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REFERENCE: Notification No. 1900134505

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Re: SSD-64738258 - 1134 John Renshaw Dr, Black Hill - Hunter Central Logistics Estate.

I refer to Cessnock City Council development application SSD-64738258.

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.

Ausgrid does not object to the proposal. Please refer to the following information and conditions:-

Proximity to Existing Network Assets

Overhead Powerlines

There are existing overhead electricity network assets in the development area.

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

Based on the design of the development provided, it is expected that the “as constructed” minimum clearances will not be encroached by the building development. However it remains the responsibility of the developer and relevant contractors to verify and maintain these clearances onsite.

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 the development area.

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.

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 Easement:

Purpose Of Easement

This easement was acquired for the transmission and distribution assets currently owned and operated by Ausgrid. The purpose of the easement is to protect the transmission and distribution 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 and distribution 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. Access driveways 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. 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.
8. 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.
9. Adequate removable protection must be installed to prevent vehicles inadvertently colliding with the transmission tower. This proposed form of protection must be forwarded to Ausgrid for review and consent.
10. Driveways and other vehicle access must be capable of supporting the heaviest vehicle likely to traverse the driveway without damaging Ausgrid's assets.
11. All metal work within the easement site including metallic fencing, are to be locally earthed by a qualified electrician via a 50 sq. mm stranded copper, insulated earthwire bonded to a copper-clad earth-stake driven at least 1.6 metres into the ground.
12. Metallic fencing is generally not permitted to extend away from the easement site unless an insulating section is installed, at least 3 metres wide. This requirement maybe relaxed upon assessment of a supplied fencing design.
13. No buildings/structures or parts thereof constructed may encroach the easement.
14. No machine excavation is permitted within the easement without Ausgrid's express permission.
15. No obstruction of any type shall be placed within 10 metres of any part of a transmission line structure and 5 meters of any part of a distribution structure except where installed to protect the structures from vehicle impacts when Ausgrid has approved such structures.
16. Care must be taken to prevent any damage to underground metalwork which can extend up to 15 metres away from the transmission line structure.
17. During building construction, adequate controls must be put in place to prevent vehicles and machinery from damaging the Ausgrid assets.
18. Bulk solids (e.g sand and gravels) are not to be stored within the easement area.
19. 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.

20. 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.

21. The flying of kites, model aircraft etc. is not permitted within the easement site.

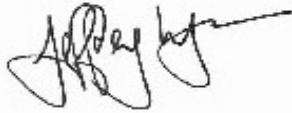
22. Any change to ground levels must be submitted to Ausgrid for approval.

23. Trees, shrubs, or plants which have root systems likely to grow greater than 250mm below ground level are not permitted within the easement or close to the cable infrastructure. The planting of other vegetation is to ensure Ausgrid's access and maintenance requirements are maintained.

24. Trees, shrubs, or plants which have a mature height of greater than 3.0m, or climbable portions greater than 2.5m above ground, are not permitted within the easement. The planting of other vegetation is to ensure Ausgrid's access and maintenance requirements are maintained.

Please do not hesitate to contact Jeffrey Lyons on Ph: (02) 4910 1719 (please quote our ref: Trim 2017/12/469) should you require any further information.

Regards, Jeff

A handwritten signature in black ink, appearing to read 'Jeffrey Lyons', with a long horizontal stroke extending to the right.

Jeffrey Lyons
Engineering Officer
Ausgrid
Ph: (02) 4910 1719