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REFERENCE: TRIM 2017/31/298

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Re: DA2020/0707 - 113 Orchard St, Warriewood 2102 - Alterations to existing house , Horse arena , Stables and paddocks.

I refer to Northern Beaches Council development application DA2020/0707.

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: Alterations to existing house , Horse arena , Stables and paddocks at 113 Orchard St, Warriewood 2102

- Site Plan DA01 REV E
- Site Sections DA03 REV E
- Excavation Plan DA09 REV E

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

Proximity to Existing Network Assets

Overhead Powerlines

There are existing overhead electricity network assets in Orchard 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

Before a Construction Certificate is issued , the developer will be required to submit a survey plan to Ausgrid showing the location of all overhead mains within 5 metres of the proposed development . This drawing must contain a plan view and an elevated view clearly indicating the location of the overhead mains in relation to the development. This information should be forwarded to email address at the top of this letter for further comment .

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.

Please do not hesitate to contact Paul Nakhle on Ph: (02) 9269 7587 (please quote our ref: Trim 2017/31/298) should you require any further information.

Regards, Paul

A handwritten signature in black ink, appearing to be 'Paul Nakhle', with a long horizontal stroke extending to the right.

Paul Nakhle
Portfolio Manager - Asset Protection
Ausgrid - Field Services
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