

Network Standard

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Title:

Pillar site selection - Draft

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Scope

This Network Standard sets the minimum requirements for the physical location of new low voltage pillars on Ausgrid's underground distribution network, and for the relocation of existing low voltage pillars where affected by new developments.

This Standard does not apply to the Sydney CBD area, and to some locations in the Newcastle CBD area (refer to NS224).

This Standard does not address the assembly of the pillar (refer to NS127 and NS224) or the electrical loading or configuration (refer to NS110 and NS112).

Reference Documents

All work covered in this document shall conform to all relevant Legislation, Standards, Codes of Practice and Network Standards.

Ausgrid Documents

NS001 Glossary of Terms

NS110 Design and Construction Standard for Underground Residential Subdivisions

NS112 Design Standards for Industrial and Commercial Developments

NS127 Low Voltage Cable Joints and Terminations

NS130 Laying Underground Cables up to and including 11kV

NS143 Easements, Leases and Rights of Way

NS224 Low Voltage Suburban Commercial and Industrial Underground Distribution Utilising Pillars

Other Standards and Documents

AS 1428.1 Design for access and mobility – General requirements for access – New building work

AS 1428.4.1 Design for access and mobility – Means to assist the orientation of people with vision impairment – Tactile ground surface indicators.

NSW Streets Opening Coordination Council (SOCC) – Guide to Codes and Practices for Streets Opening

Acts and Regulations

Electricity Supply (General) Regulation 2014 (NSW)

Electricity Supply (Safety and Network Management) Regulation 2014

Clause Standard Requirements

1 Objectives

The key objectives of pillar site selection shall be as follows:

- Provide safe access for network maintenance and new connections;
- Ensure a safe clearance for movement of members of the public;
- Reduce the impact on public safety;
- Ensure adequate clearance for vehicle movements to reduce the likelihood of collisions; and
- Improve visual amenity of the streetscape where practicable.

This Network Standard is intended to:

- Provide clear and consistent requirements for the location of pillars;
- Be referenced by designers, electrical installers and local government authorities;
- Ensure pillars are located safely, efficiently and with awareness of the local streetscape constraints and the finished built environment; and
- Ensure consistency of consent conditions by local government authorities and Ausgrid.

2 Pillar selection

2.1 Two types of low voltage pillars are available for installation on Ausgrid's underground distribution network:

- turret pillars – for underground residential subdivisions and other approved locations (refer to Section 3.4.3); and
- commercial pillars – for commercial and industrial developments.

2.2 The appropriate pillar shall be selected based on the electrical requirements of NS110 and NS112 and shall be consistent with the built environment at the location.

3 Site selection

3.1 Minimum clearances

3.1.1 The above ground clearances of Table 1 shall be maintained around turret and commercial pillars. Refer to Annexure A for diagrams showing the typical minimum clearances around pillars.

3.1.2 Refer to Annexure B for a visual guide to acceptable and unacceptable pillar locations.

Table 1 – Minimum above ground clearance around pillars

Category	Clearance from	Turret pillar clearance (mm) ¹	Commercial pillar clearance (mm)
External site clearance	Each side of pillar	500	50 ²
	Rear of pillar	120 ³	25
	Top of pillar	1500	100
	Front of pillar	2000	2000
Third party assets	Above ground fire hydrants	3000 ⁴	3000 ⁴
	Below ground valves and hydrants	2000	2000

	Access covers for accessible pits and shafts	1000	1000
Building	Corner of building	1000	500
	Edge of doorway	1000 ⁵	500 ⁵
	Edge of window frame	25 ⁶	25 ⁶
Property boundary	Street Alignment	240 / 260 ⁷ (short / long side parallel)	25 ⁸
Vehicular	Driveway	300	300
Footpath	Thoroughfare width (from pillar)	1000 ⁹	1000 ⁹
Easement¹⁰	Each side of pillar	500	500 ¹¹
	Rear of pillar	300	300 ¹¹
	Front of pillar	2000 ¹²	2000 ¹²
	Top of pillar (vertically above)	2000	1500 ¹¹
Environment	Tidal prone land	1000 above MHWM ¹³	1000 above MHWM ¹³

¹ Turret pillar clearances shall be measured from the turret connecting bolts (horizontal) or from the turret top (vertical).

² Increased to 500mm in open-air environments where the cabinet is to be lifted into place with all electrical hardware installed.

³ Minimum above ground clearance to accommodate below ground turret base structure in narrow footpaths, high traffic areas or congested sites. At other locations, pillars shall comply with the street alignment clearance (footpath sites), or the rear easement clearance (off-street sites), as applicable.

⁴ Clearance can be reduced to 2000mm following consultation with the local fire authority.

