

TELEPHONE: (02) 4910 1719  
EMAIL: jeffreylyons@ausgrid.com.au  
REFERENCE: TRIM 2017/26/326

ATTN: Brian Gibson  
Maitland City Council  
PO Box 220  
Maitland NSW 2320

570 George Street  
Sydney NSW 2000  
All mail to GPO Box 4009  
Sydney NSW 2001  
T +61 2 131 525  
F +61 2 9269 2830  
www.ausgrid.com.au

**Re: DA/2021/1702 - 20 HERITAGE DRIVE CHISHOLM 2322 - Mixed use development including Commercial Premises with retail premises, supermarket, mini major and liquor shop, Recreational Facility (Indoor) with gym and swimming pool, Food and Drink premises with Pub, Centre based Child Care Facility (112 children), Health Services Facility with Medical Centre, Car Wash and Signage..**

I refer to Maitland City Council development application DA/2021/1702.

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.

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

#### **Method of Electricity Connection**

The method of connection will be in line with Ausgrid's Electrical Standard (ES)1 – 'Premise Connection Requirements.

#### **Supply of Electricity**

It is recommended for the nominated electrical consultant/contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

- The existing network can support the expected electrical load of the development
- A substation may be required on-site, either a pad mount kiosk or chamber style and;
- site conditions or other issues that may impact on the method of supply.

Please direct the developer to Ausgrid's website, [www.ausgrid.com.au](http://www.ausgrid.com.au) about how to connect 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.

#### **Vegetation**

All proposed vegetation underneath overhead power lines and above underground cables must comply with the requirements of ISSC 3 Guideline For Managing Vegetation Near Power Lines.

**Streetlighting**

The developer is to consider the impact that existing streetlighting and any future replacement streetlighting and maintenance may have on the development. Should the developer determine that any existing streetlighting may impact the development, the developer should either review the development design, particular the placement of windows, or discuss with Ausgrid the options for relocating the streetlighting. The relocating of any streetlighting will generally be at the developers cost. In many cases is not possible to relocate streetlighting due to its strategic positioning.

**Proximity to Existing Network Assets****Underground Cables**

There are existing underground electricity network assets in Heritage Dr, Settlers Blvd, & Tigerhawk Dr. Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area.

Safework Australia – Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.

