

COUNCIL ASSESSMENT BRIEFING REPORT TO PANEL WESTERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPWES-441 – DA2026/9 – PAN-618580
PROPOSAL	Construction of a solar farm and battery Energy Storage System (as described in Schedule 1)
ADDRESS	Lot: 232 DP: 752080 77 Willis Lane CONDOBOLIN
APPLICANT	Angus Witherby
OWNER	L J Perry & T L Perry
DA LODGEMENT DATE	1 May 2026
APPLICATION TYPE	Development Application – Regionally Significant
REGIONALLY SIGNIFICANT CRITERIA	Section 2.19(1) and Clause 5(a) of Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> declares the proposal regionally significant development as: Private infrastructure and community facilities over \$5 million - electricity generating works
CIV	\$10,476,481.00 (excluding GST) as per submitted CIV report
CLAUSE 4.6 REQUESTS	NIL
LIST OF ALL RELEVANT PLANNING CONTROLS (S4.15(1)(A) OF EP&A ACT)	<i>SEPP (Biodiversity and Conservation) 2021</i> <i>SEPP (Planning Systems) 2021</i> <i>SEPP (Resilience and Hazards) 2021</i> <i>SEPP (Resources and Energy) 2021</i> <i>SEPP (Transport and Infrastructure) 2021</i> <i>Lachlan Local Environmental Plan 2013;</i> <i>Lachlan Development Control plan 2018.</i>
AGENCY REFERRALS	Essential Energy
TOTAL & UNIQUE SUBMISSIONS	0
KEY ISSUES	Review of late submission of visual impact assessment Bushfire and fire hazard not addressed by applicant
DOCUMENTS SUBMITTED FOR CONSIDERATION	Plans - Site plan

	- Elevations – solar panel - Fencing detail - Battery Energy Storage - High Voltage Switchboard - Battery Unit plan - Battery Local Control Cabinet - Central Inverter Statement of Environmental Effects Construction and Site Management Plan Erosion and Sediment Control Plan Operational Management Plan Waste Management Plan Decommissioning Management Plan Estimate Capital Investment Value
PREVIOUS BRIEFINGS	Not applicable
PLAN VERSION	
ASSESSMENT STATUS	Awaiting review of additional information submitted on 25 August 2026
PREPARED BY	Lorena Blacklock – Manager Town Planning
DATE OF REPORT	1 September 2026

1. THE SITE AND LOCALITY

1.1 The Site

The proposed site is Lot 232 DP 752080, which is situated 2.5 km north of Condobolin town centre and 2.8km west of the Condobolin Airport. The lot has an area of 32 hectares. The land is bounded by Willis Lane to the south, Browns Road to the east, Worthington Lane to the north and the adjoining Lot 231 DP 752020 to the west, which is held in the same ownership as the proposed site. Refer to Figures 1 and 2 for context.

The site is part of a larger agricultural holding of approximately 100ha and has several scattered paddock trees in the southern portion of the site. The site is wholly mapped as bushfire prone land and is generally flat. The proposed development area is the northern 12 ha portion