⁵ Clearance can be reduced to 300mm for pre-existing doorways, where a greater separation cannot be reasonably achieved due to restricted site conditions. Reduced clearances require prior consultation with the premises owner.

⁶ Pillars shall not be installed in front of windows, except where prior consultation has occurred with the premises owner.

⁷ For footpath sites – measured at rear of pillar with the short / long side parallel to boundary. Equivalent to a distance of 400mm (approx.) measured from centre of pillar as required by NS130.

⁸ For footpath sites – measured at rear of pillar.

⁹ Location to maintain minimum 1m clearance for pedestrian thoroughfare except where existing fixed location obstacles already restrict access. Refer to Clause 3.4.3.

¹⁰ For off-street sites within the property boundary. Refer to Clause 3.3.

¹¹ For wall recess installations, the easement shall be the same size as the wall recess opening. Refer to Clause 5.3.

¹² Easement extends to the front boundary line only, where this distance is less than 2m. In these situations, access from the footpath zone shall be unrestricted.

¹³ Mean High Water Mark (MHWM)

3.2 Additional site constraints

3.2.1 Pillars shall not be installed in areas prone to inundation due to stormwater run-off or ponding.

3.2.2 Pillars on footpath sites within the road reserve shall not be located:

- where an established access or probable future access to a property would be affected;
- within the footpath allocation of other utilities (comms, gas, water, rail, etc), except with the prior written permission of the relevant utility.

3.2.3 Where other utilities impinge within the Ausgrid footpath allocation, the pillar location and any necessary service relocation works shall be negotiated with the relevant utility.

3.3 Off-street locations

The following requirements shall be addressed for pillars on off-street sites within the property boundary. These sites:

- shall be sited with one edge of the overall pillar site boundary at the front road boundary where site conditions allow;
- shall have an easement provided for the pillar site and, where the pillar site is not located adjacent to a public road boundary, an easement and right-of-way for cable and personnel access. Refer to Table 1 and the requirements of NS143;
- shall not have services such as drains, sewers, pipes and wiring passing under the pillar site area;
- shall be protected from damage by vehicles in areas classified as high risk for vehicle impact, such as adjacent to driveways, drive-thru areas, community / customer car parking etc.;
- shall comply with the landscaping requirements in Section 7; and
- shall be provided with access from the street in accordance with Clause 8.3.

3.4 Footpath sites - alignment and orientation

3.4.1 The following requirements shall be addressed for pillars on footpath sites within the road reserve. These sites:

- shall be installed within the restrictions specified by NSW Streets Opening Coordination Council, "Guide to Codes and Practices for Streets Opening" where site conditions allow;
- shall be installed adjacent to the street alignment in accordance with Table 1;
- shall be positioned so that the top of the pillar base is level and 50mm above the footpath level. Refer to NS130;
- shall be aligned with the lot boundary between two adjacent neighbouring lots where site conditions allow;
- shall be orientated with the long edge parallel to the street alignment, except for turret link pillars which shall have the short edge parallel. Refer to NS130; and
- shall not be located directly opposite other fixed assets in the road reserve (e.g. power pole, rubbish bin, bus shelter etc.) where the main footpath thoroughfare width would be reduced to less than the minimum clearance in Table 1.

3.4.2 Where the building line of a new development is set back from the street alignment, the pillar shall be installed as follows:

- as an off-street site adjacent to the building line, and an easement shall be obtained for the pillar site, cables and access path in accordance with Clause 3.3; or
- as a footpath site within the road reserve where there is a clear pedestrian thoroughfare and the pillar is installed in alignment with, and within 1000mm of, other permanent street furniture such as bins, fixed seating and plants.

3.4.3 Where the existing footpath thoroughfare width is less than the minimum clearance in Table 1, the pillar location shall be;

- aligned with existing fixed location obstacles such that the pedestrian thoroughfare is not further reduced; or
- reviewed by the designer where a reduction in pedestrian thoroughfare is unavoidable, and further consultation undertaken with Ausgrid and the local government authority.

4 Turret pillars

- 4.1 Turret pillars shall be used for underground residential subdivisions.
- 4.2 Turret pillars may be used in commercial and industrial areas where permitted by the requirements of NS112.
- 4.3 Where a turret pillar poses a potential trip hazard in the main pedestrian thoroughfare, the impact shall be mitigated using the additional contrast measures in Clause 6.4, or alignment with permanent street furniture, or by other measures.

