



10/10/2023

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Dear Damian

**Proposed Development at 1-3 BRUNKER ROAD , BROADMEADOW  
Development Application No. DA2023/00886**

I refer to your letter dated 21/09/2023 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*.

In this regard, Ausgrid has assessed this DA with consideration of the 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:

**Clearance to 'As Constructed' Development is not Compliant**

The Developer is required to submit an overhead powerline clearance report (to Ausgrid) to be completed by an authorised ASP3 overhead designer. The ASP3 report must contain plan and elevation views of all overhead powerlines within 5 metres of the proposed development clearly indicating the location of the overhead powerlines in relation to the proposed construction works.

An ASP3 of your choice can be found at this link  
[https://www.energy.nsw.gov.au/sites/default/files/2022-09/NSW\\_ASP\\_Level3ServiceProviders.pdf](https://www.energy.nsw.gov.au/sites/default/files/2022-09/NSW_ASP_Level3ServiceProviders.pdf)

The "as constructed" minimum clearances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual, Sect.10. This document can be sourced from Ausgrid's website, [www.ausgrid.com.au](http://www.ausgrid.com.au)

The finalised overhead powerline clearance report should be forwarded to myself and [customer\\_supply\\_newcastle@ausgrid.com.au](mailto:customer_supply_newcastle@ausgrid.com.au) for further comment. Should the minimum safety clearances continue to be compromised by the new development. This relocation work is generally at the developers cost.

Alternatively the developer is to provide documentation & plans showing the intent to relocate the overhead powerlines will be considered.

Ausgrid requests that the Council Construction Certificate be withheld until the developer has provided Ausgrid with sufficient evidence that the new development will comply with minimum statutory clearances.

### **Landscaping**

Avoid planting any vegetation that is likely to impact on the Ausgrid network mains, do not plant trees directly under powerlines, this is to reduce the need for future trimming. Plant trees at least five metres away from powerlines or a distance equal to its mature height. We have a list of species appropriate for planting near the network available at [ausgrid.com.au/planting](http://ausgrid.com.au/planting).

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

There are existing overhead electricity network assets in the Brunner Rd & Chatham St footpaths, 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.

If typical construction & scaffolding practices are utilised there will be insufficient clearance for the scaffolding to be erected adjacent to the live mains & will require a power isolation to do so, once the scaffold is erected again there will be insufficient clearance for the mains to remain live throughout the construction phase.

It is strongly recommended that the developer should email Ausgrid at [resservicesupport@ausgrid.com.au](mailto:resservicesupport@ausgrid.com.au) with compliance issues regarding the relevant Workcover Code of Practice 2006 – Work Near Overhead Powerlines at their earliest convenience to avoid lengthy delays.

It is recommended that the developer should email Ausgrid at [resservicesupport@ausgrid.com.au](mailto:resservicesupport@ausgrid.com.au) with 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.

### **Supply Of Electricity**

It is recommended for the developer to engage an electrical consultant/contractor to complete an Connection Application via <https://www.ausgrid.com.au/Connections/Get-connected> "Connection Application – Large, Multiple and Remote Connections" for the connection of the opposed 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. For some developments, a substation may be required on-site.

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](http://www.ausgrid.com.au) for information regarding connecting to Ausgrid's network.

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

Yours sincerely



**Chris Jeffery**

**Engineering Officer**

Newcastle Design & Planning Portfolio

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