

Attachment 2: Options for relocation of substation in Sandringham Gardens

Option 1 - Relocation of the sub-station off the foreshore as part of a new private development site

This could be achieved by incorporating a new 3.5m x 5m indoor substation into a new private development site within the Bay Road - Sims Street area. This would be the preferred open space outcome as it would enable complete removal of the building from the foreshore without loss of public open space, and with costs directly attributed to the new development. To further progress this investigation the following actions could be considered:

- Confirm with Bayside Statutory Planners for any current or future potential major development sites in the area.
- Liaise with ZNX to confirm appropriate permit conditions when the electricity needs for the precinct are checked as part of routine assessment for any new development in the area.

Option 2 - Relocation of the substation off the foreshore to Council owned land at 122 Bay Road



The Council owned lane access to the public car park at 122 Beach Road appears to have sufficient room (see red star in above aerial) at the Bay Road end to allow incorporation of a new standalone electrical substation kiosk reserve 5m x 5m. The area is currently signed 'No Standing' and a new substation footprint in this location would be easily accessible yet visually unobtrusive from the road. Consultation with adjoining residents would be required and the location/cost constraints potentially posed by other underground water/fire services will need to be further investigated. To further progress this investigation the following actions could be considered:

- ZNX to complete preliminary investigation of cost and any design constraints to relocate to this site, including decommissioning and demolition of the existing foreshore substation.
- Further public consultation regarding this option to be undertaken.

Option 3 - Replacement of the substation with a new smaller electrical kiosk on the foreshore with increased set back from the Bay Trail

A modern electrical substation kiosk (2,000 kVA) is significantly smaller than the existing building at the end of Bay Road. In order to remove the existing substation, a new substation will need to be constructed and commissioned nearby before the existing substation can be removed. A new standalone electrical substation kiosk reserve is 5m x 5m and could be accommodated in grass areas on the foreshore away from the Bay Trail, therefore removing the pinch point. However use of this option would mean the substation will continue to occupy valuable open space on the foreshore.

Option 1 is the preferred open space outcome to pursue in further discussions with ZNX and United Energy. However, as it may take some time for a suitable development site to be identified, and for works to be designed and completed and the substation removed, it is also recommended that the feasibility and cost of Options 2 and 3 is further considered in conjunction with these discussions.