

# Department of Planning and Environment



Contact: Department of Planning and Environment-Water

Phone: 1300081047

Email: [waterlicensing.servicedesk@dpie.nsw.gov.au](mailto:waterlicensing.servicedesk@dpie.nsw.gov.au)

Our ref: IDAS-2023-10275

Your ref: DA2023-0322

24 August 2023

The General Manager  
TAMWORTH REGIONAL COUNCIL  
<no address on record>

Attention: Alice Elsley

Uploaded to the ePlanning Portal

Dear Sir/Madam

**Re:** IDAS-2023-10275 - Integrated Development Referral – General Terms of Approval  
**Dev Ref:** DA2023-0322  
**Description:** Construction of Group Homes Comprising Eight (8) Dwellings, Community Facility & Associated Ancillary Development  
**Location:** Lot 64, DP205692, 7 CRAWFORD STREET EAST TAMWORTH 2340

I refer to your recent referral regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Department of Planning and Environment-Water's General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.46 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, the department requests these GTA be included (in their entirety) in Council's development consent. Please also note the department requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, lake or estuary; (ii) on the banks of any river lake or estuary, (iii) on land within 40 metres of the highest bank of a river lake or estuary; or (iv) any excavation which interferes with an aquifer.

The Department of Planning and Environment-Water will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

- if Council receives an application under s4.46 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, the department recommends the following condition be included in the development consent:

**The attached GTA issued by the Department of Planning and Environment-Water do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to the department for a Controlled Activity approval after consent has been issued by Council and before the commencement of any work or activity.**

A completed application must be submitted to the department together with any required plans, documents, application fee and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Applications for controlled activity approval should be made to the department, by lodgement of a Controlled Activity Approval – New approval application on the NSW Planning Portal at:  
<https://www.planningportal.nsw.gov.au/>

The Department of Planning and Environment-Water requests that Council provide a copy of this letter to the development consent holder.

The Department of Planning and Environment-Water also requests a copy of the determination for this development application be provided by Council as required under section 4.47(6) the EPA Act.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'PP', with a stylized flourish extending from the bottom right.

**For**  
**Patrick Pahlow**  
**Team Leader**  
**Licensing and Approvals**  
**Department of Planning and Environment-Water**



## General Terms of Approval

for proposed development requiring approval under s89, 90 or 91 of the Water Management Act 2000

Reference Number:	IDAS-2023-10275
Issue date of GTA:	24 August 2023
Type of Approval:	Controlled Activity
Location of work/activity:	Lot 64, DP205692, 7 CRAWFORD STREET EAST TAMWORTH 2340
Waterfront Land:	Peel River & Two Mile Gully
DA Number:	DA2023-0322
LGA:	TAMWORTH REGIONAL

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The GTA issued by Department of Planning and Environment-Water do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to the Department of Planning and Environment-Water for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

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Condition Number	Details
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- |         |  |
|---------|--|
| TC-G001 | Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Department of Planning and Environment-Water, and obtained, for a controlled activity approval under the Water Management Act 2000.   |
| TC-G004 | <p>A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application DA2023-0322 provided by Council to Department of Planning and Environment-Water.</p> <p>B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Department of Planning and Environment-Water, must be notified in writing to determine if any variations to the GTA will be required.</p>  |
| TC-G005 | <p>A. The application for a controlled activity approval must include the following plan(s):</p> <ul style="list-style-type: none"><li>• Erosion and sediment control plans</li><li>• Construction stormwater drainage outlet plan</li><li>• Vegetation management plan</li></ul> <p>B. The plan(s) must be prepared in accordance with Department of Planning and Environment-Water's guidelines located on the website <a href="https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines">https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines</a></p> |
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## General Terms of Approval

for proposed development requiring approval under s89, 90 or 91 of the Water Management Act 2000

### SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by Department of Planning and Environment-Water for integrated development associated with IDAS-2023-10275 as provided by Council:

Statement of environmental effects prepared by Premise dated 21 March 2023

Cover letter prepared by HousingPlus dated 20 June 2023

Letter report prepared by Statewide Bushfire Consulting dated 26 July 2023

Controlled activity approval plan prepared by Trigend dated 20 July 2023



## NSW RURAL FIRE SERVICE

Tamworth Regional Council  
PO Box 555  
TAMWORTH NSW 2340

Your reference: (CNR-54021) DA2023-0322  
Our reference: DA20230412001512-CL55-1

**ATTENTION:** Alice Elsley

Date: Tuesday 17 October 2023

Dear Sir/Madam,

**Integrated Development Application**  
**s100B – SFPP – Group Home (SEPP)**  
**7 CRAWFORD STREET EAST TAMWORTH NSW 2340, 64//DP205692**

I refer to your correspondence dated 09/10/2023 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions.

