



24/01/2022

Newcastle City Council  
PO Box 489  
NEWCASTLE 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](http://www.ausgrid.com.au)

To Whom It May Concern

**Proposed Development at 43 DATE STREET ADAMSTOWN  
Development Application No. DA2021/01754**

I refer to your application concerning the above development. This letter is Ausgrid's response under clause 45(2) of the *State Environmental planning Policy (Infrastructure) 2007*.

Please note the following information in relation to the construction of the development:

**Supply of Electricity**

The developer is required to visit Ausgrid's website <https://www.ausgrid.com.au/Connections/Get-connected> for instructions on how to apply for a connection to the network. When an application for connection has been received at Ausgrid, an assessment will be carried out to determine if the existing network can support the expected electrical load of the development or if a network upgrade is required.

The proposed plans indicate a new kiosk substation to be installed at the south western corner of the site. The requirements and design information for this will be provided when an application for connection is submitted to Ausgrid through the contestable process. Please note the requirements of NS141 with regard to Fire Segregation between the kiosk housing and adjacent buildings, or the requirements for building to be blast rated to 120/120/120.

**Proximity to Existing Network Assets**

Ausgrid has 11000 V and Low Voltage overhead electricity network assets on Date Street, adjacent to the development. All conductors are classified as bare conductors.

The following conditions are a requirement of Ausgrid:

- The minimum clearances to buildings and structures, 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).

- Workcover Document “Code of Practice - Work Near Overhead Powerlines” outlines the minimum safety separation requirements between overhead power lines to plant, equipment and scaffolding within the development during construction. It is a statutory requirement that this document is followed at all times throughout the construction phase.

When working on the roofing, all scaffolding and metallic sheeting must not come within 4.0 metres of the 11000V or Low Voltage network. When calculating this distance, the developer must allow an additional 1.8 metres for the maximum conductor swing or blowout. This distance may be reduced if the developer arranges for a detailed overhead line design to be carried out by a qualified person.

For other construction works, the minimum approach distance for ordinary persons performing work near overhead power lines (including plant, hand tools, equipment or any other material held by a person is 3.0 metres.

The low voltage mains will not comply with the above required clearances and it is envisaged that the 11000V overhead mains will also be non compliant. It is recommended that the developer contact and ASP level 3 electrical designer to assess the proposed building against the existing network. This will also be identified & altered as part of the electrical design for the new kiosk substation & will form part of the contestable process.

During construction the use of a tower crane may have requirements to cover the low voltage overhead network or require outages of the HV network based on the proposed activity and proximity. If there are concerns or more information is required please contact Ausgrid at [operationalsupport@ausgrid.com.au](mailto:operationalsupport@ausgrid.com.au) .

The works described in your notification are in the vicinity of underground electricity assets. In addition to DBYD searches it is recommended that you to conduct a ground search to locate electricity assets immediately prior to commencing work.

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’*.

### **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.

### **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](http://www.ausgrid.com.au) to download our "Living with Electricity Easements" brochure.

### **Landscaping**

The proposed conifer tree located at the south western corner may not be appropriate depending on the final electrical arrangement at the premises. They will likely also compromise the fire segregation requirements to the adjacent kiosk substation and present a combustible path to spread a fire throughout the building.

Any alterations or relocation of Ausgrid's assets will be Contestable Works and required to be funded by the Developer. The timeframe for contestable works will vary and may be exposed to a lengthy design and construction period. Information on how to plan for connection and relocation works can be found at Ausgrid's website, [www.ausgrid.com.au/Connections/Need-help-to-plan](http://www.ausgrid.com.au/Connections/Need-help-to-plan).

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

Yours sincerely

**Andrew Rodway**  
**Engineering Officer**  
**Design - Newcastle**  
**Ausgrid**

☎ (02) 4951 9408  
✉ [arodway@ausgrid.com.au](mailto:arodway@ausgrid.com.au)

🖨 (02) 4951 9459  
🌐 [www.ausgrid.com.au](http://www.ausgrid.com.au)

**Ausgrid Reference: 1900111869**

15 June 2022

File No: NTH22/00373/01  
Your Ref: CNR-34115, A-47992

Chief Executive Officer  
City of Newcastle  
PO Box 489  
NEWCASTLE NSW 2300

**Attention: Damian Jaeger / David Ryner**

**BRIDGES ROAD (MR326): DA2021/01754 - CONSTRUCTION OF FIVE STOREY HEALTH SERVICES FACILITY - 43 DATE STREET ADAMSTOWN**

I refer to the abovementioned Development Application referred to Transport for NSW (TfNSW) on 7 June 2022 for comment in accordance with Section 2.121 / Schedule 3 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*. Council has advised that the trigger for this application is Schedule 3 – Column 3 (within 90 metres of Brunker Road) – 50 or more motor vehicles per hour (any other purpose).

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with Future Transport Strategy 2056.

Brunker Road (MR604) and Glebe Road (MR188) are classified Regional roads, and Date Street and Victoria Street are local roads. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the information provided and raises no objection to or requirements for the proposed development as it is considered there will be no significant impact on the nearby classified (State) road network.

Advice to Council

- The submitted Traffic Impact Assessment has identified Brunker Rd and Glebe Rd as classified State roads under the care and control of TfNSW. These roads are in fact Regional roads under the care and control of the City of Newcastle.
- 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 Section 3 of the *Austroads Guide to Road Design Part 4A (Unsignalised and Signalised*

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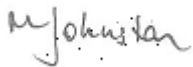
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*Intersections*) and the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.

- All matters relating to internal arrangements on-site such as traffic / pedestrian management, parking, manoeuvring of service vehicles and provision for people with disabilities are matters for Council to consider.
- Active & Public Transport considerations to be given to the proposal.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for our records. Should you require further information please contact Masa Kimura, Development Services Case Officer, on 1300 207 783 or 0407 707 999 or by emailing [development.north@transport.nsw.gov.au](mailto:development.north@transport.nsw.gov.au).

Yours faithfully



**Marg Johnston**

Team Leader Development Services  
North Region | Community & Place  
Regional & Outer Metropolitan

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