

ATTACHMENT F3

DEALINGS WITH AUSGRID



Telephone: 02 9585 5641
E-mail: salfred@ausgrid.com.au
Reference: 2-20 Parramatta Rd, Homebush
18th July 2012

Colston, Budd, Hunt and Kafes
Suite 1801-Tower A
Zenith Centre
821 Pacific Highway
Chatswood, NSW 2067
For attention: Lindsay Hunt

33-45 Judd Street
Oatley NSW 2233
All mail to GPO Box 4009
Sydney NSW 2001
T +61 2 13 15 25
F +61 2 9585 5670
www.ausgrid.com.au

Dear Sir,

2-20 Parramatta Road, Homebush

I refer to your proposal of road works as the first stage of a project the vicinity of the above address and wish to advise the following:

Your plans as presented to this office in respect of staging and truck access to the area are acceptable. It should be pointed out that there is numerous transmission, high voltage and low voltage underground cables present in the area of works. Extreme care should be observed at all times during any excavation. If the levels are deeper than .4m then a representative of Ausgrid should be present. Prior notice should be given to arrange an Ausgrid observer to be in attendance at all times of excavation.

As this area is a transit way to gain access to Ausgrid strategic switching station, a 24 hour unimpeded truck access is required at all times to these facilities. Please liaise with our Contestable Section as to the requirements and implementation of cable ducts that may be required for the electrical reticulation stage.

The electrical supply to this project is to be addressed as a separate issue.

Should you have any further enquiries please contact the writer on (02) 9585 5641
Kind regards,

Stephen G Alfred

Ausgrid



570 George Street
Sydney NSW 2000
All mail to GPO Box 4009
Sydney NSW 2001
T +61 2 131 525
F +61 2 9269 2830
www.ausgrid.com.au

Direct Telephone Number

Reference Code: MP 01_0143

Caroline Owen
Department of Planning and Infrastructure
Emailed to: caroline.owen@planning.sw.gov.au

Dear Caroline,

Re: Proposed Mixed Use Development, Columbia Precinct, 2-20 Parramatta Road & 11-13 Columbia Lane, Homebush

I refer to your letter dated 16th January 2012, concerning the above development. This letter is Ausgrid's response under clause 45(2) of *State Environmental Planning Policy (Infrastructure) 2007*.

Environmental considerations

As you would be aware, the assessment and evaluation of environmental impacts for a new development that requires development consent (or where 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 is to consider the suitability of the site for the development including a consideration of whether the proposal is compatible with the surrounding land uses and the existing environment.

In this regard, Ausgrid require that due consideration be given to the compatibility of proposed developments with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, Electric and Magnetic Fields (EMFs), Noise, Visual Amenity and other matters that may impact on Ausgrid or the development.

Proposal considerations

It should be noted that trying to mitigate such impacts for established developments can be very expensive and is often limited by design factors. For this reason, the most cost-effective option is usually modification of the proposed development early in the assessment process. Such measures could include appropriate buffer distances, screening structures, building design, orientation and construction.

Conditions of approval

Where the Department considers that the site of the development is suitable, Ausgrid require the following development consent conditions to be imposed to ensure the safety and compatibility of both the development and Ausgrid's assets:

- Prior to any development being carried out, the approved plans must be submitted to Ausgrid's local customer service office for approval to determine whether the development will affect Ausgrid's network or easements¹.

¹ <http://www.energy.com.au/energy/ea.nsf/Content/Safety+advice+for+contractors>

- Ausgrid may require the developer to contribute to the cost of infrastructure for electricity supply the development.
- Tenure for cabling into the site is covered where those cables are in a public roadway. For any private roadway within the development, cabling must be laid within a two (2) metre wide easement and four (4) metre Right-of-Way with 24 hour access.
- Access to substations within the development must be on a 24 hour basis. Means to access the substations, and their location must comply with Ausgrid's Network Standards.
- Electricity meters must be preferably installed in a common area. Access to the metering must be 24 hour access.
- The applicant must check the location of underground cables by using *Dial Before You Dig*² and comply with the requirements of Ausgrid's *NS 156 - Working Near or Around Underground Cables*³.
- Prior to the issue of a Construction Certificate (or an Occupation Certificate where a Construction Certificate is not required), the applicant must provide to the Department and Ausgrid a noise assessment report. The report must address, in relation to the adjacent substation, the requirements of the amenity or intrusive criteria in section 2.4 of the *EPA's NSW Industrial Noise Policy, 2000*⁴.
- The development must comply with both the Reference Levels and the precautionary requirements of the draft *ARPANSA's Radiation Protection Standard for Exposure Limits to Electric and Magnetic Fields 0 Hz - 3 kHz, 7 December 2006*⁵.
- The development must comply with *Ausgrid's Tree Safety Management Plan*⁶.
- The development must be carried out in accordance with the *Energy Network Association's Substation Earthing Guide, ENA EGI-2006*⁷ so that hazardous step, touch and transfer voltages do not exist during fault conditions (50Hz or transient).

Comments welcome

Please contact Ausgrid's John Menegus if you would like further assistance in this matter on (02) 9XXX XXXX.

Yours sincerely,

XXXX
Title

² <http://www.ausgrid.com.au/Common/Safety/Safety-around-our-network/Dial-Before-You-Dig.aspx>

³ <http://www.ausgrid.com.au/Common/Our-network/Standards-and-Guidelines/Network-standards.aspx>

⁴ <http://www.environment.nsw.gov.au/noise/industrial.htm>

⁵ http://www.arpansa.gov.au/Publications/drafts/dr_elf.cfm

⁶ [http://www.ausgrid.com.au/Common/Community/Community-](http://www.ausgrid.com.au/Common/Community/Community-services/~media/Files/Environment%20and%20Community/Community%20Services/Ausgrid_TSMP.ashx)

[services/~media/Files/Environment%20and%20Community/Community%20Services/Ausgrid_TSMP.ashx](http://www.ausgrid.com.au/Common/Community/Community-services/~media/Files/Environment%20and%20Community/Community%20Services/Ausgrid_TSMP.ashx)