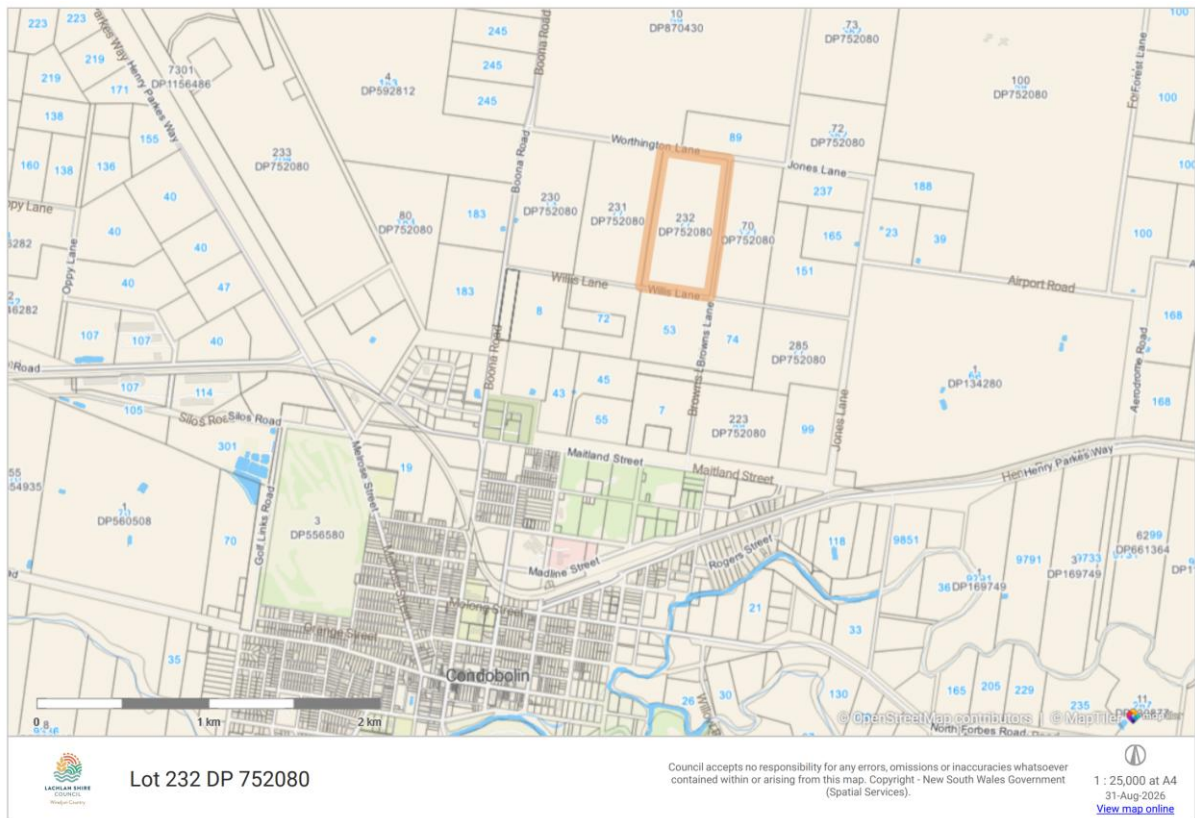


Figure 2 - Site context



Figure 1 - Site Context with Aerial Imagery

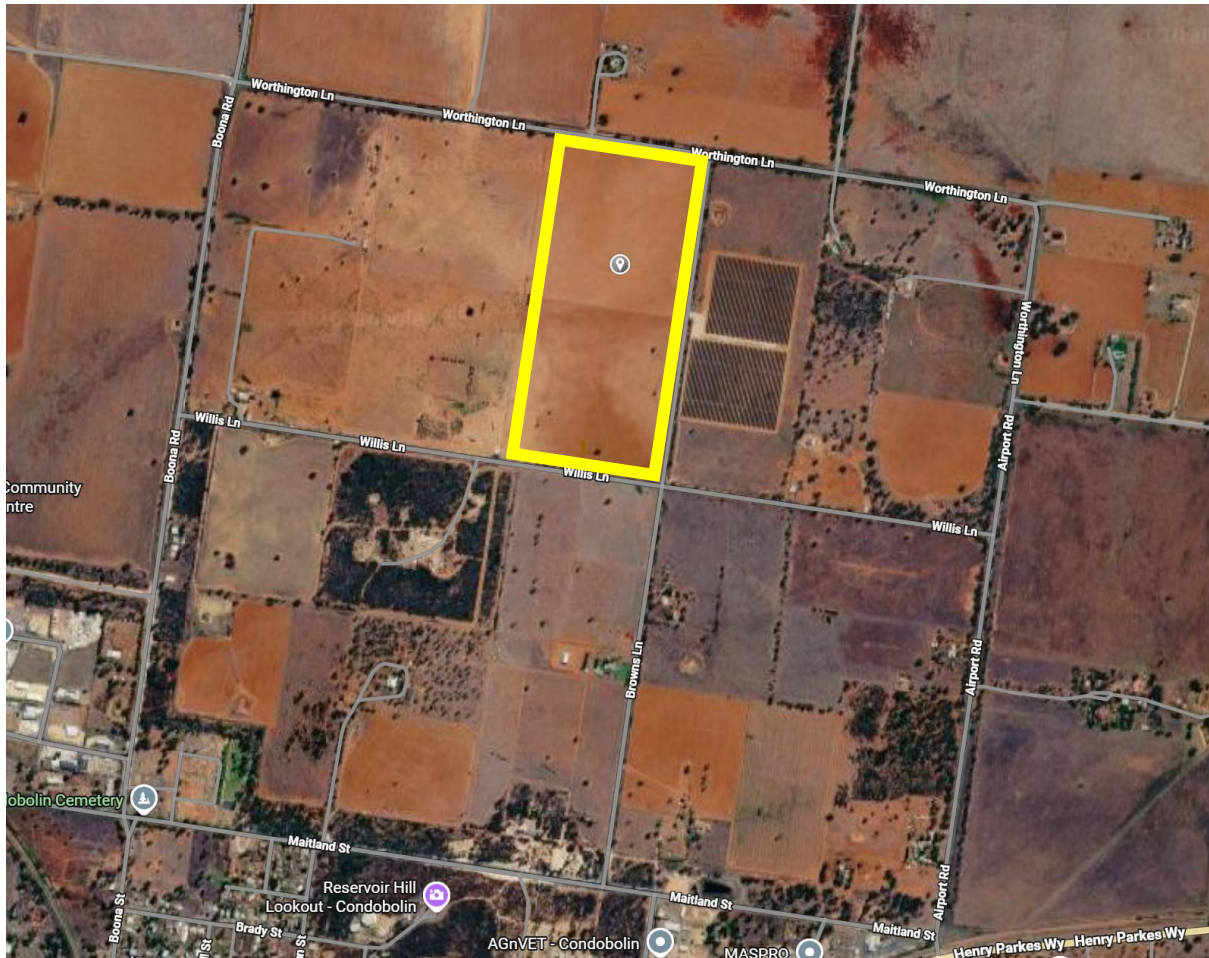


Figure 3 - Recent aerial imagery from Google maps showing adjoining solar farm development