5 Commercial pillars

- 5.1 Commercial pillars shall not be used in residential areas, except where permitted by the requirements of NS224.
- 5.2 Commercial pillars may be installed in either a wall recess or in an open-air environment and shall have the access doors facing outwards.
- 5.3 **Wall recess installation**
 - 5.3.1 The cabinet and base unit combination can be installed in a recess in a wall. To ensure adequate ventilation and sufficient space for installation, the minimum external site clearances of Table 1 (sides, rear, top) shall be maintained around the cabinet and the above ground section of the base unit.
 - 5.3.2 The front of the pillar (cabinet door handle) shall be flush with the opening of the recess and the installation shall have an easement which is the same size as the wall recess opening and provided in accordance with Clause 3.3.
 - 5.3.3 Setting the pillar further back in the recess is not permitted, except where the wall recess opening and easement around the cabinet are both increased to satisfy the easement clearances shown in Table 1.
- 5.4 **Open-air installation**
 - 5.4.1 Where site conditions allow, commercial pillars in an open-air environment shall be installed with a minimum rear clearance to the building line, in accordance with Table 1, to reduce pedestrian impacts.

6 Requirements for visually impaired persons and public safety

- 6.1 **General**
 - 6.1.1 The requirements for visually impaired persons in this Section¹ shall apply to residential, commercial and industrial locations.
 - 6.1.2 The requirements can also be used to improve public safety where potential trip hazards are identified, reducing the risk of collision, trips and falls for pedestrians, bicycles, vehicles and other users.
- 6.2 **Location of Pillars**
 - 6.2.1 Designers shall assess the impact to visually impaired persons and public safety when determining the location of pillars. Where site conditions allow, pillars shall be installed outside of the main pedestrian thoroughfares.
 - 6.2.2 The location of pillars shall reduce the potential for trip hazards. Measures including alignment with permanent street furniture, strong luminance contrast and the installation of reflective tape shall be used to mitigate the risk of collision, especially during low-light conditions. Refer to Clause 6.4.

¹ Originally developed in consultation with Vision Australia.

6.3 Short Turret Pillars

Turret pillars with short turrets (365mm total installed height out of ground including the base) may create a trip hazard for visually impaired persons and shall not be used in pedestrian thoroughfares.

6.4 Contrast against Surrounding Surfaces

6.4.1 The cabinet / turret and base combination shall provide a strong luminance contrast against the existing (or proposed) surrounding surfaces (minimum 30%).

6.4.2 During the design phase the colour selection (or Artwork design) of the cabinet / turret and base combination shall be evaluated to ensure the minimum luminance contrast requirement is satisfied.

6.4.3 For turret pillars identified as a potential trip hazard for visually impaired persons, a white reflective tape 50mm wide (Stockcode 56564) shall be installed 100mm from the top of the turret. The reflective tape shall cover the entire circumference of the turret and shall be cut into four individual lengths to ensure it sits flat on the four turret surfaces.

6.4.4 For commercial pillars where the Clause 6.4.1 requirements cannot be satisfied, the end of the cabinet (depth) shall provide a strong luminance contrast against surrounding surfaces. This can be achieved by using a different end-colour coating (approved by the manufacturer), or through provision of a white reflective tape 75mm wide, installed on the cabinet end faces at a height of 900-1000mm from floor level.

6.4.5 Surface preparation for affixing the reflective tape shall be as described in NS148 for attaching asset numbers to HDPE plastic pillars, to ensure adequate adhesion to the pillar surface.

6.5 Determining Luminance Contrast

6.5.1 Refer to AS1428.1 Appendix B for details regarding the measurement of luminance contrast. Appendix E within AS1428.4.1 provides a precise, but complicated, method of measuring luminance contrast.

6.5.2 Alternatively, luminance contrast can be measured by one of the less accurate methods below:

- using a lux meter; or
- using a specialised camera-based application approved by Ausgrid; or
- matching the colours in question with the colours in the “Dulux Colour Atlas” and comparing their Light Reflectance Value (LRV). Ausgrid’s standard turret pillars have a LRV of approximately 11, and the commercial pillars have a LRV of approximately 57.

6.5.3 Where Clause 6.5.2 is used to determine luminance contrast, a higher 40% luminance contrast shall be targeted due to the loss of precision.

7 Landscaping for off-street locations

7.1 Vegetation within the pillar easement:

- shall be maintained lawn or ground cover that grows to a maximum 150 mm height;
- shall not interfere with access to the pillar for both personnel and equipment; and
- shall not screen visibility of the pillar from the street.

- 7.2 Trees, shrubs or plants, other than lawn grass, shall not encroach within the pillar easement and shall not screen visibility of the pillar from the street.
- 7.3 Watering systems shall not be installed within the pillar easement or designated personnel access routes.

8 Access requirements

- 8.1 Pillar sites shall provide unrestricted, 24/7 access directly from a public street for Ausgrid personnel and equipment.
- 8.2 For off-street sites, the site owner/customer shall be responsible for providing and maintaining access routes and surface finishes, to the satisfaction of Ausgrid, as specified in the easement document.
- 8.3 For off-street sites, access from the street to the pillar site shall not be fenced or enclosed, except with the written approval of Ausgrid. The required easement and any right-of-way for the pillar site shall be in accordance with Clause 3.3.

