensions to Site 1

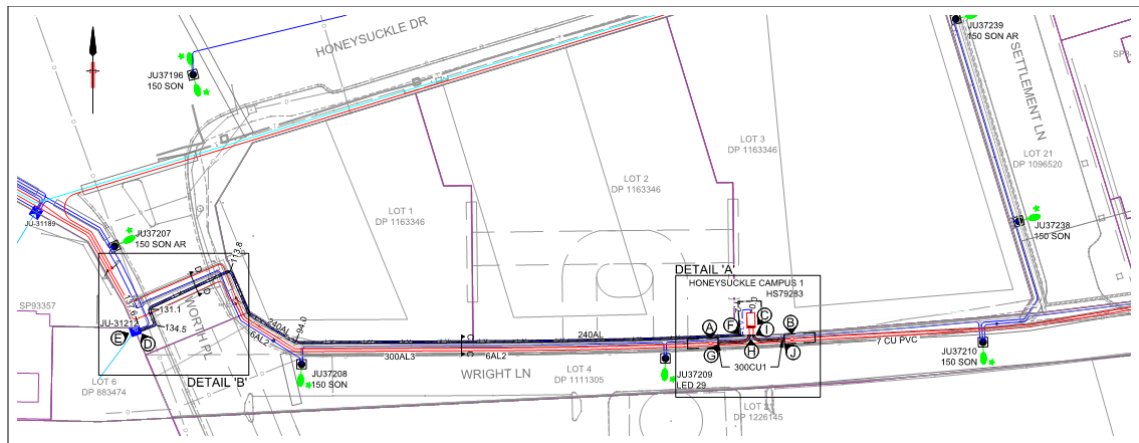


Figure 2-3 Indicative routes of electrical cable extensions as part of the ASP1 works to Site 1

2.4.2 Construction

Construction activities for the electrical and communications enabling works of the development will involve excavation of the locations shown in Figure 2-2, for the proposed conduit and pit locations in site 1. The proposed conduits would be constructed by open trenching and trenchless methods (under boring) where possible. Trench depth would be determined by a number of factors including topography, services and crossings. Trench width may vary depending on neighbouring utilities and ground conditions. The minimum trenching dimensions for the works would be about 400-500 millimetres wide and 600-700 millimetres deep. Trenches may be deeper in isolated locations. The construction method for individual sections of the conduits would be confirmed during detailed design.

Construction activities associated with trenching typically include:

- Installing temporary fencing
- Preparing the site, including removing pavement, footpath and/or road surface
- Stringing conduits along the construction corridor
- Shoring and dewatering trenches or benching the trench profile, depending upon trench depths and groundwater levels
- Spreading granular bedding material such as sand or gravel along the base of the trench before pipe laying
- Installing the pipeline
- Backfilling the trench with compacted bedding material and excavated soil
- Restoring areas disturbed by the construction and replacing topsoil

Construction activities associated with trenchless methods (under boring) would generally include:

- Establishing sites for insertion and receival pits
- Excavation of insertion and receival pits
- Shoring and dewatering of pits depending upon pit depth and groundwater levels
- Inserting a bursting head or splitting head into the existing pipe to shatter the existing pipe
- Stringing pipes along the construction corridor
- Installing the pipeline
- Backfilling the pits with compacted bedding material and excavated soil
- Restoring areas disturbed by the construction and replacing topsoil

2.5 Work equipment and machinery

The following equipment, vehicles and machinery may be used to undertake the proposal:

- Excavators
- Under boring heads and power pack
- Work trucks
- Concrete saws
- Vibrating plate compactors
- Backhoes
- Jack hammers
- Light commercial and passenger vehicles
- Hand tools
- Air compressor
- Generators
- Water trucks
- Skip bins

2.6 Site facilities

Construction compound(s) would likely be required for the proposal to house site sheds and provide a materials laydown area (including conduits, pits, spoil and backfill materials). The exact location of the compound(s) would be determined during detailed design in consultation with relevant landowners.

2.7 Capacity for future development

2.7.1 Electrical capacity

To provide capacity for future development, spare conduits will be included in the design when trenches are excavated. The spare conduits will be reserved to provide additional space in the event that additional power cables are to be added on site.

All conduits have been sized to be greater than the cable sizes anticipated, such that in the event that the maximum demand increases beyond what has been calculated in the schematic design that the cables can be replaced with higher-rated cables (which will be thicker to account for the increased current rating).

Should any cables need to be added or replaced at a future date, access to the cables and conduits will be available through the pits that are installed along the property boundaries – allowing access to the electrical services without excavation.

The 1.5 MVA transformer located between Building A2 and Building C is rated to supply power to Building A1 and future buildings. Once the 1.5 MVA transformer reaches capacity when future buildings come online then a chamber substation will be required.

2.7.2 Communications capacity

Spare conduits will be included in the design when trenches are excavated. These spare conduits are intended to be reserved and used primarily when additional communication cables are required to meet future development.

All communication conduits have been sized to be greater than required to fit the selected fibre cable size used for connecting a communications network. By designing larger than required conduit sizes, larger fibre cables can be utilised, or multiple communications fibre cables can be fitted through the communications conduit simultaneously.

The NBN conduit and pit network only contains a single conduit, which is dedicated solely to NBN fibre cables. While there is only one conduit to use, the size of the conduit is great enough to support multiple NBN fibre cables simultaneously.