⁷ <http://www.saiglobal.com/shop/script/search.asp>

AUSGRID

Lindsay Hunt

From: Lindsay Hunt
Sent: Thursday, 12 July 2012 3:54 PM
To: 'dtomlin@ausgrid.com.au'
Cc: Peter Hinteregger; Neihad Al-Khalidy
Subject: FW: Columbia Precinct Redevelopment Homebush
Attachments: MottMacRoadworksPlanA.pdf; A250_a (2).pdf; A251_a.pdf; A254_a.pdf; A252_a.pdf; A253_a.pdf; copier@cbhk.com.au_20120712_153543.pdf; copier@cbhk.com.au_20120712_153436.pdf; copier@cbhk.com.au_20120710_155233.pdf

Dear David

Please see attached documents in follow-up of our meeting this week as promised (hard copy will follow in confirmation):-

- (i) MottMac indicative engineering plan for the upgraded George Street/Parramatta Rd intersection (1 sheet)
- (ii) Development staging plans for the Columbia Precinct project (5 Sheets)
- (iii) Swept paths for relevant 19m semi trailer access, which we understand to be very infrequent, to your land at the key stages of the site development
- (iv) My letter requesting Ausgrid letter acknowledging its understanding of the Concept Plan Application (the letter provides further detail of its purpose)
- (v) Overall Site Concept Plan, showing ultimate intended site arrangement by way of context

I hope the letter is self-explanatory, however if not, please ring me direct to avoid further delay. Neihad is updating some of the technical detail in his EA report and I will forward that to you shortly for your perusal, and comment if required. In closing, I am still waiting for Steven's email of Ausgrid's guidelines for works separation from Ausgrid assets (noting EMR effects), so if you see him could you remind him please?

Regards,

Lindsay Hunt

Colston Budd Hunt & Kafes Pty Ltd
Suite 1801 - Tower A, Zenith Centre
821 Pacific Highway
Chatswood NSW 2067
PO Box 5186
West Chatswood NSW 1515
Phone: (02) 9411 2411
Fax: (02) 9411 2422
Mobile: 0413 444 227
Email: lhunt@cbhk.com.au

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Thank you.

Colston Budd Hunt & Kafes Pty Ltd

as Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: LBH/7453.2/jj

11 July, 2012

E-MAILED

Transport Planning
Town Planning
Retail Studies

The Secretary
Ausgrid
570 George Street
SYDNEY NSW 2000

Attention: Mr David Tomlin

Dear David,

RE: PART 3A MAJOR PROJECT MPI0/0143 CONCEPT PLAN APPLICATION
COLUMBIA PRECINCT HOMEBUSH
FOLLOW-UP TO PROJECT TEAM MEETING

1. Firstly may I thank you and Steven for meeting Peter Hinteregger, Neihad al-Khalidy and myself yesterday at Oatley. I hope you found it of assistance in better understanding the nature of the proposed development and the way in which its design and staging have been devised to achieve continued and improved road access to the Ausgrid substation at the end of Columbia Lane.
2. As discussed, the Department of Planning and Infrastructure the consent authority, has asked that we demonstrate that is the case, and a principal purpose of yesterday's meeting was to show you the relevant drawings in order that you might be properly briefed on the access detail and its staging. I attach further copy of those drawings for your file, as follows:-
 - a) Overall Site Concept Plan, showing ultimate intended site arrangement;
 - b) Indicative Engineering Design Plan of Parramatta Road/George Street intersection, prepared by consulting engineers Matt Macdonald (RMS approval pending);
 - c) Development Staging Plan;
 - d) Swept paths of 19 metre semi-trailers illustrating the two changes of relevance to Ausgrid's present access down Columbia Lane.

Colston Budd Hunt & Kafes Pty Ltd

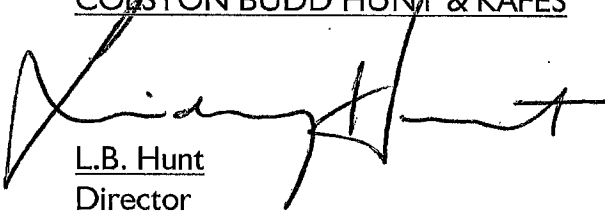
3. Key attributes of the proposed access arrangements are as follow:-
 - Permanent semi-trailer access to Ausgrid land will be guaranteed;
 - The upgraded George/Parramatta Road intersection will allow semi-trailers to access the Ausgrid land from both east and west, compared with the present situation where only eastbound movements can be accommodated, turning down the narrow Columbia Lane;
 - The roundabouts proposed within the development site will be mountable, without kerbs, and designed to applicable Standards;
 - The road pavements will be constructed to structural engineering standards designed to sustain loads generated by laden semi-trailers.
4. As also discussed, should Concept Approval be granted, there will also need to be Development Applications lodged and approved before any construction Certificate can be obtained in order that physical works might be commenced. Ausgrid would again be involved in the development process at that time, and would then have further opportunity to ensure that all access arrangements meet their requirements. For additional prudence, any Concept Plan Approval would be expected to include a condition to formalise that pre-requirement.
5. We also note your comment that the new George Street should preferably be a declared public road in order to guarantee 24 hour access in perpetuity. In this regard it is probable that the first 20 metres of George Street south of Parramatta Road will be dedicated as public road and placed under the care and control of the RMS to protect intersection operation. The balance though to Ausgrid's land would be anticipated to be public road in Council ownership, given that the road will serve more than the development site alone. Although that is our expectation, no formal Council agreement has been provided as at the time of writing.
6. Finally, we note your comments that an appropriate supply of electrical energy will be available to service the development, subject to feeder detail at DA stage, and that some modification of on-site cabling may also be necessary, for example to provide additional mains conduits down George Street to accommodate possible future requirements. We are also aware of the development constraints imposed by overhead cables, which can be accommodated, and will take those into account during the detail design phase if Concept Approval is granted. Potential noise issues and questions of visual amenity related to Ausgrid's substation have already been taken into account at the existing Concept Plan stage.

Colston Budd Hunt & Kafes Pty Ltd

7. We look forward to Ausgrid's early response indicating your agreement by letter to the above and attached, accordingly if any questions should arise please do not hesitate to call the undersigned direct.

Yours faithfully,

COLSTON BUDD HUNT & KAFES

A handwritten signature in black ink, appearing to read 'L.B. Hunt', written over the company name.