Annexure A: Typical minimum clearance diagrams

A1 General

This Annexure contains schematic diagrams showing the typical minimum clearance requirements for both turret and commercial type pillars.

A2 Turret pillars

The typical minimum clearance requirements are indicated in the following site plans and elevations. Refer to Table 1 for details and to the requirements of Clauses A4 and A5.

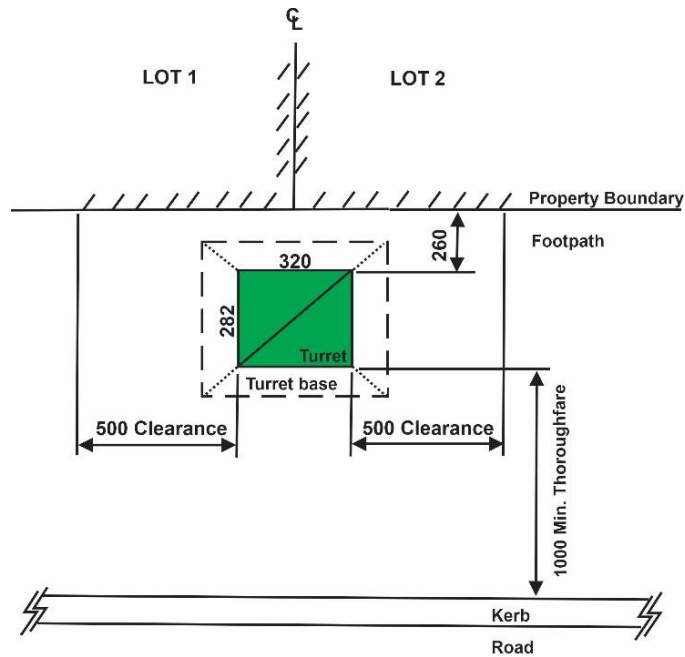


Figure A1 – Turret pillar plan – footpath site.

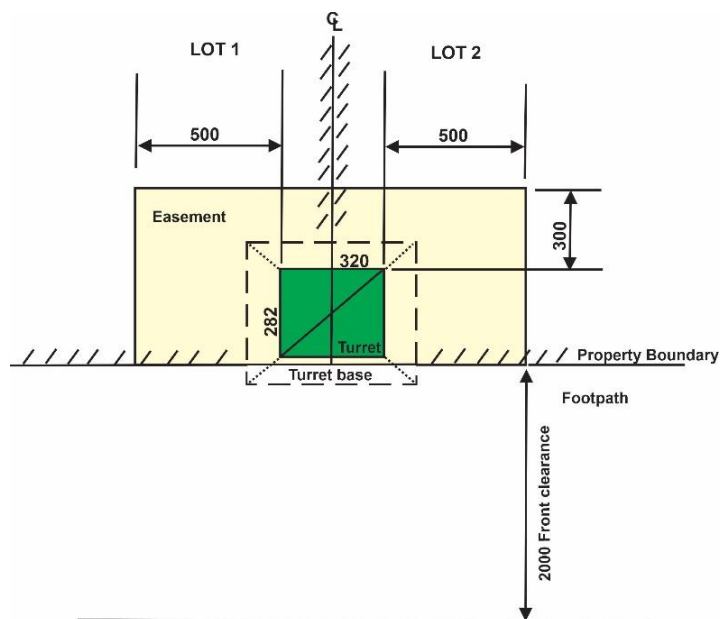


Figure A2 – Turret pillar plan – off-street location.

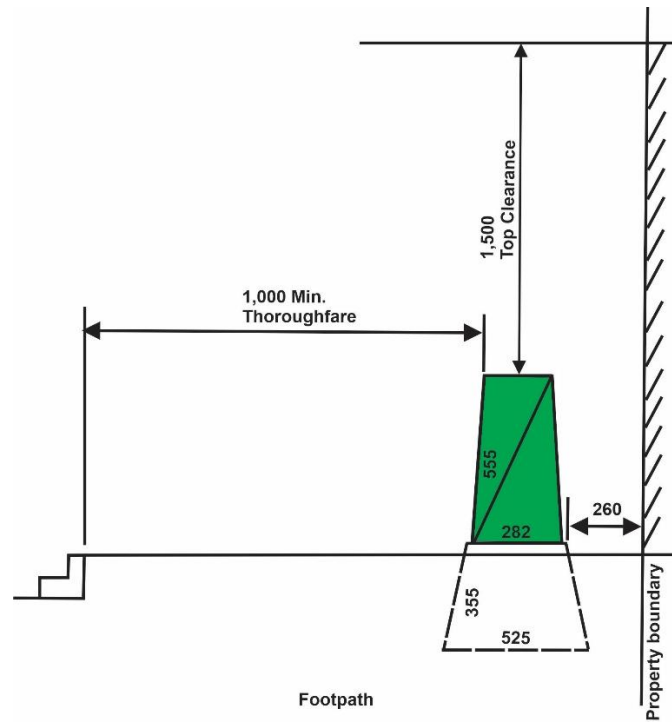


Figure A3 – Turret pillar elevation – footpath site

A3 Commercial pillars

The typical minimum clearance requirements are indicated in the following site plans and elevations. Refer to Table 1 for details and to the requirements of Clauses A4 and A5.

