

Attachment A

Amended Conditions of Consent

SCHEDULE 1 - DEFERRED COMMENCEMENT CONDITIONS (CONDITIONS TO BE SATISFIED PRIOR TO CONSENT OPERATING)

The following deferred commencement conditions must be satisfied prior to the consent becoming operative:

(A) PART A - DEFERRED COMMENCEMENT CONDITIONS

(CONDITIONS TO BE SATISFIED PRIOR TO CONSENT OPERATING)

The consent is not to operate until the following condition is satisfied, within **24 months** of the date of this determination:

(1) VOLUNTARY PLANNING AGREEMENT

- (a) A Voluntary Planning Agreement, made in accordance with the public benefit offer made by TOPLACE PTY LTD dated 31 July 2018 must be exhibited and executed.
- (b) The Voluntary Planning Agreement, as executed, must be registered on the title of the land.
- (c) The payment of the monetary contribution must be provided to Council in accordance with the Voluntary Planning Agreement.
- (d) The guarantee must be provided to Council in accordance with the Voluntary Planning Agreement

(2) ENVELOPE MODIFICATIONS

The building envelopes must be modified as follows:

- (a) A 9 metre setback from the south-western site boundary with 890-898 Bourke Street must be provided at levels 4 and 5.
- (b) A 9 metre setback from the southern site boundary with 15 Joynton Avenue must be provided at a minimum for all levels above ground.
- (c) A 9 metre setback from the south-eastern site boundary with 17 Joynton Avenue must be provided at a minimum for all levels above ground.
- (d) A minimum 3 metre setback must be provided from the eastern boundary with 5 O'Dea Avenue from RL 32.00 and above.
- (e) A deep soil area with a minimum width of 3m must be provided at both basement levels along the southern boundary and the eastern boundary respectively where the site adjoins 15 and 17 Joynton Avenue.

Amended plans must be submitted and approved by the Director City Planning, Development and Transport.

- (3)** Evidence that will sufficiently enable Council to be satisfied as to those matters identified in deferred commencement conditions, as indicated above, must be submitted to Council within 24 months of the date of determination of this deferred commencement consent failing which, this deferred

development consent will lapse pursuant to section 4.53(6) of the Environmental Planning and Assessment Act 1979.

- (4)** The consent will not operate until such time that the Council notifies the Applicant in writing that deferred commencement consent conditions, as indicated above, have been satisfied.
- (5)** Upon Council giving written notification to the Applicant that the deferred commencement conditions have been satisfied, the consent will become operative from the date of that written notification, subject to the conditions of consent, as detailed in Part B Conditions of Consent (Once the Consent is Operation).

PART B – CONDITIONS OF CONSENT

SCHEDULE 1A

APPROVED DEVELOPMENT/DESIGN MODIFICATIONS/COVENANTS AND CONTRIBUTIONS/USE AND OPERATION

Note: Some conditions in Schedule 1A are to be satisfied prior to issue of a Construction Certificate and some are to be satisfied prior to issue of Occupation Certificate, where indicated.

(1) CONCEPT DEVELOPMENT APPLICATION

Pursuant to Division 4.4 of the *Environmental Planning and Assessment Act, 1979* and Clause 100 of the *Environmental Planning and Assessment Regulation, 2000*, this Notice of Determination relates to a concept development application, and a subsequent development application (detailed design) or applications are required for any work on the site.

(2) APPROVED DEVELOPMENT

- (a) Development must be in accordance with Development Application No. D/2017/1723 dated 12 December 2017 and the following drawings prepared by ~~Krikis Taylor Architects~~ **PTW Architects**:

