



14/08/2017

Brian Gibson
Lake Macquarie City Council
PO Box 1906
Hunter Region Mail Centre
NSW 2310

145 Newcastle Road
Wallsend NSW 2287
All mail to PO Box 487
Newcastle NSW 2300
T +61 2 131 525
www.ausgrid.com.au

Dear Brian

**Proposed Development at Pacific Highway, Windale
Development Application No. DA/251/2013/A**

I refer to your letter dated 17 July 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:

Scope of Contestable Works

All alterations/augmentation to Ausgrid's assets will be carried out as contestable works. The contestable works will be channelled through Ausgrid's Hunter Contestable Connections group.

Ausgrid has significant strategic infrastructure including mains and substations located within the redevelopment area. It is important that the staging and redevelopment of the area carefully consider and allow for the following.

1. The impact of development activities to Ausgrid's operational assets and customers,

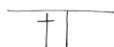
including maintenance of safe access for Ausgrid staff, safety clearances and maintenance of supply to customers

2. Development and review of realistic final maximum demands
3. Staged plans for substation and triplex feeder decommissioning and new substation establishment
4. Selection and possible rationalisation of final substation sites and cable routes
5. Staging of any temporary electrical supplies, including temporary substations if necessary
6. Temporary and final streetlighting arrangements
7. Integration/impact with other infrastructure projects and 3rd party developments

Ausgrid's strong recommendation is that the Developer's electrical professional engage with Ausgrid to collaboratively develop an electrical masterplan which sets out a staged approach to achieve the above requirements for the development as a whole. Given the sensitive and heritage nature of the project, utility infrastructure complexities and limited opportunities for substation sites, it is envisaged that an innovative approach requiring development of non-standard solutions may be needed in some cases. For this reason we would like to commence engagement on an overall strategy as soon as possible. Please have the Developer's representatives contact Ausgrid's Wayne Armstrong (02-85696731), warmstrong@ausgrid.com.au) to commence this engagement.

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

Yours sincerely



Troy Tracey
Engineering Officer
Newcastle Design & Planning Portfolio

☎: 4910 1264

✉: ttracey@ausgrid.com.au

☎ (02) 4951 9459

🌐 www.ausgrid.com.au

Ausgrid Reference: 1900076496