



12 August 2019

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Dylan,

**RE: Referral under Section 45 of SEPP Infrastructure for property Lot 1 DP 1215257, 795 Medowie Road Medowie - DA 16-2019-445-1.**

I refer to your email dated 1 August 2019 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.

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

**Proximity to Existing Network Assets**

The proposed works are adjacent to existing underground cables and a proposed Ausgrid 11,000/433V Kiosk substation, located within the subject development lot, which will be protected by an easement in favour of Ausgrid.

The following conditions are a requirement of Ausgrid:

- Any works adjacent to our assets are to be undertaken with care in accordance with all relevant statutory requirements including, but not limited to:
  - Safework Code of Practice – Work Near Underground Assets
  - Ausgrid Network Standard Document NS 156 – Work Near or Around Underground Cables
  - Ausgrid Network Standard Document NS 141 – Site Selection and Site Preparation Standards for Kiosk Type Substations.
  - Australian Standard AS2067 - Substations and high voltage installations exceeding 1 kV a.c.

Compliance with AS2067 is a mandatory requirement under the Building Code of Australia (BCA).

AS2067 and therefore the BCA require that:

1. Any portion of a building other than a BCA class 10a structure constructed from non combustible materials, which is not sheltered by a non-ignitable blast-resisting barrier and is within 3 metres in any direction from the housing of a kiosk substation, is required to have a Fire Resistance Level (FRL) of not less than 120/120/120. Windows or glass blockwork or similar, irrespective of their fire rating, are not permitted within 3 metres in any direction from the housing of a kiosk substation, unless they are sheltered by a non-ignitable blast resisting barrier.
2. Any meter, regulator or exposed pipe work associated with the reticulation of gas which is within 3 metres in any direction from the housing of a kiosk substation and which does not have a Fire Resistance Level of 120/120/120 must be sheltered by a non-ignitable blast-resisting barrier.
3. Any portion of an area which may be used for storage of combustible material, which is within 3 metres in any direction from the housing of a kiosk substation, must be sheltered by a non-ignitable blast-resisting barrier.

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

Yours sincerely

**Peter Keith**  
**Engineering Officer**  
Customer Supply – Planning & Reliability  
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**Ausgrid Reference: Trim 2017/33/171**

**Notification: 1900094530**