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REFERENCE: TRIM 2017/31/295

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**Re: DA2020/0543 - 50 LAWRENCE STREET FRESHWATER - Demolition of existing buildings and construction of shop top housing consisting of 1 retail tenancy, 1 business tenancy and 11 apartments with parking over 2 levels..**

I refer to Northern Beaches Council development application DA2020/0543.

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 buildings and construction of shop top housing consisting of 1 retail tenancy, 1 business tenancy and 11 apartments with parking over 2 levels. at 50 LAWRENCE STREET FRESHWATER**

- Site Plan - 12/05/20
- Ground Floor - 12/05/20
- Lavel 01 Plan - 12/05/20
- Lavel 02 Plan - 12/05/20

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

There are 33KV Underground Cables and overhead Lines present in Oliver St

**Proximity to Existing Network Assets**  
**Overhead Powerlines**

There are existing overhead electricity network assets in Oliver St and Dowling St. Safework NSW Document – Work Near Overhead Powerlines: Code of Practice, outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction. Special consideration should be given to the positioning and operating of cranes and the location of any scaffolding.

The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid's website, [www.ausgrid.com.au](http://www.ausgrid.com.au)

Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost.

It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.

### **Underground Cables**

There are existing underground electricity network assets in Lawrence St, Oliver St and Dowling St. 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 2017/31/295) should you require any further information.

Regards, Sreenivasa



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