



10th February 2021

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Dear Tegan,

**Proposed Development at Lot 3 DP564631, Lot 4 DP634523, & Lot 2 DP634523
51,134,146 Station Lane, Lochinvar NSW 2321
Development Application No. 2020/1388**

I refer the above Development Application 2020/1388. 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 subdivision subject to the following conditions:-

Proximity to Existing Network Assets

There are existing overhead electricity network assets along Station Lane and within the lots mentioned above.

Safework Document – Work Near Overhead Powerlines outlines the minimum safety separation requirements between these overhead mains / poles to structures within the development throughout the construction process. It is a statutory requirement that these distances be maintained throughout construction.

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 also requires any works undertaken adjacent to our underground assets to be undertaken with care in accordance with Safework Document – Work Near Underground Assets and Ausgrid Network Standard Document NS 156 – Work Near or Around Underground Cables.

Purpose Of Easement Traversing Lot 2 DP634523

This easement was acquired for the 66,000 volt Transmission assets currently owned and operated by Ausgrid. The purpose of the easement is to protect the transmission assets and to provide adequate working space along the route of the lines for construction and maintenance work. The easement also assists Ausgrid in controlling works or other activities under or near the transmission lines 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.

The Following Conditions Apply for any Activities Within the Electricity Easement:

1. Ausgrid is not responsible for the reinstatement of any finished surface within the easement site.
2. Ausgrid requires 24 hour access along the easement for plant and personnel. For the purpose of exercising its rights under the easement, Ausgrid may cut fences and/or walls and install gates in them. Where the easements on a site do not provide practical access to all of Ausgrid's infrastructure, a suitable right of access at least 5m wide must be provided to each asset.
3. Access driveways shall withstand the weight of a heavy rigid truck when fully laden weighing 30 tonne.
4. Access gates, minimum 4.5 metres wide, may be required in all fences crossing the transmission line easement.
5. No vehicles, plant or equipment having a height exceeding 4.6 metres are to be brought into the easement site without written approval from Ausgrid.
6. Vehicles brought into the easement, with a height less than 4.6m but having an extension capable of extending greater than 4.6m above ground, must not have that extension operated at all whilst within the easement.
7. Adequate removable protection must be installed to prevent vehicles inadvertently colliding with the Ausgrid structures. This proposed form of protection must be forwarded to Ausgrid for review and consent.
8. No buildings/structures or parts thereof constructed may encroach the easement.
9. No obstruction of any type shall be placed within 10 metres of any part of a transmission line structure except where installed to protect transmission structure from vehicle impacts when Ausgrid has approved such structures.
10. Care must be taken to prevent any damage to underground metalwork which can extend up to 15 metres away from the transmission line structure.
11. The storage of non-flammable materials is allowable provided access is maintained along the easement and subject to height limitations of 2.5 metres if climbable or 4.6 metres if not climbable. Lifting of materials within the easement area must consider the clearance requirements given in Safework NSW Code of Practice.
12. The erection of minor structures such as clothes hoists, barbecues, and the like are permitted within the easement site provided they do not exceed a height of 2.5 metres if climbable or 4.6m if not climbable, and the metallic components are earthed. The positioning of such structures should allow a 5m wide vehicular access along the full length of the subject easement area. Ausgrid reserves the right to remove such structures where required for safety, access and maintenance.
13. The flying of kites, model aircraft etc. is not permitted within the easement site.
14. Any change to ground levels must be submitted to Ausgrid for approval.

15. Trees, shrubs, or plants which have a mature height of greater than 3.0m, or climbable portions greater than 2.5m above ground, are not permitted within the easement. The planting of other vegetation is to ensure Ausgrid's access and maintenance requirements are maintained.

16. Electric power should not be connected to the easement site without permission from Ausgrid.

Relocating Electricity Assets

Should any existing Ausgrid assets require relocating to facilitate the development, this relocation work is generally at the applicants cost.

Supply of Electricity

The applicant will be required to submit the relevant connection application form at an appropriate time. An assessment of Ausgrid's requirements for the development will be undertaken on receipt of that application.

The works associated with the connection of these proposed works may be 'contestable' and would be developer funded. Information regarding Contestability and connection to the Ausgrid network can be found in our Electricity Supply Standards.

The need for and scope of the network upgrade including apportionment of costs would be determined upon application through the Contestable (National Energy Customer Framework) process.

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

Yours sincerely



Jeff Lyons

Engineering Officer

Design Hunter – Asset Management

Ausgrid

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