

2/10/2025

Renah Givney
Department of Planning and Environment
Locked Bag 5022
Parramatta
NSW 2124

Dear Renah

**Proposed Development at 372-374 MANN ST & 35-37 DWYER ST, North Gosford
Development Application No. SSD-69773460**

I am responding to your Development Application referral dated 05/09/2025 concerning the above development. This letter is Ausgrid's response under clause 2.48(2) of the [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#).

As you would be aware, 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 4.15 of the [Environmental Planning and Assessment Act 1979 No 203 - NSW Legislation](#)

In this regard, Ausgrid has assessed this DA with consideration of the existing Ausgrid's 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.

Please note the following information in relation to the construction of the development:

Environmental Impact statement

Ausgrid requires that any extension or upgrade (augmentation) of electrical infrastructure be subject to an appropriate environmental assessment. This assessment ensures compliance with relevant environmental legislation.

There are two acceptable pathways for this assessment:

- **Third - Party Approval**

The environmental assessment may be undertaken as part of a broader development application (DA), review of environmental factors (REF), or other planning approval. In such cases, Ausgrid requires written confirmation from the consent or determining authority that the augmentation works are included in the scope of the approved environmental assessment.

- **Ausgrid's-Summary Environmental Report (SER)**

For minor works, including new distribution works that often involve augmentation,

Ausgrid requires a Summary Environmental Report (SER) prepared in accordance with:

- NS174A – SER Template
- NS174B – Environmental Assessment Guidelines
- As outlined in Table 1.4-2 of NS174C, Part 5 SER applies to “new distribution works” and must be accompanied by any other relevant approvals.

This approach ensures that environmental risks are appropriately identified and managed, and that all works comply with Ausgrid’s Environmental Management System.

Should you require further clarification or wish to discuss this matter, please contact Ausgrid Environmental Services on (02) 9394 6659 or via email at environmentalservices@ausgrid.com.au.

Supply Of Electricity

It is recommended for the developer to engage an electrical consultant/contractor to complete an Connection Application via <https://www.ausgrid.com.au/Connections/Get-connected> “Connection Application – Large, Multiple and Remote Connections” for the connection of the opposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the information provided which may include whether or not the existing network can support the expected electrical load of the development. For some developments, a substation may be required on-site.

If an upgrade to the electricity network is necessary, the timeframe between the submission of the connection application and availability to connect the development will vary and may be exposed to a lengthy design and construction period. The submission of the Connection Application will allow us to begin planning and processing the connection and hopefully minimise any delays.

Service and Installation Rules of New South Wales requires each lot within a subdivision to have a single separate supply, free of encroachment.

If electricity supply to the Lot(s) is a consent condition, the developer is to apply for a Notice of Arrangements letter from Ausgrid at or near the completion of this work, via the following link: <https://www.ausgrid.com.au/Connections/special-connections/subdivisions>

In cases where electricity supply to the Lot(s) is a consent condition, It is a requirement that Notification of Arrangements for the Provision of Electricity Supply letter be issued by Ausgrid for each stage, before council release the plan of subdivision for registration at Land and Property Information.

Ausgrid will only issue the Notice of Arrangement after the connection assets have been installed and, if applicable, satisfactory arrangements have been made for Ausgrid to be granted registered easements or leases for any network infrastructure installed on private land.

Please direct the developer to Ausgrid’s website, www.ausgrid.com.au for information regarding connecting to Ausgrid’s network.

Proximity to Existing Network Assets During Construction

There are existing overhead electricity network assets in the footpath adjacent to the development.

Workcover Code of Practice 2006 – Work Near Overhead Powerlines 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.

If standard construction and scaffolding practices are employed, there may be insufficient clearance for scaffolding to be erected adjacent to the live mains, necessitating a power isolation to proceed.

It is recommended that the developer should email Ausgrid at servicesupport@ausgrid.com.au with potential compliance issues regarding the relevant Workcover Code of Practice 2006 – Work Near Overhead Powerlines at their earliest convenience.

Clearance to ‘As Constructed’ Development may not be Compliant

The Developer is required to submit an overhead powerline clearance report (to Ausgrid) to be completed by an authorised ASP3 overhead designer. The ASP3 report must contain plan and elevation views of all overhead powerlines within 5 metres of the proposed development clearly indicating the location of the overhead powerlines in relation to the proposed construction works.

An ASP3 of your choice can be found at this link
https://www.energy.nsw.gov.au/sites/default/files/2022-09/NSW_ASP_Level3ServiceProviders.pdf

The “as constructed” minimum clearances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual, Sect.10. This document can be sourced from Ausgrid’s website, www.ausgrid.com.au

The finalised overhead powerline clearance report should be forwarded to myself and customer_supply_newcastle@ausgrid.com.au for further comment. Should the minimum safety clearances continue to be compromised by the new development. This relocation work is generally at the developers cost.

Ausgrid requests that the Council Construction Certificate be withheld until the developer has provided Ausgrid with sufficient evidence that the new development will comply with minimum statutory clearances.

Landscaping

Avoid planting any vegetation that is likely to impact on the Ausgrid network mains, do not plant trees directly under powerlines, this is to reduce the need for future trimming. Plant trees at least five metres away from powerlines or a distance equal to its mature height. We have a list of species appropriate for planting near the network available at <https://www.ausgrid.com.au/-/media/Documents/In-your-community/Councils/Suitable-Planting-Species.pdf>

Please do not hesitate to contact me if you require any further information or assistance.

Yours sincerely



Chris Jeffery

Engineering Officer

Newcastle Design & Planning Portfolio

☎: 4951 9246

✉: CJeffery@ausgrid.com.au

☎ (02) 4951 9459

🌐 www.ausgrid.com.au

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