

Attachment 2: Draft DCP

Undergrounding Overhead Power Lines

1 Introduction

This section provides objectives and controls to facilitate the undergrounding of overhead power lines and associated infrastructure across Randwick City.

The undergrounding of overhead power lines and associated infrastructure can significantly improve the urban environment by reducing clutter and enhancing the visual amenity of the public domain. It can also provide an opportunity for street trees to grow to their natural height, enrich business and commercial activity by facilitating a pleasant pedestrian experience, and reduce potential safety hazards associated with exposure to uninsulated wires.

This section of the DCP should be read in conjunction with:

- Part A – Introduction, Part B - General Controls and Part D – Commercial Centre Controls of this DCP.
- Other sections of the DCP for specific development types, locations or sites, if relevant to the application.

1.1 Objectives

- To improve the visual amenity of the public domain and provide a pleasant pedestrian and transport user experience.
- To enhance the appearance and amenity of the development.
- To reduce potential safety hazards and tree pruning maintenance costs.
- To facilitate revitalisation of the urban environment.

2 Light Rail Alignment Route

Explanation

The City to South East Light Rail project presents a significant opportunity to improve the visual amenity of the public domain by placing overhead power lines underground along the alignment route on Anzac Parade.

Kingsford Town Centre's fine grain development pattern and high concentration of overhead infrastructure makes it a suitable precinct to commence a program of undergrounding overhead power lines as part of the public domain mitigation works associated with the light rail roll out.

Controls

- i) All existing overhead service cables, including power lines, telecommunications cables and associated infrastructure along Anzac Parade in Kingsford Town Centre must be placed underground in accordance with the requirements of the relevant power supply authority.

Note:

Undergrounding of overhead power lines and associated infrastructure on Anzac Parade in Kingsford Town Centre is to be undertaken by Randwick City Council as part of the light rail capital works program aligned with the Randwick Section 94A Plan 2015.

3 Other Areas

Explanation

The undergrounding of overhead power lines and associated infrastructure across Randwick City offers an improved urban environment for local communities, businesses and visitors.

Requirements for the undergrounding of overhead power lines and associated infrastructure applies to DAs for new mixed use and medium density residential development containing 40 or more apartments and other substantial non-residential development.

Note:

Applicants are advised to discuss with Council all such proposed works for the undergrounding of overhead power lines at the Pre-Development Application stage.

Controls

- i) All overhead service cables, including power lines, telecommunications cables and associated infrastructure on the development site and in the street/s immediately adjacent to the development are to be placed underground in accordance with the requirements of the relevant power supply authority, at the applicant's cost where:
 - the development comprises the erection of a new mixed use or medium density residential building containing 40 or more apartments or is a substantial non- residential development; and
 - there is at least one full span located immediately adjacent to the development, with no responsibility for other property connections.
- ii) A letter/ correspondence from the relevant power supplying authority confirming that the applicant has consulted and made prior arrangements with the authority to underground existing overhead power lines must be submitted with DA documentation.
- iii) If the applicant considers that the undergrounding of the power lines will not achieve the objectives set out in 1.1, the applicant must submit written and detailed justification with its DA documentation for consideration by Council.

Note:

For the purposes of clause 2(1), a 'span' refers to one section of overhead transmission lines connected by two power poles. It does not include cross spans (transmission lines that traverse across to the opposite side of the road).