



06 September 2012

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Dear Sir or Madam:

**Proposed Development at 152 Brighton Ave, Toronto
Development Application No. DA/1058/2012**

I refer to your letter dated 09 August 2012 concerning the above development. This letter is Ausgrid's response under clause 45(2) of the *State Environmental planning Policy (Infrastructure) 2007*.

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 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'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:

Supply of Electricity

An initial assessment of the existing electricity network infrastructure adjacent to the development site suggests that it may not be able to support the expected electrical load of the development. Therefore, a substation may be required on-site, either a pad mount kiosk or chamber depending on the final electrical load and site conditions. Easements will be required over any substations and associated Ausgrid underground cables. Details of the substation type and location will be determined prior to the design stage of the project. To enable the planning of this work to proceed, an 'Application of Connection' must be submitted by the Electrical Contractor/Consultant.

Proximity to Existing Network Assets

There are existing overhead electricity network assets in the Cary St footpath, adjacent to the development. Workcover Document 8290 – 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.

The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid document, Structures Near Powerlines. Structural features of the development including, windows and balconies will affect the “as constructed” minimum safety separation requirements.

The existing overhead mains may require relocating should the minimum safety clearances be compromised in either of the above scenarios, this relocation work is generally at the developers cost.

Following a site visit at the subject development, it was identified that the “as constructed” minimum clearances do not appear to encroach the constructed building / development however it is recommended that the developer contact Ausgrid on (02) 4951 9539 to discuss compliance issues regarding the relevant Workcover Document 8290 – Work Near Overhead Powerlines.

Method of Electricity Connection

The method of connection will be in line with Ausgrid’s ES10 – *‘Requirements for Electricity Connection to Developments’*. I expect the development to be connected to our existing electricity network using underground cable.

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.

Existing Electricity Easements

A title search of the development site should be completed to check for existing electricity easements. If easements are present, Ausgrid must assess the proposed activity within the easement.

Depending on the development and it's location in relation to existing electrical infrastructure, the timeframe between the initial application for electricity supply and energising assets will vary and may involve months. The developer's earliest advice that the development is to proceed to construction will allow us to begin planning and processing of the connection project and hopefully minimise any delays.

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

Yours sincerely



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