Development Application and Planning Proposal Review
NSW Planning Portal Concurrence and Referral

Authority	Authority's Reference	Agency Concurrence and Referral	Authority Contact	Authority Notification	Submission Due	Submission Made
Shoalhaven City Council	PP-2021-837	Ref-1401	Gordon Clark	1/06/2022	29/06/2022	1/07/2022

Address	Land Title
410C MOSS VALE ROAD CAMBEWARRA 2540	Various

Scope of Development Application or Planning Proposal

The planning proposal seeks to amend and add provisions to the Shoalhaven LEP 2014 to facilitate residential development and environmental protection of lands within the Moss Vale Road North Urban Release Area Cambewarra.

As shown in the below site plan from Endeavour Energy's G/Net master facility model:

There is extensive electricity infrastructure within the Moss Vale Road North Urban Release Area Cambewarra. Due to the large area the scale required makes it difficult to see the detail in the plans. The plans show the area is predominantly serviced by overhead power lines with the main features being the 33,000 volt / 33 kilovolt (kV) high voltage and 132,000 volt / 132 kV high voltage overhead transmission lines. However if Council require more detailed plans of any specific area they can be provided upon request.

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ABN 11 247 365 823

Relevant / applicable clause numbers from Endeavour Energy's standard conditions for Development Application and Planning Proposal Review indicated by ☒ .

Cond-ition	Advice	Clause No.	Issue	Detail
☐	☐	1	Adjoining Sites	Adjoining or nearby development / use should be compatible with the use of Endeavour Energy's sites.
☐	☐	2	Asbestos	Area identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network.
☐	☒	3	Asset Planning	Applicants should not assume adequate supply is immediately available to facilitate their proposed development.
☐	☒	4	Asset Relocation	Application must be made for an asset relocation / removal to determine possible solutions to the developer's requirements.
☐	☒	5	Bushfire	Risk needs to be managed to maintain the safety of customers and the communities served by the network.
☐	☐	6	Construction Management	Integrity of electricity infrastructure must be maintained and not impacted by vehicle / plant operation, excessive loads, vibration, dust or moisture penetration.
☐	☒	7	Contamination	Remediation may be required of soils or surfaces impacted by various forms of electricity infrastructure.
☐	☒	8	Demolition	All electricity infrastructure shall be regarded as live and care must be taken to not interfere with any part of the electricity network.
☐	☒	9	Dial Before You Dig	Before commencing any underground activity the applicant must obtain advice from the Dial Before You Dig 1100 service.
☐	☐	10	Dispensation	If a proposal is not compliant with Endeavour Energy's engineering documents or standards, the applicant must request a dispensation.
☐	☐	11	Driveways	For public / road safety and to reduce the risk of vehicle impact, the distance of driveways from electricity infrastructure should be maximised.
☐	☒	12	Earthing	The construction of any building or structure connected to or in close proximity to the electrical network must be properly earthed.
☒	☐	13	Easement Management	Preference is for no activities to occur in easements and they must adhere to minimum safety requirements.
☐	☒	14	Easement Release	No easement is redundant or obsolete until it is released having regard to risks to its network, commercial and community interests.
☒	☐	15	Easement Subdivision	The incorporation of easements into to multiple / privately owned lots is generally not supported.
☐	☒	16	Emergency Contact	Endeavour Energy's emergency contact number 131 003 should be included in any relevant risk and safety management plan.
☐	☐	17	Excavation	The integrity of the nearby electricity infrastructure shall not be placed at risk by the carrying out of excavation work.
☐	☒	18	Flooding	Electricity infrastructure should not be subject to flood inundation or stormwater runoff.