Drawing Number	Drawing Name	Date
SK06.10 Issue A	Envelope Basement 1 & 2 Floor Plan	1 November 2018
SK06.11 Issue J	Envelope Ground to Level 5 Floor Plan	26 October 2018
SK06.16 Issue H	Envelope Elevations	24 July 2018
SK06.15 Issue J	Envelope Sections	1 November 2018
S1DA-0010 Revision A	Amended Envelope Basement Floor Plan	7 August 2020
S1DA-0011 Revision A	Amended Envelope Ground & 1 Floor Plan	7 August 2020
S1DA-0012 Revision A	Amended Envelope Level 2 & 3 Floor Plan	7 August 2020
S1DA-0013 Revision A	Amended Envelope Level 4 & 5 Floor Plan	7 August 2020
S1DA-0014 Revision A	Amended Envelope Level 6 Floor Plan	7 August 2020

Drawing Number	Drawing Name	Date
S1DA-0020 Revision A	Amended Envelope Sections	7 August 2020
S1DA-0030 Revision A	Amended Envelope Elevations	22 July 2020

as amended by plans submitted in order to achieve compliance with deferred commencement condition (2) in Schedule 1 of this consent and the other conditions of this consent.

- (b) In the event of any inconsistency between the approved plans (including plans approved in accordance with deferred commencement condition (2) in Schedule 1) and supplementary documentation, the plans will prevail.

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(3) MATTERS NOT APPROVED IN CONCEPT PROPOSAL DEVELOPMENT CONSENT

The following matters are **not** approved and do not form part of this concept development consent:

- (a) any works including demolition, tree removal, excavation and/or construction;
- (b) the precise total quantum of floor space;
- (c) any design excellence uplift in floor space;
- (d) the number of storeys or number of basement levels contained within each envelope;
- (e) the indicative floor layouts of buildings;
- (f) the number and configuration of residential apartments and commercial/retail tenancies;
- (g) the location of the vehicular access point to the site; and
- (h) the number, location and configuration of car parking spaces, bicycle spaces, car share spaces, service vehicle and truck loading spaces / zones;

(4) COMPETITIVE DESIGN PROCESS

A competitive design process in accordance with the provisions of the Sydney Local Environmental Plan 2012 shall be:

- (a) Conducted in accordance with 'Design Excellence Strategy for 888 Bourke Street, Zetland, dated 6 September 2018, prepared by LJB Urban Planning Pty Ltd on behalf of Toplace Pty Ltd.
- (b) Conducted prior to the lodgement of any subsequent detailed development application for the site.

The detailed design of the building/s must exhibit design excellence, in accordance with Clause 6.21 of Sydney Local Environmental Plan 2012.

(5) VOLUNTARY PLANNING AGREEMENT

This consent is subject to a Voluntary Planning Agreement (VPA) in accordance with Section 7.4 of the *Environmental Planning and Assessment Act, 1979*, between the Council of the City of Sydney Council and 888 Place Pty Ltd referred to in Deferred Commencement Condition (1) in Schedule 1 of this development consent.

The terms of the VPA must be complied with in any subsequent detailed design development application or applications.

(6) RESIDENTIAL LAND USE

The residential component of the development must be designed to comply with the principles of State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development, the provisions of the Apartment Design Guide (ADG), and the provisions of Sydney DCP 2012.

(7) DETAILED DESIGN OF BUILDINGS

The competitive design process brief and subsequent detailed design development application must incorporate the following requirements:

- a) Minimise overshadowing on adjoining properties in accordance with ADG objective 3B-2.
- b) Provide a compliant amount of communal open space in accordance with the ADG that receives adequate solar in accordance with the ADG.
- c) If roof top communal open space is proposed it must provide equitable access, be designed to prevent overlooking and noise impacts and all structures (including but not limited to plant and lift overruns) must be within the 22m height limit.
- d) Adequate privacy treatment for future ground floor units along the O'Dea Avenue and new street frontage.
- e) Design development to address and integrate with the future through site link at 890 - 898 Bourke Street.
- f) Design development at the highly visible/landmark corner at Bourke Street and O'Dea Avenue in accordance with the requirements of the Section 5.2.8 of the Sydney DCP.

