



6/07/2022

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Dear Damian

**Proposed Development at 60 RIVERSIDE DRIVE , MAYFIELD WEST 2304
Development Application No. DA2022/00588**

I refer to your application CNR40416 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

It is recommended for the developer to engage an electrical consultant/contractor to complete an 'NECF-03 Form "Connection Application – Large, Multiple and Remote Connections" for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the information provided which may include whether or not the existing network can support the expected electrical load of the development.

If an upgrade to the electricity network is necessary, the timeframe between the submission of the connection application and availability to connect the development will vary and may be exposed to a lengthy design and construction period. The submission of the Connection

Application will allow us to begin planning and processing the connection and hopefully minimise any delays.

Please direct the developer to Ausgrid's website, www.ausgrid.com.au for information regarding connecting to Ausgrid's network.

Clearance to 'As Constructed' Development assessed to be Compliant

Based on the design of the development provided, it was identified that the "as constructed" minimum clearances will not be encroached by the development.

The existing overhead mains may require relocating should the minimum safety clearances be compromised during construction, this relocation work is generally at the developers cost.

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

Yours sincerely

Damien Schweinberger

Damien Schweinberger

Engineering Officer

Newcastle Design & Planning Portfolio

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2 August 2021

The General Manager
Newcastle City Council
PO Box 489
Newcastle NSW 2300
Email: djaeger@ncc.nsw.gov.au

Dear Sir/Madam

**Development Application – DA2021/00007 – 27D Riverside Drive, Mayfield West
Proposed Lot 1102 Subdivision of Lot 12 DP280089**

Thank you for your correspondence dated 10 February 2021 regarding the abovementioned Development Application.

I advise that Australian Rail Track Corporation (ARTC) has no objections to the proposed Development, however Council should consider the State Environmental Planning Policy (SEPP) (Infrastructure) 2007 and Development Near Rail Corridors And Busy Roads – Interim Guideline, published in the NSW Government Gazette No.158 on 19 December 2008 when determining this application, particularly Lighting, External Finishes and Design. A copy of the guidelines can be found by following the below link:
<http://www.planning.nsw.gov.au/rdaguidelines/documents/DevelopmentNearBusyRoadsandRailCorridors.pdf>

ARTC requests that, due to the nearby rail corridor, Council considers the following in its assessment of the application;

Stormwater

ARTC wants to ensure that stormwater from the development, does not affect the rail corridor and requests that Council impose as a condition of consent that the developer will ensure that stormwater does not affect the rail corridor, such as:

1. Prior to a Construction Certificate being issued, the applicant must submit details of stormwater disposal to Council for approval. The flow of stormwater toward the rail corridor must not be increased by the proposed development. All approved details for the disposal of stormwater and drainage are to be implemented in the development.

Fencing

The security of fencing along the rail corridor is essential to prevent unauthorised entry. ARTC requests that Council impose a condition of consent requiring that the boundary of the site with the rail corridor be fenced in a 1.8m mesh fence if applicable.

Lighting, external finishes and design

ARTC wants to ensure that no lighting and external finishes of buildings which face the rail corridor have the potential to affect the safety of rail operations, that is, the temporary blinding effects or distraction caused by lighting and glare from reflective surfaces. The recommended measures associated with lighting and external finishes could include the use of non-reflective materials and landscaping along with adherence to AS4282-1997 Control of Obtrusive Effects of Outdoor Lighting.

Potential for Future Works

Whilst there is no immediate plan to build a rail loop, passing lane or track duplication in this vicinity, any development adjacent to, and including the subject land should consider that capital works of this nature may occur at any time to meet future railway operational requirements.

Excavation, earthworks and other construction

ARTC requests that due to the proposed development being within 25m of the rail corridor that the proponent seek ARTC concurrence to carry out excavation and any other adjacent earthworks as it has the potential to impact on the safety and operation of the rail network. The proponent is requested to contact ARTC Property Officer, as below in the first instance to assist with obtaining and submitting an application for these works.

Sarah Lawrence
Property Officer, Hunter Valley
P: (02) 4941 9600
M: 0438 149 0531
slawrence@artc.com.au

Should you have any further enquiries with regard to this matter please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sarah Lawrence'.

pp Monica Cox
Property Services Manager - Hunter Valley