Cond-ition	Advice	Clause No.	Issue	Detail
☐	☐	19	Hazardous Environment	Electricity infrastructure can be susceptible to hazard sources or in some situations be regarded as a hazardous source.
☐	☐	20	Modifications	Amendments can impact on electricity load and the contestable works required to facilitate the proposed development.
☒	☐	21	Network Access	Access to the electricity infrastructure may be required at any time particularly in the event of an emergency.
☐	☒	22	Network Asset Design	Design electricity infrastructure for safety and environmental compliance consistent with safe design lifecycle principles.
☒	☐	23	Network Connection	Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load.
☒	☐	24	Protected Works	Electricity infrastructure without an easement is deemed to be lawful for all purposes under Section 53 'Protection of certain electricity works' of the *Electricity Supply Act 1995* (NSW).
☐	☒	25	Prudent Avoidance	Development should avert the possible risk to health from exposure to emissions form electricity infrastructure such as electric and magnetic fields (EMF) and noise.
☐	☒	26	Public Safety	Public safety training resources are available to help general public / workers understand the risk and how to work safely near electricity infrastructure.
☐	☒	27	Removal of Electricity	Permission is required to remove service / metering and must be performed by an Accredited Service Provider.
☒	☐	28	Safety Clearances	Any building or structure must comply with the minimum safe distances / clearances for the applicable voltage/s of the overhead power lines.
☐	☐	29	Security / Climb Points	Minimum buffers need to be provided to avoid the creation of climb point appropriate to the electricity infrastructure being protected.
☐	☐	30	Service Conductors	Low voltage service conductors and customer connection points must comply with the 'Service and Installation Rules of NSW'
☐	☐	31	Solar / Generation	Need to assess the performance of the generation system and its effects on the network and other connected customers.
☐	☒	32	Streetlighting	Streetlighting should be reviewed and if necessary upgraded to suit any increase in both vehicular and pedestrian traffic.
☐	☒	33	Sustainability	Reducing greenhouse gas emissions and helping customers save on their energy consumption and costs through new initiatives and projects to adopt sustainable energy technologies.
☐	☐	34	Swimming Pools	Whenever water and electricity are in close proximity, extra care and awareness is required.
☐	☐	35	Telecommunications	Address the risks associated with poor communications services to support the vital electricity supply network Infrastructure.
☐	☒	36	Vegetation Management	Landscaping that interferes with electricity infrastructure is a potential safety risk and may result in the interruption of supply.

Cond-ition	Advice	Clause No.	Issue	Detail
			Other	

Endeavour Energy	
Completed by:	**Decision**
Cornelis Duba	Approve (with conditions)
Reason(s) for Conditions / Objection (If applicable)	

- Endeavour Energy's Asset Planning and Performance Branch has provided the following advice.

  Asset Planning and Performance Branch provided a response in February 2022 to Asset Relocation Project ARP4986 for a high level concept drawing to relocated 132kV overhead power lines (Feeders 98L & 98U) to underground cables along Bells Lane.

  Subsequently a meeting was held in March 2022) with the applicant, Newquest Property P/L, to gauge if there was an opportunity to optimise both parties' interests in this area, with Endeavour Energy:

  - *Investigating land acquisition options in the area for a future transmission / zone substation.*
  - *Noting Jemena's underground gas pipeline will be staying in situ and runs adjacent to the 132 kV overhead power lines.*
  - *Considering a request for easement reduction / relinquishment once a final relocation drawing for the 132 kV line(s) is submitted.*
  - *Advised the applicant to obtain cost estimates from an Accredited Service Provider for any proposed works.*

  At this stage, Asset Planning and Performance Branch is waiting on further advice from the applicant.

- All encroachments and /or activities (works) within the easements (other than those approved / certified by Endeavour Energy's Customer Network Solutions Branch as part of an enquiry / application for load or asset relocation project and even if not part of the Development Application) need to be referred to Endeavour Energy's Easement Officer for assessment and possible approval if they meet the minimum safety requirements and controls. However please note that this does not constitute or imply the granting of approval by Endeavour Energy to any or all of the proposed encroachments and / or activities within the easement.

  Please note Endeavour Energy's Easement Officers do not have access to the NSW Planning Portal. To resolve any easement management matters direct contact with the Easement Officer should be made.

- To ensure an adequate connection, the applicant will need to engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation to assess the electricity load and the proposed method of supply for the development.

- An extension and/or augmentation of the existing network will be required. Padmount substations will need to be provided for the electricity distribution required for the development facilitated by the Planning Proposal.

  Other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed. However the extent of any works required will not be determined until the final load assessment is completed.

- Any required padmount or indoor substation will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Please refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

- Endeavour Energy's network asset design policy is to progressively underground all new urban residential developments. All new cabling / reticulation infrastructure must be of an underground construction type. Where existing overhead construction is present in proximity of the site, it will require undergrounding as the development proceeds.

- The minimum required safety clearances and controls for working near overhead power lines must be maintained at all times. If there is any doubt whatsoever regarding the safety clearances to the overhead power lines, the applicant will need to have the safety clearances assessed by a suitably qualified electrical engineer / Accredited Service Provider (ASP).