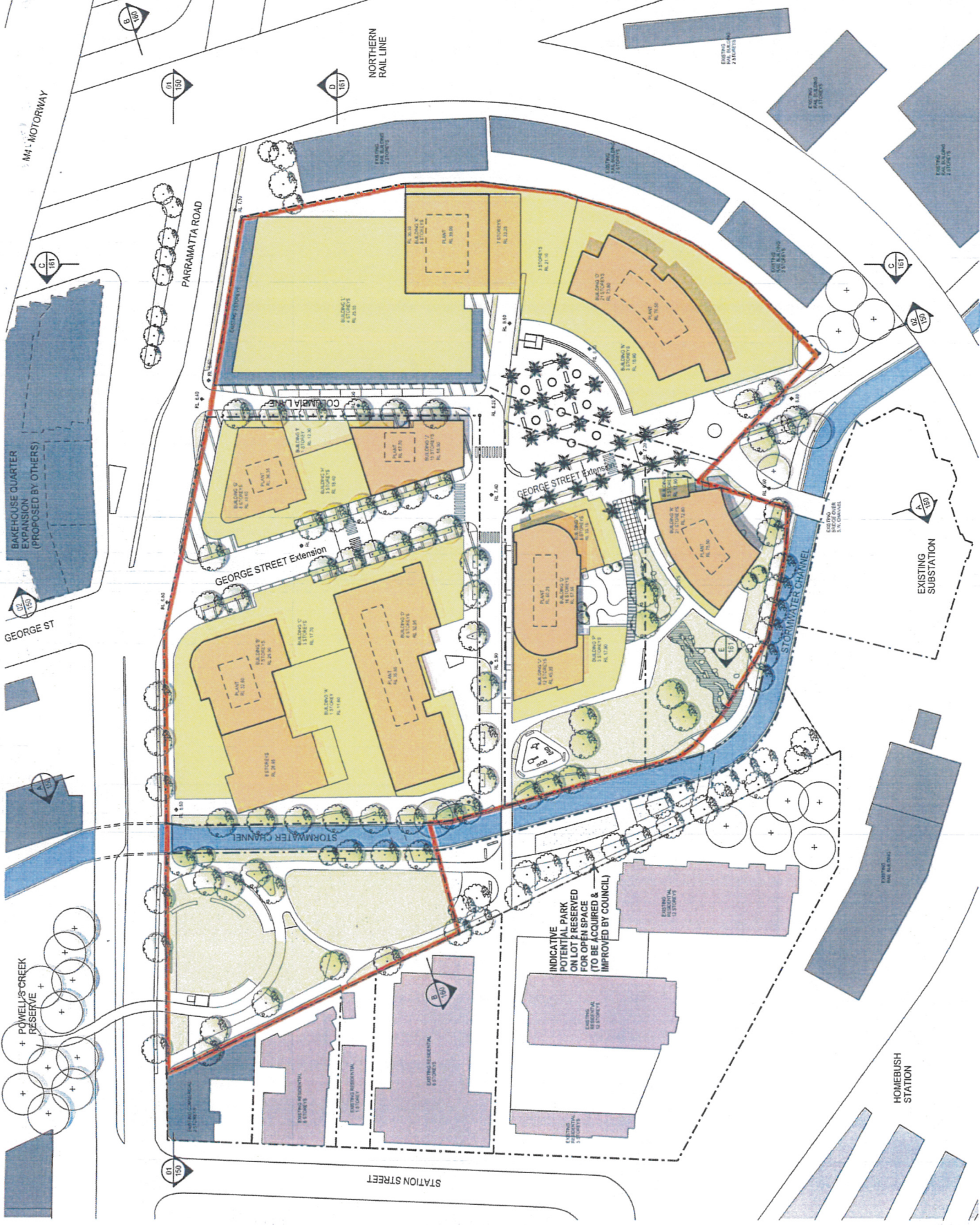
L.B. Hunt
Director

Enclosed Plans as at para. #2 above

FOR INFORMATION ONLY

COLOUR LEGEND:

- PROPOSED BUILDING (PODIUM & RESIDENTIAL TOWER)
- EXISTING RESIDENTIAL
- EXISTING NON-RESIDENTIAL
- PROPOSED PARK / SOFT LANDSCAPE AREA
- PROPERTY BOUNDARIES
- SITE PERIMETER



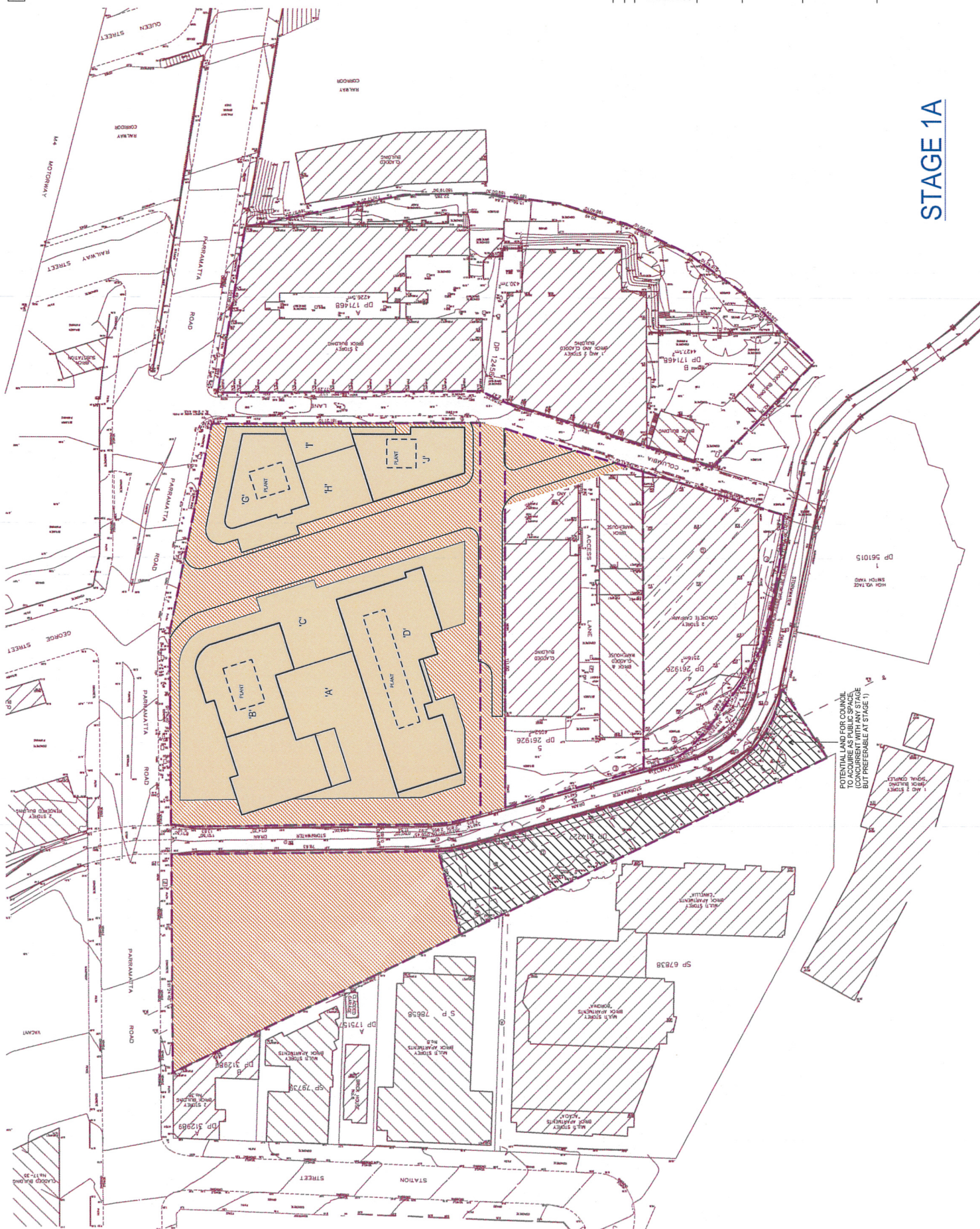
PD MAYOCH PTY LTD
ARCHITECTS
1/111 COLLEGE STREET, SYDNEY NSW 2000
TEL: (02) 9550 1111
WWW.MAYOCH.COM.AU

