
Sent: 22/02/2018 10:45:35 AM
Subject: Re: DA2018/0149 - 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100
- Ausgrid Consent and Conditions - Att: Daniel Milliken
Attachments: DA2018-0149 - 60 Binalong Ave, Allambie Heights - Ausgrid Consent and
Conditions.pdf;

Hi Daniel,

Please see attached Ausgrid's consent and conditions for DA2018/0149 - 60 Binalong Ave, Allambie Heights.

Regards, Adam

Adam Bradford
Portfolio Manager - Asset Protection
Ausgrid - Field Services
Ph: (02) 9394 6627

From: Manager Property Portfolios/Ausgrid
To: Development/Ausgrid@Ausgrid,
Date: 16/02/2018 12:05 PM
Subject: DA2018/0149 - 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100
Sent by: Jo-Anne BARKLEY

13 February 2018

Dear Sir/Madam

**Request for Comments on Application for Ausgrid: (SEPP Infra)
Development Application No. DA2018/0149
Description: Demolition of existing structures and construction of a two storey boarding
house containing 36 beds and associated parking
Address: 60 Binalong Avenue ALLAMBIE HEIGHTS**

Council requires referral comments on the above application.

To access the documentation please go to:

<https://eservices1.warringah.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=1480182>

You can open each document by selecting the documents tab and clicking on the title or the icon next to it. You can download these by saving the files to your computer. If you experience any difficulty try right-clicking and selecting 'save link as' for each document.

Your referral response comments would be greatly appreciated within 21 days of the date of this letter.

Enquiries regarding this Development Application may be made to Daniel Milliken on 1300 434 434 Monday to Friday between 8.30am to 5.00pm or anytime at council@northernbeaches.nsw.gov.au.

Yours faithfully,

Carly Sawyer
Senior Administration Officer

This e-mail may contain confidential or privileged information.

If you have received it in error, please notify the sender immediately via return e-mail and then delete the original e-mail.

If you are the intended recipient, please note the change of sender email address to @ausgrid.com.au.

Ausgrid has collected your business contact details for dealing with you in your business capacity. More information about how we handle your personal information, including your right of access is contained at <http://www.ausgrid.com.au/> This e-mail may contain confidential or privileged information. If you have received it in error, please notify the sender immediately via return e-mail and then delete the original e-mail. If you are the intended recipient, please note the change of sender email address to @ausgrid.com.au. Ausgrid has collected your business contact details for dealing with you in your business capacity. More information about how we handle your personal information, including your right of access is contained at <http://www.ausgrid.com.au/>



TELEPHONE: (02) 93946627
EMAIL: development@ausgrid.com.au
REFERENCE: TRIM 2017/31/187

ATTN: Daniel Milliken
Development Assessment Officer
PO Box 1336
Dee Why NSW 2099

570 George Street
Sydney NSW 2000
All mail to GPO Box 4009
Sydney NSW 2001
T +61 2 131 525
F +61 2 9269 2830
www.ausgrid.com.au

Re: DA2018/0149 - 60 Binalong Ave, Allambie Heights - Demolition of existing structures and construction of a tow storey boarding house.

I refer to Northern Beaches Council development application DA2018/0149.

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 of existing structures and construction of a tow storey boarding house at 60 Binalong Ave, Allambie Heights

- DA050 - 3D Views Rev.A
- DA100 - Site Plan Rev.A
- DA300 - Elevations Rev.A
- DA301 - Elevation Rev.A

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

Method of Electricity Connection

The method of connection will be in line with Ausgrid's Electrical Standard (ES)1 – 'Premise Connection Requirements.

Streetlighting

The developer is to consider the impact that existing streetlighting and any future replacement streetlighting and maintenance may have on the development. Should the developer determine that any existing streetlighting may impact the development, the developer should either review the development design, particular the placement of windows, or discuss with Ausgrid the options for relocating the streetlighting. The relocating of any streetlighting will generally be at the developers cost. In many cases is not possible to relocate streetlighting due to its strategic positioning.

Proximity to Existing Network Assets

Overhead Powerlines

There are existing overhead electricity network assets in Binalong Ave, Jennifer Ave and Nargong Rd. There is a 33kV powerline adjacent to the property boundary of Binalong Ave, and Jennifer Ave.

Safework NSW Document – Work Near Overhead Powerlines: Code of Practice, outlines the minimum safety separation requirements between these mains/poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction. Special consideration should be given to the positioning and operating of cranes and the location of any scaffolding.

The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid’s website, www.ausgrid.com.au

Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost.

It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.

Underground Cables

There are existing underground electricity network assets in Binalong Rd and Jennifer Ave. These are transmission cables.

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.

Please do not hesitate to contact Adam Bradford on Ph: (02) 93946627 (please quote our ref: Trim 2017/31/187) should you require any further information.

Regards, Adam

Adam Bradford
Portfolio Manager - Asset Protection
Ausgrid - Field Services
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