  Even if there is no issue with the safety clearances to the building and structures, consideration must be given to WorkCover (now SafeWork NSW) 'Work Near Overhead Power Lines Code of Practice 2006' eg. ordinary persons must maintain a minimum safe approach distance of 3.0 metres to all voltages up to and including 132,000 volts / 132 kV.

- The planting of large / deep rooted trees to near electricity infrastructure is opposed by Endeavour Energy. Existing trees which are of low ecological significance in proximity of electricity infrastructure should be removed and if necessary replaced by an alternative smaller planting. The landscape designer will need to ensure any planting near electricity infrastructure achieves Endeavour Energy's vegetation management requirements.

- Not all the conditions / advice marked may be directly or immediately relevant or significant to the Planning Proposal. However, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or required electricity infrastructure needed to facilitate the proposed development on or in the vicinity of the site occur.

Yours faithfully

Cornelis Duba
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Sustainability & Environment
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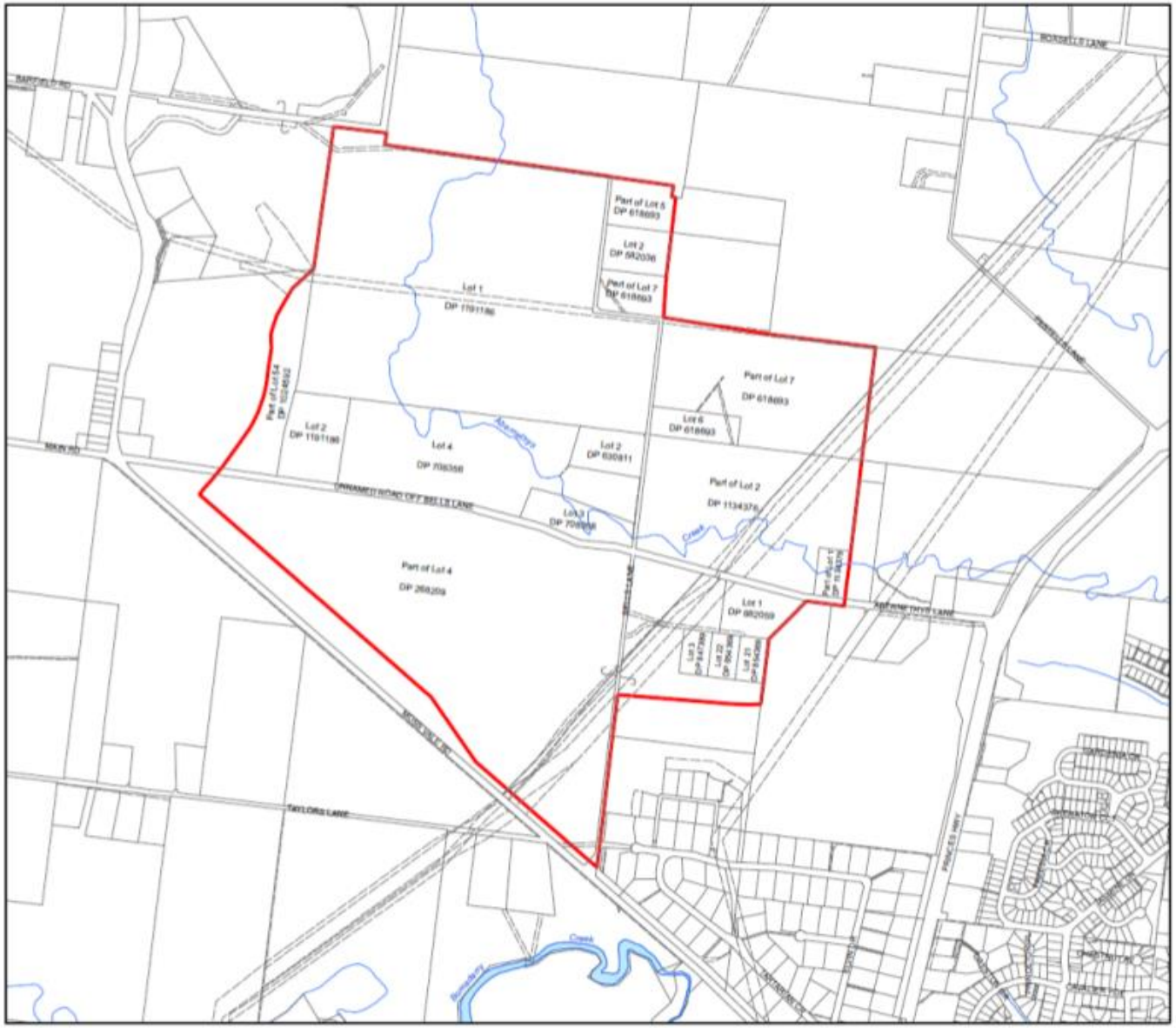
Endeavour Energy