- g) Adequate treatment of the setback and façade of the development where it will adjoin 5 O'Dea Avenue.
- h) Provision of individual residential entries for ground floor units and a clear street address for both buildings.
- i) Acoustic and ventilation treatments to Bourke Street and O'Dea Avenue frontages and the ground floor apartments that front the basement accessway in accordance with the requirements of the Sydney DCP and ADG.
- j) Waste management facilities in accordance with Section 4.2.6 of the Sydney DCP.
- (k) A minimum 9m wide landscaped zone of which 3m is a deep soil zone is to be provided on the southern and eastern boundaries of Building B where the site adjoins 15 and 17 Joynton Avenue.
- (l) An alternate location for the vehicular access to the basement must be provided under the building and not in the landscaped setback zone. Access to the development is to remain off Kingsborough Way.

(8) PUBLIC ART

- (a) The document titled '888 Bourke Street, Zetland – Preliminary Public Art Plan', prepared by Site Image Public Artists, Issue C and dated 31 July 2018, must be included as annexure to the competition brief for the competitive design process.
- ~~(b) A detailed public art plan must be submitted with any subsequent development application for detailed design and construction of the development.~~
- (c) The detailed public art plan referred to in (b) above must be prepared in accordance with Section 3.1.5 of the Sydney Development Control Plan 2012, the City of Sydney Public Art Strategy and Policy and Interim Guidelines for Public Art in Private Development, and include:
 - (i) A rationale for the selection of artists.
 - (ii) A rationale for each artist's concept relevant to the site.
 - (iii) An indication of how each artwork concept is commensurate with the scale of the development.
 - (iv) Provision of public art concepts, including the form, dimensions, materials and locations of the artworks.
 - (v) A program for documentation, fabrication and installation and integration with the construction program for the development.
 - (vi) Engineer's drawings, expected maintenance requirements and deaccessioning agreements.

- (d) Neither street furniture nor interpretation strategies must be considered as part of the public art component.

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(9) ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Details are to be provided with the subsequent development application for the detailed design of the buildings to confirm that the buildings have adopted the ESD targets specified in Annexure A to the Design Excellence Strategy prepared by LJB Urban Planning dated 06.09.18. The ESD targets must be carried through the competitive process phase, design development, construction, and through to completion of the project.

(10) FLOOR SPACE RATIO

- (a) The Floor Space Ratio for all detailed development applications on the site must not exceed 2:1 calculated in accordance with Clauses 4.4 and 6.14 of the Sydney Local Environmental Plan 2012.
- (b) Notwithstanding (a) above, the proposal may be eligible for up to 10% additional floor space pursuant to the provisions of Clause 6.21(7) of the Sydney Local Environmental Plan 2012 if the consent authority is satisfied that the resulting detailed design development application exhibits design excellence and is the result of a competitive design process in accordance with the requirements of the Sydney Local Environmental Plan 2012.
- (c) Precise calculations and details of the distribution of floor space must be provided with any subsequent detailed design development application or applications.

(11) BUILDING HEIGHT

The maximum height of the buildings must not exceed ~~22~~ **22.79** metres *to the parapet and 26.93 metres to the top of the lift overrun* in accordance with the Sydney LEP 2012. No structures are to exceed the *nominated heights* ~~22 metres~~ height limit.

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(12) DETAILED DESIGN TO BE CONTAINED WITHIN APPROVED ENVELOPE

Subject to the other conditions of this consent, the building envelope is only approved on the basis that the ultimate detailed design development application for the buildings on the site, including articulation, balconies, terraces, services, privacy treatments and other projections will be entirely contained within the approved building footprint and envelope, and comply with the relevant planning controls.

(13) RESIDENTIAL ACOUSTIC AMENITY

An Acoustic Impact Assessment must be undertaken by a suitably qualified acoustic consultant and submitted with any subsequent development application for detailed design and construction of the development, in

accordance with the requirements of Section 4.2.3.11 of the Sydney Development Control Plan 2012.

