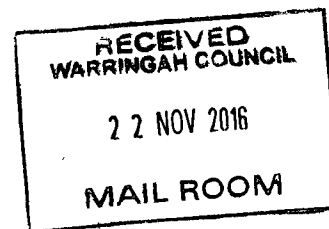


Telephone: 02 8569 6352
Reference: TRIM 2013/31
16 November 2016

570 George Street
Sydney NSW 2000
Telephone 13 1525
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Facsimile (02) 9269 2830
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Address all mail to
Local Address.
51-59 Bridge Road
Hornsby NSW 2077

John Slater
Development Assessment Liaison Officer
Northern Beaches Council Warringah
725 Pittwater Road
Dee Why NSW 2099



Dear John Slater,

Your Ref: Mod2016/0293

**Re: Development Application No. Mod2016/0293
80 Evans Street, Freshwater**

I refer to your email dated 9 November 2016, concerning the above development. This letter is Ausgrid's (formally EnergyAustralia) response under clause 45(2) of *State Environmental Planning Policy (Infrastructure) 2007*.

Based on the information provided in your correspondence the proposed development will comply with statutory clearances from Ausgrid's electrical mains and accordingly there is no objection to this development.

Ausgrid chamber substation S16416 is located in the above mentioned site. All works near Ausgrid assets are to comply with Ausgrid's Network Standards, in particular:

- Works near chamber substations need to comply with NS113 Site Selection and Construction Design Requirements for Chamber Substations. Please note, Ausgrid requires unrestricted access 24 hours per day, 7 days per week. All substation doors must be fully operable and accessible at all times for the duration of the proposed works and are not to be blocked by construction fencing / hoarding, construction materials or any other associated items. Also, works near substations are to comply with:
 - Reference Levels and the precautionary requirements of the draft ARPANSA's Radiation Protection Standard for Exposure Limits to Electric and Magnetic Fields 0 Hz - 3 kHz, 7 December 2006

<http://www.arpana.gov.au/RadiationProtection/Basics/elf.cfm>

- Energy Network Association's Substation Earthing Guide, ENA EGI-2006 to address hazardous step, touch and transfer voltages do not exist during fault conditions (50Hz or transient).

<http://www.saiglobal.com/shop/script/search.asp>

- Works near cables and conduits are to comply with NS156 Working Near or Around Underground Cables

As you would be aware, the assessment and evaluation of environmental impacts for a new development that requires 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 require that due consideration be given to the compatibility of proposed developments with existing Ausgrid's infrastructure, particularly in relation to risks of electrocution, fire risks, Electric and Magnetic Fields (EMFs), Noise, Visual Amenity and other matters that may impact on Ausgrid or the development.

It should be noted that trying to mitigate such impacts for established developments can be very expensive and is often limited by design factors. For this reason, the most cost-effective option is usually modification of the proposed development early in the assessment process. Such measures could include appropriate buffer distances, screening structures, building design, orientation and construction.

Where Council considers that the site of the development is suitable and the development comprises or involves a type listed in Table 1, then Ausgrid require the following development consent conditions to be imposed to ensure the safety and compatibility of both the development and Ausgrid's assets.

Please contact Ausgrid's Grant Greene-Smith if you would like further assistance in this matter on (02) 9269 2169.

Yours faithfully



Clinton Gee
Engineer
Ausgrid

Table 1 – Required Conditions of Approval

Development comprising or involving any of the following	Conditions of approval
Clause 45 (a) the penetration of ground within 2m of an underground electricity power line.	Condition b)
Clause 45 (a) the penetration of ground within 2m of an electricity distribution pole or within 10m of any part of an electricity tower.	Condition a)
Clause 45 b (i) within an easement for electricity purposes (whether or not the electricity infrastructure exists).	Conditions a) and e)
Clause 45 b (i) immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists).	Conditions a), and d)
Clause 45 b (ii) immediately adjacent to an electricity substation.	Conditions a), d) and f)
Clause 45 b (iii) within 5m of an exposed overhead electricity power line.	Conditions a) and d)
Clause 45 (c) installation of a swimming pool any part of which is: <ul style="list-style-type: none"> (i) within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or (ii) within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool. 	Condition a)
Clause 45 (d) development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.	Condition a)
Any of the above development that involves the planting of vegetation adjacent to electricity infrastructure.	Condition e)

Development Consent Conditions

Condition a) Prior to any development being carried out, the approved plans must be submitted to Ausgrid's local customer service office for approval to determine whether the development will affect Ausgrid's network or easements¹.

Condition b) The applicant must check the location of underground cables by using *Dial Before You Dig*² and comply with the requirements of Ausgrid's *NS 156 - Working Near or Around Underground Cables*³.

Condition c) Prior to the issue of a Construction Certificate (or an Occupation Certificate where a Construction Certificate is not required), the applicant must provide to the Council and Ausgrid a noise assessment report. The report must address, in relation to the adjacent substation, the requirements of the amenity or intrusive criteria in section 2.4 of the EPA's *NSW Industrial Noise Policy, 2000*⁴.

Condition d) The development must comply with both the Reference Levels and the precautionary requirements of the draft *ARPANSA's Radiation Protection Standard for Exposure Limits to Electric and Magnetic Fields 0 Hz - 3 kHz, 7 December 2006*⁵

Condition e) The development must comply with Ausgrid's *Tree Safety Management Plan*⁶.

Condition f) The development must be carried out in accordance with the *Energy Network Association's Substation Earthing Guide, ENA EGI-2006*⁷ so that hazardous step, touch and transfer voltages do not exist during fault conditions (50Hz or transient).

¹ <http://www.ausgrid.com.au/Common/Safety.aspx>

² <http://www.ausgrid.com.au/Common/Safety/Electrical-Safety/Dial-Before-You-Dig.aspx#.V-iirfmqBc>

³ <http://www.ausgrid.com.au/Common/Industry/Network-documentation/Network-standards.aspx>

⁴ <http://www.epa.nsw.gov.au/noise/applicnotesindustnoise.htm>

⁵ <http://www.arpansa.gov.au/RadiationProtection/Basics/elf.cfm>

⁶ <https://www.ausgrid.com.au/~media/Files/Network/Regulations%20and%20Reports/Tree%20Safety%20Management%20Plan%20February%202015.pdf>

⁷ <http://www.saiglobal.com/shop/script/search.asp>