



19/11/2020

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Dear Jonathan

**Proposed Development at 12 Lake Street, Windale
Development Application No. DA/954/2020**

I refer to Agency Reference number A-11677 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

It is recommended for the developer to engage an electrical consultant/contractor to complete an online application 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. 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 for information regarding connecting to Ausgrid's network.

Proximity to Existing Network Assets

Ausgrid has 33000 Volt overhead electricity assets in the Lake Street footpath, 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.

It is recommended that Ausgrid is contacted on (02) 4910 1200 to discuss compliance issues regarding the relevant Workcover Code of Practice 2006 – Work Near Overhead Powerlines.

Clearance to ‘As Constructed’ Development may not be Compliant

The “as constructed” minimum clearances to the mains should also be considered. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid’s website, www.ausgrid.com.au

Ausgrid has concerns with the proximity of the building to the 33000 Volt bare conductor on the Southern side of Lake Street Windale. The clearance assessment supplied by the Developer indicates that the building does not comply with Ausgrid’s required electrical clearances. The existing overhead mains will require relocating or the building be redesigned so that the clearances can be met.

If a redesign is carried out, Ausgrid will require a survey plan showing the location of all overhead mains within 5 metres of the proposed development. This drawing must contain a plan view and an elevated view clearly indicating the location of the overhead mains in relation to the development.

This information should be forwarded to customer_supply_newcastle@ausgrid.com.au for further comment.

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

Yours sincerely

Gary Hughes
Engineering Officer
Newcastle Design & Planning Portfolio

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