



28/11/2017

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Dear Melissa

**Proposed Development at 33 Annie Street, Wickham  
Development Application No. 2017/01338**

I refer to your letter dated 7 November 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**

*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 substation 'HS14297 DALGETTYS' located within the redevelopment area. Ausgrid has a lease over substation HS14297 which expires 14 November 2025. It is important that the developer 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. Assess capacity of existing substation 'HS14297 DALGETTYS' (300kVA) in relation to future load from development.
4. 'HS14297 DALGETTYS' has two low voltage distributors, one supplying 33 Annie St and the other Ausgrids low voltage network. Capacity of supply to Ausgrids low voltage network must be maintained.
5. Staged plans for substation augmentation if required.
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 Andrew Vandenberg ((02-49101451), [avandenberg@ausgrid.com.au](mailto:avandenberg@ausgrid.com.au)) to commence this engagement.

#### **Proximity to Existing Network Assets**

There are existing overhead electricity network assets in the road reserves, 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.

#### **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](http://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.

**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](http://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 must provide evidence to Ausgrid that the "as constructed" minimum clearances to the existing overhead electricity mains will be compliant. This information should be forwarded to [customer\\_supply\\_newcastle@ausgrid.com.au](mailto:customer_supply_newcastle@ausgrid.com.au) for further comment.

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

Yours sincerely



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**Ausgrid Reference: 1900079280**