Subject Land



Legend

Subject Land

PP048
Planning Proposal

Subject Land

Pt Lot 54 DP 1024592
Pt Lot 1 & Pt Lot 2 DP 1134376
Lot 1 & Lot 2 DP 1191186
Pt Lot 4 DP 268209
Lot 2 DP 582036
Pt Lot 5, Lot 6 & Pt Lot 7 DP 618693
Lot 2 DP 630811
Lots 3 & 4 DP 708356
Lot 3 DP 847399
Lots 21 & 22 DP 86495
Lot 1 DP 882059

MOSS VALE ROAD
NORTH

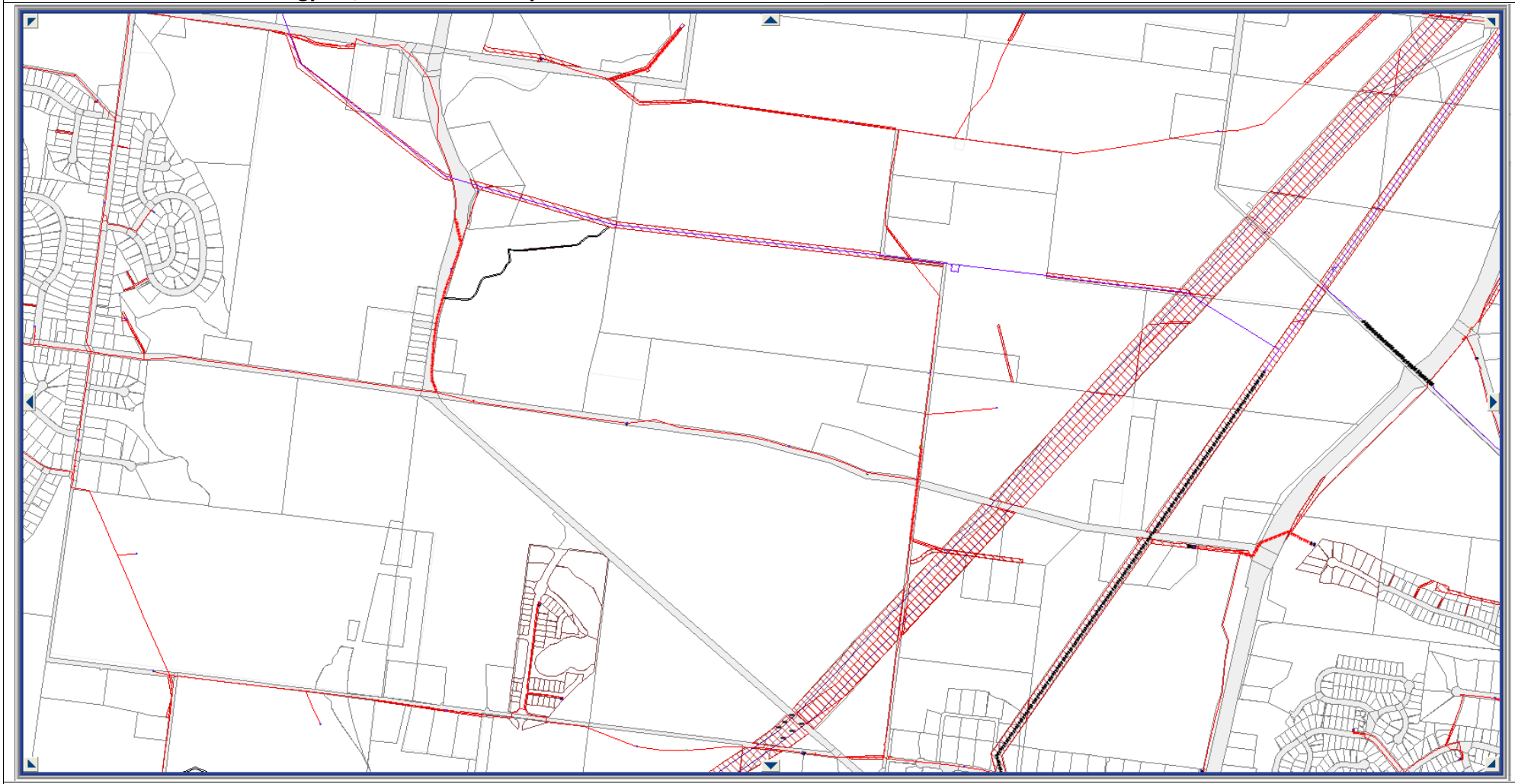
N

0 175 350 525
Metres

Council File 55387E

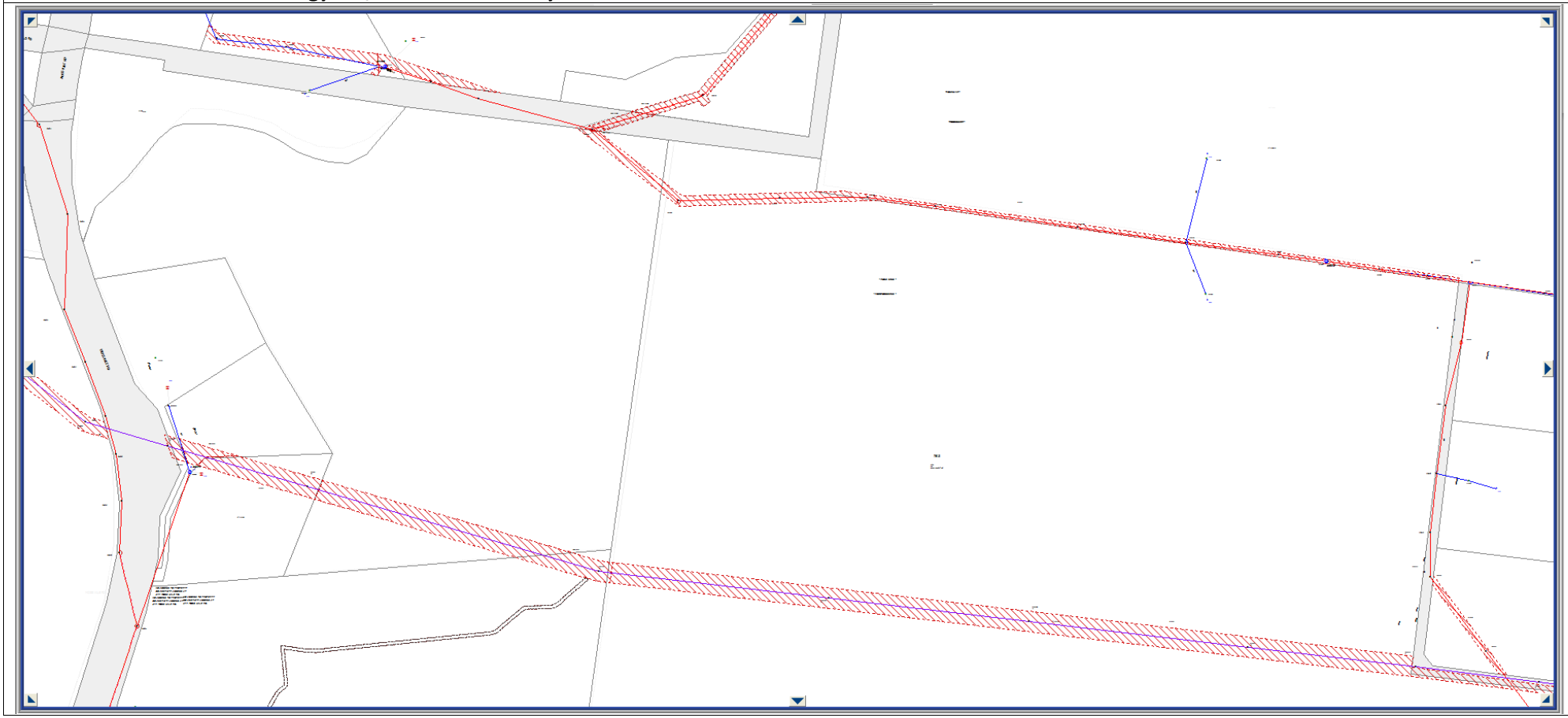
Figure 2: Subject Land

Site Plan from Endeavour Energy's G/Net Master Facility Model



Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of these works until their capture in the model. Easements benefitting Endeavour Energy are indicated by red hatching. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage (normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kV) by red lines (these lines can appear as solid or dashed and where there are multiple lines / cables only the higher voltage may be shown). This plan only shows the Endeavour Energy network and does not show electricity infrastructure belonging to other authorities or customers owned electrical equipment beyond the customer connection point / point of supply to the property. This plan is not a 'Dial Before You Dig' plan under the of Part 5E 'Protection of underground electricity power lines' of the *Electricity Supply Act 1995* (NSW).

