



25/06/2025

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Dear Thomas

**Proposed Development at 295 CORMORANT ROAD KOORAGANG,
Development Application No. DA25/6865**

I am responding to your Development Application referral dated 06/06/2025 concerning the above development. This letter is Ausgrid's response under clause 2.48(2) of the [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#).

As you would be aware, 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 4.15 of the [Environmental Planning and Assessment Act 1979 No 203 - NSW Legislation](#)

In this regard, Ausgrid has assessed this DA with consideration of the existing Ausgrid's 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.

Please note the following information in relation to the construction of the development:

Clearance to 'As Constructed' Development may not be Compliant

The Developer is required to submit an overhead powerline clearance report (to Ausgrid) to be completed by an authorised ASP3 overhead designer. The ASP3 report must contain plan and elevation views of all overhead powerlines within 5 metres of the proposed development clearly indicating the location of the overhead powerlines in relation to the proposed construction works.

An ASP3 of your choice can be found at this link
https://www.energy.nsw.gov.au/sites/default/files/2022-09/NSW ASP_Level3ServiceProviders.pdf

The "as constructed" minimum clearances are outlined in the Australian standard
AS/NZS 7000:2016 Overhead Design Manual

The finalised overhead powerline clearance report should be forwarded to myself and customer_supply_newcastle@ausgrid.com.au for further comment. Should the minimum safety clearances continue to be compromised by the new development. This relocation work is generally at the developers cost.

Ausgrid requests that the Council Construction Certificate be withheld until the developer has provided Ausgrid with sufficient evidence that the new development will comply with minimum statutory clearances.

Supply Of Electricity

It is recommended for the developer to engage an electrical consultant/contractor to complete an Connection Application via <https://www.ausgrid.com.au/Connections/Get-connected> "Connection Application – Large, Multiple and Remote Connections" for the connection of the opposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the information provided which may include whether or not the existing network can support the expected electrical load of the development. For some developments, a substation may be required on-site.

If an upgrade to the electricity network is necessary, the timeframe between the submission of the connection application and availability to connect the development will vary and may be exposed to a lengthy design and construction period. The submission of the Connection Application will allow us to begin planning and processing the connection and hopefully minimise any delays.

Please direct the developer to Ausgrid's website, www.ausgrid.com.au for information regarding connecting to Ausgrid's network.

Proximity to Existing Network Assets During Construction

There are existing private 33kV overhead electricity network assets adjacent to the development.

Workcover Code of Practice 2006 – Work Near Overhead Powerlines 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.

If standard construction and scaffolding practices are employed, there may be insufficient clearance for scaffolding to be erected adjacent to the live mains, necessitating a power isolation to proceed.

It is recommended that the developer should email Ausgrid at servicesupport@ausgrid.com.au with potential compliance issues regarding the relevant Workcover Code of Practice 2006 – Work Near Overhead Powerlines at their earliest convenience.

Private Overhead Powerlines

Private 33kV overhead mains are located along the western boundary of the development site. The owner of this network (Boral Cement) must be consulted to obtain approval for any works proposed adjacent to their infrastructure. Further consultation will be required during the construction phase to confirm clearance requirements and, if necessary, to negotiate a power outage.

Existing Electricity Easements

A title search of the development site should be completed to check for existing electricity easements. If easements are present, Ausgrid or the owner of the easement must assess the proposed activity within the easement. Please direct the developer to Ausgrid's website, www.ausgrid.com.au to download our "Living with Electricity Easements" brochure.

Landscaping

Avoid planting any vegetation that is likely to impact on the Ausgrid network mains or the adjacent private mains, do not plant trees directly under powerlines, this is to reduce the need for future trimming. Plant trees at least five metres away from powerlines or a distance equal to its mature height. We have a list of species appropriate for planting near the network available at <https://www.ausgrid.com.au/-/media/Documents/In-your-community/Councils/Suitable-Planting-Species.pdf>

Please do not hesitate to contact me if you require any further information or assistance.

Yours sincerely



Chris Jeffery

Engineering Officer

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