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REFERENCE: TRIM 2017/38/19

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**Re: CNR-1588 - 11-17 Columbia Lane HOMEBUSH - Demolition of existing structures and construction of mixed use residential development.**

I refer to Strathfield Municipal Council development application CNR-1588.

This letter is Ausgrid's response under clause 45(2) of the State Environmental planning Policy (Infrastructure) 2007.

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 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.

**With Regard to: Demolition of existing structures and construction of mixed use residential development at 11-17 Columbia Lane HOMEBUSH**

- Architectural Plans
- Site Survey Plan
- Basement Shoring Sections
- Basement Shoring Elevations Sheet

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

**Supply of Electricity**

It is recommended for the nominated electrical consultant/contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

- The existing network can support the expected electrical load of the development
- A substation may be required on-site, either a pad mount kiosk or chamber style and;
- site conditions or other issues that may impact on the method of supply.

Please direct the developer to Ausgrid's website, [www.ausgrid.com.au](http://www.ausgrid.com.au) about how to connect to Ausgrid's network.

**Proximity to Existing Network Assets**

**Overhead Powerlines**

There are existing overhead electricity network assets in 11-17 Columbia Lane HOMEBUSH.

Safework NSW Document – Work Near Overhead Powerlines: Code of Practice, 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. Special consideration should be given to the positioning and operating of cranes and the location of any scaffolding.

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](http://www.ausgrid.com.au)

Should the existing overhead mains require relocating due to the minimum safety clearances being compromised in either of the above scenarios, this relocation work is generally at the developers cost.

It is also the responsibility of the developer to ensure that the existing overhead mains have sufficient clearance from all types of vehicles that are expected be entering and leaving the site.

### **Underground Cables**

There are existing underground electricity network assets in 11-17 Columbia Lane HOMEBUSH.

Special care should also be taken to ensure that driveways and any other construction activities within the footpath area do not interfere with the existing cables in the footpath. Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed. Hence it is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area.

Should ground anchors be required in the vicinity of the underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

Safework Australia – Excavation Code of Practice, and Ausgrid’s Network Standard NS156 outlines the minimum requirements for working around Ausgrid’s underground cables.

### **For Activities Within or Near to the Electricity Easements:**

#### **Purpose Of Easements**

##### **132kV Underground Easement**

This easement was acquired for the 132,000 volt transmission underground 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 cables for construction and maintenance work. The easement also assists Ausgrid in controlling works or other activities over or near the transmission cables 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.

##### **132kV Overhead Easement**

This easement was acquired for the 132,000 volt transmission overhead 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 Easements:**

1. All construction works on or near the easement and/or powerlines must adhere to the Safework NSW – Work Near Overhead Powerlines: Code of Practice, 2006
2. Safework Australia – Excavation Code of Practice, and Ausgrid’s Network Standard NS156 outlines the minimum requirements for working around Ausgrid’s underground cables.
3. Ausgrid is not responsible for the reinstatement of any finished surface within the easement site.
4. 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.
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. Driveways and other vehicle access must be capable of supporting the heaviest vehicle likely to traverse the driveway without damaging Ausgrid’s assets.
8. No buildings/structures or parts thereof constructed may encroach the easement.

9. No machine excavation is permitted within the easement without Ausgrid's express permission.
10. During building construction, adequate controls must be put in place to prevent vehicles and machinery from damaging the Ausgrid assets.
11. Bulk solids (e.g sand and gravels) are not to be stored within the easement area.
12. 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.
13. 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.
14. The flying of kites, model aircraft etc. is not permitted within the easement site.
15. The proposed finished ground levels within the easement must provide a minimum of 750mm cover to the Transmission Cables.

Please do not hesitate to contact Michael Lai on Ph: (02) 9394 6629 (please quote our ref: Trim 2017/38/19) should you require any further information.

Regards, Michael Lai

A handwritten signature in cursive script that reads "Michael Lai".

Michael Lai  
Asset Protection Officer  
Ausgrid - Field Services  
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