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REFERENCE: TRIM

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Re: DA2025/0718 - 12 THE STRAND DEE WHY 2099 -

Demolition of the existing shop top housing development and construction of a four-storey shop top housing development with 2 x ground floor retail tenancies, 6 x apartments, plus 15 x car parking spaces, and loading dock..

I refer to Northern Beaches Council development application DA2025/0718.

This letter is Ausgrid's response under section 2.48 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

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 4.15 Environmental Planning and Assessment Act 1979 No 203 - NSW Legislation. 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 the existing shop top housing development and construction of a four-storey shop top housing development with 2 x ground floor retail tenancies, 6 x apartments, plus 15 x car parking spaces, and loading dock. at 12 THE STRAND DEE WHY 2099

- Basement 1
- Ground Level

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

Proximity to Existing Network Assets

Underground Cables

There are existing underground electricity network assets in The Strand.

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.

Should ground anchors be required in the vicinity of the underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

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 Sreenivasa Rao Ella on Ph: (02) 9394 6932 (please quote our ref: Trim) should you require any further information.

Regards,

Sreenivasa Rao Ella
Asset Protection Officer