

Attachment J – Referral comments, Essential Energy

Jessica Hutley

From: Fiona Duncan <fiona.duncan@essentialenergy.com.au>
Sent: Wednesday, 12 April 2023 2:14 PM
To: Jessica Hutley
Subject: Re: CNR-52934 / 2022/721/1 - 6 Burns Point Road / 550-578 River Street, West Ballina (1/522558; 1/124173) Seniors housing development

Dear Sir/Madam,

We refer to the above matter and to your correspondence via the NSW ePlanning Portal seeking comment from Essential Energy in relation to the proposed development.

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

1. Essential Energy's records indicate that there are existing overhead powerlines located across both street frontages of the properties:
 - a. Pole 21921 must be re-located away from the entrance to the proposed development.
 - b. Minimum safety clearance requirements are to be maintained at all times for the proposed roadway access / emergency exit, as such roadways will pass under Essential Energy's existing overhead powerlines located at the front of the properties. The roadways must comply with clearances for roadways/trafficable land, ground clearances must be maintained. Refer Essential Energy's policy *CEOM7106.25 Minimum Clearance Requirements for NSW* and the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
 - c. Any excavation works in this area or works on the roadway access / emergency exit must comply with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
 - d. Any landscaping, tree planting, gardens, fencing in this area must comply with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
2. Essential Energy's records also indicate that low voltage underground cables are located partly across the River Street frontage of the properties:
 - a. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW) to locate these cables.
 - b. Any excavation works in this area must comply with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
 - c. Works around the cables must be managed. If the ground levels over the cables are to be altered, clearances must be maintained and cables integrity protected. Any works over these cables must meet all Essential Energy design and construction requirements.
 - d. The cables are to maintain a minimum clearance of 1.0 metre to any activity.

- e. Any landscaping, tree planting, gardens, fencing in this area must comply with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
3. The plans provided indicate that there is a proposed 2.0 metre easement on the western boundary of the properties next to the existing Ballina Waterfront Village. It also appears the Village may encroach into the proposed development area. Essential Energy will not accept any encroachments over the easement area.
4. It is noted a new padmount substation will be constructed. This substation must meet the requirements of AS2067. Also, minimum separation / clearances and segregation for fire risk from the substation to any building, fence, planting, retaining walls or other development must be maintained at all times. Refer to AS2067, Essential Energy's policy *CEOM7098 Distribution Underground Design Construction Manual* and *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure* prior to any works being carried out in this location.
5. The Applicant will need to engage the services of an Accredited Service Provider to ensure adequate provision of power is available to all proposed house(s) and other proposed improvements in accordance with *NSW Service and Installation Rules*. A Level 2 Electrician will be able to advise on these requirements and carry out the required work to ensure compliance.

Essential Energy also makes the following general comments:

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above properties should be complied with.
3. In addition, Essential Energy's records indicate there is overhead and underground electricity infrastructure located within close proximity of the properties. Any activities within this location must be undertaken in accordance with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. Approval may be required from Essential Energy should activities within the properties encroach on the electricity infrastructure.
4. Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW).
5. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines/Underground Assets*.

Should you require any clarification, please do not hesitate to contact us.

Regards

Fiona Duncan
Conveyancing Officer
Legal & Conveyancing
Governance & Corporate Services



T: 02 6589 8773 (Ext 88773) | conveyancingteam@essentialenergy.com.au
PO Box 5730 Port Macquarie NSW 2444 | essentialenergy.com.au

From: Fiona Duncan

Sent: Tuesday, 4 April 2023 2:38 PM

To: jessica.hutley@ballina.nsw.gov.au

Subject: Re: CNR-52934 / 2022/721/1 - 6 Burns Point Road / 550-578 River Street, West Ballina (1/522558; 1/124173) Seniors housing development

Dear Sir/Madam,

We refer to your correspondence via the NSW ePlanning Portal seeking comment from Essential Energy in relation to the proposed development at the above properties.

Essential Energy notes that existing overhead powerlines and proposed electrical infrastructure (substation and underground cables) are impacted by the proposed development.

Due to safety concerns, I have referred this proposal to Essential Energy's technical officer for review. I shall respond to Council as soon as I can.

Council's and the Applicant's attention is also drawn to Section 49 *Electricity Supply Act 1995* (NSW). Relevantly, Essential Energy may require structures or things that could either destroy, damage or interfere with electricity works, or could make those works become a potential cause of bush fire or risk to public safety, to be modified or removed.

Should you require any clarification, please do not hesitate to contact me.

Regards

Fiona Duncan
Conveyancing Officer
Legal & Conveyancing
Governance & Corporate Services



T: 02 6589 8773 (Ext 88773) | conveyancingteam@essentialenergy.com.au
PO Box 5730 Port Macquarie NSW 2444 | essentialenergy.com.au
General enquiries: 13 23 91 | Supply interruptions (24hr): 13 20 80

Follow us  

From: NSW Planning <planning.apps@planning.nsw.gov.au>

Sent: Tuesday, 4 April 2023 9:59 AM

To: Fiona Duncan <fiona.duncan@essentialenergy.com.au>

Cc: Adam Wauchope <adam.wauchope@essentialenergy.com.au>

Subject: Update: NSW Government concurrence and referral request CNR-52934(BALLINA SHIRE COUNCIL)

WARNING: Do not click links or open attachments unless you recognise the source of the email and know the contents are safe.