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**Sent:** 21/09/2019 9:35:34 AM  
**Subject:** Re: FW: Request for Services Progress - DA2019/0860  
**Attachments:** 24 Darley St East Mona Vale - Ausgrid Conditions and Consent.pdf;

Hi Alex Keller,

Please find attached Ausgrid's consent and condition for development application DA2019/0860 - 24 Darley St East, Mona vale.

Regards,

**Sreenivasa Rao Ella | Asset Protection Officer | Transmission Services | AUSGRID**

Level 1, Homebush Depot Bldg 2  
25-27 Pomeroy Street, Homebush NSW 2140  
📞: 0430451799 | ✉: [development@ausgrid.com.au](mailto:development@ausgrid.com.au)

From: Manager Property Portfolios  
To: Development/Ausgrid  
Date: 26/08/2019 03:58 PM  
Subject: FW: Request for Services Progress - DA2019/0860

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Hi,

Please see DA for your Review

Kind Regards,

**Sohail Ali**

Property Officer | Property Portfolio



02 9269 2901  
Level 16, 24-28 Campbell Street, Sydney NSW 2000  
[sohail.ali@ausgrid.com.au](mailto:sohail.ali@ausgrid.com.au)

Please consider the environment before printing this email.

**From:** no\_reply@northernbeaches.nsw.gov.au  
**Sent:** Monday, 26 August 2019 11:10 AM  
**To:** Manager Property Portfolios  
**Subject:** Request for Services Progress - DA2019/0860

26 August 2019

Dear Sir/Madam

**Request for Comments on Application for Ausgrid: (SEPP Infra)**  
**Development Application No. DA2019/0860**  
**Description: Construction of a Residential Care Facility insert details**  
**Address: 24 Darley Street East MONA VALE**

Council requires referral comments on the above application.

To access the documentation please go to:

<https://eservices1.warringah.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=1705215>

You can open each document by selecting the documents tab and clicking on the title or the icon next to it. You can download these by saving the files to your computer. If you experience any difficulty try right-clicking and selecting 'save link as' for each document.

Your referral response comments would be greatly appreciated within 21 days of the date of this letter.

Enquiries regarding this Development Application may be made to Alex Keller on 1300 434 434 Monday to Friday between 8.30am to 5.00pm or anytime at [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au).

Yours faithfully,

Alex Keller  
**Principal Planner**

This e-mail may contain confidential or privileged information.

If you have received it in error, please notify the sender immediately via return e-mail and then delete the original e-mail.

If you are the intended recipient, please note the change of sender email address to @ausgrid.com.au.

Ausgrid has collected your business contact details for dealing with you in your business capacity. More information about how we handle your personal information, including your right of access is contained at <http://www.ausgrid.com.au/> This e-mail may contain confidential or privileged information. If you have received it in error, please notify the sender immediately via return e-mail and then delete the original e-mail. If you are the intended recipient, please note the change of sender email address to @ausgrid.com.au. Ausgrid has collected your business contact details for dealing with you in your business capacity. More information about how we handle your personal information, including your right of access is contained at <http://www.ausgrid.com.au/>



TELEPHONE: (02) 9394 6932  
EMAIL: development@ausgrid.com.au  
REFERENCE: TRIM 2017/31/269

ATTN: Alex Keller  
Assessment Officer  
PO Box 82  
Manly NSW 1655

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Sydney NSW 2000  
All mail to GPO Box 4009  
Sydney NSW 2001  
T +61 2 131 525  
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www.ausgrid.com.au

**Re: DA2019/0860 - 24 Darley St East, Mona Vale - Construction of a Residential Care Facility insert details .**

I refer to Northern Beaches Council development application DA2019/0860.

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: Construction of a Residential Care Facility insert details at 24 Darley St East, Mona Vale**

- Site Analysis and Site Plan - 25/07/2019

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 Darley St and within the Proposed Development Site.

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.

**Substation**

There are existing electricity substation assets within the Proposed Development Site.

The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and Australian Standards including AS 1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings.

In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres.

Any portion of a building other than a BCA class 10a structure constructed from non combustible materials, which is not sheltered by a non-ignitable blast-resisting barrier and is within 3 metres in any direction from the housing of a kiosk substation, is required to have a Fire Resistance Level (FRL) of not less than 120/120/120. Openable or fixed windows or glass blockwork or similar, irrespective of their fire rating, are not permitted within 3 metres in any direction from the housing of a kiosk substation, unless they are sheltered by a non-ignitable blast resisting barrier.

The development must comply with both the Reference Levels and the precautionary requirements of the ICNIRP Guidelines for Limiting Exposure to Time-varying Electric and Magnetic Fields (1 HZ – 100 kHz) (ICNIRP 2010).

For further details on fire segregation requirements refer to Ausgrid's Network Standard 141.

Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24 hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid.

For further details refer to Ausgrid's Network Standard 143.

Please do not hesitate to contact Sreenivasa Rao Ella on Ph: (02) 9394 6932 (please quote our ref: Trim 2017/31/269) should you require any further information.

Regards, Sreenivasa



Sreenivasa Rao Ella  
Asset Protection Officer  
Ausgrid - Field Services  
Ph: (02) 9394 6932