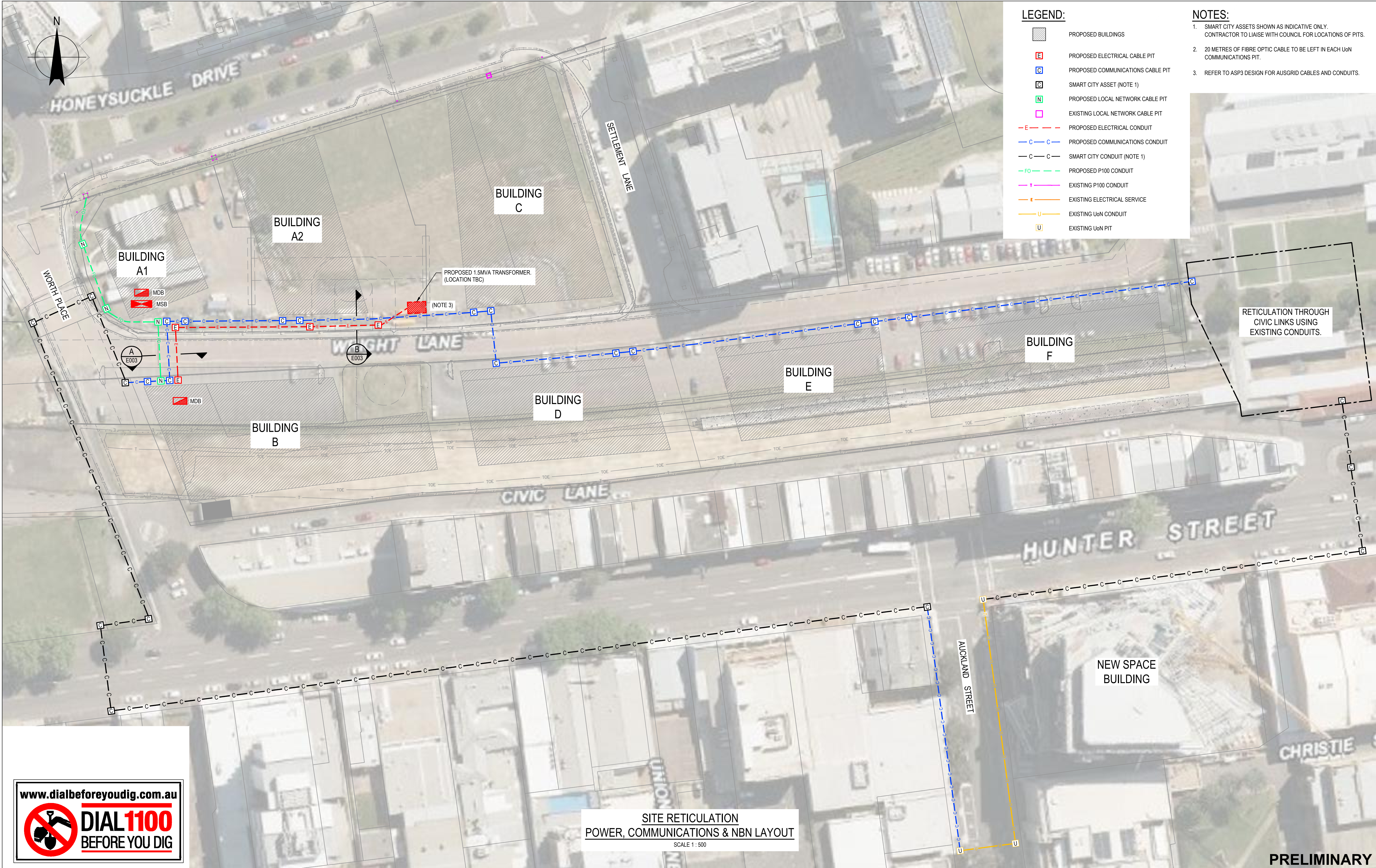
Appendices

Appendix A - Drawings

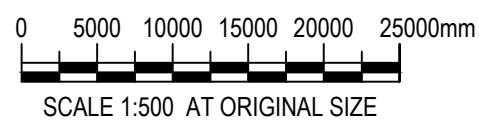
DRG No.	DRAWING TITLE
22-19320-E001	COVER SHEET & DRAWING LIST
22-19320-E002	SITE RETICULATION - POWER, COMMUNICATIONS & NBN LAYOUT
22-19320-E003	TYPICAL TRENCH DETAILS

PRELIMINARY

[illegible]



D	REVISED FOR DA SUBMISSION	ALC	ARC	JL	04.03.19		
C	ADDED CONDUITS DOWN AUCKLAND STREET	ALC	ARC	JL	26.06.18		
B	PRELIMINARY ISSUE	ALC	ARC	JL	24.04.18		
A	PRELIMINARY ISSUE	ALC	ARC	JL	13.04.18		
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Drawn A.COOMBER

Designer A.CLEMENTS

Drafting Check

Design Check

Approved (Project Director)

Date

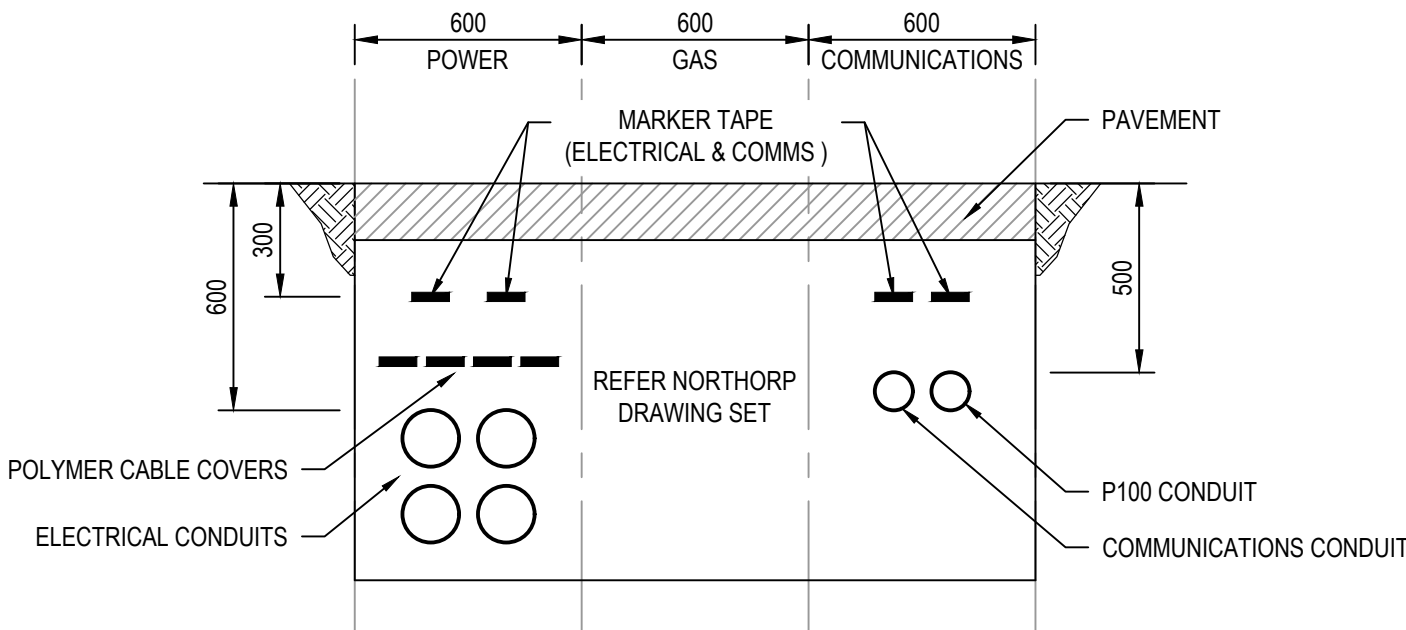
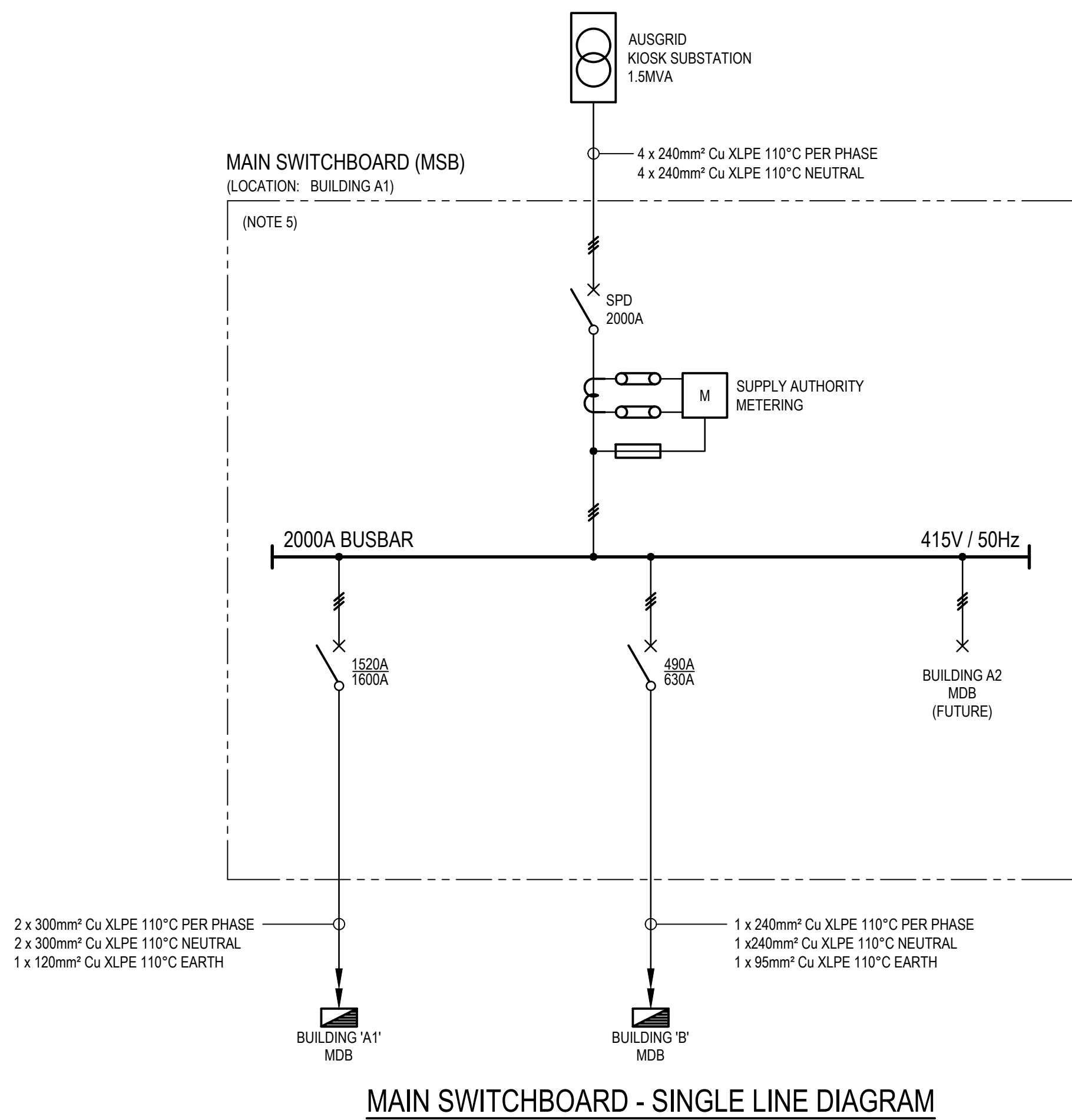
Scale 1 : 500

