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REFERENCE: TRIM 2017/31/367



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ATTN: Northern Beaches Council

PO Box 82
Manly NSW 1655

Re: Mod2023/0617 - 5 SKYLINE PLACE FRENCHS FOREST - Demolition of existing building and construction of two separate buildings containing commercial floor space, 108 independent living units, including 5 affordable housing dwellings, 10 disability housing units, commercial floor space, basement parking..

I refer to Northern Beaches Council development application Mod2023/0617.

This letter is Ausgrid's response under clause 45(2) of the State Environmental planning Policy (Infrastructure) 2007.

The assessment and evaluation of environmental impacts for a new development consent (or where a development consent is modified) is undertaken in accordance with requirements of Section 79C of the Environmental Planning and Assessment Act 1979. One of the obligations upon consent authorities, such as local councils, is to consider the suitability of the site for the development which can include a consideration of whether the proposal is compatible with the surrounding land uses and the existing environment.

In this regard, Ausgrid requires that due consideration be given to the compatibility of proposed development with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, Electric & Magnetic Fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development.

With Regard to: Demolition of existing building and construction of two separate buildings containing commercial floor space, 108 independent living units, including 5 affordable housing dwellings, 10 disability housing units, commercial floor space, basement parking. at 5 SKYLINE PLACE FRENCHS FOREST

- Plans - Master Set.PDF

Ausgrid consents to the above mentioned development subject to the following conditions:-

Supply of Electricity

It is recommended for the nominated electrical consultant/contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

- The existing network can support the expected electrical load of the development
- A substation may be required on-site, either a pad mount kiosk or chamber style and;
- site conditions or other issues that may impact on the method of supply.

Please direct the developer to Ausgrid's website, www.ausgrid.com.au about how to connect to Ausgrid's network.

Service Mains

It appears the existing overhead electricity service mains, that supply the subject property, may not have sufficient clearance to the proposed construction as per the requirements of "The Installation and Service Rules of NSW".

It is recommended that the developer engage a Level 2 Accredited Service Provider (ASP) Electrician to ensure that the installation will comply with the Service Rules.

Proximity to Existing Network Assets

Underground Cables

There are existing underground electricity network assets in 5 SKYLINE PLACE FRENCHS FOREST.

Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area.

Safework Australia – Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.

Please do not hesitate to contact Wei Yao on Ph: 0466 583 996 (please quote our ref: Trim 2017/31/367) should you require any further information.

Regards,

Wei Yao

Asset Protection Officer

