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REFERENCE: TRIM 2017/31/371

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**Re: DA2023/1757 - 22 FOREST WAY FRENCHS FOREST -  
Removal of identified trees, demolition of multi storey car park and other buildings on site, partial demolition and refurbishment of existing buildings, construction of a new car park with two basement levels and extension of shopping centre..**

I refer to Northern Beaches Council development application DA2023/1757.

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:**

**Removal of identified trees, demolition of multi storey car park and other buildings on site, partial demolition and refurbishment of existing buildings, construction of a new car park with two basement levels and extension of shopping centre. at 22 FOREST WAY FRENCHS FOREST**

- Plan - Civil Engineering.PDF
- Plans - Master Set - Amended.PDF
- Plan - Bulk Excavation Plan - 22 Forest Way, Frenchs Forest.pdf
- Plans - Site Plan - 22 Forest Way, Frenchs Forest.pdf

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 22 FOREST WAY FRENCHS FOREST. 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 S16801 & S15425 within 22 FOREST WAY FRENCHS FOREST

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 Wei Yao on Ph: 0466 583 996 (please quote our ref: Trim 2017/31/371) should you require any further information.

Regards,

Wei Yao  
Asset Protection Officer

