
CNR-58805_A-70179_ 481 SWIFT STREET ALBURY 2640, 485 SWIFT STREET ALBURY 2640, 487 SWIFT STREET ALBURY 2640

From TE_Technical Enquiries <te_technical.enquiries@essentialenergy.com.au>

Date Tue 21-Jan-25 12:08 PM

To Jaclyn Muntz <Jaclyn.Muntz@alburycity.nsw.gov.au>

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

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

- As the plans provided do not show the distances from Essential Energy's infrastructure and the development, there may be a safety risk. A distance of 1m from the nearest part of the development to Essential Energy's underground Low voltage infrastructure (measured horizontally) is required to ensure that there is no safety risk.
- It is also essential that all works comply with SafeWork clearance requirements. In this regard it is the responsibility of the person/s completing any works to understand their safety responsibilities. The applicant will need to submit a [Request for Safety Advice](#) if works cannot maintain the safe working clearances set out in the [Working Near Overhead Powerlines Code of Practice](#), or [CEOP8041 - Work Near Essential Energy's Underground Assets](#).

Information relating to developments near electrical infrastructure is available on our website [Development Applications \(essentialenergy.com.au\)](#). If the applicant believes the development complies with safe distances or would like to submit a request to encroach then they will need to complete a Network Encroachment Form via Essential Energy's website [Encroachments \(essentialenergy.com.au\)](#) and provide supporting documentation. Applicants are advised that fees and charges will apply where Essential Energy provides this service.

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

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- As part of the subdivision, an easement is created for any existing electrical infrastructure. The easement is to be created using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Council should ensure that a Notification of Arrangement (confirming satisfactory arrangements have been made for the provision of power) is issued by Essential Energy with respect to all proposed lots which will form part of the subdivision, prior to Council releasing the Subdivision Certificate. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions;
- Any activities in proximity to electrical infrastructure 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;

- 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); the location of overhead and underground powerlines are also shown in the Look Up and Live app essentialenergy.com.au/lookupandlive.
- 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* and *Code of Practice – Work near Underground Assets*.

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

Regards,

Contestable Network Solutions



essentialenergy.com.au

General Enquiries: 13 23 91

Outages & Faults (24hrs): 13 20 80





NSW Police Force

Development Application Review

WEBCOPS Event No: E 655598491

RMS Reference: D/2025/68314

DA Reference No: 10.2023.40336.1

Council: Albury City

Developer/Applicant:

Private Certifier: N/A

Property address: 487 Swift Street, Albury

Re-Referral of Development Application: 10.2023.40336.1 487 Swift Street ALBURY – LOT: 1 DP: 912511 Seven (7) Storey Mixed Use, Shop Top Housing Development - Comprising of Thirty Two (32) Apartments, Two (2) Commercial Tenancies, Swimming Pool, Carpark, Demolition of Three (3) Residences (including Heritage Item 164 and 166) & Thirty Four (34) Lot Stratum Title Subdivision and Consolidation of Existing Titles

1.Introduction

In line with section 4.15 of the New South Wales Planning & Assessment Act 1979 and the New South Wales Planning Guidelines, the below report has been conducted on Development Application, 10.2023.40336.1

2.1 Current environment

487 Swift Street, Albury- LOT 1 DP 912511

2.2 Proposed development

Storey Mixed Use, Shop Top Housing Development - Comprising of Thirty Two (32) Apartments, Two (2) Commercial Tenancies, Swimming Pool, Carpark, Demolition of Three (3) Residences (including Heritage Item 164 and 166) & Thirty Four (34) Lot Stratum Title Subdivision and Consolidation of Existing Titles

3. Crime risks and identified issues

Within this section you are to identify the crime risks and issues that are currently impacting the local area, will be introduced, or exacerbated by the proposed development, and any issues that will impact the policing of that space.

3.1. Current/trending crimes that impact the local area:

The addition of a commercial business and residential apartments to Swift Street may present an opportunity for break and enter, and general theft offenders. However, the fact that the building would be occupied by residents at night would assist in deterring would-be offenders.

It is recommended that the exterior of the building be constructed in a way, and from materials that ensure the exterior cannot be climbed.

Murray River Police District

Olive St, Albury, NSW, 2640

T 02 6023 9299 **F** 02 60239396 **W** www.police.nsw.gov.au

TTY 02 9211 3776 for the hearing and speech impaired - **ABN** 43 408 613 180

TRIPLE ZERO (000)

Emergency only

POLICE ASSISTANCE LINE (131 444)

For non emergencies

CRIME STOPPERS (1800 333 000)

Report crime anonymously



NSW Police Force

Doors that control access from carparks and the commercial tenancy to the residential parts of the building should be locked and access should be controlled by electronic access control systems. These doors should close automatically when not held open.

Elevator access to any floor other than ground floor should also be controlled electronically.

Doors to the internal staircase should only open from the outside of the staircase, except for the ground floor to allow people to exit the building.

Below are links to the NSW Police Force Biz Safe and Home Safe Information Brochures, with guidance on how to increase your security and safety:

https://www.police.nsw.gov.au/_data/assets/pdf_file/0008/357056/292859_0615_G015397_NSW_Police_Brochure_-_Bizsafe.pdf

https://www.police.nsw.gov.au/_data/assets/pdf_file/0020/113816/home_safe.pdf

3.2. Crimes that the current proposed development application will introduce or facilitate within this space. See those is 3.1.

4. Recommendations

The Murray River Police District do not object to the subdivision.

Senior Constable Kylie Edlington
Crime Prevention Officer
Murray River Police District
Friday 14th February 2025

Murray River Police District

Olive St, Albury, NSW, 2640

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