

Appendix D – EXTERNAL AGENCIES AND AUTHORITIES REPSONSES



15 June 2017

CR2017/001971
SF2016/016456
MJD

General Manager
Lake Macquarie City Council
Box 1906
HRMC NSW 2310

Attention: Brian Gibson

THE ESPLANADE AND KING STREET (B89): DA/675/2017, MIXED USE DEVELOPMENT, LOTS: 1 & 2 DP: 1116535, LOTS: 3 & 4 DP: 32518, LOT: 122 DP: 578045, LOTS: 1, 2, 3 DP: 155951, 482 – 488 THE ESPLANADE, 12 – 16 KING STREET, & 1 HOWARD STREET, WARNERS BAY

Reference is made to Council's letter dated 19 May 2017, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Clause 104 / Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime understands the development to be for the following:

- Demolition of all structures,
- Construction of a mixed use building comprising:
 - o 1,514 square metres of commercial floor area over six tenancies,
 - o 112 residential apartments, with a mix of 1, 2 & 3 bedrooms,
 - o 122 parking spaces within the basements.

All vehicular access to the site is to be from Howard Street, with the existing driveways on King Street and The Esplanade to be removed.

Roads and Maritime response

Roads and Maritime has reviewed the information provided and raises no objection to the proposed development subject to the following condition being included within the Conditions of Consent:

- Infill the existing landscaped median with concrete (or coloured concrete to Council's specifications) on King Street, between The Esplanade and John Street.
- Install an RMS rated pedestrian fence on the median between the existing pedestrian refuge at The Esplanade and the existing signalised pedestrian crossing at John Street.

Comment: The intensification of the site through the residential component and the commercial / retail may increase pedestrians crossing between the north and south sides of King Street. The installation of the pedestrian fencing will ensure that the pedestrians are channelled to the appropriate pedestrian facility.

Advice to Council

Roads and Maritime recommends that the following matters should be considered by Council in determining this development:

- Roads and Maritime has no proposal that requires any part of the property.
- Council should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.
- Council should have consideration for appropriate sight line distances in accordance with the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.
- All access is proposed to be via Howard Street, which joins both King Street and The Esplanade as left in, left out intersections, which are self-enforcing with a concrete median at each intersection. Future site residents can use the roundabout at the King Street / The Esplanade intersection to travel in any direction from the site.
- Council should ensure that the applicant is aware of the potential for road traffic noise to impact on development on the site, in particular, noise generated by both The Esplanade and King Street, which are classified State roads (B89). In this regard, the developer is responsible for providing noise attenuation measures in accordance with the *NSW Road Noise Policy 2011*, prepared by the department previously known as the Department of Environment, Climate Change and Water.

If the external noise criteria cannot feasibly or reasonably be met, Roads and Maritime recommends that Council apply internal noise objectives for all habitable rooms with windows that comply with the Building Code of Australia.

- Discharged stormwater from the development shall not exceed the capacity of the King Street or The Esplanade stormwater drainage system. Council shall ensure that drainage from the site is catered for appropriately and should advise Roads and Maritime of any adjustments to the existing system that are required prior to final approval of the development.

On Council's determination of this matter, please forward a copy of the Notice of Determination to Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on 4908 7688 or by email at development.hunter@rms.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Marler', with a large loop at the start and a horizontal stroke at the end.

Peter Marler
Manager Land Use Assessment
Hunter Region



22/05/2017

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Dear Brian

**Proposed Development at 482 The Esplanade, Warners Bay
Development Application No. DA/675/2017**

I refer to your letter dated 19/05/2017 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

Large Developments/Subdivisions/Developments in or near Easements advice on connection options.

There are limitations that apply to the installation of electrical infrastructure. The developer must submit a NECF-01 - 'Preliminary Enquiry' form and response from Ausgrid must be received before a Construction Certificate is issued.

It is recommended for the developer to engage an electrical consultant/contractor to complete an 'NECF-03 Form "Connection Application – Large, Multiple and Remote Connections" for the

connection of the proposed 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.

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

There are existing overhead electricity network assets in the King Street and The Esplanade footpaths, 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.

It is recommended that Ausgrid is contacted on (02) 4910 1200 to discuss compliance issues regarding the relevant Workcover Code of Practice 2006 – Work Near Overhead Powerlines.

Clearance to 'As Constructed' Development may not be Compliant

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 a Construction Certificate is issued, 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 customer_supply_newcastle@ausgrid.com.au for further comment.

Underground Mains

The works described in your notification are also 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 Developer.

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. Please direct the developer to Ausgrid's website, www.ausgrid.com.au to download our "Living with Electricity Easements" brochure.

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

Yours sincerely



Kallan Arbuckle

Engineering Officer

Newcastle Design & Planning Portfolio

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Ausgrid Reference: 1900074257