This Drawing must not be
used for Construction unless
signed as Approved

Client	UNIVERSITY OF NEWCASTLE
Project	HCCD - ENABLING WORKS
Title	SITE RETICULATION POWER, COMMUNICATIONS & NBN LAYOUT
Original Size	A1
Drawing No:	22-19320-E002
Rev:	D

NOTES:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SCHEMATIC DESIGN REPORT.
- UNDERTAKE DETAILED VALIDATION OF BELOW GROUND SERVICES (EXISTING).
- CO-ORDINATE IN-GROUND SERVICES WITH OTHER SERVICES.
- CONTRACTOR TO UNDERTAKE A DETAILED SITE SURVEY INCLUDING SERVICES LOCATOR PRIOR TO UNDERTAKING EXCAVATION WORKS.
- MSB / MDB DETAILED DESIGN NOT INCLUDED AS PART OF THE DESIGN. SHOWN FOR CLARITY.
- SPACING AS PER STREET OPENING CONFERENCE.

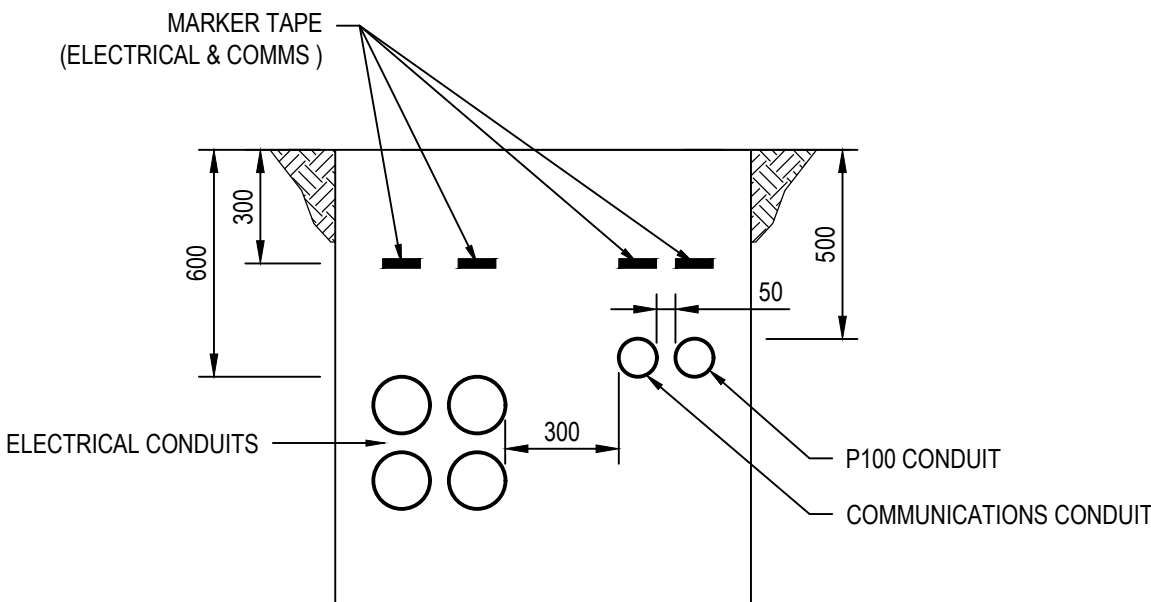


TYPICAL IN-CARRIAGEWAY
TRENCH DETAIL

(NOTE 6)

A SECTION

E002 NOT TO SCALE



TYPICAL TRENCH DETAIL

B SECTION

E002 NOT TO SCALE

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PRELIMINARY

B	BUILDINGS A & B DESCRIPTIONS SWAPPED	BS	ARC	JL	17.05.18
A	PRELIMINARY ISSUE	ALC	ARC	JL	24.04.18
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director
					Date

Plot Date: 18 May 2018 - 11:52 AM

Plotted by: Aaron Clements

Cad File No: \\ghdnet\ghd\AU\Newcastle\Projects\22\19320\CADD\Drawings\22-19320-E003.dwg