### Asset Protection Zones

***The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:***

**1(a).** At the commencement of works and in perpetuity, all land to boundary in the north, south and east directions and 36m to the west, shall be established and managed as an Inner Protection Area (IPA) as outlined in Appendix 4 of PBP:

- The exception is area extending to the top embankment on the southern bank of the Peel River where mapped Grassland hazard under the Bush fire prone land (BFPL) layer forms the closest assessed bush fire hazard to the site (Category 3 vegetation) which is to have an IPA setback subject to proposed Vegetation Management Plan (VMP).

When establishing and maintaining an inner protection area, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

**T** (02) 8741 5555  
**F** (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

**1(b).** A positive covenant and 88b instrument is to be included over the grassland area identified in the proposed Vegetation Management Plan. The area is to be managed as required by the VMP to ensure does not alter from a grassland hazard i.e. no forest, shrub or exotic regrowth permitted.

**1(c).** A positive covenant and 88b restrictions is to be included to ensure dwellings are not placed within the "Asset Protection Zone" (APZ) and "Managed Land to be Maintained as Grassland".

**1(d).** Vegetation Riparian Zone (VRZ)- planting within the APZ include:

- Embankment Type 1 shall consist of strips of vegetation less than 20 metres in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or 2 each other, or other areas of vegetation being Category 1, 2 or 3 vegetation.
- Embankment Type 2 area shall consist of vegetation to comply with the conditions of an Inner Protection Zone (IPA) under PBP (ie – 2-5m separation between canopies and overall density within the APZ of less than 15% at maturity). Ongoing compliance with the conditions of an IPA in perpetuity is to maintained within the minimum 20m distance between the proposed plantings in Embankment Type 1 and the 2 Mile Gully excluded area.
- All plantings within the Vegetated Riparian Zone (VRZ) comply with the APZ and Landscaping conditions prescribed under PBP2019.

**1(e).** A Vegetation Management Plan (VMP) is to be provided detailing on how the APZ will be implemented and maintained. The management plan should include, but not be limited to:

- The mechanical means necessary to complete the management required;
- A schedule for maintenance to occur to ensure the APZ is regularly managed; and
- The relevant body responsible for maintaining the APZ.

## **Construction Standards**

***The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

**2.** New construction must comply with section 3 and section 5 (BAL 12.5) Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant requirements of the *NASH Standard - Steel Framed Construction in Bushfire Areas* (incorporating amendment A - 2015). New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

## **Access - Internal Roads**

***The intent of measure is to provide safe operational access for emergency services personnel in suppressing a bush fire while residents are accessing or egressing an area.***

**3.** Access roads for special fire protection purpose (SFPP) developments must comply with general requirements of Table 6.8b of *Planning for Bush Fire Protection 2019*:

- SFPP access roads are two-wheel drive, all-weather roads;
- access is provided to all structures;
- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- access roads must provide suitable turning areas in accordance with Appendix 3; and

- one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression

## **Water and Utility Services**

***The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.***

4. The provision of water, electricity and gas must comply with the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419;
- hydrants are and not located within any road carriageway;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
  - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
  - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - *The storage and handling of LP Gas*, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

## **Landscaping Assessment**

***The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

5. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

## **Emergency and Evacuation Planning Assessment**

***The intent of measure is to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.***

- A Bush Fire Emergency Management and Evacuation Plan must be prepared and be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan and Australian Standard AS 3745:2010 Planning for emergencies in facilities. The plan must also include the following:
  - a. a mechanism for the early relocation of occupants on days when adverse fire weather is notified or adverse fire activity occurs in the local government area in which the development operates; and
  - b. contact details for the local Rural Fire Service office.
- A copy of the Bush Fire Emergency Management and Evacuation Plan must be provided to the Local Emergency Management Committee for its information prior to the occupation of the development.
- Detailed plans of all emergency assembly areas, including on-site and off-site arrangements as stated in AS 3745 'Planning for emergencies in facilities', are clearly displayed, and an annual emergency evacuation is conducted.

## **General Advice - Consent Authority to Note**

The recommendations are based on Controlled Activity Approval VRZ Plan (21/02/23) prepared by Tricend and Bushfire report by Stephen Houghton, Statewide Bushfire Consulting 26/07/2023.

Council is advised that where a minor amendment to the above-noted documents is proposed, Council may use its discretion to determine whether the minor amendment warrants further assessment by the NSW RFS.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 30/05/2023.

