



5 January 2016

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Dear Murray

**Proposed Development - Alterations and Additions to Lingard Private Hospital
Development Application No. DA2015/10349**

I refer to your letter dated 18 December 2015 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

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; and site conditions or other issues. Please direct the developer to Ausgrid's website, www.ausgrid.com.au about how to connect to Ausgrid's network.

Proximity to Existing Network Assets

There are existing overhead electricity network assets adjacent to the development in the road reserves of Lingard St & Merewether St.

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 Network Standard, *NS220 Overhead Design Manual*. This document can be sourced from Ausgrid's website, www.ausgrid.com.au

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.

Before construction of this commercial building commences, the developer will be required to submit a survey plan to Ausgrid showing the location of all overhead mains within 5 metres of the proposed development. This drawing must contain a plan view and an elevated view clearly indicating the location of the overhead mains in relation to the development. This information should be forwarded to Sean Freeman (02) 4910 1200 at the above Ausgrid mail address for further comment.

It is recommended that Ausgrid is contacted on (02) 4910 1200 to discuss compliance issues regarding the relevant *Workcover Document 8290 – Work Near Overhead Powerlines*.

Underground Mains

The works described in your notification are also be in the vicinity of underground electricity assets. In addition to DBYD searches I recommend that you to conduct a ground search to locate electricity assets immediately prior to commencing work to check for updates of installed utilities.

Please refer to Ausgrid's Network Standard 156 - Working near or around underground cables which can be found on Ausgrid's website at www.ausgrid.com.au and *Workcover Document – 'Work Near Underground Assets'*

Any alterations to Ausgrid's underground electricity mains will be Contestable Works and funded by the developer.

Existing Electricity Easements

There is an existing Kiosk Substation Electricity easement in favour of Ausgrid within the existing carpark off Lingard St.

A title search of the development site should be completed to check terms and conditions of easement. Ausgrid must assess any 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.

Existing Electricity Substation

The existing Electricity Substation 'HS56846 LINGARD HOSPITAL' off Lingard St cannot be enclosed by any additions or alterations to buildings. All existing access, egress and clearances must be maintained. In addition compliance with Ausgrid's Network Standards 'NS 117 Design and Construction Standards for Kiosk Type Substations' and 'NS141 Site Selection and Site Preparation Standards for Kiosk Substations' must also be maintained.

Any alterations to Ausgrid's existing substation will be Contestable Works and funded by the developer.

Method of Electricity Connection

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

Depending on the development and its 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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