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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-services/~media/Files/Environment%20and%20Community/Community%20Services/Ausgrid_TSMP.ashx

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