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REFERENCE: TRIM 2021/746/93

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Re: 163/2017 - Gundy Road, Scone - Subdivision of land.

I refer to Upper Hunter Shire Council development application 163/2017.

This letter is Ausgrid's response under clause 45(2) of the State Environmental planning Policy (Infrastructure) 2007.

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 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.

With Regard to: Subdivision of land at Gundy Road, Scone

Ausgrid consents to the above mentioned development subject to the following conditions:-

For Activities Within or Near to the Electricity Easement:

Purpose Of Easement

This easement was acquired for the 66,000 volt transmission assets currently owned and operated by Ausgrid. The purpose of the easement is to protect the transmission assets and to provide adequate working space along the route of the lines for construction and maintenance work. The easement also assists Ausgrid in controlling works or other activities under or near the transmission lines which could either by accident or otherwise create an unsafe situation for workers or the public, or reduce the security and reliability of Ausgrid's network.

The Following Conditions Apply for any Activities Within the Electricity Easement:

1. All construction works on or near the easement and/or powerlines must adhere to the Safework NSW – Work Near Overhead Powerlines: Code of Practice, 2006
2. No vehicles, plant or equipment having a height exceeding 4.6 metres are to be brought into the easement site without written approval from Ausgrid.
3. Vehicles brought into the easement, with a height less than 4.6m but having an extension capable of extending greater than 4.6m above ground, must not have that extension operated at all whilst within the easement.
4. No buildings/structures or parts thereof constructed may encroach the easement.
5. Trees, shrubs, or plants which have a mature height of greater than 3.0m, or climbable portions greater than 2.5m above ground, are not permitted within the easement. The planting of other vegetation is to ensure Ausgrid's access and maintenance requirements are maintained.
6. Electric power should not be connected to the easement site without permission from Ausgrid.

Please do not hesitate to contact Dannielle Constable-Howe on Ph: (02) 6542 9091 (please quote our ref: Trim 2021/746/93) should you require any further information.

Regards,

A handwritten signature in black ink, appearing to read 'Dannielle' followed by a stylized surname.

Dannielle Constable-Howe
Engineering Officer - Design - Upper Hunter
Ausgrid - Engineering
Ph: (02) 6542 9091