1.2 The Locality

The site is located in the rural fringe around the town of Condobolin and set amongst mainly rural landuses. The land to the east of the site, Lot 70 DP 752080, 121 Willis Lane has an approved solar farm that has recently been constructed. The land to the north of the site fronting Worthington Lane has a dwelling house. See Figure 3 above.

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The proposal seeks consent for Energy Generating works (Solar farm) on Lot: 232 DP: 752080, 77 Willis Lane Condobolin.

Specifically, the proposal involves developing 12 ha of the site for a solar farm with the following attributes:

- A total of 11232 modules (sun tracking photovoltaic (PV) panels)
- The modules will be arranged in 432 Strings with 26 modules per string and a module capacity of 613 modules

- A 7.08 MW Photovoltaic export system
- Security fencing surrounding the 12 ha site to a height of 2.4m and comprising chainlink topped with three strands of barbed wire
- A 5 metre fire break along the western boundary,
- 1m easement on the eastern boundary
- Water tank
- Parking area
- High Voltage switchboard
- Inverter stations
- Battery local controller
- Battery unit
- Vehicular access from Browns Road with a 6m access gate



Figure 4 - extract of site plan

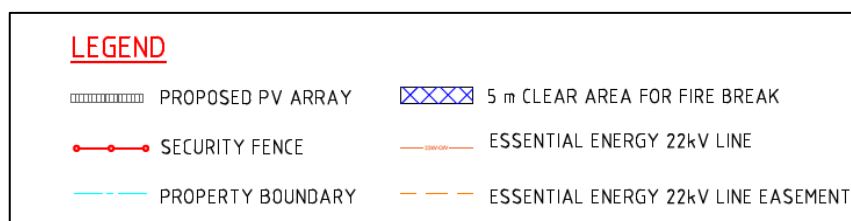


Figure 5 - legend to accompany site plan extract

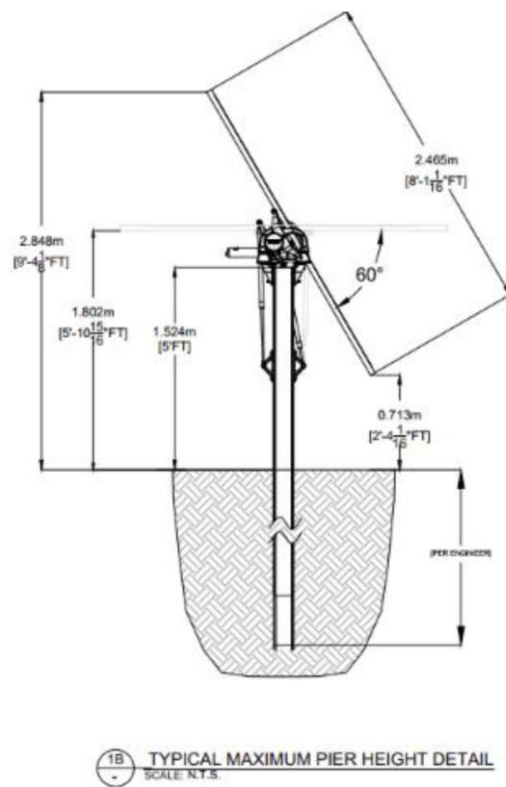


Figure 6 - tracking solar panel elevation and pier detail

2.2 Background

The development application was lodged on **1 May 2026**. A chronology of the development application since lodgement is outlined in **Table 2**.

Table 1: Chronology of the DA

Date	Event
28 May 2026	Exhibition of the application
16 July 2026	DA referred to external agencies
16 July 2026	Request for Information from Council to applicant
16 July 2026	Referral to Regional Planning Panel following confirmation the value of the development was over \$5million
25 August 2026	Outstanding additional information submitted by applicant.
8 September 2026	Panel briefing

2.3 Site History

The site is part of a larger rural land holding used for agriculture. The land to the east has a recently constructed solar farm.

3. PLANNING CONTROLS

The site is located within the RU1 Primary Production zone pursuant to Clause 2.3 of the Lachlan Local Environmental Plan 2013 (Figure 7). The proposal **is not** permissible in the zone with consent, however it is permitted with consent on the land under the SEPP (Transport and Infrastructure). The proposal is generally consistent with the zone objectives.