DAVID LUEDE PTY LTD
REWARDS SELF-STORAGE PTY LTD
HAI PHONG PROPERTIES PTY LTD

Indicative Design SITE PLAN

columbiaprecinct regeneration
CONCEPT PLAN APPLICATION FOR
2/27 Parramatta Road & 11-13 Columbi Lane, Homebush NSW

Scale: 1:500 (B1) 1:100 (B2) 1:200 (B3)
North Arrow: N
Sheet: PH
Drawn: TL, TT
Date: 08/24
Revision: B
Project: A.002



POTENTIAL LAND FOR COUNCIL
TO ACQUIRE AS PUBLIC SPACE
(CONCURRENT WITH ANY STAGE
BUT PREFERABLE AT STAGE 1)

A	ISSUE FOR INFORMATION	09.07.12
Issue	Amendment Description	Date

PD MAYOH PTY LTD
 ASN 1578029456
 Peter Mayoh, Reps, Archibell No 3718
 A/John Carrick, Regd. Architect No 4147
 60 Stanniger Avenue
 Northridge NSW 2063
 P: (02) 9558 8448
 F: (02) 9558 8424
 Email: info@mayoharchitects.com.au
www.mayoharchitects.com.au

David Lhuède Pty. Ltd.
Kennards Self-Storage Pty. Ltd.
Hai Phong Properties Pty. Ltd.

Drawing Title

STAGING DIAGRAMS -
STAGE 1A

Project
CONCEPT PLAN APPLICATION FOR :
columbia**precinct**
regeneration
HOMERUSH
2-20 Parramatta Road & 11-13 Columbia Lane, Homebush NSW

True North

Scale: 1:500 @ A1
1:1000 @ A3

0834

0 5 10 15 20 25 30

Quadrant PH TL TT

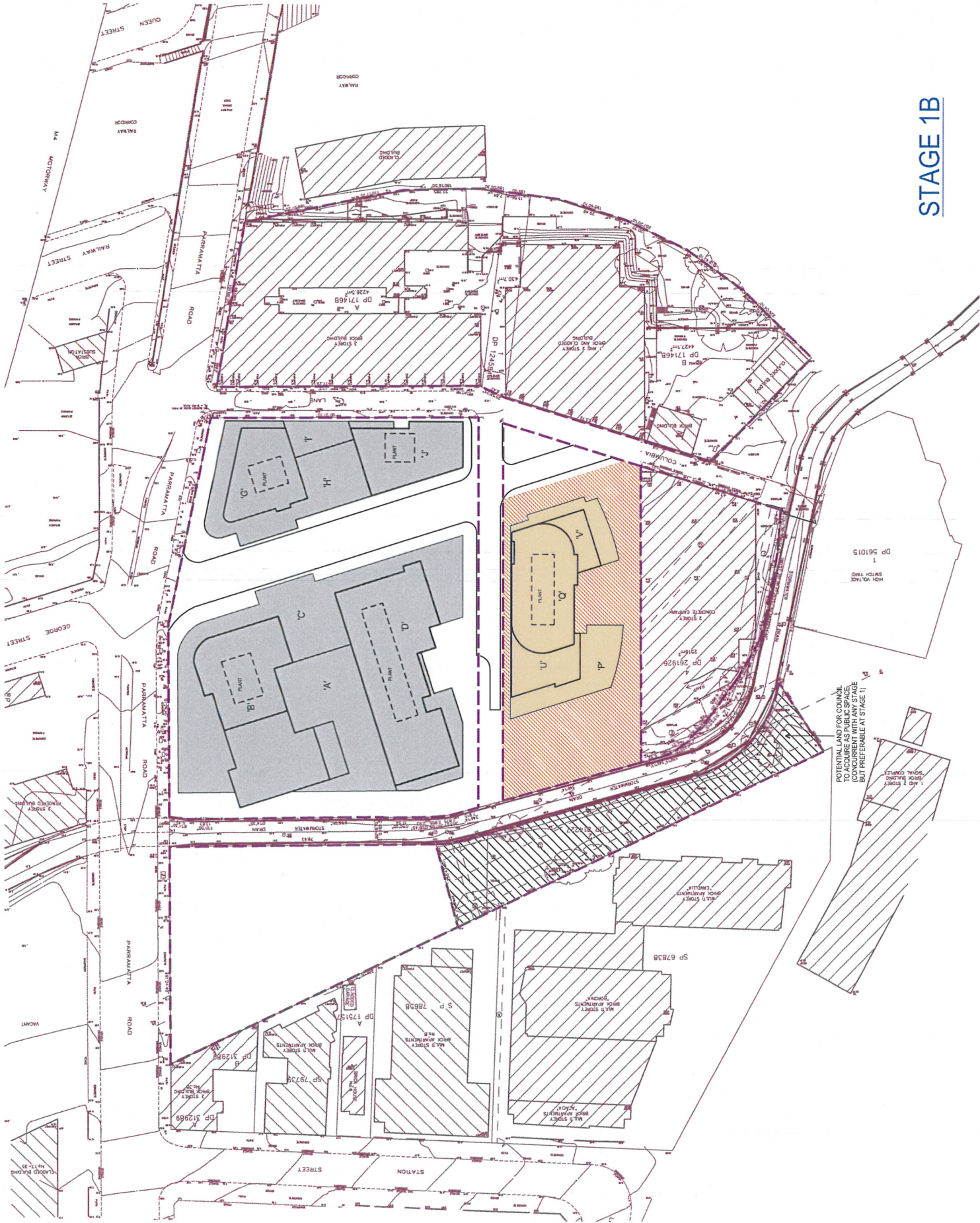
Issue A

A.250

Quag Inc.



