



TELEPHONE: (02) 8569 6584  
EMAIL: development@ausgrid.com.au

ATTN: Adam Croft  
Principal Planner  
PO Box 82  
Manly NSW 1655

24-28 Campbell St  
Sydney NSW 2000  
All mail to  
GPO Box 4009  
Sydney NSW 2001  
T +61 2 131 525  
ausgrid.com.au

**Re: DA2022/2152 - 122-128 CRESCENT RD & 55-57 THE AVENUE - Subdivision of land into nine lots.**

I refer to Northern Beaches Council development application DA2022/2152. The development application has been brought to Ausgrid's attention due to the subject properties being encumbered by an easement benefitting Ausgrid.

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: Subdivision of land into nine lots. at 122-128 CRESCENT RD & 55-57 THE AVENUE**

- SUBDIVISION PLAN - AD-DA905 - 8/06/2022
- ARCHITECTURAL ENVELOPE PLAN - AD-DA903 - 8/06/2022

**Purpose Of Easement**

This easement was acquired for the 132,000 volt transmission assets currently owned and operated by Ausgrid. The purpose of the easement is to protect the transmission assets and to provide adequate working space along the route of the lines for construction and maintenance work. The easement also assists Ausgrid in controlling works or other activities under or near the transmission lines which could either by accident or otherwise create an unsafe situation for workers or the public, or reduce the security and reliability of Ausgrid's network.

**Ausgrid consents to the above mentioned subdivision proposal subject to the following conditions:-**

1. The current proposal will be subjected to the below conditions based on the existing Transmission Overhead and Easement. It is anticipated the Transmission Overhead will be relocated Underground.
2. All construction works on or near the easement and/or powerlines must adhere to the Safework NSW – Work Near Overhead Powerlines: Code of Practice, 2006
3. Ausgrid is not responsible for the reinstatement of any finished surface within the easement site.

4. Ausgrid requires 24 hour access along the easement for plant and personnel. For the purpose of exercising its rights under the easement, Ausgrid may cut fences and/or walls and install gates in them. Where the easements on a site do not provide practical access to all of Ausgrid's infrastructure, a suitable right of access at least 5m wide must be provided to each asset.
5. Access driveways shall withstand the weight of a heavy rigid truck when fully laden weighing 30 tonne.
6. Access gates, minimum 4.5 metres wide, may be required in all fences crossing the transmission line easement.
7. No vehicles, plant or equipment having a height exceeding 4.6 metres are to be brought into the easement site without written approval from Ausgrid.
8. Vehicles brought into the easement, with a height less than 4.6m but having an extension capable of extending greater than 4.6m above ground, must not have that extension operated at all whilst within the easement.
9. Adequate removable protection must be installed to prevent vehicles inadvertently colliding with the transmission tower. This proposed form of protection must be forwarded to Ausgrid for review and consent.
10. All metal work within the easement site including metallic fencing, are to be locally earthed by a qualified electrician via a 50 sq. mm stranded copper, insulated earthwire bonded to a copper-clad earth-stake driven at least 1.6 metres into the ground.
11. Metallic fencing is generally not permitted to extend away from the easement site unless an insulating section is installed, at least 3 metres wide. This requirement maybe relaxed upon assessment of a supplied fencing design.
12. No buildings/structures or parts thereof constructed may encroach the easement.
13. No obstruction of any type shall be placed within 10 metres of any part of a transmission line structure except where installed to protect transmission structure from vehicle impacts when Ausgrid has approved such structures.
14. Care must be taken to prevent any damage to underground metalwork which can extend up to 15 metres away from the transmission line structure.
15. The storage of non-flammable materials is allowable provided access is maintained along the easement and subject to height limitations of 2.5 metres if climbable or 4.6 metres if not climbable. Lifting of materials within the easement area must consider the clearance requirements given in Safework NSW Code of Practice.
16. The erection of minor structures such as clothes hoists, barbecues, and the like are permitted within the easement site provided they do not exceed a height of 2.5 metres if climbable or 4.6m if not climbable, and the metallic components are earthed. The positioning of such structures should allow a 5m wide vehicular access along the full length of the subject easement area. Ausgrid reserves the right to remove such structures where required for safety, access and maintenance.
17. The flying of kites, model aircraft etc. is not permitted within the easement site.
18. Any change to ground levels must be submitted to Ausgrid for approval.
19. Trees, shrubs, or plants which have a mature height of greater than 3.0m, or climbable portions greater than 2.5m above ground, are not permitted within the easement. The planting of other vegetation is to ensure Ausgrid's access and maintenance requirements are maintained.
20. Electric power should not be connected to the easement site without permission from Ausgrid.
21. Ausgrid is to be indemnified from all actions, suits, claims and demands of whatsoever nature, which Ausgrid may incur as a result of the encroachment/s.
22. Ausgrid reserves the right, by written notice, to require the owner of the property, at the owner's expense, to implement further safety measures, removal or modification of any encroachments not specifically approved by Ausgrid should this be necessary in the future for the safe and continued operation or upgrade of the network asset.

Please do not hesitate to contact David Su on [development@ausgrid.com.au](mailto:development@ausgrid.com.au) should you require any further information.

Yours Sincerely, David

David Su

Engineering Officer

Ausgrid - Transmission Asset Protection

[Development@ausgrid.com.au](mailto:Development@ausgrid.com.au)