Site Plan from Endeavour Energy's G/Net Master Facility Model



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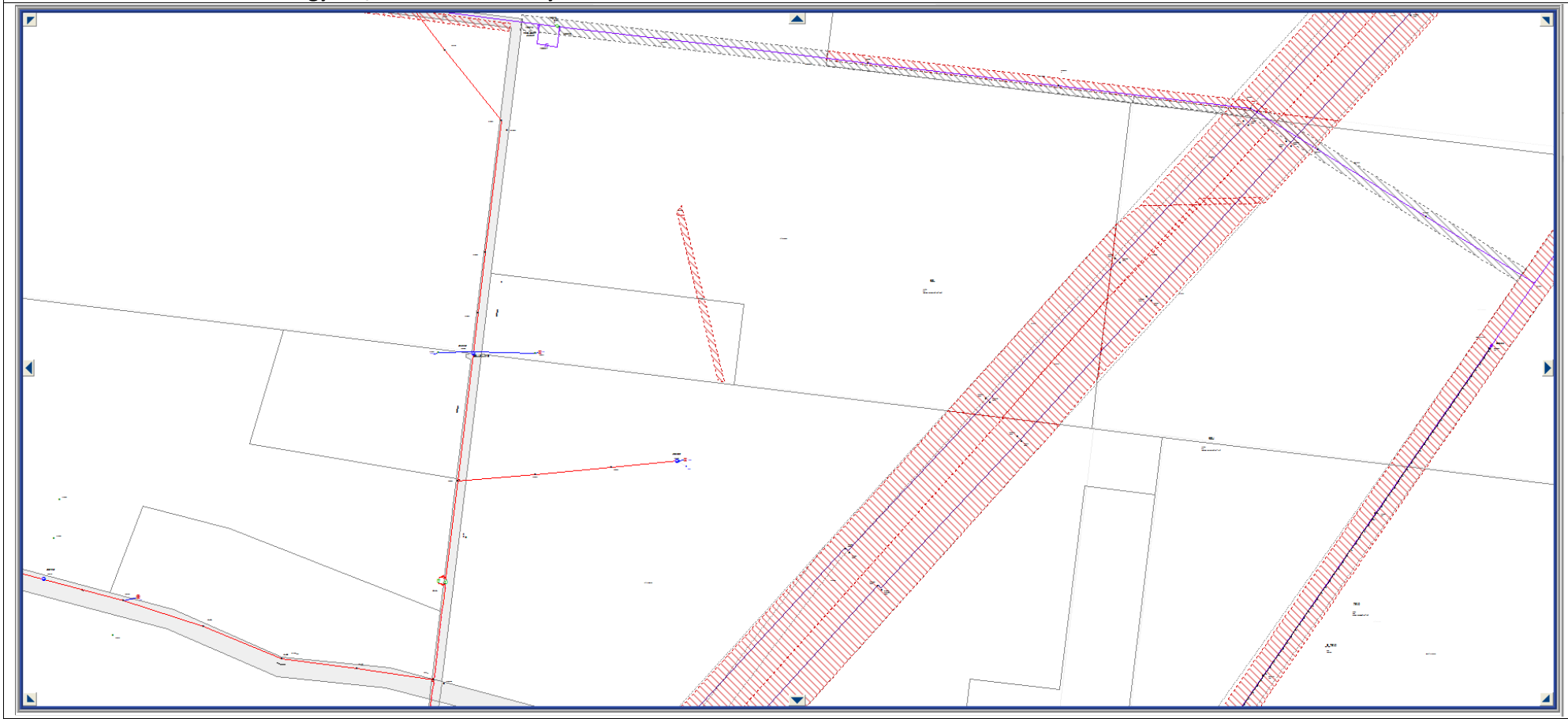

