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Reference: G:\Planning\ Correspondence\CJP  
08 December, 2010,

Mr. Steven Findlay,  
Team Leader Development Assessment  
Warringah Council  
Civic Centre, 725 Pittwater Rd  
DEE WHY NSW 2099

Mr. Findlay,

**Re: Request for Comments on Application**  
**Application No: DA2010/1949**  
**Description: Alterations and additions to a Primary School and Further Education Establishment**  
**Address: 212 Forest Way BELROSE NSW 2085**

I refer to your letter dated 06 December, 2010 concerning the above development. This letter is EnergyAustralia's 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 EnergyAustralia electrical mains and accordingly there is no objection to this development.

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, EnergyAustralia require that due consideration be given to the compatibility of proposed developments with existing EnergyAustralia 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 EnergyAustralia 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 EnergyAustralia require the following development consent conditions to be imposed to ensure the safety and compatibility of both the development and EnergyAustralia's assets.

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

Yours faithfully

A handwritten signature in black ink that reads "C. Phillips." The signature is written in a cursive, slightly slanted style.

Colin Phillips  
Engineering Officer – Planning and Negotiations  
Operations North

**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 EnergyAustralia's local customer service office for approval to determine whether the development will affect EnergyAustralia's network or easements<sup>1</sup>.

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<sup>1</sup>

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

**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 EnergyAustralia 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*<sup>4</sup>.

**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*<sup>5</sup>

**Condition e)** The development must comply with *EnergyAustralia's Tree Safety Management Plan*<sup>6</sup>.

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

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<sup>1</sup> <http://www.energy.com.au/energy/ea.nsf/Content/Safety+advice+for+contractors>

<sup>2</sup> <http://www.energy.com.au/energy/ea.nsf/Content/Safety+Dial+before+you+dig>

<sup>3</sup> <http://www.energy.com.au/energy/ea.nsf/Content/Network+standards>

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

<sup>5</sup> [http://www.arpansa.gov.au/Publications/drafts/dr\\_elf.cfm](http://www.arpansa.gov.au/Publications/drafts/dr_elf.cfm)

<sup>6</sup> <http://www.energy.com.au/energy/ea.nsf/Content/Safety+Trees+and+powerlines>

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