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Drawn A.COOMBER

Designer A.CLEMENTS

Drafting Check

Design Check

Approved (Project Director)
Date

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Client

Project

Title

UNIVERSITY OF NEWCASTLE
HCCD - ENABLING WORKS

MAIN SWITCHBOARD - SINGLE LINE DIAGRAM
& TYPICAL TRENCH DETAILS

Original Size

A1

Drawing No: 22-19320-E003

Rev: B

CHECK FOR OTHER SERVICES BEFORE BORING OR EXCAVATING - PHONE-DIAL-BEFORE-YOU-DIG ON TELEPHONE 1100 OR AT WWW.1100.COM.AU

GENERAL NOTES

- THE PROJECT OBJECTIVE IS TO INSTALL A NEW K TYPE KIOSK SUBSTATION AT 16 HONEYSUCKLE DRIVE, NEWCASTLE. THIS INSTALLATION IS BEING DONE AS PART OF THE PROPOSED UNIVERSITY OF NEWCASTLE, HONEYSUCKLE CITY CAMPUS DEVELOPMENT.
- CLAIMS FOR VARIATIONS TO THE COST OF NON-CONTESTABLE WORKS, INCLUDING ROCK EXCAVATION, WILL NOT BE ACCEPTED UNLESS VERIFIED ON SITE BY AUSGRID WHILE THE WORKS ARE IN PROGRESS.
- THE ASP/1 IS RESPONSIBLE FOR UNDERTAKING SATISFACTORY CONSULTATION WITH ALL LOCAL CUSTOMERS WHO MAY POTENTIALLY BE AFFECTED BY THE CONSTRUCTION WORKS INCLUDING ALL ALTERATIONS TO SERVICE MAINS.
- THE ASP/1 MUST MINIMISE THE IMPACT OF THE WORKS ON THE ELECTRICITY SUPPLY TO CUSTOMERS AND INTERRUPTIONS TO SUPPLY MUST BE AVOIDED WHEREVER POSSIBLE. AT LEAST FOUR (4) CLEAR BUSINESS DAYS NOTICE MUST BE PROVIDED TO ALL AFFECTED CUSTOMERS PRIOR TO ANY PLANNED INTERRUPTIONS TO THE ELECTRICITY SUPPLY. NOTICE MUST BE IN WRITING IN ACCORDANCE WITH CLAUSE 90 OF THE NATIONAL ENERGY RETAIL RULES.
- SPECIFIC PRIOR APPROVAL MUST BE SOUGHT FROM AUSGRID FOR ANY PLANNED ELECTRICITY SUPPLY INTERRUPTIONS WHERE THE PLANNED INTERRUPTION WILL EXCEED ONE (1) HOUR IN DURATION OR THE DURATION WILL BE LESS THAN ONE HOUR, BUT A SUITABLE TIME FOR THE INTERRUPTION CANNOT BE MUTUALLY AGREED TO WITH THE AFFECTED CUSTOMER(S).
- ARRANGE PHASING OF 11kV AND LOW VOLTAGE TRANSFORMER TERMINATIONS TO ACHIEVE DYN 11 INTERCONNECTION CAPABILITIES.
- THE ASP/1 IS REQUIRED TO COMPLY WITH THE CORRECT PROCEDURE(S) FOR WORKING WITH AND/OR NEAR ASBESTOS MATERIAL (REFER TO AUSGRID NUS 211 - WORKING WITH ASBESTOS PRODUCTS). THERE ARE NO AUSGRID ASSETS REGISTERED CONTAINING ASBESTOS AFFECTED BY THE PROPOSED WORKS.
- ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH AUSGRID'S RELEVANT NETWORK STANDARDS (CURRENT EDITIONS).
- LOCATION OF EXISTING UNDERGROUND UTILITIES AND OTHER SERVICES TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.
- ACCORDING TO HONEYSUCKLE REDEVELOPMENT AREA FLOOD STUDY (2018), THE 100 YEAR FLOOD LEVEL (1% AEP) IS 2.43m AHD. THE PROPOSED SITE LEVEL IS LEVELLED AT 2.5m AHD WHICH IS HIGHER THAN THE 100 YEAR FLOOD LEVEL.
- THIS INFORMATION INCLUDES DATA FROM THE NSW DIGITAL CADASTRAL DATABASE BY LAND & PROPERTY INFORMATION © 2016. USED UNDER CREATIVE COMMONS LICENCE VERSION 4.0.
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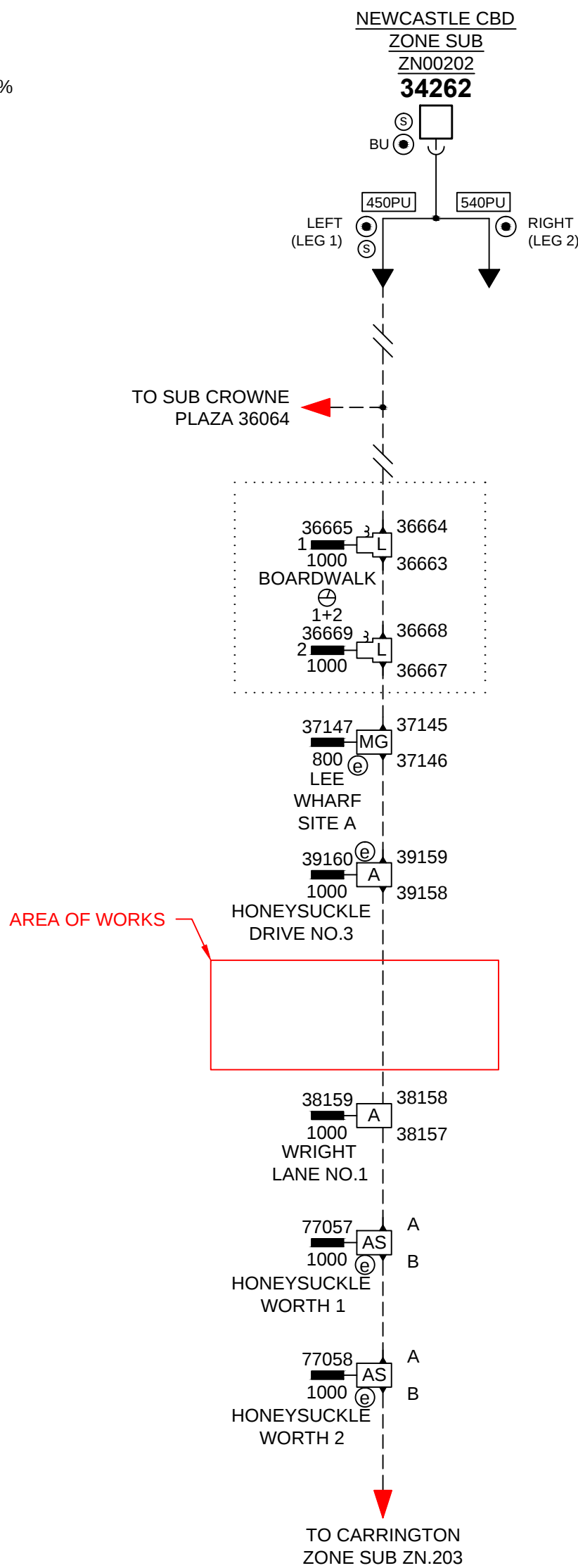
SCHEMATIC LEGEND

