



Ausgrid

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Reference: TRIM 2013/25
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Dear Mr Sir/Madam,

Your Ref: PP0003/16

Re: PRELIMINARY NOTIFICATION (NON STATUTORY) OF A PLANNING PROPOSAL (REZONING) FOR 2 MACPHERSON STREET, WARRIEWOOD

I refer to your letter dated 24 November 2016, concerning the above development.

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

The development must comply with statutory clearances from existing electrical mains as determined by AS 3000 (Australian Standard Wiring Rules) and the 'Service and Installation Rules of NSW and Ausgrid's Network standards.

The development may require an easement for substation construction. This will be dependent upon proposed maximum demand and the existing electrical loading of the surrounding area. The applicant is advised to submit a Connection Application for the development as soon as the maximum demand has been determined.

The assessment and evaluation of environmental impacts for future developments that require development consent (or where 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 future developments 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 future developments are suitable and the developments comprise or involve a type listed in Table 1, then Ausgrid require the following development consent conditions are to be imposed to ensure the safety and compatibility of both future developments 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

A handwritten signature in dark ink, appearing to be 'CG', written in a cursive style.

Clinton Gee
Engineer

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: (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 Audgrid'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-iirfmqpBc>

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 <http://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>