STAGE 1A



A. ISSUE FOR INFORMATION		08/07/22
Issue	Amendment/Description	Date
Amended		

PD MAYOY PTY LTD
ABN: 1111111111
1111111111 Street, Auckland No. 1234
Auckland, New Zealand
P: 021 1234 5678
E: info@mayoy.co.nz
www.mayoy.co.nz

MAYOY
Auckland
P: 021 1234 5678
E: info@mayoy.co.nz
www.mayoy.co.nz

Clients
David Huide Pty. Ltd.
Kermans Self-Storage Pty. Ltd.
Rail Piling Properties Pty. Ltd.

Drawn by
[Name]

**STAGING DIAGRAMS -
STAGE 1B**

Project
columbiaprecinct
regeneration
MUM 01314
2-20 Panmure Road & 11-13 Columbia Lane, Handcuff NSW

Scale
1:500 @ A1
1:1000 @ A2
1:2000 @ A3

North
N

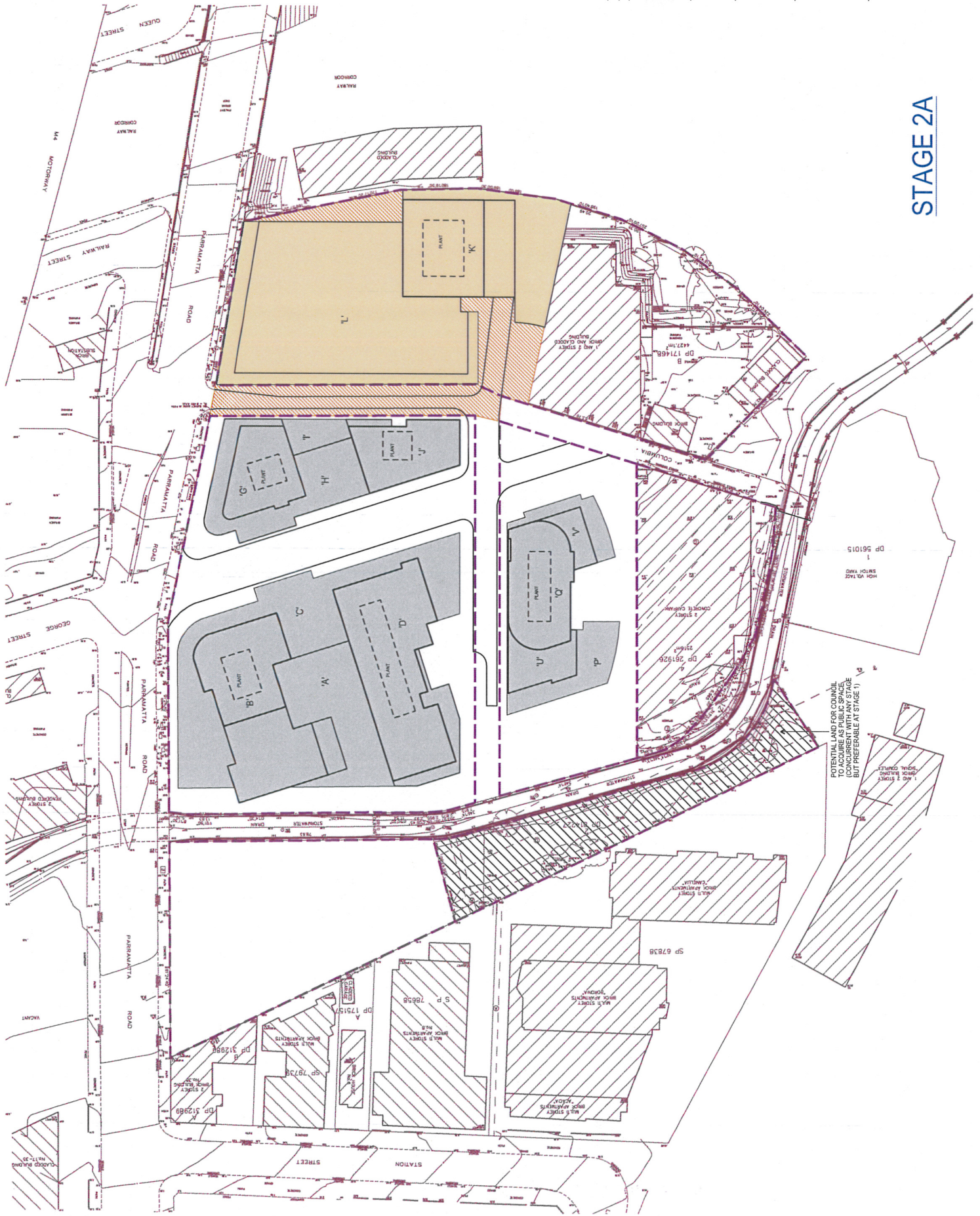
Orientation
Clockwise: PH, Street, TL, TT

Sheet
A.251

Drawn by
A

STAGE 1B

POTENTIAL LAND FOR COUNCIL
TO ACQUIRE AS PUBLIC SPACE
FOR A PUBLIC SPACE
BUT PREFERABLE AT STAGE 11



A	ISSUE FOR INFORMATION	09.07.12
Issue	Amendment Description	Date

ВР МАЈОН РТУ 1 ТД

MAYO
ARCHITECTS
59 Streetallan Avenue Northbridge, NSW 2063
P: (02) 9558 9448 F: (02) 9558 9424
info@mayoarch.com.au
www.mayoarch.com.au

ADN: 15788294005
Peter Mayo, Regd. Architect No 3798
Arthur Garfield, Regd. Architect No 4040

PD WIA OR FILL LTD

David Lhuete Pty. Ltd.
Kennards Self-Storage Pty. Ltd.
Hai Phong Properties Pty. Ltd.

