TELEPHONE: 0466 583 996
EMAIL: development@ausgrid.com.au
REFERENCE: TRIM 2017/31/370

24 Campbell St,
Haymarket NSW 2000
All mail to:
GPO Box 4009,
Sydney, NSW 2001
T: 131365
Web: ausgrid.com.au

ATTN: Nina Robinson

PO Box 82
Manly NSW 1655

Re: Mod2023/0689 - 24 DARLEY STREET EAST MONA VALE - Demolition and construction of a Residential Care Facility including basement parking.

I refer to Northern Beaches Council development application Mod2023/0689.

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 and construction of a Residential Care Facility including basement parking at 24 DARLEY STREET EAST MONA VALE

- Plans - Master Set.PDF

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

Supply of Electricity
It is recommended for the nominated electrical consultant/contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:
- The existing network can support the expected electrical load of the development
- A substation may be required on-site, either a pad mount kiosk or chamber style and;
- site conditions or other issues that may impact on the method of supply.

Please direct the developer to Ausgrid's website, www.ausgrid.com.au about how to connect to Ausgrid's network.

Conduit Installation
The need for additional electricity conduits in the footway adjacent to the development will be assessed and documented in Ausgrid's Design Information, used to prepare the connection project design.

Service Mains
It appears the existing overhead electricity service mains, that supply the subject property, may not have sufficient clearance to the proposed construction as per the requirements of "The Installation and Service Rules of NSW".
It is recommended that the developer engage a Level 2 Accredited Service Provider (ASP) Electrician to ensure that the installation will comply with the Service Rules.

<u>Proximity to Existing Network Assets</u>

Underground Cables
There are existing underground electricity network assets in 24 DARLEY STREET EAST MONA VALE.
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 S15225 and propsal sub S32886 within 24 DARLEY STREET EAST MONA VALE.
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.

<u>For Activities Within or Near to the Electricity Easement:</u>

Purpose Of Easement
This easement was acquired for the 11,000 volt distribution assets currently owned and operated by Ausgrid. The purpose of the easement is to protect the distribution assets and to provide adequate working space along the route of the cables for construction and maintenance work. The easement also assists Ausgrid in controlling works or other activities under or near the distribution cables 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.

The Following Conditions Apply for any Activities Within the Electricity Easement:

1. Safework Australia – Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.

2. Ausgrid is not responsible for the reinstatement of any finished surface within the easement site.

3. 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.

4. Access driveways shall withstand the weight of a heavy rigid truck when fully laden weighing 30 tonne.

5. Access gates, minimum 4.5 metres wide, may be required in all fences crossing the transmission line easement.
6. Driveways and other vehicle access must be capable of supporting the heaviest vehicle likely to traverse the driveway without damaging Ausgrid's assets.
7. 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.
8. 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.
9. No buildings/structures or parts thereof constructed may encroach the easement.

10. No machine excavation is permitted within the easement without Ausgrid's express permission.

11. During building construction, adequate controls must be put in place to prevent vehicles and machinery from damaging the Ausgrid assets.
12. Bulk solids (e.g sand and gravels) are not to be stored within the easement area.
13. The proposed finished ground levels within the easement must provide a minimum of 600mm cover to the 11kV Distribution Cables.
14. The proposed finished ground levels within the easement must provide a minimum of 500mm cover to the Low Voltage Cables.
15. No fill material or retaining walls are to be placed within the easement without Ausgrid's written approval.
16. Any excavation adjacent to the easement must utilise adequate shoring to prevent destabilisation or subsidence of the ground around the LV cable.

17. Trees, shrubs, or plants which have root systems likely to grow greater than 250mm below ground level are not permitted within the easement or close to the cable infrastructure. The planting of other vegetation is to ensure Ausgrid's access and maintenance requirements are maintained.

18. Electric power should not be connected to the easement site without permission from Ausgrid.

Please do not hesitate to contact Wei Yao on Ph: 0466 583 996 (please quote our ref: Trim 2017/31/370) should you require any further information.

Regards,

Wei Yao
Asset Protection Officer