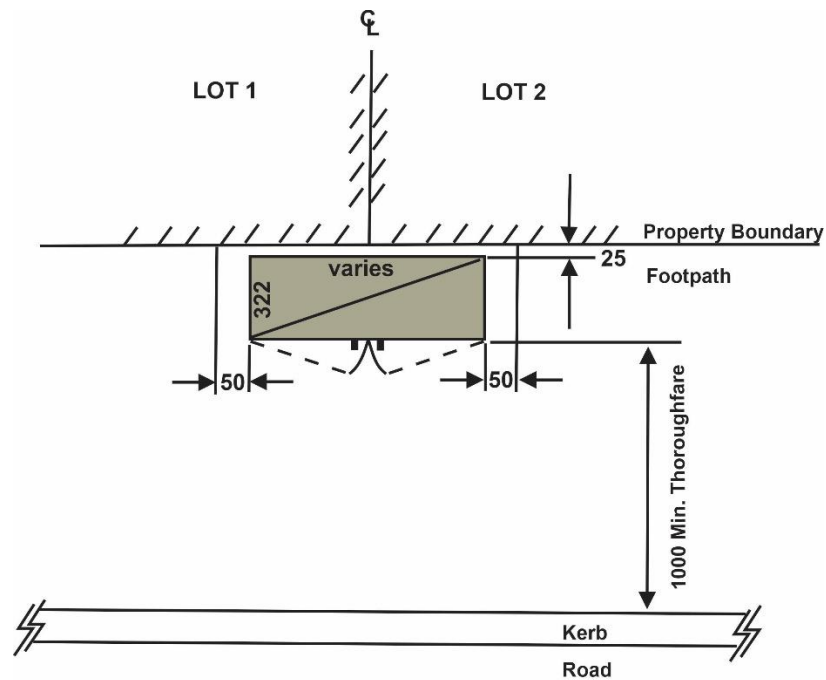


Figure A4 – Commercial pillar plan – footpath site.

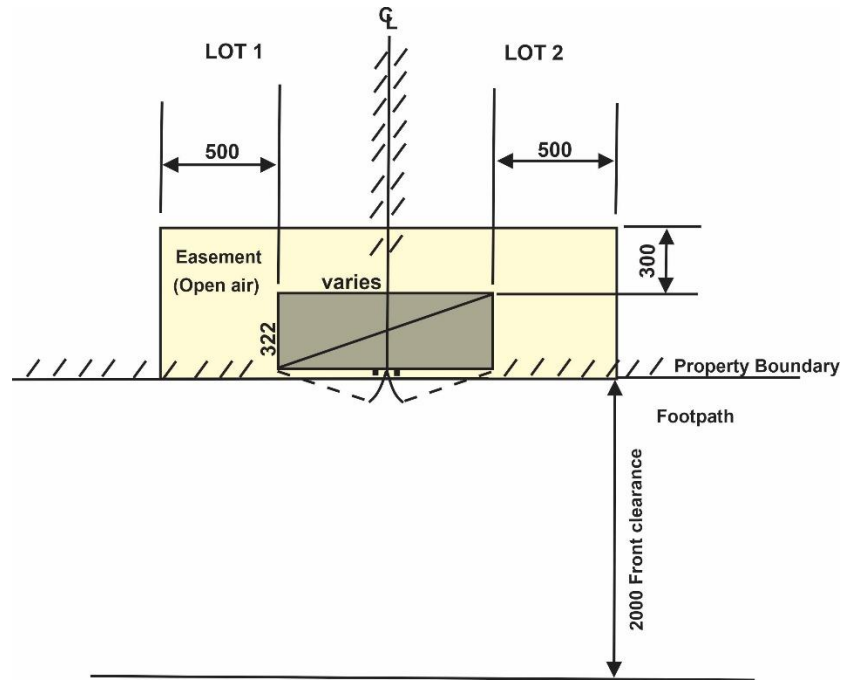


Figure A5 – Commercial pillar plan – off-street location.