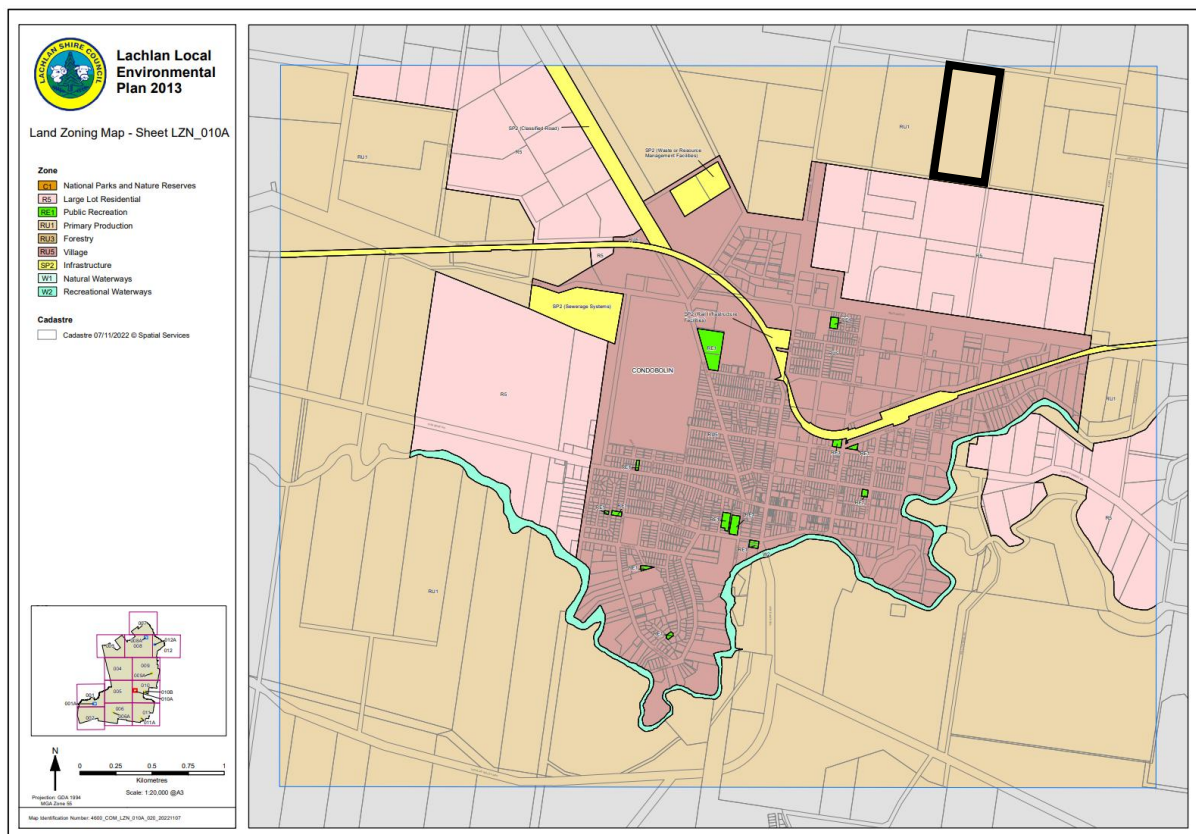


Figure 7 - Land Zoning Map with subject site outlined in heavy black

Environmental Planning Instrument	Matters for Consideration	Comply (Y/N)
State Environmental Planning Policy (Biodiversity & Conservation) 2021	This SEPP does not apply as the land is not identified in clauses 2.3, 3.3, 4.4, 5.3, 6.1 or 13.1.	NA
State Environmental Planning Policy (Housing) 2021	This policy applies to the land, however is not relevant this proposal, being an energy generating works (solar farm).	NA

Environmental Planning Instrument	Matters for Consideration	Comply (Y/N)
State Environmental Planning Policy (Industry and Employment) 2021	Chapter 2 Western Sydney employment area Land in Lachlan Shire is not identified in clause 2.2, therefore this chapter does not apply. Chapter 3 Advertising and signage This chapter applies to land in Lachlan Shire, however does not apply to this development as signage is not proposed.	NA
State Environmental Planning Policy (Planning Systems) 2021 As at 1 May 2026	Chapter 2: State and Regional Development This chapter applies to land in Lachlan Shire and Section 2.19(1) declares the proposal regionally significant development as it is listed in Clause 5(a) of Schedule 6. Energy Generating works over \$5million. It is noted that the CIV report has provided following a request for information sets the value at \$10,476,481.00 which is \$ 3,876,481.00 more than quoted on the Development Application form. Additional application fees are payable. Chapter 3: Aboriginal Land (where applicable) This chapter does not apply as the land is not owned by an Aboriginal Land Council. Chapter 4 Concurrences and consents This chapter applies to land in Lachlan Shire, and no concurrences are required.	Y
State Environmental Planning Policy (Precincts—Regional) 2021	This SEPP does not apply as land in Lachlan Shire has not been identified as a State significant precinct or within an Activation Precinct, and is not located in the Alpine Region or on the Land Application map referenced in clause 5.2.	NA
State Environmental Planning Policy (Primary Production) 2021	Chapter 2 Primary production and rural development This chapter applies to land in Lachlan Shire, however does not apply to this development as the land is not identified as State significant agricultural land, the development does not involve farm dams or artificial waterbodies within the area of operations of an irrigation corporation and the development does not involve livestock industries or aquaculture. Chapter 3 Central Coast plateau areas This chapter does not apply as Lachlan Shire is not located in the Central Coast plateau areas specified in clause 3.2.	NA
SEPP (Resilience & Hazards)	Chapter 2 Coastal management This chapter does not apply as Lachlan Shire is not located within the coastal zone specified in clause 2.3. Chapter 3 Hazardous and offensive development This chapter applies to land in Lachlan Shire, however does not apply to this development as it is not defined as a	Y