	EXISTING	PROPOSED
CIRCUIT BREAKER		
UGOH		
RING MAIN ISOLATOR		
RING MAIN CIRCUIT BREAKER		
CONTINUED CIRCUIT INDICATOR		
HV - UG		
HV - OH		
OPEN		
3 PHASE OVERCURRENT PROTECTION		
EARTH FAULT PROTECTION		
SENSITIVE EARTH FAULT PROTECTION		
EARTH FAULT INDICATOR		
OVERCURRENT & EARTH FAULT		
FLAIE 23D OR HORSTMANN		
BALANCED VOLTAGE		

SITE PLAN SYMBOL LEGEND

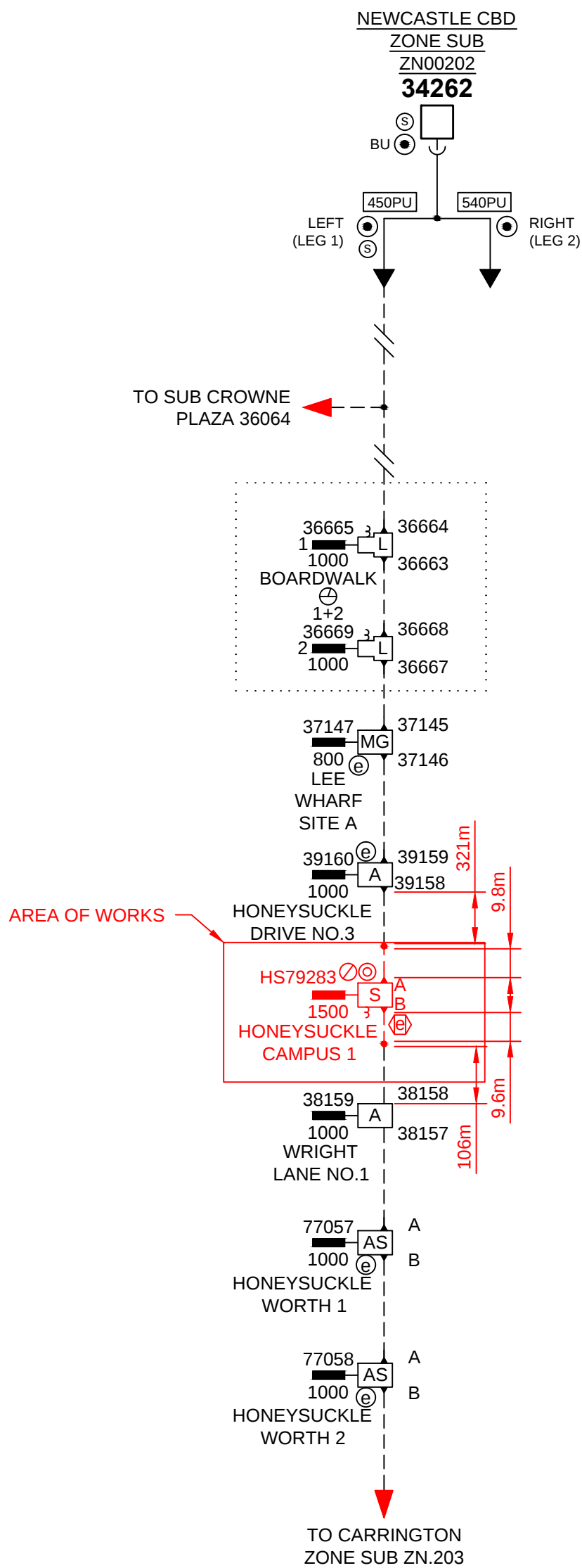
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PRIVATE PILLAR - LV			
SWITCHGEAR PILLAR - LV			
CABLE JOINT - HV			
KIOSK			
DRIVEN ROD EARTHING ELECTRODE			
STREETLIGHT - PEC			
BOUNDARY			
EASEMENT			
STORMWATER			
SEWER			
RISING MAIN			
TELSTRA			
DRAIN PIPE			

	EXISTING	PROPOSED	REMOVE
HIGH VOLTAGE - UG			
LOW VOLTAGE - UG			
SERVICE - UG			
CONDUIT			
EARTH CABLE			



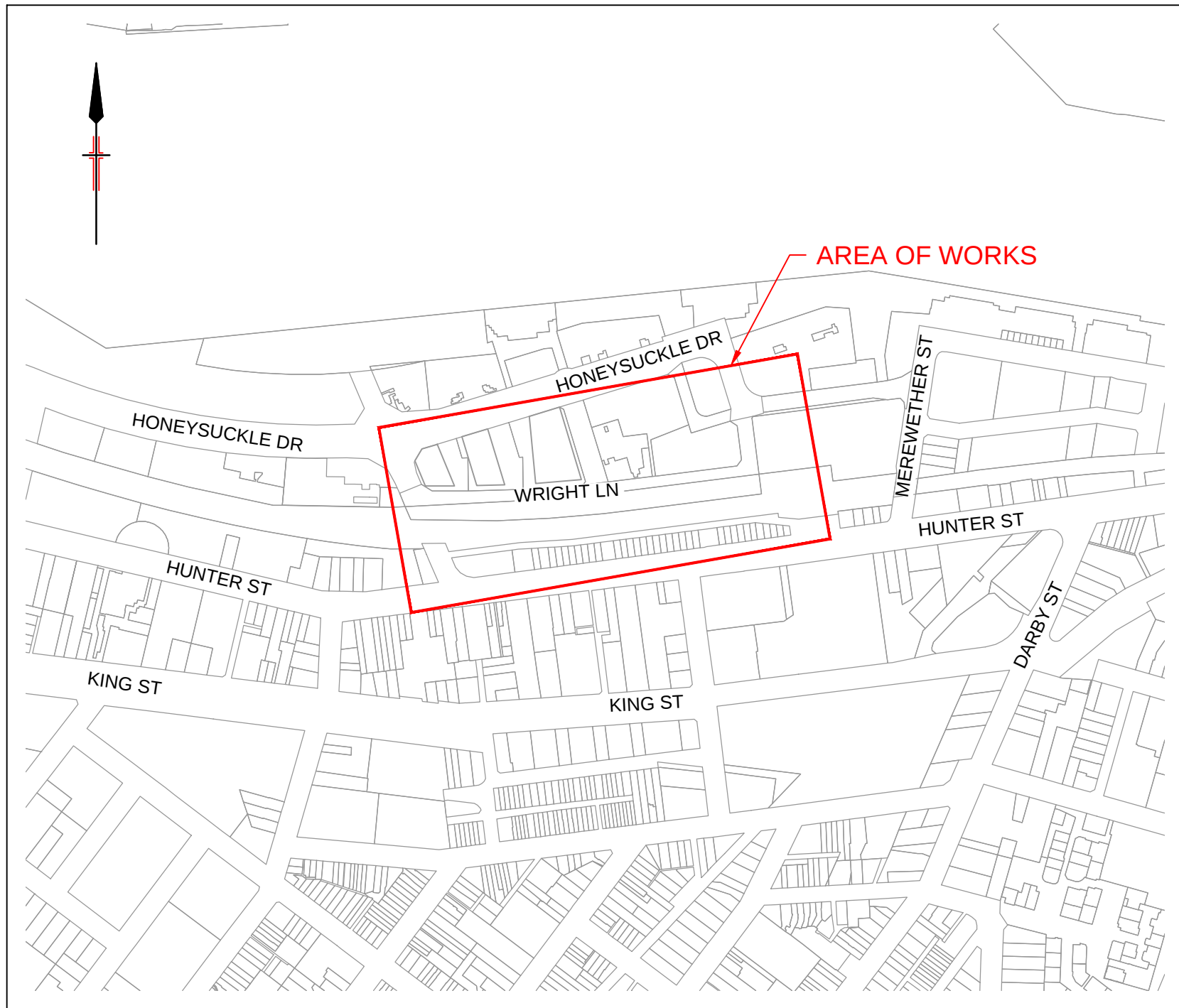
11kV SCHEMATIC - EXISTING
SYSTEM DIAGRAM NEWCASTLE CBD 202/5