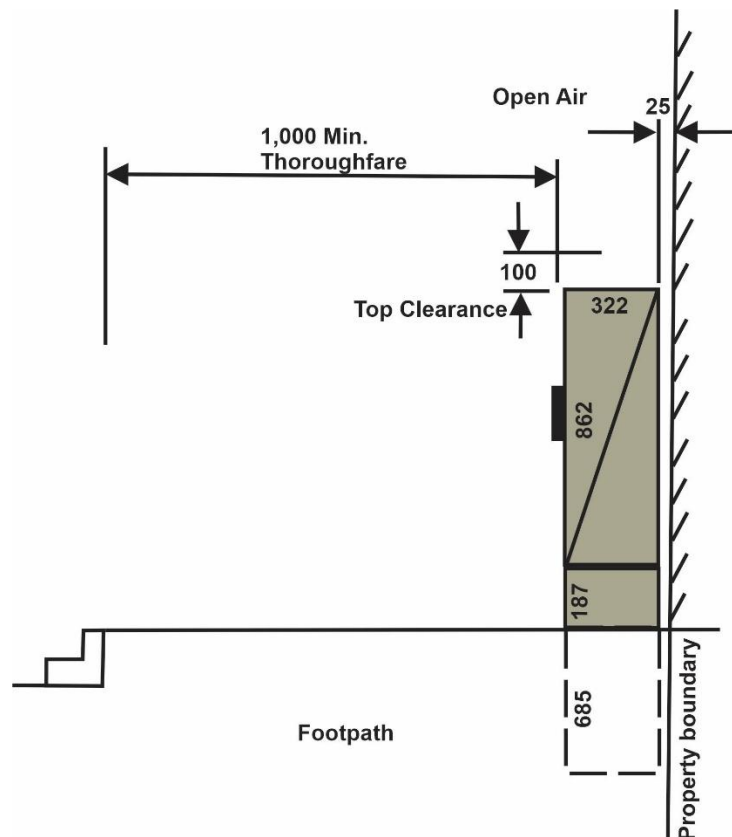


Figure A6 – Commercial pillar elevation – footpath site.

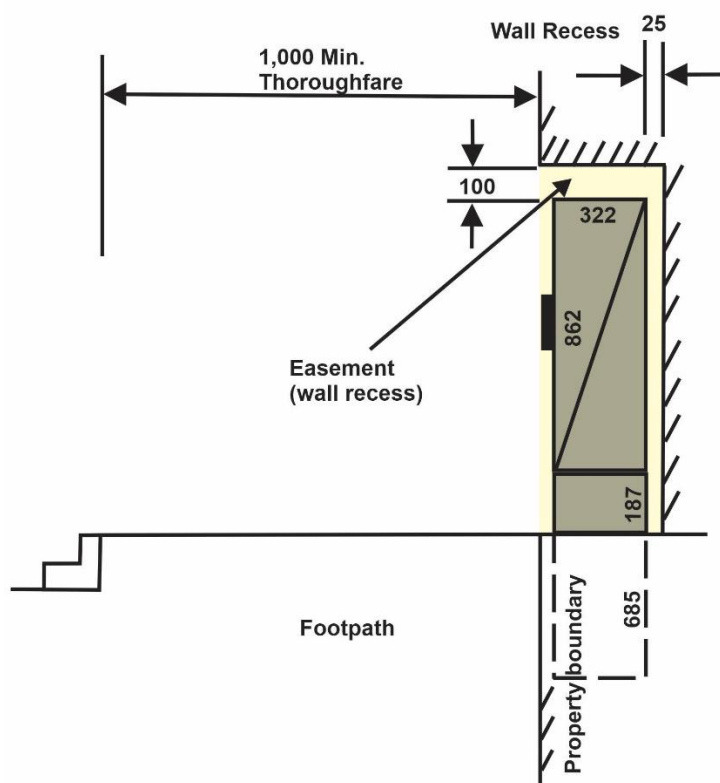


Figure A7 – Commercial pillar elevation – off-street in a wall recess.

- A4 The centreline symbol (CL) shown in Figures A1, A2, A4 and A5 indicates a nominal property boundary between lots, for locations where the pillar site is located across adjacent residential lots.
- A5 Where the pillar easement site is set back from the street frontage property boundary (i.e. Figure A2 with additional set back), an associated cable easement and a right-of-way for access shall be established. Refer to Clause 3.3.

Annexure B: Examples of pillar placement

B1 Residential zones

The following photographs show good, acceptable and unacceptable installations of pillars in underground residential subdivision areas



Fig B1 - Good - Clearances per Table 1 maintained.