Drawing Title

STAGING DIAGRAMS -
STAGE 2A

Project
CONCEPT PLAN APPLICATION FOR:
columbia**precinct**
regeneration
HOMEBUSH

2-20 Pennamatta Road & 11-13 Columbia Lane, Homebush NSW

True North

Suite: 1500 @ A1 Job No: 0834
1:1000 @ A3

CHINESE PH DISTRICT T.L. TT ISSUE

Dwg No. A.252 A

The north arrow points towards the top of the page. Below it is a circular diagram containing a stylized representation of a building or site plan, likely related to the project mentioned in the title.

STAGE 2A

PD MAYOY PTY LTD
 AEN 1678262405
 Peter Mayo, Regd. Architect No 3795
 Arthur Cartell, Regd. Architect No 6340
 60 Sturtville Avenue
 P.O. Box 8858 NASS
 Northridge NSW 2063
 P 021 955 8422
 www.mayoyarchitects.com.au
 info@mayoy.com.au

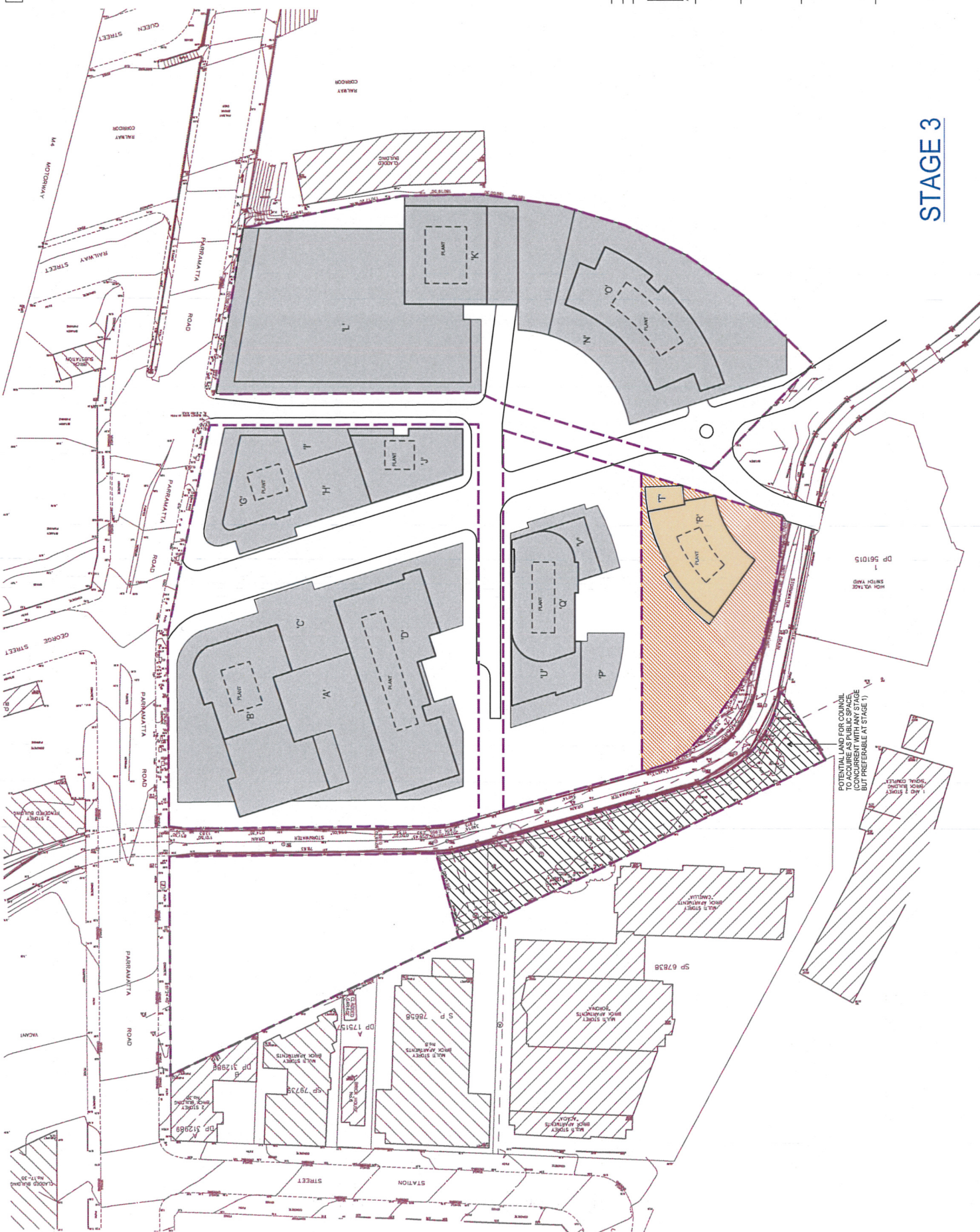
MAYOY
 ARCHITECTS

Drawing Title

Project
CONCEPT PLAN APPLICATION FOR:
columbia**precinct**
regeneration
HOMEBUSH
2-20 Parramatta Road & 11-13 Columbia Lane, Homebush NSW



STAGE 2B



Issue	Amendment Description	Date
A	ISSUE FOR INFORMATION	09.07.12

PD MAYOAH PTY LTD
ABN 1578659406
Peter Mayoah, Regd. Architect No. 3785
Arthur Garrod, Regd. Architect No. 4040
50 Strachan Avenue
P : (02) 9515 0458
F : (02) 9515 6424
Info@mayoah.com.au
www.mayoah.com.au

Clients
David Lhuède Pty. Ltd.
Kennards Self-Storage Pty. Ltd.
Hai Phong Properties Pty. Ltd.