Environmental Planning Instrument	Matters for Consideration	Comply (Y/N)
	hazardous industry or an offensive industry or a potentially hazardous industry, or a potentially offensive industry. Chapter 4 Remediation of land This chapter applies to land in Lachlan Shire and to this site. Clause 4.6 (1) requires consideration of whether the land is contaminated and if it requires remediation to be made suitable for the proposed purpose. The site has not been identified on Council's contaminated land register. Based on the site inspection and available records, there is no indication of the occurrence of any of the activities in Table 1 of the Contaminated Land Guidelines, with the exception of agriculture. It is acknowledged that agricultural land can be subject to incidental contamination and that, in some circumstances, could give rise to a risk to human health and the environment, however it is considered unreasonable to apply this policy where there is no evidence of circumstances presenting such a risk. Areas of agricultural land such as fuel storages and stock dips will be considered for contamination assessment, however there is not evidence of this activity on the subject site. Clause 4.6(2) requires a Preliminary Investigation report for the site where the development involves a change of use for or residential, educational, recreational or child care purposes, or for the purposes of a hospital, where the land is within an investigation area or where the land is known to have had an activity in Table 1 to the contaminated land planning guidelines, carried out. The site is not located within an investigation area and this development does not propose a change of use.	
State Environmental Planning Policy (Resources and Energy) 2021	Chapter 2 Mining, petroleum production and extractive industries This chapter applies to land in Lachlan Shire, however does not apply to this development as it is not development involving mining, mineral, petroleum production or extractive industry. Chapter 3 Extractive industries in Sydney area This chapter does not apply as Lachlan Shire is identified as one of the local government areas in Schedule 6 as specified in clause 3.2.	NA
State Environmental Planning Policy	Chapter 2 Standards for residential development—BASIX Chapter 3 Standards for non-residential development	NA

Environmental Planning Instrument	Matters for Consideration	Comply (Y/N)
(Sustainable Buildings) 2022	These chapters apply to land in Lachlan Shire, however, does not apply to the development as it is not for the erection or alteration of a BASIX building.	
State Environmental Planning Policy (Transport and Infrastructure) 2021 As at 1 May 2026	Chapter 2: Infrastructure This chapter applies to the land. The proposal is defined as electricity generating works for the purpose of this chapter. Section 2.36 permits with consent development for the purpose of an electricity generating works to be carried out on any land in a prescribed non-residential zone. The proposal is permitted with consent under this Section. Section 2.42 applies to “Regional Cities: and specified matters to be satisfied for electricity generating works. The site is not located in a regional city as Condobolin is not identified on the Regional Cities map prescribed by this section. Section 2.48(2) (Determination of development applications—other development) – electricity transmission. This section required referral to Essential Energy and advice was received on 16 July 2026 to the effect that “<i>Essential Energy has no comments to make in relation to potential safety risks arising from the proposed development</i>” and went on to detail general requirements (not site specific) as detailed in Attachment B • Section 2.118(2) - Development with frontage to classified road • Section 2.119(2) Impact of road noise or vibration on non-road development • Section 2.121(4) - Traffic-generating development These sections are not applicable for the development as it does not have frontage to a classified road, tollway, freeway or any other road with a average traffic volume of more than 20,000, nor is it captured in the schedule for traffic generating development. Chapter 3: Educational Establishments This chapter does not apply to the development. Chapter 4: Major Infrastructure Corridors This chapter does not apply as land in Lachlan Shire is not identified within future infrastructure corridor land specified in clause 4.3. Chapter 5: Three Ports – Port Botany, Port Kembla and Newcastle	Y