(14) STREET TREES

- (a) All street trees on O’Dea Avenue must be included for retention with any subsequent detailed design development application.
- (b) Any design elements (awnings, street furniture, footpath upgrades etc.) within the public domain in a future detailed design development application must ensure appropriate setbacks are provided from the street tree to allow maturity of the tree to be achieved.
- (b) The location of any driveways must ensure that the removal of any existing street tree is not required. Any driveway must be appropriately setback so as it does not adversely impact on any existing street tree both below and above ground.

(15) PARKING DESIGN

- (a) No parking spaces are approved under this consent. The permissible number of car parking spaces is to be determined in any subsequent detailed design development application.
- (b) The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 Parking facilities Part 1: Off-street car parking, AS/NZS 2890.2 Parking facilities Part 2: Off-commercial vehicle facilities and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities. These details must be submitted with any subsequent detailed design development application.
- (c) Any basement parking facility proposed to be located under land to be dedicated as public domain areas, including streets and footpaths, in accordance with Section 3.11.5 of the Sydney Development Control Plan 2012, must:
 - (i) Be limited to either circulation space or unallocated visitor parking spaces.
 - (ii) Provide for stratum ownership of the public domain areas above, including streets or lane by the City in stratum above the waterproofing membrane, to a minimum depth of 1 metre for clearance for services as measured from the road levels above.

(16) SERVICE VEHICLE SIZE LIMIT AND SWEEP PATHS

Any subsequent detailed design development application must include evidence to demonstrate adequate swept paths for the largest service vehicle to access the proposed loading area(s).

(17) WASTE COLLECTION AND SERVICING

Any subsequent detailed design development application is to provide details of the location, construction and on-site servicing of the waste collection facilities for the proposed building in a Waste Management Plan (WMP). The design of the facilities is to be in accordance with Sections 3.11.13 and 4.2.6 of the Sydney Control Plan 2012, including the following requirements:

- (a) Dedicated spaces for residential bulky waste storage must be provided for each building. These spaces should be separated by a caged area (or similar) if included within nominated waste holding rooms for storage or collection bins.
- (b) Clearance height for access by collection vehicles must be no less than 4 metres at any point where Council vehicles are required to enter site to service bins;
- (c) Collection vehicles to enter and exit in a forward direction; and
- (d) Unimpeded access must be provided for Council collection from the residential waste and recycling storage location(s) at all times.

(18) CAR SHARE SPACES

The car park plans submitted as part of any detailed design development application must include the provision of parking spaces for the exclusive use of car share scheme vehicles, in accordance with Section 3.11.2 of the Sydney Development Control Plan 2012.

Parking spaces allocated for car share vehicles must be publicly accessible by people who do not occupy the building. The spaces must be retained as common property of the Owners Corporation and not sold or leased at any time. The spaces must be made available to car share operators without a fee or charge. The spaces must be well lit and sign posted for use only by car share vehicles.

The car share spaces are to be available at the same time that the building is occupied.

Details of the location and public accessibility of the car share spaces must be included in any detailed design development application.

[Note: it is recommended the applicant contact car share operator/s to discuss the proposed car share parking spaces and related documentation should submit to the council as a part of any detailed design development application submission].

(19) LOADING DOCK MANAGEMENT PLAN

Any subsequent detailed design development application must include a loading dock design and draft Loading Dock Management Plan, including the following:

- (a) Service vehicle parking spaces provided in accordance with Section 3.11.6 and Schedule 7.8.1 of the Sydney Development Control Plan 2012.

- (b) Compliance with the minimum requirements of Australian Standard AS/NZS 2890.2 Parking facilities Part 2: Off-street commercial vehicle facilities including that vehicle access will provide for:
 - (i) a 9.25 metre truck (such as a removalist vehicle); and
 - (ii) minimum vertical clearance of 4.5 metres.

(20) TRANSPORT FOR NSW (TfNSW) CONDITIONS

The applicant must consult with the Sydney Coordination Office within TfNSW as part of the preparation of any detailed development application for the site to agree on future development access roads and vehicle driveways and relocation of the bus stop on O'Dea Avenue if required.