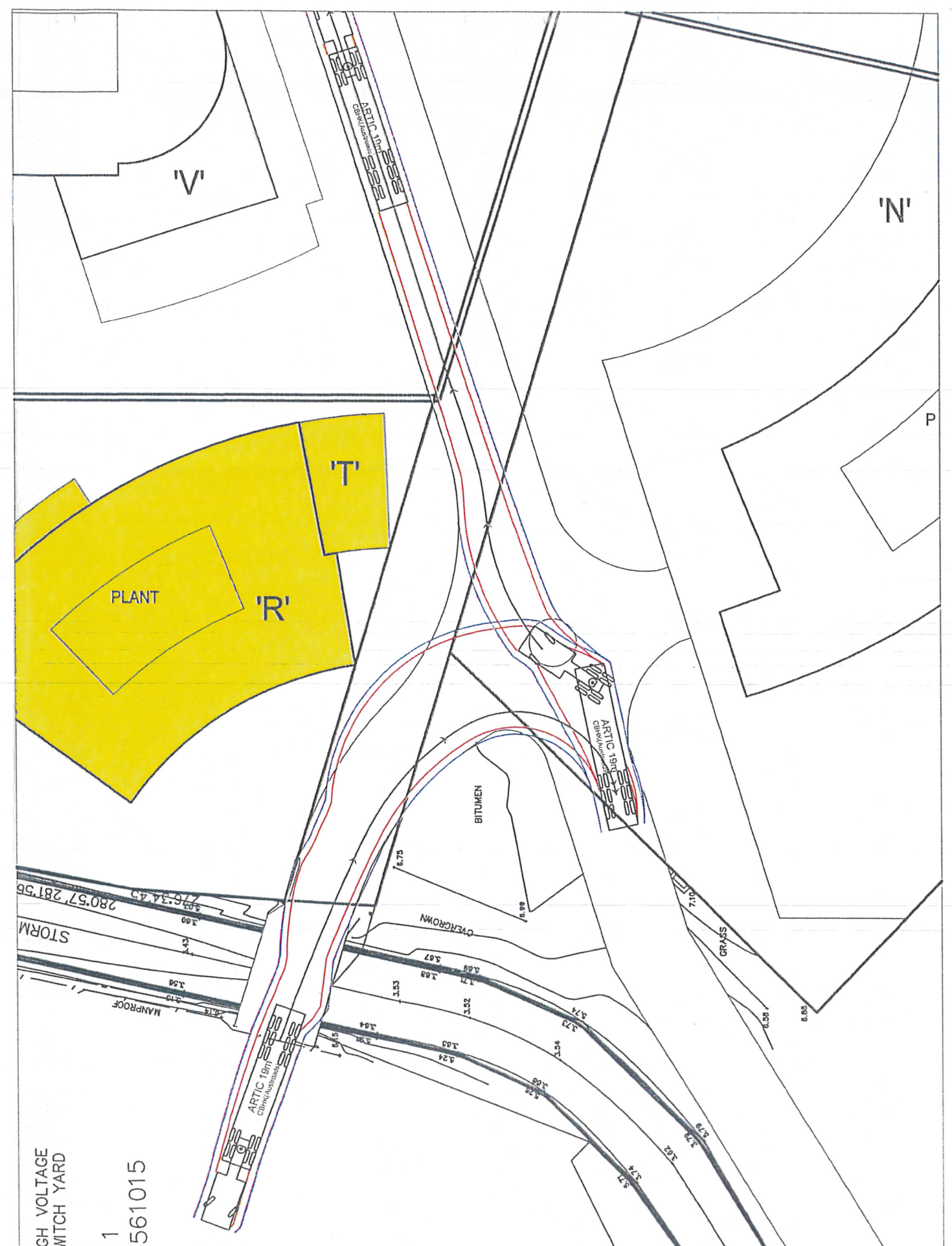
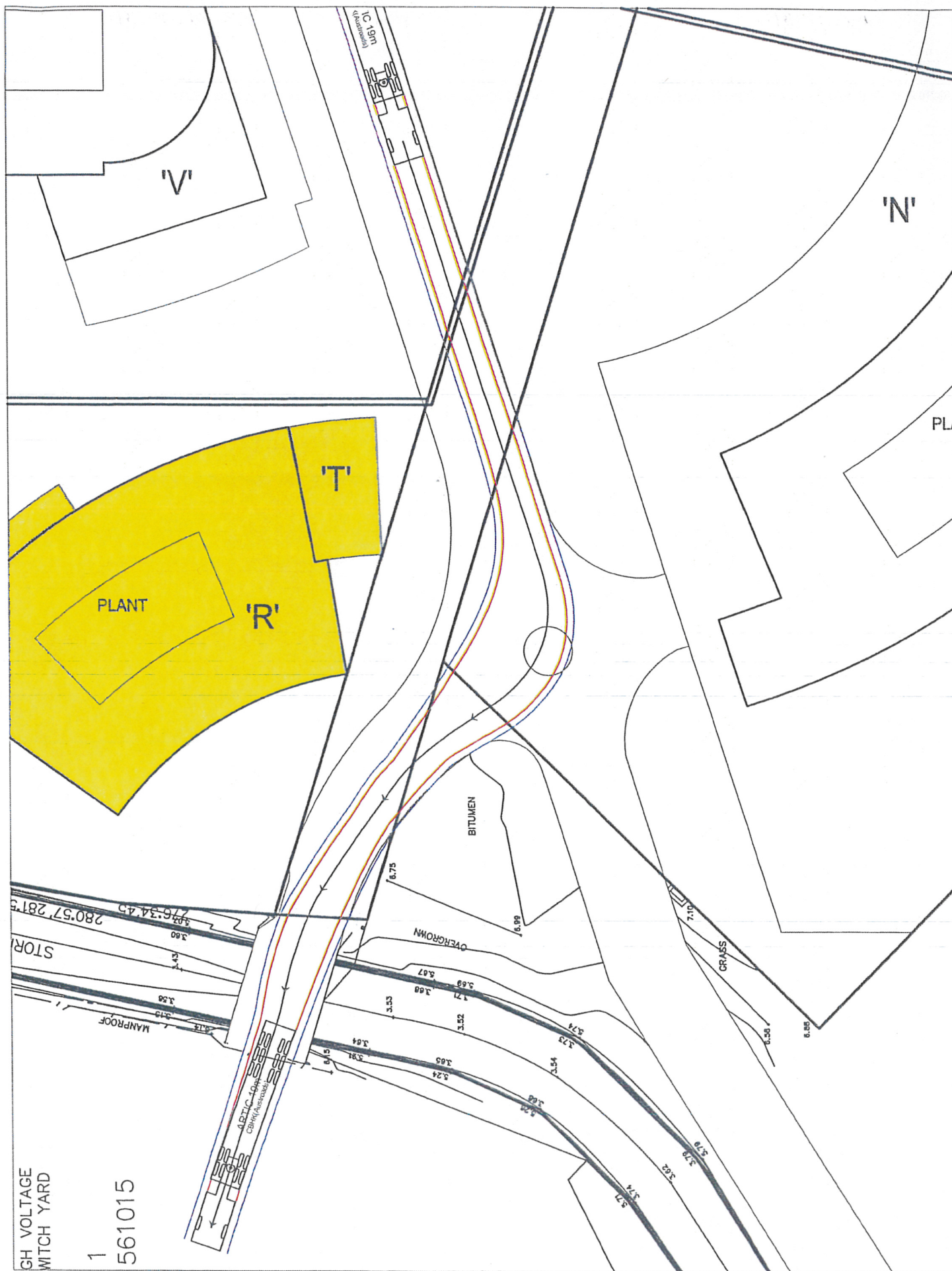
Drawing Title