Environmental Planning Instrument	Matters for Consideration	Comply (Y/N)
	Chapter 6 Moorebank Freight Intermodal Precinct These chapters do not apply to land in Lachlan Shire as it is not identified in clauses 5.3 or 6.2.	
Proposed Instruments	No proposed Instruments affecting the land	Yes
Lachlan Local Environmental Plan 2013	Clause 2.3 – Permissibility and zone objectives Under clause 2.3(1) the Land use table is reference with its purpose to identify development permissibility. In the RU1 Primary Production zone, the proposed development, which is defined as an “electricity generating works” is prohibited as it is not captured within any of the defined terms that are permitted without consent or permitted with consent. <i>Note that the provisions of SEPP (Transport and Infrastructure) which permit the development with consent, override the LLEP 2013 and this clause.</i> Under clause 2.3(2) of LLEP 2013, the consent authority must have regard to the objectives for development in the zone. The proposal is considered consistent with the zone objectives that relates to minimising land use conflict as it is located adjoining an existing solar farm and has sufficient separation from rural dwellings in the vicinity. Clause 5.10 Heritage Conservation Not applicable the site is not a listed heritage item, archaeological site, or in the vicinity of a heritage item. Clause 5.21 -Flood planning The site is not identified as within the Flood Planning Area. Clause 6.1 Earthworks This clause sets out the requirements for earthworks that require development consent including those ancillary to development that is permitted with consent. (3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters— (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,	N

Environmental Planning Instrument	Matters for Consideration	Comply (Y/N)
	(b) the effect of the development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area, (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. The proposal will involve earthworks for the piers for the solar arrays (modules) and site works for the installation of the ancillary battery storage, switchboard and related structures. The earthworks are unlikely to alter drainage patterns and soil stability and no fill is proposed. The amount of excavated material will be less than significant, and any consent will include conditions to cover any unexpected finds (relics and contamination) and to ensure suitable erosion and sedimentation control to protect water quality. Clause 6.3 – Stormwater Management This clause applies to land in the RU5 zone and as such does not apply to this site as it is zoned RU1. Clause 6.4 - Terrestrial biodiversity Not applicable as the land is not mapped on the <u>Terrestrial Biodiversity map</u> Clause 6.5 - Groundwater vulnerability Not applicable as the land is not mapped on the <u>Groundwater Vulnerability Map</u> Clause 6.6 - Wetlands Not applicable as the land is not mapped on the <u>Wetlands Map</u>	
Lachlan Shire Development Control Plan 2018	The relevant sections from the DCP that relate to the land and development are as follows. 3.1 DEVELOPMENT ON ALL LAND	N

Environmental Planning Instrument	Matters for Consideration	Comply (Y/N)
	The relevant part of this section relates to building line of 6m from all road frontages. In the RU1 zone the minimum distances , based on the submitted site plan the structures are all located more than 6m from the lot boundaries. 3.9 DEVELOPMENT OF BUSHFIRE PRONE LAND This section applies to Development Applications (other than subdivision of land) located on land mapped as Bush Fire Prone on the Lachlan Shire Council's Bush Fire Prone Lands Map. The subject site is mapped as bushfire prone land Compliance with the <i>Planning for Bush Fire Protection</i> (PBP) (as prescribed by the <i>Environmental Planning and Assessment Regulation 2021</i>) prepared by the NSW Rural Fire Service in co-operation with the Department of Planning and Environment, is required. This aspect is to be assessed. The applicant has not identified this matter in their Statement of Environmental Effects.	



Figure 8 - Bushfire Prone Land map extract

4. REFERRALS AND SUBMISSIONS

4.1 Agency Referrals and Concurrence

The development application has been referred to various agencies for comment / concurrence/referral as required by the EP&A Act and outlined below in **Table 4**.

Table 3: Concurrence and Referrals to agencies

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
Concurrence Requirements (s4.13 of EP&A Act)			
			NA
Referral/Consultation Agencies			
Essential Energy	SEPP (Transport and Infrastructure) 2021 as at 1 May 2026	Refer to Attachment B. The general requirements will be included in any consent issued for the development.	Y
Integrated Development (S 4.46 of the EP&A Act)			
			NA

4.2 Council Referrals

The development application has been referred to various Council officers for technical review as outlined **Table 5**.

Table 4: Consideration of Council Referrals

Officer	Comments	Resolved
Infrastructure	• Upgrade and sealing of the access to the Austroads Rural access driveway standard is required. The design is to accommodate the size of the delivery and service vehicles. • Lessons learnt from the las solar farm is that their traffic movements are significant and they put a lo of mud/dirt on the road. • Culvert is required on the access point. • Please confirm the fire buffer to the west and north is sufficient.	Conditions for access Bushfire assessment to be completed
Building	Management Plan refers to the site not being bushfire prone, this is an incorrect statement, although bushfire	Conditions for standard

Officer	Comments	Resolved
	risk is addressed further into the report – there has been a number of fires caused by Solar Panel Farms - https://stopsolarfarms.com/news/solar-farm-fire-burns-1127-acres.html https://reneweconomy.com.au/brigalow-solar-farm-caught-up-in-queensland-bush-fires-50604/ https://www.sheppnews.com.au/news/5-acres-lost-in-finley-solar-farm-fire/ In regard to the buildings onsite they are of plant type and there are no access issues and the separation from boundaries is acceptable. No objections subject to recommended conditions	BCA compliance Bushfire assessment to be completed
Environmental Health and Waste	No comments	

4.3 Community Consultation

The proposal was notified in accordance with the Council's Community Participation Plan from 28 May 2026 until 12 June 2026. A total of zero unique submissions were received.