NOT TO SCALE



11kV SCHEMATIC - PROPOSED
SYSTEM DIAGRAM NEWCASTLE CBD 202/5

NOT TO SCALE



LOCALITY PLAN

NOT TO SCALE

CAD DRAWING
2016/08/17

AMENDMENTS



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E nrlmail@ghd.com W www.ghd.com

ASP REF. 22-19320

AUC 2085
DESIGNED BY K.HARKNESS
AUTH NO. 2085/04
SUBMIT DATE SUBMITTED 20/09/18
LGA NEWCASTLE CITY COUNCIL
MAP REF. UBD 1M4
AUSGRID REF. JU34
PRJ/TRAJ No. XCW025749

CERTIFICATION NUMBER

/

NEWCASTLE UNIVERSITY
HONEYSUCKLE CAMPUS
K TYPE KIOSK
WORTH PLACE, NEWCASTLE

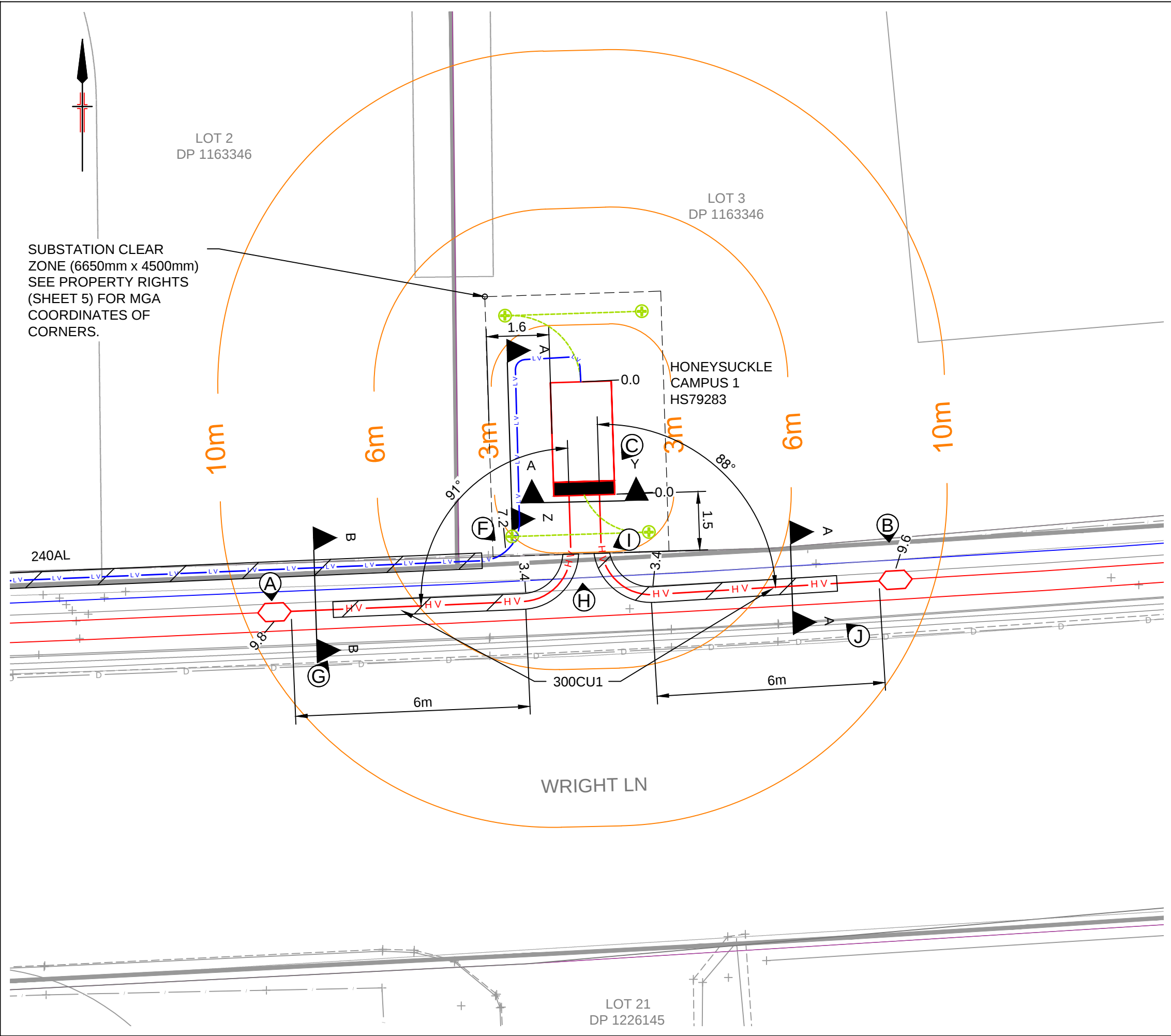
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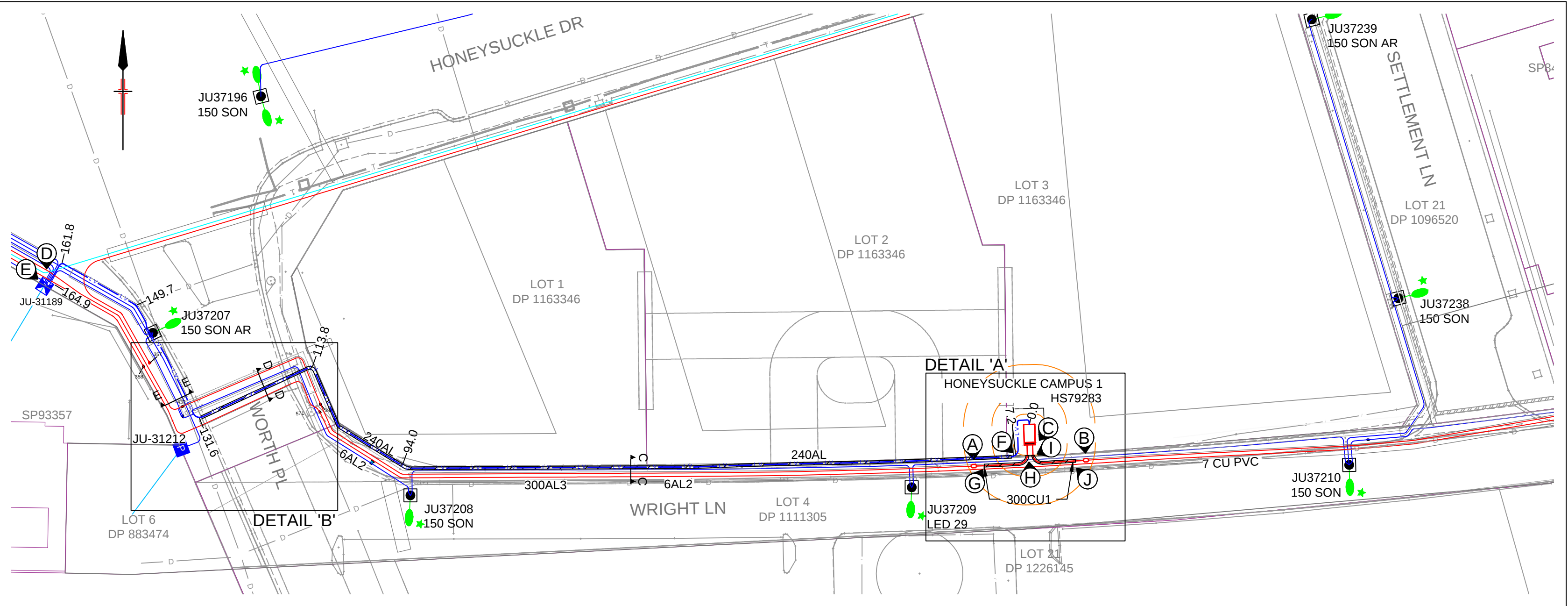
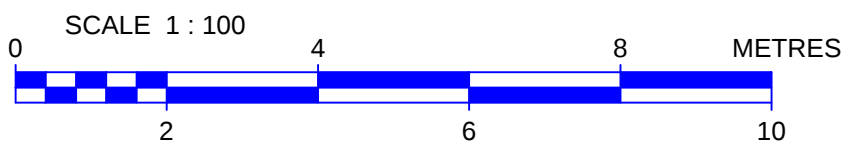
SHEETS 1 of 5

