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REFERENCE: TRIM 2017/31/57

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Re: PEX2013/0003 - Wyatt Ave and Ralston Ave, Belrose - Proposal to rezone land at Ralston Avenue, Belrose for Residential Purposes to Allow the Subdivision of 156 Lots.

I refer to Northern Beaches Council planning proposal PEX2013/0003.

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: Proposal to rezone land at Ralston Avenue, Belrose for Residential Purposes to Allow the Subdivision of 156 Lots.

- Indicative Subdivision Plan
- Zoning Map - Total Site

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
- Substations may be required on-site, either a pad mount kiosk or chamber style and;
- site conditions or other issues may impact on the method of supply.

Please direct the developer to Ausgrid's website, www.ausgrid.com.au about how to connect to Ausgrid's network.

Conduit Installation

The need for additional electricity conduits in the footway adjacent to the development will be assessed and documented in Ausgrid's Design Information, used to prepare the connection project design.

Vegetation

All proposed vegetation underneath overhead power lines and above underground cables must comply with the requirements of ISSC 3 Guideline For Managing Vegetation Near Power Lines.

Proximity to Existing Network Assets

Overhead Powerlines

There are existing Ausgrid overhead electricity network assets in Ralston Ave and the proposed extension area of Wyatt Ave. There are also Ausgrid overhead transmission assets which cross Ralston Ave either side of the Elm Ave intersection.

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 locating 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

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 Ausgrid underground electricity network assets in Wyatt Ave and Ralston Ave. Ausgrid has a significant number of underground cable assets within the existing portions of Wyatt Ave, Ralston Rd and Elm Ave. The developer is to ensure that these roads are suitable for the expected additional traffic loads without causing damage to Ausgrid’s underground assets.

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.

Additional fill on top of cables (particularly where there are several cables installed) can reduce the current rating of those cables and could cause the cables to fail. Any changes in ground level above a cable needs to be approved by Ausgrid. Ausgrid is required to be notified of any proposed excavation within 2m of its transmission cables.

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

Bushfire Mitigation and Access Constraints with Fallen Conductors

Under the Electricity Supply (Safety and Network Management) Regulation 2014 Ausgrid must, as part of its Electricity Network Safety Management System, address the management of bushfire risks relating to its electricity network. The Bushfire Risk Management Plan outlines the policies, procedures, standards, codes and guidelines that Ausgrid applies to construction, operation and management of its network. Vegetation, near to Ausgrid assets, is also managed in accordance with ISSC3 - Guideline for the Management of Vegetation in the Vicinity of Electricity Assets.

Whilst Ausgrid has these programs to reduce the risk and consequences of its Assets causing a bushfire, or being impacted by a bushfire, there are still some inherent risks with having electrical assets in bushfire prone areas. In the unlikely event that a conductor breaks or a pole or tower fails, that brings the conductors down to the ground, there is a risk of a fire starting where suitable fuel sources are available. Flames burning under powerlines can conduct electricity down to the ground.

Where powerlines have fallen or at risk of falling (such as where a pole is burning) and/or where fire is burning underneath powerlines, the public will need to be kept away from such hazards. For this reason Ausgrid strongly recommends that a second path of egress from the development (such as the Wyatt Ave extension) be suitably designed, constructed and maintained to allow the community in the proposed subdivision area to evacuate the area. Ausgrid recommends that the developer conducts an investigation to determine that under all reasonably expected incidents, at least one evacuation path is always available from the proposed subdivision, and emergency services are also able to gain access at the same time. Incidents blocking one access may not necessarily be caused by fire or a fallen conductor. A burst water main may also have similar consequences.

For Activities Within or Near to the Electricity Easement (Proposed Extension of Ralston Ave):

Purpose Of Easement

This easement was acquired for the 132,000 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 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.

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

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. In particular all proposed excavation work that may be within 2m of Ausgrid's underground transmission cables must be consented to by Ausgrid's transmission representative.
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. Access roads shall withstand the weight of a heavy rigid truck when fully laden weighing 30 tonne.
6. Access gates, minimum 4.5 metres wide, may be required in all fences crossing the transmission line easement.
7. The proposed extension of Ralston Ave must be capable of supporting the heaviest vehicle likely to traverse the driveway without damaging Ausgrid's assets.
8. No machine excavation is permitted within the easement without Ausgrid's express permission.
9. During building construction, adequate controls must be put in place to prevent vehicles and machinery from damaging the Ausgrid assets.
10. Bulk solids (e.g sand and gravels) are not to be stored within the easement area.
11. Any change to ground levels must be submitted to Ausgrid for approval.
12. The proposed finished ground levels within the easement must provide a minimum of 750mm cover to the Transmission Cables.
13. No underground services are to cross over or under the 132kV cables within 3m of the 132kV joint bays.
14. There may be restrictions on installation of pools within frontyards near to the 132kV Jointbay locations due to earthing considerations.
15. No fill material or retaining walls are to be placed within the easement without Ausgrid's written approval.
16. The developer may be required to enter into a commercial agreement with Ausgrid for the relinquishment of the 132kV underground cable easement due to the developers proposal to dedicate a significant portion of this easement as public road, and install other utility services across and/or along the easement.

17. The developer is to signoff on the last page of this letter stating that they have understood the requirements of this letter and agree to comply with its requirements. A signed copy of the last page must be returned to development@ausgrid.com.au prior to the construction certificate for the development being issued.

18. Ausgrid is to be indemnified from all actions, suits, claims and demands of whatsoever nature, which Ausgrid may incur as a result of the encroachment/s.

19. Ausgrid reserves the right, by written notice, to require the owner of the property, at the owner's expense, to implement further safety measures, removal or modification of any encroachments not specifically approved by Ausgrid should this be necessary in the future for the safe and continued operation or upgrade of the network asset.

Please do not hesitate to contact Adam Bradford on Ph: (02) 93946627 (please quote our ref: Trim 2017/31/57) should you require any further information.

Regards, Adam

Adam Bradford
Portfolio Manager - Asset Protection
Ausgrid - Field Services
Ph: (02) 93946627

I/We have read and understood my/our responsibilities as stated in Ausgrid's letter:-

Re: PEX2013/0003 - Wyatt Ave and Ralston Ave, Belrose - Proposal to rezone land at Ralston Avenue, Belrose for Residential Purposes to Allow the Subdivision of 156 Lots.

Signed:- _____ Date: _____ / _____ / _____

Company/Organisation _____

Name/s:- _____
(owner/authorised representative of the abovementioned property)