**For Activities Within or Near to the Electricity Easement:****Purpose Of Easement**

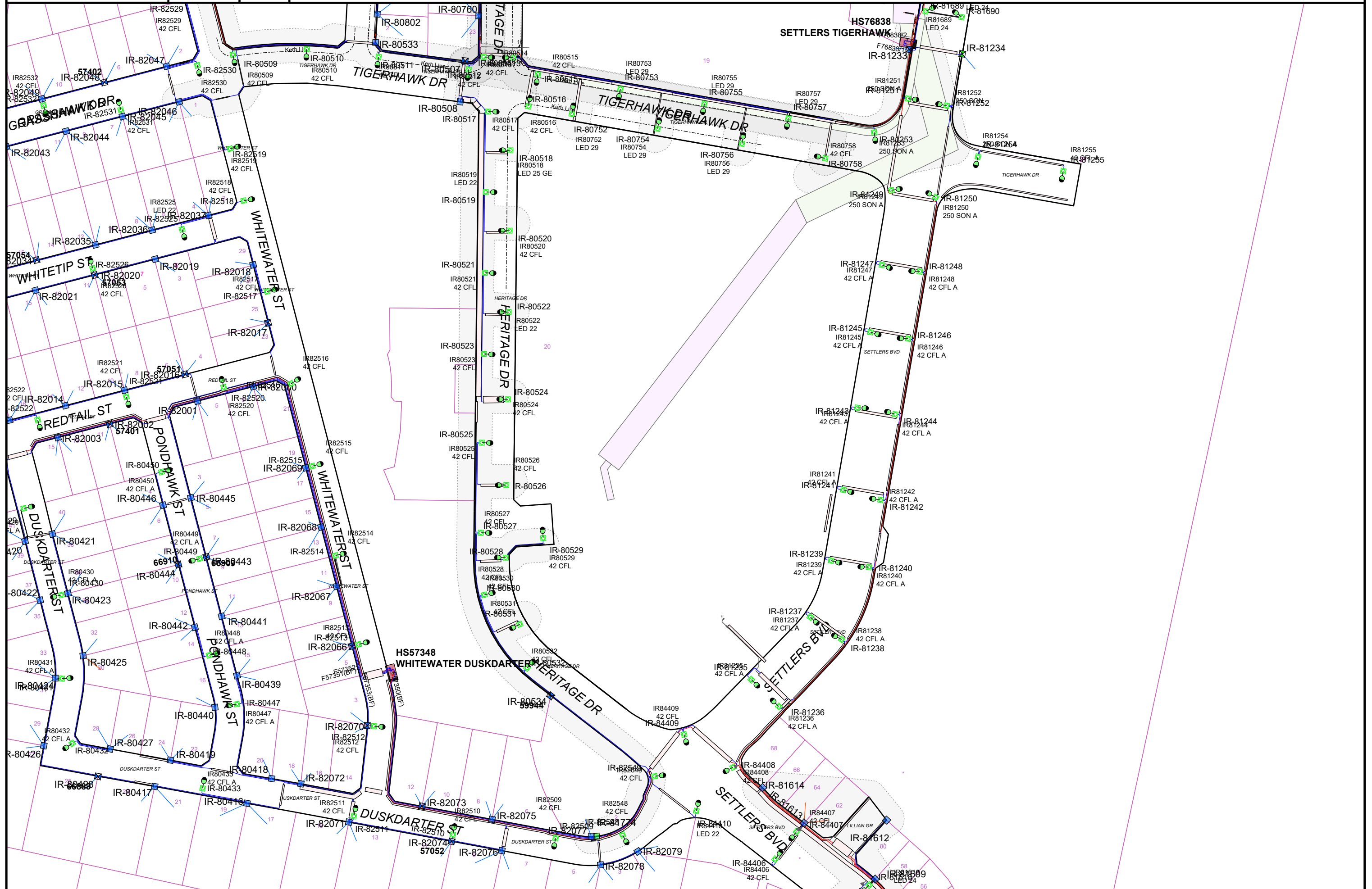
There is a proposed easement and an existing easement within the boundaries of Tigerhawk Dr, Heritage Dr, & Settlers Blvd. The purpose of the easement is to protect the distribution assets and to provide adequate working space along the route of the cables for construction and maintenance work. The easement also assists Ausgrid in controlling works or other activities under or near the distribution cables 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. Currently there are no Ausgrid assets within the proposed and existing easements.

Please do not hesitate to contact Jeffrey Lyons on Ph: (02) 4910 1719 (please quote our ref: Trim 2017/26/326) should you require any further information.

Regards, Jeff



Jeffrey Lyons  
Engineering Officer - Asset Management  
Ausgrid  
Ph: (02) 4910 1719



24 August 2022

File No: NTH22/00028/06

Your Ref: DA 2021/1702; CNR-34282

General Manager  
Maitland City Council  
PO Box 220  
MAITLAND NSW 2320

**Attention: Brian Gibson**

**RAYMOND TERRACE ROAD (MR104): DA 2021/1702, COMMERCIAL PREMISES INCLUDING SHOPPING CENTRE, INDOOR RECREATIONAL FACILITY, CHILDCARE CENTRE, MEDICAL CENTRE AND FOOD AND DRINK PREMISES, LOT 11 DP 1280255, HERITAGE DRIVE CHISHOLM**

I refer to Council's initial referral of the abovementioned development application on 20 January 2022 and Transport for NSW (TfNSW) responses to Council dated 28 January 2022, 15 March 2022 and 1 July 2022.

It is understood that Council has received further information from the applicant addressing comments made by TfNSW and further consideration is therefore requested in accordance with Clause 2.121 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (previously Clause 104 of the ISEPP).

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.

Raymond Terrace Road (MR104) is a classified State Road. Settlers Boulevard and Harvest Boulevard are local roads. Council is the roads authority for these roads and all other 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**

- TfNSW supports the use of active transport options for the development, as detailed in the Traffic and Parking Impact Assessment dated 23 December 2021 for the proposal and in Section 7, Part F of the Maitland Development Control Plan 2011.

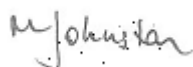
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- Council should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.
- Council should have consideration for appropriate sight line distances in accordance with Section 3 of the *Austroads Guide to Road Design Part 4A (Unsignalised and Signalised 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.

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 Holly Taylor, Development Services Case Officer, on 1300 207 783 or 0499 313 670 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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