

26 June 2026

Essential Energy Advice – CNR-96765_A-121445 2049 THE BUCKETTS WAY WARDS RIVER 2422

Thank you for seeking comment from Essential Energy in relation to the proposed development.

Strictly based on the documents submitted, Essential Energy has the following comments to make as to potential safety risks arising from the proposed development:

Essential Energy advises that the proposed structure location is in close proximity to Essential Energy's Infrastructure.

As the proposed structure is located in close proximity to Essential Energy Infrastructure and does not meet the requirements of the [Developments near Essential Energy's Infrastructure Guidelines](#), the applicant must submit a [Network Encroachment Form](#) via Essential Energy's website and provide all supporting documentation necessary to enable assessment by the Encroachments team to ensure compliance with this document and also [ISSC 20 – Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure](#). Please note that fees and charges apply where Essential Energy provides this service.

General Requirements (not site specific): The applicant must consider and apply only those requirements relevant to the site and proposed development.

- Any changes to the proposed development may introduce potential safety risks; accordingly, consultation with Essential Energy is recommended to obtain further advice via the NSW Planning Portal.
- All existing easements and encumbrances in favour of Essential Energy (or its predecessors), as noted on the land title, must be maintained and complied with.
- All works undertaken in proximity to electricity infrastructure must be carried out in accordance with the latest [ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure](#).
- Prior to undertaking any excavation works, an enquiry must be lodged via [Before You Dig Australia \(BYDA\)](#) in accordance with Part 5E (Protection of Underground Electricity Power Lines) of the *Electricity Supply Act 1995 (NSW)*: Before You Dig Australia (BYDA). Applicants should also note that both overhead and underground assets are identified within [Look Up and Live](#).
- All works near powerlines must comply with [SafeWork NSW](#) safety obligations and clearance requirements; if clearances cannot be maintained, submit a [Request for Safety Advice](#) (refer to [SafeWork NSW](#), the [Working Near Overhead Powerlines Code of Practice](#) and [CEOP8041 - Work Near Essential Energy's Underground Assets](#)).
- The applicant is advised that, where existing services are present, an Accredited Service Provider (ASP Level 2 Electrical Contractor) must be engaged to assess and, if required, bring the installation into compliance with AS/NZS 3000 and the NSW Service and Installation Rules
- If the proposal includes a subdivision, an easement is to be created to accommodate any existing electrical infrastructure. The easement must be established in accordance with Essential Energy's standard terms current at the time of registration of the plan of subdivision.
- All Torrens lots must have access and frontage to a public road as per NSW Service and Installation rules. This is to allow for the provision of power/services to the new development, a right of carriageway can not to be used for the provision of power/services to any part of the new development.
- For subdivision developments, a Notification of Arrangement (confirming satisfactory electricity supply arrangements) must be obtained from Essential Energy for all proposed lots prior to the release of the Subdivision Certificate. The applicant is responsible for applying for supply and for all associated fees and contributions. For further guidance, refer to [Land Developments](#).

- Where a proposed pool is located in close proximity to Essential Energy infrastructure and does not meet the requirements of the [Developments near Essential Energy's Infrastructure Guidelines](#) the applicant must engage a suitably qualified Level 3 Accredited Service Provider (ASP) / Electrical Engineer to undertake a safety and blowout clearance assessment along with an earthing study to ensure compliance with this document and also [ISSC 20 – Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure](#). Once finalised, the applicant should submit a [Network Encroachment Form](#) via Essential Energy's website and provide all supporting documentation necessary to enable assessment by the Encroachments team.
- Where new roads and / or driveways are proposed as part of the development, they must be designed and constructed in accordance with Section 7 of the [ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure](#).
- Where the proposed development's projected electricity demand exceeds standard supply capacity, network and/or supply augmentations may be required, including the possible installation of a padmount substation within your development. Early engagement via [Essential Energy's Connection Portal](#) is required to confirm network requirements. Where augmentation works are necessary, these must be undertaken by an [Accredited Service Provider](#). For further guidance, refer to [Connecting to the Network](#).
- A full list of suitably qualified Level 1, Level 2 & Level 3 Accredited Service Providers (ASP's) / Electrical Engineers is available at [Accredited Service Providers](#).

Essential Energy advises that any further correspondence in relation to amended plans, additional information, or requests for subsequent advice must be submitted via the NSW Planning Portal. This should occur through re-referral of the relevant Agency Case to Essential Energy to enable further assessment and comment.

The Applicant is responsible for ensuring that the proposed development complies with all relevant statutory requirements, rules, regulations, and applicable standards as this correspondence is advice following proposed development review only.

Regards,

Technical Enquiries

Essential Energy