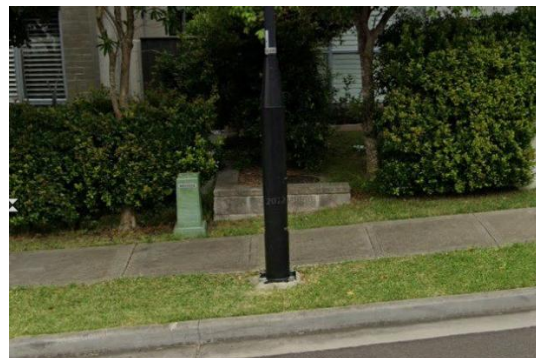


Fig B2 - Good - Clearances per Table 1 maintained for link pillar.

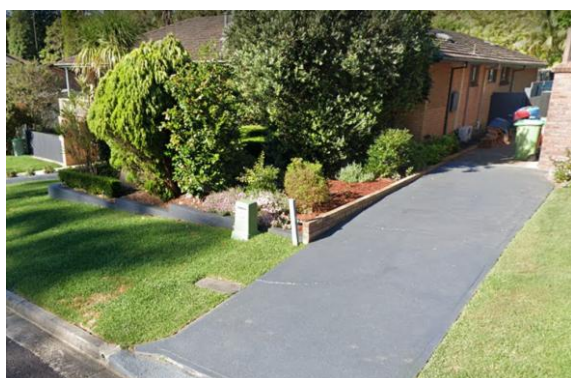


Fig B3 - Good - Clearances per Table 1 maintained.

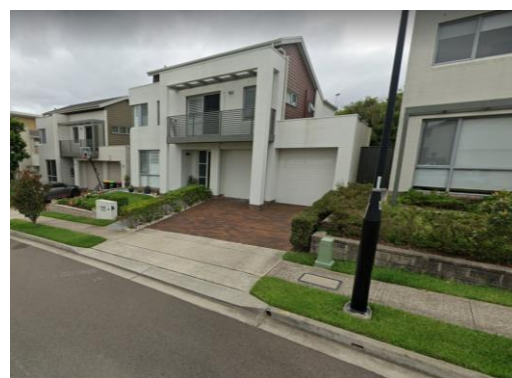


Fig B4 - Good - Clearances per Table 1 maintained



Fig B5 - Unacceptable - Too close to front gate exit.

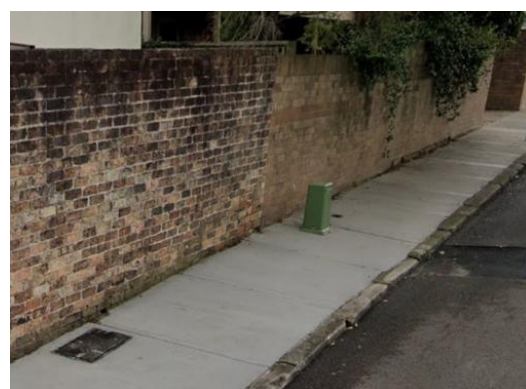


Fig B6 - Acceptable - Narrow footpath, marginal on adequate width and contrast.



Fig B7 - Unacceptable – Low pillar is opposite existing pole and further impedes narrow footpath.



Fig B8 - Unacceptable – Middle of the footpath near a crossing.

B2 Commercial zones

The following photographs show good, acceptable and unacceptable installations of pillars in commercial areas.

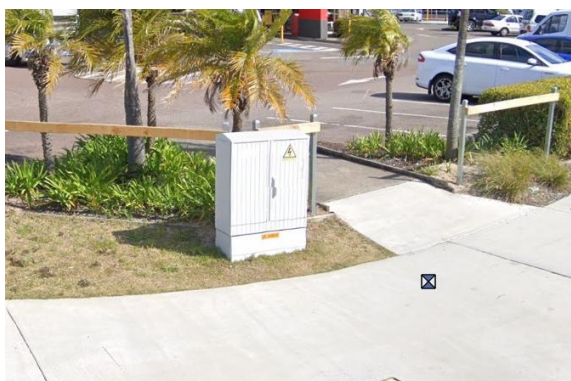


Fig B9 - Good – Clearances per Table 1 maintained.



Fig B10 - Good – Clearances per Table 1 maintained.



Fig B11 - Acceptable - in line with other objects, full height, marginal for 1m proximity to other fixed assets.

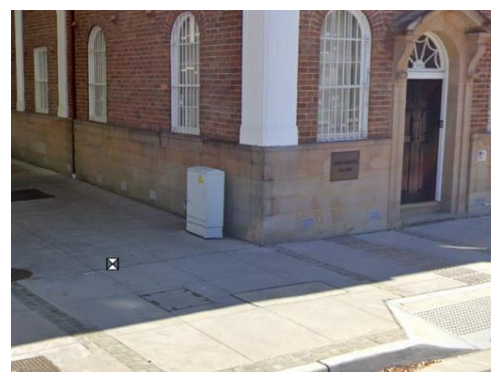


Fig B12 - Good – Clearances per Table 1 maintained.



Fig B13 - Good – Clearances per Table 1 maintained.