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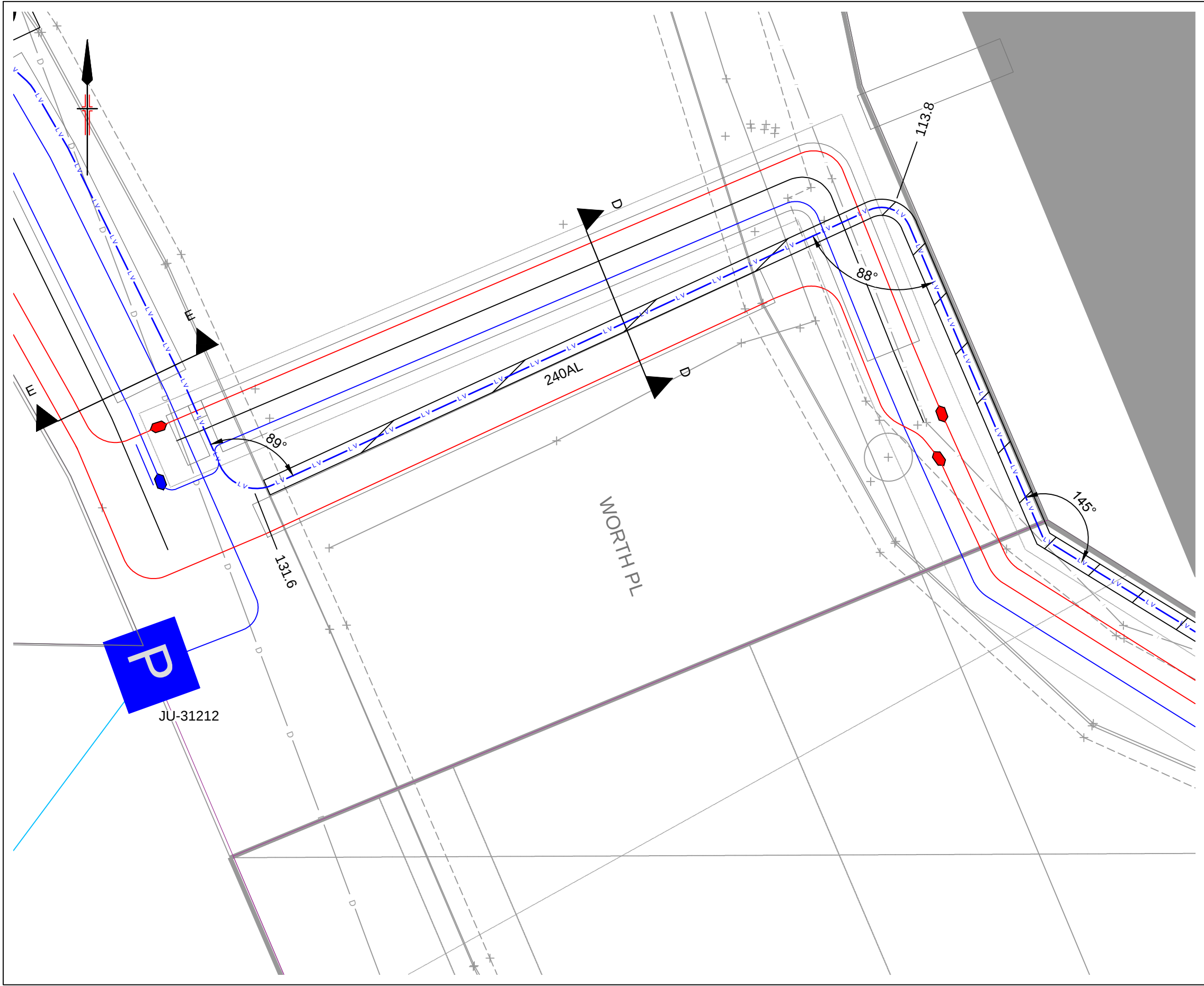
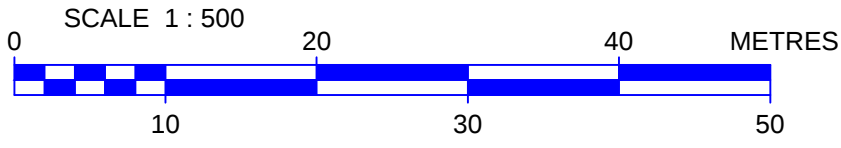