For any queries regarding this correspondence, please contact Khatera Tokhi on 1300 NSW RFS.

Yours sincerely,

Timothy Carroll  
**Manager Planning & Environment Services**  
**Built & Natural Environment**



NSW RURAL FIRE SERVICE

# BUSH FIRE SAFETY AUTHORITY

SFPP – Group Home (SEPP)

7 CRAWFORD STREET EAST TAMWORTH NSW 2340, 64//DP205692

RFS Reference: DA20230412001512-CL55-1

Your Reference: (CNR-54021) DA2023-0322

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority supersedes the previous Bush Fire Safety Authority DA20230412001512-Original-1 issued on 30/05/2023 and confirms that, subject to the attached reissued General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

**Timothy Carroll**

Manager Planning & Environment Services  
Built & Natural Environment

Tuesday 17 October 2023

1<sup>st</sup> May 2023

Darren WOODING  
Project Manager  
Housing Plus  
113 Byng Street - Orange



Dear Sir,

**In relation to Development Application: Tamworth Group Home.**

**Property: Crisis Accommodation Centre – Crawford street Tamworth.**

In April 2001, the NSW Minister for Planning introduced Crime Prevention Guidelines to S79C of the Environmental Planning and Assessment Act, 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community.

The Guidelines contain two parts. *“Part A details the need for a formal crime risk assessment (Safer by Design Evaluation) to be done in conjunction with trained police”, and “Part B outlines basic Crime Prevention through Environmental Design (CPTED) principles and strategies that can be used by consent authorities to justify the modification of proposals to minimise risk” (DUAP 2001:2).*

I advise that on 27<sup>th</sup> April 2023 a development application was received at my office from Housing Plus for a construction of a **Crisis Accommodation Centre – Crawford Street Tamworth**

As requested, the Crime Prevention officer attached to Oxley PD has reviewed the Statement of Environmental Effects with regards to Crime Prevention Through Environmental Design (CPTED) principles.

At this time Oxley PD have the following concerns;

- It is not clear from the plans if cash is to be kept on the premise. If so it is recommended that minimal cash be kept on the premises.
- It is encouraged that the Tamworth Police contact number is clearly displayed and accessible for staff to use.
- Reasonable measures be implemented to discourage congregation of patrons and others outside the premise at night.
- It is unclear about the code for upon entry into the compound – will this be provided to police in case of an emergency.
- What will be the maximum age of a child. Obviously, we wish for a safe location for younger children and younger girls.
- That MOUs are accepted between Housing Plus and Oxley PD.

It is recommended that the proposed development consider the above recommendations.

We strongly recommend the following;

- We encourage the use of proactive security such as CCTV cameras and that the site is monitored at all times.
- Alarm Systems – what will be installed and whom contracted out to.
- Security lighting – please speak to the Crime Prevention Officer on possible locations once construction completed.
- Trees and shrubs to be kept to a minimum to prevent persons hiding in and around the premises thus causing trouble and damage to the location.
- We do not wish this location to become a haven for Anti-social behaviour or drug related crime.

NSW Police Force hopes that by using the recommendations contained within this report then criminal activity can be reduced and the safety of residents, patrons and staff and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

*The NSW Police Force (NSWPF) has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained in this evaluation, any person who does so, acknowledges that:*

- *It is not possible to make areas evaluated by the NSWPF absolutely safe for the community and their property*
- *Recommendations are based upon information provided to, and observations made by the NSWPF at the time the evaluation was made*
- *The evaluation is a confidential document and is for use by the council or organisation referred to on the front page.*
- *The contents of this evaluation are not to be copied or circulated otherwise than for the purpose of the council or organisation referred to on page one.*
- *The NSWPF hopes that by using recommendations contained within this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that the area evaluated will be free from criminal activity if its recommendations are followed.*

Should you wish to discuss the matter or required additional information, please contact the Crime Prevention Officer at Tamworth Police Station.

