

**Dep Ref:** 250031-01

Tuesday, 25 February 2025

Michael Fourie  
Development Manager  
Aqualand  
Level 37, Australia Square  
264 George St  
Sydney, NSW, 2000

**Re: Response to Ausgrid Letter – Network Considerations  
146 Arthur St, North Sydney (SSD-6100021)**

Dear Michael,

Dep Consulting provides the following response in relation to Ausgrid's letter dated 7th January 2025, referencing the Environmental Impact Statement (EIS) for the redevelopment of 146 Arthur St, North Sydney (SSD-6100021). The proposed basement chamber design and the existing Ausgrid network assets in the vicinity of the site have been reviewed, and relevant provisions will be incorporated into the design and construction phases in accordance with Ausgrid's network standards and regulatory requirements.

Ausgrid's 11kV and low-voltage underground distribution network extends along Arthur St, Little Walker St, and into the existing chamber substation adjacent to the site. Prior to excavation or construction activities, all underground assets will be identified using Before You Dig Australia (BYDA) plans, site surveys, and service locating. All protective measures will align with SafeWork Australia's Excavation Code of Practice and Ausgrid Network Standard NS156 – Working Near or Around Underground Cables.

Construction methodologies will consider clearances, structural loadings, and impact minimisation on existing infrastructure. If required, conduit encasement or network adjustments will be undertaken in consultation with Ausgrid to ensure service continuity.

There are no Ausgrid-owned overhead powerlines in the immediate vicinity of the site. No associated risks related to overhead electrical infrastructure have been identified.

Existing Ausgrid chamber substations are located on Little Walker St and Arthur St, forming part of the local distribution network. The redevelopment incorporates provisions for a new basement chamber substation positioned in the south-west corner of the site on the lower ground level.

The new chamber substation will be designed and constructed in accordance with Ausgrid Network Standards NS113 and NS114, ensuring compliance with:

- Structural and construction requirements for underground substations.

- Access and egress provisions for maintenance and emergency response.
- Ventilation system design for heat dissipation and airflow compliance.
- Equipment installation and replacement requirements for operational efficiency.

Ongoing coordination with Ausgrid will be undertaken to confirm site-specific requirements, decommissioning procedures for the existing substation, and integration of the new infrastructure into the network.

Existing streetlighting poles are located along Arthur St and Little Walker St. Clearance requirements for new driveways and vehicle access points will be reviewed against Ausgrid and Council standards. Any necessary relocations or adjustments will be coordinated with Ausgrid and relevant authorities.

The existing streetlighting infrastructure surrounding the development site has been reviewed. Compliance with AS/NZS 1158 and Council lighting standards will be maintained to ensure adequate public illumination post-development. Where modifications are required, coordination with Council and Ausgrid will be undertaken to ensure network compliance.

A connection application will be initiated to facilitate the permanent power supply for the redevelopment. The following steps will be undertaken as part of the network modification process:

- Decommissioning and removal of the existing chamber substation in coordination with Ausgrid.
- Installation of a temporary builder's supply to support construction activities.
- Establishment of a new basement chamber substation in the south-west corner of the site to accommodate future electrical demand.

Network augmentation requirements and supply capacity will be confirmed through Ausgrid's Contestable project process, ensuring alignment with existing network capabilities and future demand projections.

The Ausgrid assets outlined in the 7th January 2025 letter have been reviewed, and provisions for asset protection, access, and compliance will be incorporated into the design and construction phases. Ongoing coordination with Ausgrid and other relevant authorities will ensure compliance with network standards, planning approvals, and operational best practices.



For further clarification, please contact the undersigned.

Regards,




**Charles Rheinberger**  
Director, DEP Consulting

 02 9526 5129  
 0419 019 874  
 [charles@depcons.com](mailto:charles@depcons.com)  
 [www.depconsulting.com.au](http://www.depconsulting.com.au)

 +61 2 9525 9318  
 [admin@depcons.com](mailto:admin@depcons.com)  
 [www.depconsulting.com.au](http://www.depconsulting.com.au)

ABN: 50 887 230 861

 Suite 3D, 668-672  
Old Princes Highway  
Sutherland NSW 2232

 PO Box 685, Cronulla NSW 2230