DETAIL 'A'
SCALE 1:100



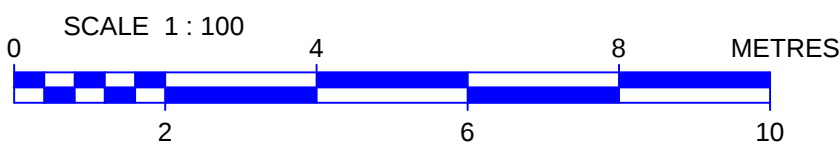
SITE PLAN

SCALE 1:500



DETAIL 'B'

SCALE 1:100



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AMENDMENTS

20160817

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E nidmail@ghd.com W www.ghd.com

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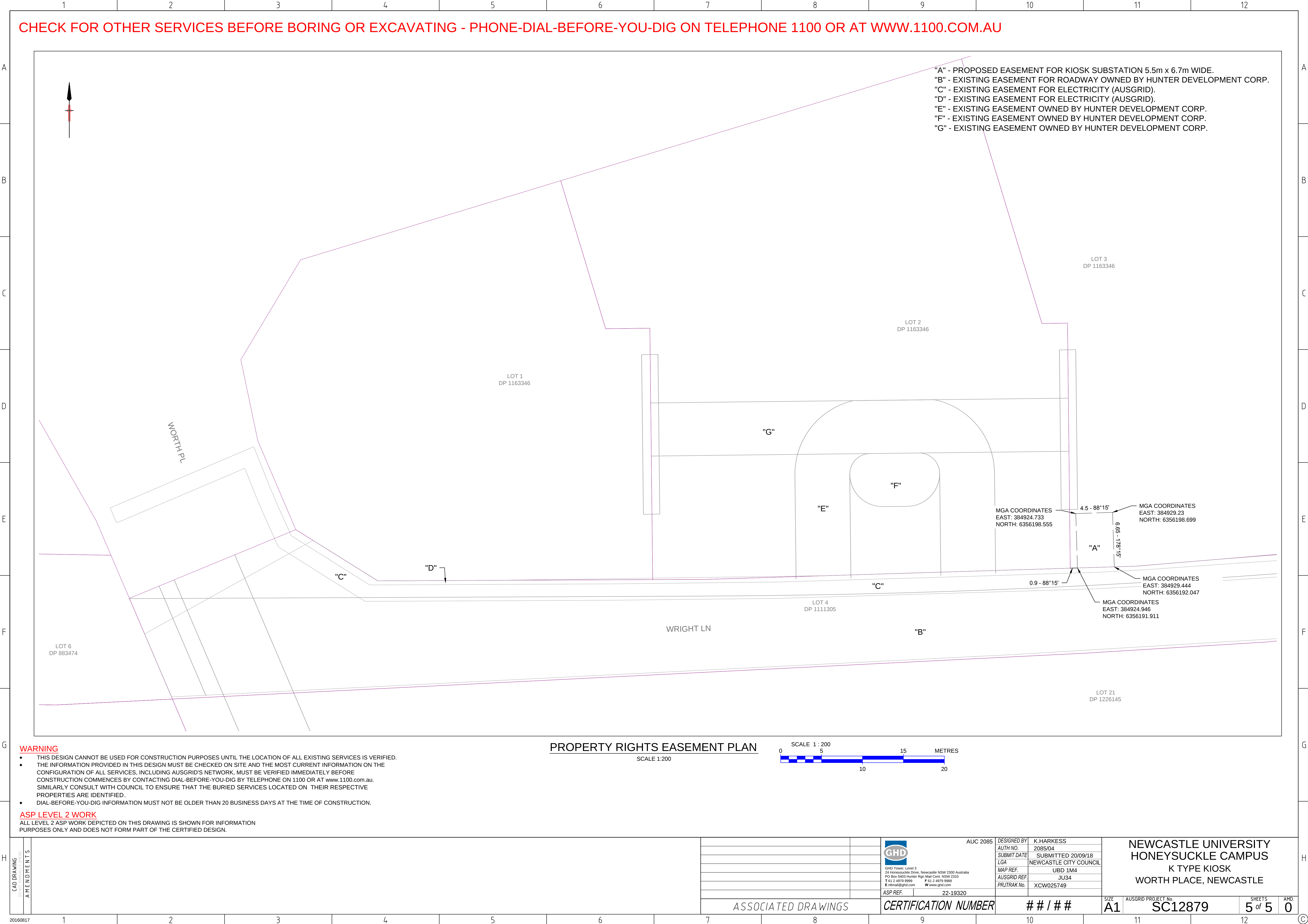
DESIGNED BY K.HARKISS
AUTH NO. 2085/04
SUBMIT DATE SUBMITTED 20/09/18
LGA NEWCASTLE CITY COUNCIL
MAP REF. UBD 1M4
AUSGRID REF. JU34
PRJTRAK No. XCW025749

/

NEWCASTLE UNIVERSITY
HONEYSUCKLE CAMPUS
K TYPE KIOSK
WORTH PLACE, NEWCASTLE

SIZE A1
AUSGRID PROJECT No. SC12879

SHEETS 2 of 5
AMD. 0



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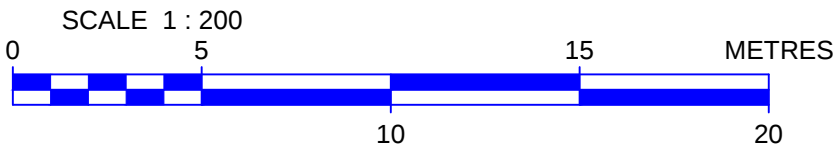
- "A" - PROPOSED EASEMENT FOR KIOSK SUBSTATION 5.5m x 6.7m WIDE.
- "B" - EXISTING EASEMENT FOR ROADWAY OWNED BY HUNTER DEVELOPMENT CORP.
- "C" - EXISTING EASEMENT FOR ELECTRICITY (AUSGRID).
- "D" - EXISTING EASEMENT FOR ELECTRICITY (AUSGRID).
- "E" - EXISTING EASEMENT OWNED BY HUNTER DEVELOPMENT CORP.
- "F" - EXISTING EASEMENT OWNED BY HUNTER DEVELOPMENT CORP.
- "G" - EXISTING EASEMENT OWNED BY HUNTER DEVELOPMENT CORP.

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- THE INFORMATION PROVIDED IN THIS DESIGN MUST BE CHECKED ON SITE AND THE MOST CURRENT INFORMATION ON THE CONFIGURATION OF ALL SERVICES, INCLUDING AUSGRID'S NETWORK, MUST BE VERIFIED IMMEDIATELY BEFORE CONSTRUCTION COMMENCES BY CONTACTING DIAL-BEFORE-YOU-DIG BY TELEPHONE ON 1100 OR AT www.1100.com.au. SIMILARLY CONSULT WITH COUNCIL TO ENSURE THAT THE BURIED SERVICES LOCATED ON THEIR RESPECTIVE PROPERTIES ARE IDENTIFIED.
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