



2/11/2021

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Dear Elle

**Proposed Development at 1 Laman St, Cooks Hill  
Development Application No. MA2021/00192**

I refer to your letter dated 16/082021 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 Connection Application via <https://www.ausgrid.com.au/Connections/Get-connected> 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.

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

There are existing overhead electricity network assets in the Queen St & Darby St 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) 49 519 479 to discuss compliance issues regarding the relevant Workcover Code of Practice 2006 – Work Near Overhead Powerlines.

#### **Clearance to ‘As Constructed’ Development assessed to be Compliant**

Based on the design & the conductor clearance report provided completed by power solutions (23/09/2021), it was identified that the “as constructed” minimum clearances will not be encroached by the development.

It is highly advised for the builder to make contact with Ausgrid via [construction.work@ausgrid.com.au](mailto:construction.work@ausgrid.com.au) to discuss the construction clearances early in the construction to avoid delays.

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

### **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.

### **Existing Electricity Easements**

A title search of the development site should be completed to check for existing electricity easements. If easements are present, Ausgrid must assess the proposed activity within the easement. Please direct the developer to Ausgrid's website, [www.ausgrid.com.au](http://www.ausgrid.com.au) to download our "Living with Electricity Easements" brochure.

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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