A revised traffic report must be submitted as part of any detailed design development application and include the following:

- a) comparison of net traffic increase between the existing and proposed development during network peak hours, taking into account the above comments; and
- b) provide details of SIDRA traffic modelling analysis for validation by Council and Roads and Maritime Services.

(21) SYDNEY WATER

Consultation is required with Sydney Water as part of the detailed design development application regarding works in proximity to the existing Sydney Water main within the site.

Details of the consultation undertaken are to be provided to Council with any subsequent detailed design development application.

(22) AUSGRID

Consultation is required with Ausgrid as part of the detailed design development application to confirm whether a substation is required and whether the future development will impact existing overhead powerlines.

Details of the consultation undertaken are to be provided to Council with any subsequent detailed design development application.

(23) FLOODING

A flood assessment report to determine the detailed design flood planning level (FPL) requirements for the subject site is to be submitted with any subsequent detailed development application for the detailed design and construction of the development.

(24) LAND CONTAMINATION

No development works are to be undertaken on the site until such time as a detailed development application which includes site remediation works has been submitted to and approved by the City.

The detailed development application must at a minimum must include a Detailed Environmental Site Investigation, a Remediation Action Plan and a Review by NSW EPA Site Auditor that demonstrates the requirements of State Environmental Planning Policy No 55 are addressed.

SCHEDULE 2

PRESCRIBED CONDITIONS

The prescribed conditions in accordance with Division 8A of the *Environmental Planning and Assessment Regulation 2000* apply to the development.

Refer to the NSW State legislation for full text of the clauses under Division 8A of the *Environmental Planning and Assessment Regulation 2000*. This can be accessed at: <http://www.legislation.nsw.gov.au>

SCHEDULE 3

TERMS OF APPROVAL

The Terms of Approval for Integrated Development as advised by Water NSW are as follows:

- (25)** A Water Supply Work Approval from Water NSW must be obtained prior to commencing dewatering activity on the proposed site. Please complete an Application for approval for water supply works, and/or water use (available at http://www.water.nsw.gov.au/data/assets/pdf_file/0006/547224/form_licence_wmaf030_water_supply_works_use.pdf).
- (26)** An application for a Water Supply Works Approval will only be accepted upon receipt of supporting documentation, and payment of the applicable fee (see Application fees for New or amended Works and/or Use Approvals available at <http://www.water.nsw.gov.au/water-licensing/applications/application-fees/access-licences-supply-work-use-approvals-dealings>). The information required for the processing of the water supply work application may include preparation of a dewatering management plan.
- (27)** If approved, the Approval will be issued for a period of up to 24 months to cover the dewatering requirements during the construction phase. It will include conditions to ensure that impacts are acceptable and that adequate monitoring and reporting procedures are carried out. The Approval will be issued subject to the proponent meeting requirements of other agencies and consent authorities. For example, an authorisation by either Sydney Water or the local Council, depending where the water will be discharged. If contaminants are likely, or are found to be present in groundwater, and are being discharged to stormwater, including high salinities, a discharge licence under the Protection of the Environment Operations Act 1997 (NSW) may also be required.
- (28)** Water NSW prefers “tanking” (i.e. total water proofing below the seasonal high water table) of basement excavations, and avoids the ongoing extraction of groundwater after the initial construction phase. It is also advised to adopt measures to facilitate movement of groundwater post construction (e.g. a drainage blanket behind the water-proof membrane).
- (29)** If the basement is not “tanked”, the proponent will require a Water Access Licence (WAL) and need to acquire groundwater entitlements equivalent to the yearly ongoing take of groundwater. Please note: Acquiring groundwater entitlements could be difficult, and may cause delay in project completion. If a WAL is required, please complete an Application for a new water access licence with a zero share component (available at http://www.water.nsw.gov.au/data/assets/pdf_file/0004/547042/form_licence_wmaf011_new_wal_zero_share.pdf).