STAGING DIAGRAMS - STAGE 3

Project
CONCEPT PLAN APPLICATION FOR:
columbia
precinct
regeneration
HOMEBUSH
2-20 Parramatta Road & 11-13 Columbia Lane, Homebush NSW

True North
 Scale: 1:500 @ A1
 1:1000 @ A3
 JOE INC. 0834
 30' — 15' — 15' — 30'
 CHANTELLE PH DEMENT TL TT ISSUE
 A-254 A
 Dwp Inc.

STAGE 3



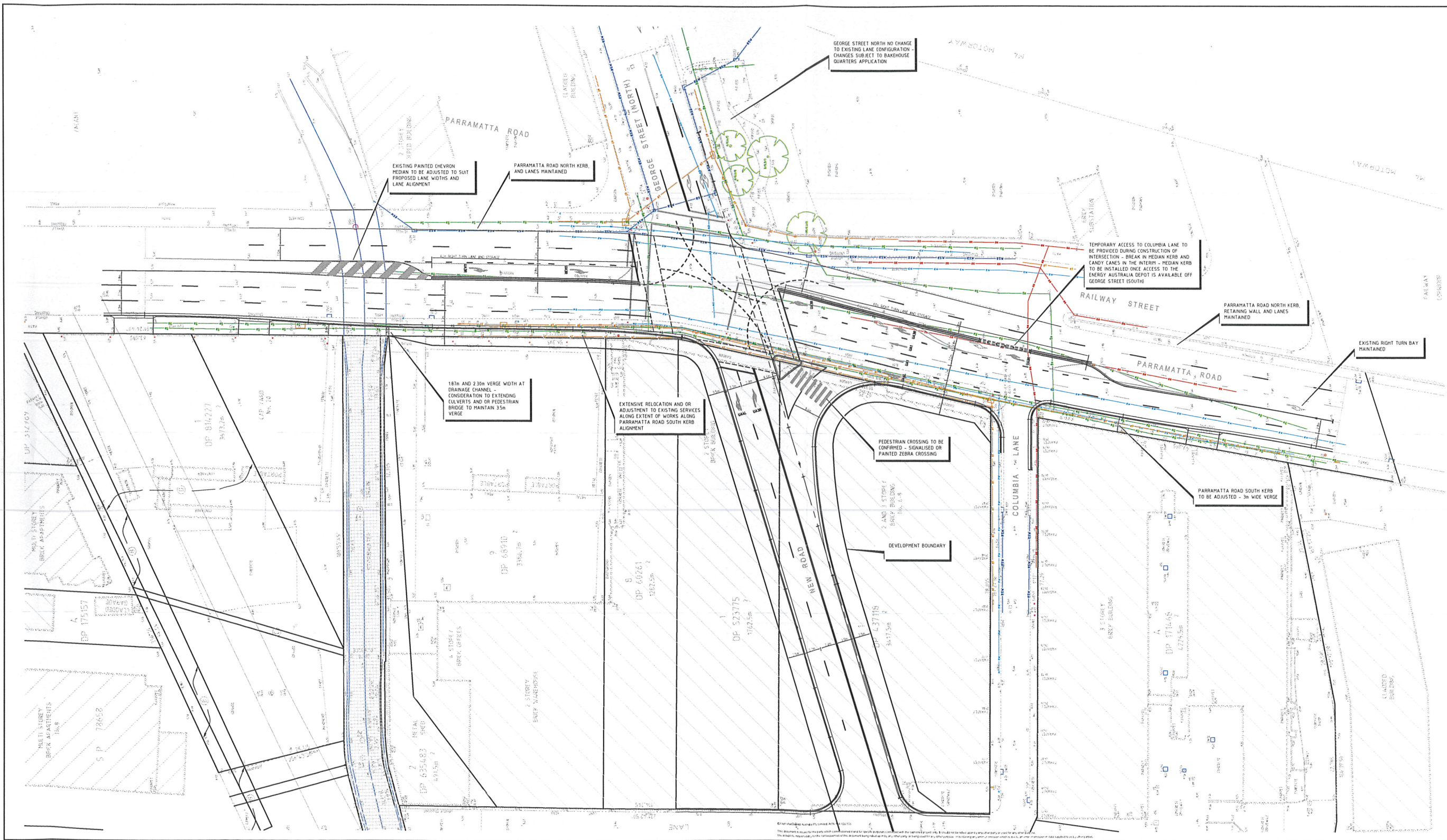
NOTE:
 SKETCH PLAN ONLY. PROPERTY BOUNDARIES,
 UTILITIES, KERBLINES & DIMENSIONS ARE SUBJECT TO
 SURVEY AND FINAL DESIGN. TRAFFIC MEASURES
 PROPOSED IN THIS PLAN ARE CONCEPT ONLY AND
 ARE SUBJECT TO FINAL DESIGN BY CIVIL ENGINEERS.


— Swept Path of Vehicle Body
 — Swept Path of Clearance to Vehicle Body

**19.0m ARTICULATED
 VEHICLE SWEEP PATHS
 - PROPOSED**

DRAWN BY CBHK Pty Ltd. Ref. 80/5

11 JULY 2012



Notes				
Key to symbols				
Reference drawings				
C 15.06.12 DC ISSUED FOR INFORMATION DC SR				
B 12.06.12 DC ISSUED FOR INFORMATION DC SR				
A 31.05.12 DC ISSUED FOR INFORMATION DC PAIR				
Rev	Date	Drawn	Description	CHK'd App'd
 Mott MacDonald				
Client COLUMBIA PRECINCT @ HOMEBUSH				
Title GENERAL ARRANGEMENT PLAN				
Designed	DC	Eng check	SR	
Drawn	DC	Coordination	X	
Drawn check	DC	Approved	PAIR	
Scale	1:200	Rev	C	
Drawing Number 307636-SK03				