

Louise Starkey

From: Jason Wall <jwall@ausgrid.com.au>
Sent: Wednesday, 8 April 2020 3:36 PM
To: Louise Starkey
Cc: Development/Ausgrid; Paul Nakhle; Steve Head
Subject: RE: EIS Advice - Northside Private Hospital, West Gosford (SSD-10159)

Hi Louise,

We have reviewed the EIS and note that Ausgrid's requirements have not been addressed.

The proponent has also failed to address the SER's by providing any detail regarding how the development will be supplied from the Ausgrid Network and how the existing Ausgrid assets within the site will be treated. Ausgrid's view is that there are some significant cable relocations required for the development with respect to the 66kV overhead poles and wires on the site.

Our original requirements outlined in the email below have also not been addressed in the EIS.

The lack of consideration given to these issues is concerning and Ausgrid recommends these be addressed prior to project approval given the potential impact to the development layout.

Thanks,

Jason Wall
Project Development Manager
(02) 9269 7133

From: Louise Starkey <louise.starkey@planning.nsw.gov.au>
Sent: Friday, 3 April 2020 11:03 AM
To: Jason Wall <jwall@ausgrid.com.au>
Cc: Development/Ausgrid <development@ausgrid.com.au>
Subject: EIS Advice - Northside Private Hospital, West Gosford (SSD-10159)

Hi Jason,

Thank you for your previous advice on the above proposal.

The Department of Planning, Industry and Environment has received an Environmental Impact Statement (EIS) for the above proposal. The EIS and accompanying documents are available on the Department's Major Projects Website at <https://www.planningportal.nsw.gov.au/major-projects/project/10046>

I note the proposed development is adjacent a major Ausgrid substation. As such, the Department sent a referral to Ausgrid on 18 February 2020 requesting comments by 18 March 2020 (attached).

Are you able to advise whether Ausgrid has any further comments on the proposal or EIS documents?

Regards,

Louise Starkey
Senior Planning Officer

Regional Assessments | Department of Planning, Industry and Environment
T 02 4345 4410 | E Louise.Starkey@planning.nsw.gov.au



The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Jason Wall <jwall@ausgrid.com.au>

Sent: Thursday, 4 April 2019 9:42 AM

To: Louise Starkey <louise.starkey@planning.nsw.gov.au>

Cc: Paul Nakhle <pnakhle@ausgrid.com.au>; Development/Ausgrid <development@ausgrid.com.au>; Tim Knight <tknight@ausgrid.com.au>; Property <property@Ausgrid.com.au>; Keiran Fleming <keiran.fleming@ausgrid.com.au>

Subject: RE: Request SEARs Advice - Northside Private Hospital, West Gosford (SSD-10159)

Hi Louise,

The proposed development is adjacent a major Ausgrid substation.

The use of the land as a hospital should be carefully considered.

In this regard, Ausgrid require that due consideration be given to the compatibility of the proposed development with the existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, electric and magnetic fields (EMF), noise, visual amenity and other matters that may impact on Ausgrid or the development.

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.

Prior to any development being carried out, the approved plans must be submitted to Ausgrid for approval to determine whether the development will affect Ausgrid's network or easements. The developer must identify any potential impacts of the proposed construction and operation on the existing utility infrastructure and service provider assets, and demonstrate how these will be protected or impacts mitigated.

The applicant must check the location of underground cables by using *Dial Before You Dig* and comply with the requirements of *NS156: Working Near or Around Underground Cables* (Ausgrid, 2010).

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 consent authority 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 *NSW Industrial Noise Policy* (EPA, 2000).

The development must comply with both the Reference Levels and the precautionary requirements of the ICNIRP Guidelines for Limiting Exposure to Time-varying Electric and Magnetic Fields (1 HZ – 100 kHz) (ICNIRP 2010).

The development must comply with *Tree Safety Management Plan* (Ausgrid, 2007).

The development must be carried out in accordance with *ENA EG1-2006: Substation Earthing Guide* (Energy Networks Association, 2006).

Additionally, the developer should prepare an infrastructure plan detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure.

Thanks,

Jason Wall
Program Development Manager
(02) 9269 7133

From: Keiran Fleming
Sent: Sunday, 17 March 2019 10:42 AM
To: Jason Wall <jwall@ausgrid.com.au>
Cc: Paul Nakhle <pnakhle@ausgrid.com.au>; Development/Ausgrid <development@ausgrid.com.au>; Tim Knight <tknight@Ausgrid.com.au>; Property <property@Ausgrid.com.au>
Subject: Re: Request SEARs Advice - Northside Private Hospital, West Gosford (SSD-10159)

Hi Jason,

For your attention, SSD due 29/03/2019.

Thanks.

Kind regards,
Keiran

Keiran Fleming
Property Portfolio Manager | Property



0436 620 367
Level 4, 570 George Street, Sydney NSW 2000
keiran.fleming@ausgrid.com.au

Please consider the environment before printing this email.

From: Louise Starkey <louise.starkey@planning.nsw.gov.au>
Sent: Friday, 15 March 2019 4:21 PM
To: Keiran Fleming <keiran.fleming@ausgrid.com.au>
Subject: Request SEARs Advice - Northside Private Hospital, West Gosford (SSD-10159)

Dear Ausgrid

Attention: Mr Keiran Fleming, Manager, Property Portfolio

The Department of Planning and Environment has received a request for Secretary's Environmental Assessment Requirements (SEARs) for the Northside Private Hospital, West Gosford (SSD-10159). The proposed development is a State Significant Development under the Environmental Planning and Assessment Act 1979.

It would be appreciated if you could provide input on the SEARs for the proposal. Please review the attached letter and draft SEARs and provide details of any additional key issues and assessment requirements by **Friday 29th March 2019**.

The applicant's SEARs request can be viewed on the Department's website at:
<https://www.planningportal.nsw.gov.au/major-projects/project/10046>

Please feel free to contact me on (02) 4345 4410 if you have any queries.

Kind regards,

Louise Starkey

Senior Planning Officer, Regional Assessments

Department of Planning and Environment | PO Box 1148 GOSFORD NSW 2250

T 02 4345 4410 E Louise.Starkey@planning.nsw.gov.au



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