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REFERENCE: TRIM 2017/31/44

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Re: DA2017/1294 - 9-15 Lawrence St, Freshwater - Demolition works and the construction of a shop top housing development with ground floor car parking.

I refer to Northern Beaches Council development application DA2017/1294.

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 works and the construction of a shop top housing development with ground floor car parking at 9-15 Lawrence St, Freshwater

- DA-104 - Roof Plan Issue B
- DA-201 - North and South Elevations Issue B
- DA-202 - East Elevation Issue B
- DA-203 - West Elevation Issue B
- Plan of Detail and Levels

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

Supply of Electricity

It is recommended for the nominated electrical consultant/contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

- The existing network can support the expected electrical load of the development
- A substation may be required on-site, either a pad mount kiosk or chamber style and;
- site conditions or other issues that may impact on the method of supply.

Please direct the developer to Ausgrid's website, www.ausgrid.com.au about how to connect to Ausgrid's network.

Conduit Installation

The need for additional electricity conduits in the footway adjacent to the development will be assessed and documented in Ausgrid's Design Information, used to prepare the connection project design.

Proximity to Existing Network Assets

Overhead Powerlines

There are existing overhead electricity network assets in the carpark area adjacent to the Northern end of the subject site and also within the Harbord Zone Substation.

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

Based on the design of the development provided, it is expected that the “as constructed” minimum clearances will not be encroached by the building development. However it remains the responsibility of the developer and relevant contractors to verify and maintain these clearances onsite.

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 Lawrence St and also within the carparking area adjacent to the Northern end of the site..

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 assets at the Harbord Zone Substation Site.

The developer is to ensure that there is an insulating gap of at least 3 metres between the substation fence and proposed temporary or permanent fencing. Any metallic utilities or other metallic fixtures must also have a minimum 3m gap to the substation fence.

Any proposal, that may require a crane to slew over the substation site, must be first provided to Ausgrid for review and consent.

Easements

There is an existing easement for underground cables at the Northern end of the development. Ausgrid is currently negotiating the relinquishment of this easement with the developer. No structure is permitted to be constructed within the easement until suitable binding arrangements have been made with Ausgrid for the relinquishment of the easement.

Please do not hesitate to contact Adam Bradford on Ph: (02) 93946627 (please quote our ref: Trim 2017/31/44) should you require any further information.

Regards, Adam

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