SCHEDULE 4

CONCURRENCE CONDITIONS – ROADS AND MARITIME SERVICES

(30) Roads and Maritime Services have provided the following concurrence conditions under the provisions of the State Environmental Planning Policy (Infrastructure) 2007:

- (a) Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works. Details should be forwarded to:

The Sydney Asset Management

Roads and Maritime Services

PO Box 973 Parramatta CBD 2124.

- (b) A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.
- (c) The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.
- (d) The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:

Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

Telephone 8849 2114
Fax 8849 2766

- (e) If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.
- (f) Any redundant driveways on the Bourke Street boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of any kerb and gutter on Bourke Street shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 9598 7798).

- (31)** Detailed design plans of the proposed kerb and gutter are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.
- (32)** A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.
- (33)** A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.
- (34)** Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Bourke Street during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>
- (35)** All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Bourke Street.
- (36)** All vehicles are to enter and exit the property in a forward direction.
- (37)** All vehicles are to be contained on site before being required to stop.
- (38)** All works and signposting associated with the subject development shall be at no cost to Roads and Maritime.

CONCURRENCE CONDITIONS – AUSGRID

Ausgrid has provided the following concurrence conditions under the provisions of the State Environmental Planning Policy (Infrastructure) 2007:

(39) METHOD OF ELECTRICITY CONNECTION

The method of connection will be in line with Ausgrid's Electrical Standard (ES)1 – 'Premise Connection Requirements.

(40) SUPPLY OF ELECTRICITY

It is recommended for the nominated electrical consultant/contractor to provide a preliminary enquiry to Ausgrid to obtain advice for the connection of the proposed development to the adjacent electricity network infrastructure. An assessment will be carried out based on the enquiry which may include whether or not:

- The existing network can support the expected electrical load of the development
- A substation may be required on-site, either a pad mount kiosk or chamber style and;
- site conditions or other issues that may impact on the method of supply.

Please direct the developer to Ausgrid's website, www.ausgrid.com.au about how to connect to Ausgrid's network.

(41) CONDUIT INSTALLATION

The need for additional electricity conduits in the footway adjacent to the development will be assessed and documented in Ausgrid's Design Information, used to prepare the connection project design.

(42) PROXIMITY TO EXISTING NETWORK ASSETS: OVERHEAD POWERLINES

There are existing overhead electricity network assets in Bourke Street and O'Dea Avenue. 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 the locating and operations 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.

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.

(43) PROXIMITY TO EXISTING NETWORK ASSETS: UNDERGROUND CABLES

There are existing underground electricity network assets in Bourke Street and O'Dea Avenue.

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.

Should ground anchors be required in the vicinity of the underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

Safework Australia – Excavation Code of Practice, and Ausgrid's Network Standard NS156 outlines the minimum requirements for working around Ausgrid's underground cables.

(44) PROXIMITY TO EXISTING NETWORK ASSETS: SUBSTATION

There are existing electricity substation assets within the proposed site location (S.629) and south, adjacent to the proposed new road. (S.77021 & S.77022). The proposed road must not interfere with the substation or any associated easement.

The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and Australian Standards including AS1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings.

In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres.

Any portion of a building other than a BCA class 10a structure constructed from non-combustible materials, which is not sheltered by a non-ignitable blast resisting barrier and is within 3 metres in any direction from the housing of a kiosk substation, is required to have a Fire Resistance Level (FRL) of not less than 120/120/120.

Openable or fixed windows or glass blockwork or similar, irrespective of their fire rating, are not permitted within 3 metres in any direction from the housing of a kiosk substation, unless they are sheltered by a non-ignitable blast resisting barrier.

The development must comply with both the Reference Levels and the precautionary requirements of the Draft Radiation Protection Standard for Exposure Limits to Electric and Magnetic Fields 0 Hz – 3kHz (ARPANSA, 2006). For further details on fire segregation requirements refer to Ausgrid's Network Standard 141.

Existing Ausgrid easements, leases and / or right of ways must be maintained at all times to ensure 24 hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid.

For further details refer to Ausgrid's Network Standard 143.

