



20/01/2026

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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:

Electrical Clearance Report

Ausgrid has received the following overhead clearance assessment on behalf of the proponent:

Title: 295 Cormorant Rd, Kooragang | Overhead Clearance Assessment (Revision 3)

Address: 295 Cormorant Rd Kooragang

Ref: EWC7301

Date: 15 January 2026

Completed by: Edgewater Connections

Ausgrid acknowledges receipt of the electrical clearance report prepared by Edgewater Connections in accordance with NS220.

Ausgrid has not independently verified the information contained in the report and makes no representation or warranty as to its accuracy or completeness.

Responsibility for the content and compliance of the report remains with Edgewater Connections as the author.

It must be noted the mains beyond JT-91692 including pole JT105424 are privately owned, possibly by Boral Cement or a successive owner as per email 15 October 2025, 2:09pm.

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 (possibly 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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Ausgrid Reference: TRIM: 2021/12375/677