5. KEY ISSUES

The following key issues are relevant to the assessment of this application having considered the relevant planning controls and the proposal in detail:

- Estimated development cost
 - Following the receipt of the requested estimated development cost report a CIV costing totalled the development at \$10,476,481.00 which is \$3,876,481.00 more than quoted on the Development Application form. Additional application fees are payable.
- Visual impact
 - The outstanding information requested for this matter was received on 25 August 2026. There has been insufficient time to assess and review the submitted report.
- Bushfire hazard
 - The applicant has incorrectly addressed this issue as not applying to the land. The bushfire hazard assessment is outstanding and the Building referral raises the fire hazard risk of solar farms citing several recent cases.
- Access and standard
 - The proposed access and its standard can be conditioned on any consent issued.

6. RECOMMENDATION

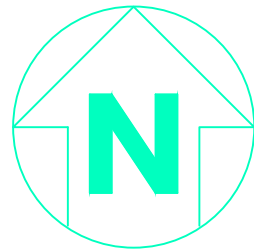
Following a preliminary assessment of the development application in relation to the development controls, taking into account the issues raised in submissions from the community, Council officers and agencies, the Council considers:

1. that a request for information letter should be sent to the applicant, requesting the following issues to be further addressed:
 - a) bushfire hazard and impact. The SEE incorrectly identified the land as not being bushfire prone land and in this light has not provided any measures for managing fire hazards from solar farm.
 - b) Updated DA fee payment commensurate with the value at \$10,476,481.00 which is \$ 3,876,481.00 more than quoted on the Development Application form. Additional application fees are payable.

