

**From:** [Stewart - Ashleigh](#)  
**To:** [Dataworks](#)  
**Subject:** FW: Clause 45 SEPP Referral - 262 Hunts Road, Gunnedah (Lot 2 DP814689) Proposed electricity generation plant, perimeter security fencing & associated infrastructure  
**Date:** Friday, 19 March 2021 9:02:49 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.jpg](#)  
[image006.jpg](#)

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Hi,

Can you please register the below email to 010.2020.00000035.001.

Thank you.

Kind Regards,

**Ashleigh Stewart** Senior Development Officer  
**Gunnedah Shire Council**



T 6740 2275

E [ashleighstewart@infogunnedah.com.au](mailto:ashleighstewart@infogunnedah.com.au)

PO Box 63 (63 Elgin Street), GUNNEDAH NSW 2380

[www.gunnedah.nsw.gov.au](http://www.gunnedah.nsw.gov.au) or [www.facebook.com/gunnedahshire](https://www.facebook.com/gunnedahshire)

I acknowledge the Kamilaroi Aboriginal Nation as the traditional custodians of the land on which I live, work and play. I pay my respect to Elders past and present.

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**From:** Fiona Duncan [mailto:[fiona.duncan@essentialenergy.com.au](mailto:fiona.duncan@essentialenergy.com.au)]  
**Sent:** Friday, 19 March 2021 8:35 AM  
**To:** Stewart - Ashleigh  
**Subject:** Re: Clause 45 SEPP Referral - 262 Hunts Road, Gunnedah (Lot 2 DP814689) Proposed electricity generation plant, perimeter security fencing & associated infrastructure

Dear Ashleigh,

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

Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy 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/easements in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
3. Satisfactory arrangements are to be made with Essential Energy with respect to the proposed electricity generation plant which will form part of the development. It is the Applicant's responsibility to enter into the required Connection Agreement/s and any other requirements with Essential Energy for the development, which may include the payment of fees and contributions. Refer Essential Energy's Network Connections team for requirements via email [networkconnections@essentialenergy.com.au](mailto:networkconnections@essentialenergy.com.au).
4. Minimum safety clearance requirements are to be maintained at all times for the proposed driveway access and/or exit, as such driveway access will pass under Essential Energy's existing overhead powerlines located at the front of the property. Refer Essential Energy's policy *CEOM7106.25 Minimum Clearance Requirements for NSW* and refer *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*.
5. Any proposed driveway access and/or exit (concrete crossovers) must remain at least 1.0 metre away from any electricity infrastructure (power pole) at all times, to prevent accidental damage.
6. The Applicant will need to engage the services of an Accredited Service Provider to ensure adequate provision of power is available to the site in accordance with industry standards.
7. In addition, Essential Energy's records indicate there is electricity infrastructure located within close proximity of the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as *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.
8. 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).
9. 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 (*\*Suspicious\**) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near 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:** Wednesday, 17 March 2021 2:35 PM

**To:** 'Stewart - Ashleigh' <[ashleighstewart@infogunnedah.com.au](mailto:ashleighstewart@infogunnedah.com.au)>

**Subject:** RE: Referral - Clause 45 State Environmental Planning Policy (Infrastructure) 2007

Hi Ashleigh,

Further to your below email.

Could you please advise Council's DA reference number for this proposal?

Also, due to the proximity of the proposal to existing high voltage overhead powerlines and safety concerns, I have had to refer same on internally for further technical review.

I shall respond to Council as soon as I can.

Thanks.

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:** Stewart - Ashleigh <[ashleighstewart@infogunnedah.com.au](mailto:ashleighstewart@infogunnedah.com.au)>

**Sent:** Tuesday, 9 March 2021 4:32 PM

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

**Subject:** Referral - Clause 45 State Environmental Planning Policy (Infrastructure) 2007

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

Dear Sir/Madam,

Please find attached the development application for a proposed electricity generation plant at 262 Hunts Road, Gunnedah being Lot 2 DP 814689.

The proposed development will require works to connect to the overhead electricity power lines and as a result constitutes works within 5m of power lines. Due to the location and nature of the proposed development this development application is being referred to Essential Energy under Clause 45 of the State Environmental Planning Policy (Infrastructure) 2007.

Essential Energy is invited to provide comments on the above mentioned development application by 30 March 2021 (21 days). Should no comments be received by this date Council will continue with the assessment of the development application.

Due to the large size of the development application, attached is the Statement of Environmental Effects and plans only. Should you wish to obtain a full copy of the development application please provide Council with an alternative way to send large files.

Kind Regards,



**Ashleigh Stewart** Senior Development Officer  
**Gunnedah Shire Council**

T 6740 2275

E [ashleighstewart@infogunnedah.com.au](mailto:ashleighstewart@infogunnedah.com.au)

PO Box 63 (63 Elgin Street), GUNNEDAH NSW 2380

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