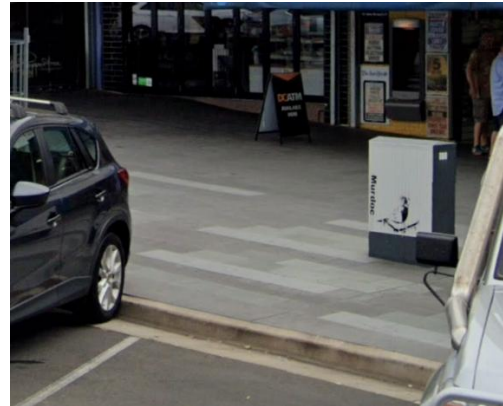


Fig B14 - Good - Building is set back from the property boundary, leaving a wide footpath. The commercial pillar is aligned with other street furniture and tall enough not to be a trip hazard.



Fig B15 - Acceptable – Low pillar, but in line with other assets and within 1m.

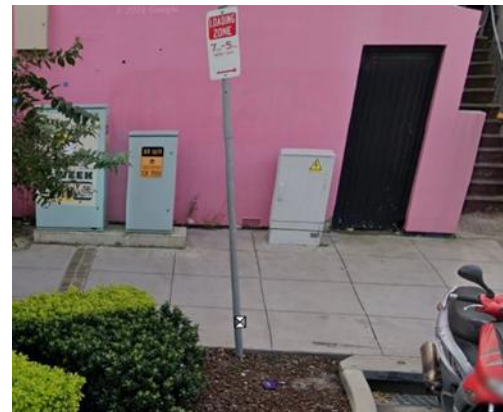


Fig B16 - Acceptable – In line with other assets, but close to adjacent doorway

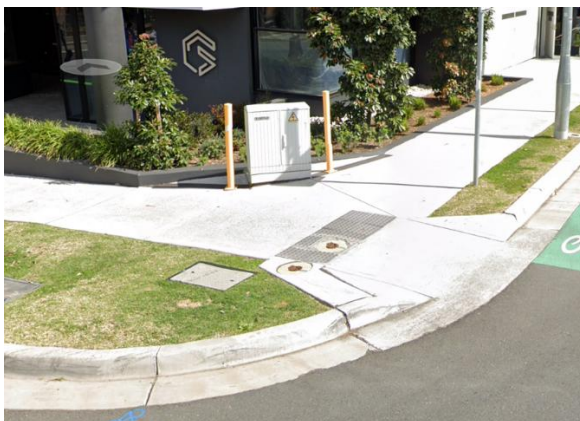


Fig B17 - Acceptable – Corner location, but protected and setback from crossing and footpaths.



Fig B18 – Acceptable (where alternative locations are unavailable) – Low pillar in line with other assets, but a narrow footpath.



Fig B19 - Unacceptable – Low pillar in a commercial footpath and remote from other assets.



Fig B20 - Unacceptable – Near a doorway and middle of footpath with building setback.



Fig B21 - Unacceptable – the pillars are adjacent to the property boundary, but the building setback means they are in the middle of the footpath.

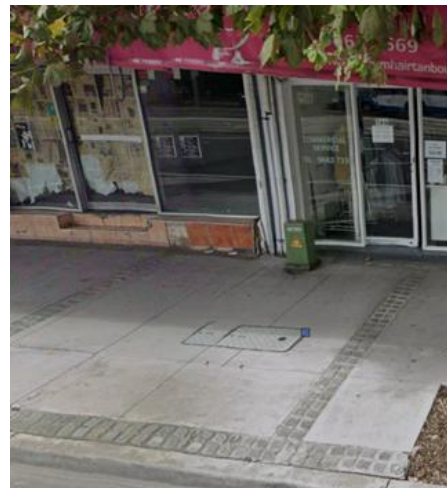


Fig B22 - Acceptable with consultation – Low pillar in a commercial footpath, located in front of a glass panel. Requires prior consultation with the premises owner



Fig B23 - Unacceptable – Low distribution pillar too close to building corner.



Fig B24 - Unacceptable – Low distribution pillar too close to building corner.



Fig B25 - Unacceptable – adjacent to property boundary, but redevelopment and new paving leaves pillar on main pedestrian thoroughfare.

B3 Industrial zones

The following photographs show good, acceptable and unacceptable installations of pillars in industrial areas.



Fig B25 - Good – Clearances per Table 1 maintained.



Fig B26 - Good – Clearances per Table 1 maintained.



Fig B27 - Good – inside the property line and does not impede pedestrian access (future risk of garden overgrowth).



Fig B28 - Acceptable – Location meets the requirements but additional setback from driveway and/or bollards would reduce the risk of large vehicle impacts.



Fig B29 - Unacceptable – Low pillar with significant risk of vehicle impacts.