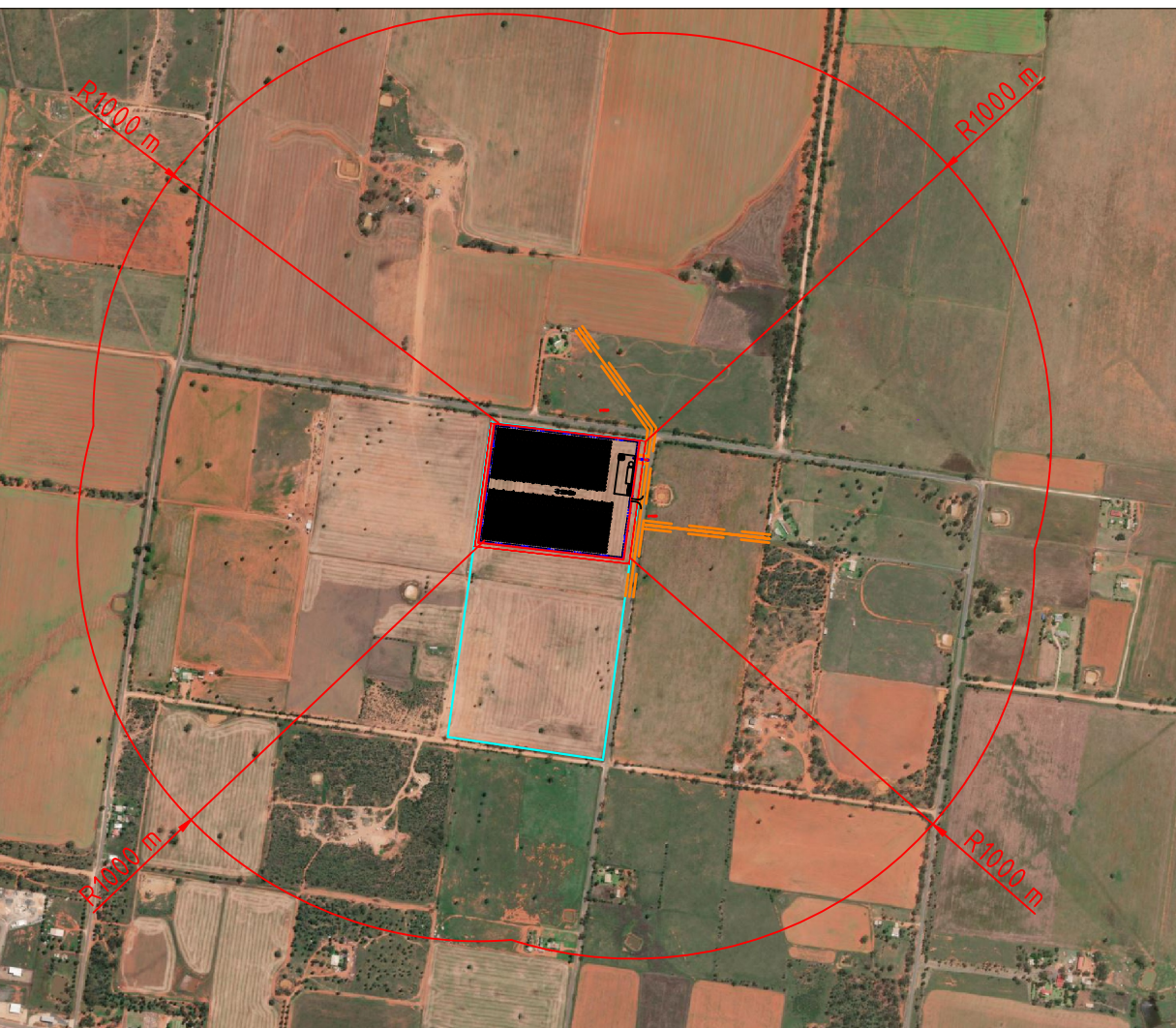
2. ATTACHMENTS

The following attachments are provided:

- Attachment A: Plans
- Attachment B: Essential Energy Response 16 July 2026



SITE PLAN (NOT TO SCALE)



- NOTES**
- 1. BACKGROUND PICTURE IS ILLUSTRATIVE ONLY. OBJECTS & BOUNDARIES REFER TO CIVIL SITE LAYOUT.
 - 2. DIMENSIONS OF ELECTRICAL EQUIPMENT ARE INDICATIVE ONLY. ACTUAL DIMENSIONS TO BE CONFIRMED.
 - 3. LOCATION OF ESSENTIAL ENERGY 22kV OVERHEAD LINE AND SYSTEM CONNECTION POINT TO BE CONFIRMED.
 - 4. EXISTING ESSENTIAL ENERGY 22kV POLE IS FOR ILLUSTRATION ONLY. ACTUAL POSITION IS SUBJECT TO THE ACTUAL MEASUREMENT ON SITE.
 - 5. SITE STORAGE AND AMENITY FACILITIES TO BE ON SITE ONLY DURING CONSTRUCTION PHASE. NO PERMANENT BUILDINGS TO BE KEPT ON SITE AFTER CONSTRUCTION COMPLETED.
 - 6. FENCE ROUTE OFFSET FROM THE SITE BOUNDARY TO ALLOW 10m EASEMENT FOR 22kV POWER LINES.
 - 7. ALL-WEATHER CAR PARKS ARE FOR CONSTRUCTION ONLY AND TO BE BUILT CLOSED TO SITE AMENITY.
 - 8. THE LOCATION OF SITE GATES TO BE DETERMINED UNTIL VEHICLE SWEEP PATH ANALYSIS IS COMPLETED.

- LEGEND**
- PROPOSED PV ARRAY
 - 5 m CLEAR AREA FOR FIRE BREAK
 - SECURITY FENCE
 - ESSENTIAL ENERGY 22kV LINE
 - PROPERTY BOUNDARY
 - ESSENTIAL ENERGY 22kV LINE EASEMENT

SYSTEM SPECIFICATIONS				
DC	6.76	MW	TOTAL MODULES	104 00
MODULE CAPACITY	650	W	MODULES PER STRING	26
NUMBER OF INVERTERS	1	-	NUMBER OF STRINGS	4 00
INVERTER MODEL	SG4950 HV-MV	-	MODULE MODEL	LONGI-650
NUMBER OF BATTERIES	4		BATTERY MODEL	ST-2752UX

FOR INFORMATION

D	24/10/25	ACE	SZ	AW		BOUNDARY OFFSET		
C	23/05/24	ACE	SZ	AW		RELOCATE MAIN HV EQUIPMENT		
B	02/05/24	ACE	SZ	AW		UPDATE LAYOUT & DIMENSION		
E	14/08/26	ACE	SZ	AW		UPDATE MODULES		
No	DATE	DES	DRN	APP	PROJECT	DESCRIPTION	NUMBER	TITLE
						REVISION		REFERENCE DRAWINGS



13 WILLIS LANE, CONDOBOLIN, NSW, 2877.
4.95 MW PV EXPORT SYSTEM
SITE PLAN

DESIGNED BY ACE, ALLIED CONSULTING ENGINEERS		SCALE: NTS
PROJ No	DRG No	REV E

16 July 2026

Essential Energy Advice – CNR-98039_A-122812_13 WILLIS LANE CONDOBOLIN 2877.

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

Based strictly on the documents submitted in support of the development application, Essential Energy has no comments to make in relation to potential safety risks arising from the proposed development.

Notwithstanding the above, Essential Energy provides the following general comments for the applicant's consideration:

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 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



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