Regards,

Senior Constable J Ridley  
Crime Prevention Officer  
Oxley PD – Tamworth Police Station – 1<sup>st</sup> May 2023  
Phone: 67 682999

## Elsley, Alice

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**From:** ConveyancingTeam <conveyancingteam@essentialenergy.com.au>  
**Sent:** Friday, 13 October 2023 9:13 AM  
**To:** Elsley, Alice  
**Subject:** Re: CNR-54021 / DA2023-0322 - 7 Crawford Street, East Tamworth (64/205692)  
Construct 8 x dwellings (group homes), community facilities building, playground & driveway, car parking, landscaping, boundary fencing

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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 revised plan 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 the street frontage of the property, which are affected by the proposal:
  - a. Minimum safety clearance requirements are to be maintained at all times for any proposed driveway access and/or exit (concrete crossovers), as such driveway access will pass under Essential Energy's existing overhead powerlines located at the front of the property. The driveway must comply with clearances for 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*.
  - b. Any proposed driveway access and/or exit (concrete crossovers) must remain at least 1.0 metre away from any electricity infrastructure (power pole, streetlight) at all times, to prevent accidental damage.
  - c. Any excavation works in this area or works on the driveway must comply with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
  - d. Any landscaping, tree planting, gardens in this area must comply with *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
2. Satisfactory arrangements must be made with Essential Energy for the provision of power to the proposed development:
  - a. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the development, which may include the payment of fees, contributions and if required, new designated electrical infrastructure, such as a pad mount substation and required easement/s. If it is deemed that designated electrical infrastructure is required, then all fees for such infrastructure (which may be substantial) will be borne by the Applicant. Refer Essential Energy's Contestable Works Team for requirements via email [contestableworks@essentialenergy.com.au](mailto:contestableworks@essentialenergy.com.au).
  - b. Minimum separation / clearances and segregation for fire risk from any 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 the latest industry guideline currently known as *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.
3. The Applicant will need to engage the services of an Accredited Service Provider to ensure adequate provision of power is available to the proposed dwellings etc 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 property should be complied with.
3. In addition, Essential Energy's records indicate there is overhead electricity infrastructure located within close proximity of the property. 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 property 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](http://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](mailto:conveyancingteam@essentialenergy.com.au)

PO Box 5730 Port Macquarie NSW 2444 | [essentialenergy.com.au](http://essentialenergy.com.au)

General enquiries: 13 23 91 | Supply interruptions (24hr): 13 20 80

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**From:** ConveyancingTeam

**Sent:** Friday, April 28, 2023 10:43 AM

**To:** a.elsley@tamworth.nsw.gov.au

**Subject:** Re: CNR-54021 / DA2023-0322 - 7 Crawford Street, East Tamworth (64/205692) Construct 8 x dwellings (group homes), community facilities building, playground & driveway, car parking, landscaping, boundary fencing

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. Satisfactory arrangements must be made with Essential Energy for the provision of power to the proposed development:
  - a. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the development, which may include the payment of fees, contributions and if required, new designated electrical infrastructure, such as a pad mount substation and required easement/s. If it is deemed that designated electrical infrastructure is required, then all fees for such infrastructure (which may be substantial) will be borne by the Applicant. Refer Essential Energy's Contestable Works Team for requirements via email [contestableworks@essentialenergy.com.au](mailto:contestableworks@essentialenergy.com.au).
  - b. Minimum separation / clearances and segregation for fire risk from any 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 the latest industry guideline currently known as *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.
2. The Applicant will need to engage the services of an Accredited Service Provider to ensure adequate provision of power is available to the proposed dwellings etc 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 property should be complied with.
3. In addition, Essential Energy's records indicate there is overhead electricity infrastructure located within close proximity of the property. 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 property 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](http://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



T: 02 6589 8773 (Ext 88773) | [conveyancingteam@essentialenergy.com.au](mailto:conveyancingteam@essentialenergy.com.au)

PO Box 5730 Port Macquarie NSW 2444 | [essentialenergy.com.au](http://essentialenergy.com.au)

General enquiries: 13 23 91 | Supply interruptions (24hr): 13 20 80

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**From:** NSW Planning <[planning.apps@planning.nsw.gov.au](mailto:planning.apps@planning.nsw.gov.au)>

**Sent:** Friday, 14 April 2023 8:33 AM

**To:** Fiona Duncan <[fiona.duncan@essentialenergy.com.au](mailto:fiona.duncan@essentialenergy.com.au)>

**Cc:** ConveyancingTeam <[conveyancingteam@essentialenergy.com.au](mailto:conveyancingteam@essentialenergy.com.au)>

**Subject:** Update: NSW Government concurrence and referral request CNR-54021(TAMWORTH REGIONAL COUNCIL)

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## Concurrence and Referral Service

### NSW Planning Portal



The NSW Government consideration of an application DA2023-0322 at 7 CRAWFORD STREET EAST TAMWORTH 2340 has been assigned to you for assessment.

Please log into the [NSW Planning Portal](#) CNR-54021 and use reference number to action this request.

This email has been automatically sent through the NSW Planning Portal. Please do not reply to this message.

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