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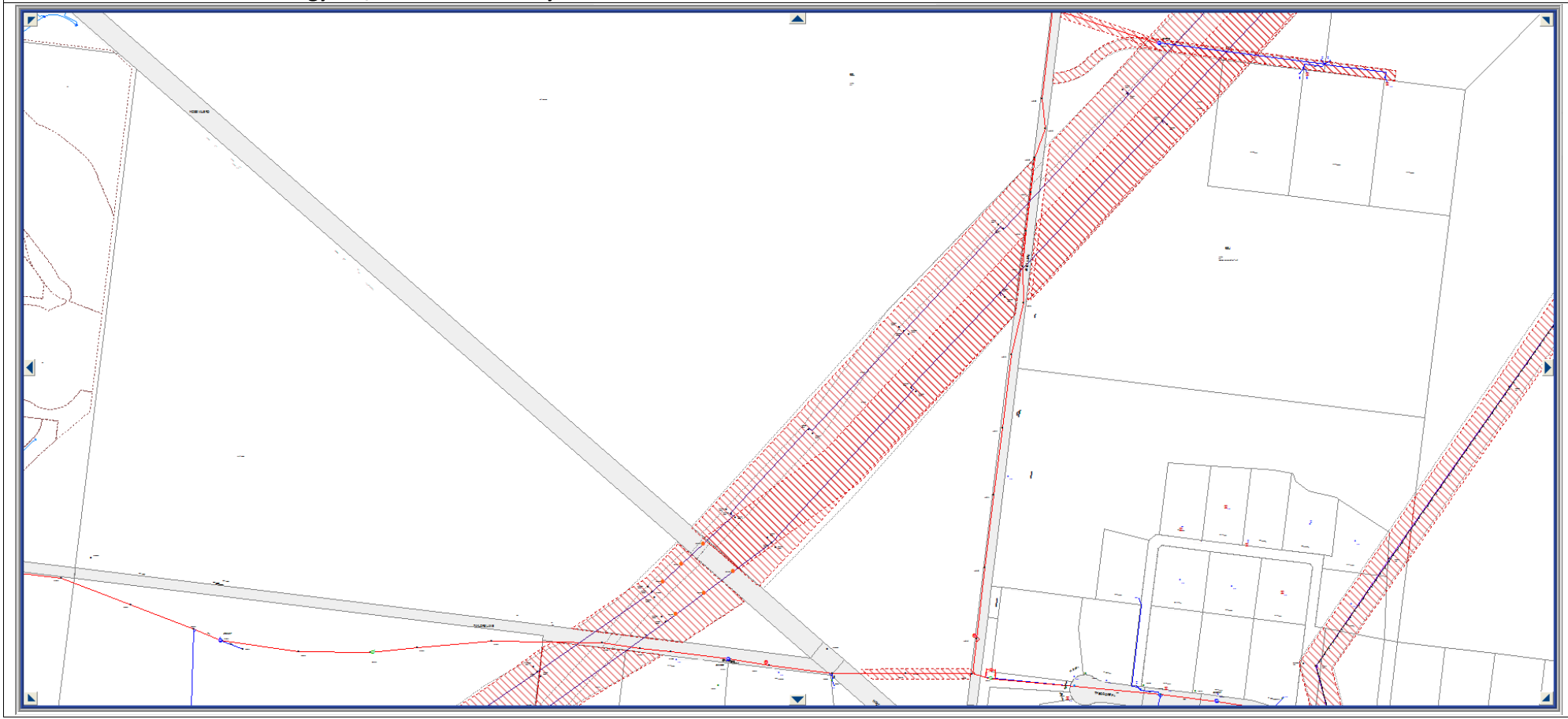

LEGEND	
PS	Padmount substation
I	Indoor substation
G	Ground substation
K	Kiosk substation
COT	Cottage substation
	Pole mounted substation
HC	High voltage customer substation
MU	Metering unit
SS	Switch station
ISS	Indoor switch station
	Customer connection point
	Low voltage pillar
	Streetlight column
	Life support customer
	Tower
	Pole
	Pole with streetlight
	Customer owned / private pole
	Cable pit
	Subject site

Google Maps Street View. Easement for 132 kV high voltage overhead power lines viewed from Bells Lane.

Google Maps Street View. 33 kV high voltage overhead power lines viewed from Bells Lane.

Indicative Layout Plan. Approximate location of easements / transmission feeders shown.