

Thu 25/07/2019 4:04 PM

ConveyancingTeam <conveyancingteam@essentialenergy.com.au>
Re: Consultation - Orange LEP 2011 Amendment 13 'Rosedale Gardens' (Lot 15 DP6694, Lot 14 DP6694, Lot 25 DP6694, Lot 3 DP255983, Lot 2 DP255983)

Dear Sir/Madam,

We refer to the above matter and to your correspondence dated 12 July 2019 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 amendment to the LEP 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 properties should be complied with.
3. At the time of subdivision, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment. However, please note that as part of the subdivision:
 - a. if required by Essential Energy, easement/s are to be created for any existing or new electrical infrastructure, using Essential Energy's standard easement terms current at the time of registration of the plan of subdivision;
 - b. 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. Despite Essential Energy not having any safety concerns, there may be issues with respect to the subdivision layout, which will require Essential Energy's approval; and
 - c. application will also need to be made to Essential Energy to determine that the electrical requirements of any proposed subdivision/development can be serviced via the existing network or whether further infrastructure is required. If any further infrastructure is required, such further infrastructure would be at the Applicant's expense. Refer to Essential Energy's Contestable Works team for requirements via contestableworks@essentialenergy.com.au.
4. In addition, Essential Energy's records indicate there is electricity infrastructure located within the properties and within close proximity to the properties. Any activities within these locations 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 properties encroach on the electricity infrastructure.

5. 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)*.
6. 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*.

Essential Energy’s records indicate that there is electrical infrastructure owned by TransGrid located on the properties affected by this proposal. Please also contact TransGrid in relation to this proposal.

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

Regards

Fiona Duncan
Conveyancing Officer
Legal & Conveyancing
Governance & Corporate Services



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

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From: Craig Mortell <CMortell@orange.nsw.gov.au>

Sent: Friday, 12 July 2019 9:00 AM

To: Craig Mortell <CMortell@orange.nsw.gov.au>

Cc: Lisa Kennedy <Lisa.Kennedy@rfs.nsw.gov.au>; robert.mitchell@dpi.nsw.gov.au;
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Subject: Consultation - Orange LEP 2011 Amendment 13 'Rosedale Gardens'

Hello all,

Orange City Council is processing a Planning Proposal to amend Orange Local Environmental Plan 2011 in relation to land located at the northern end of Leeds Parade (Lot DP). The proposal seeks to rezone the subject land from the RU1 Primary Production zone to a mixture of zones, and to reduce

the minimum lot size for subdivision from 100ha to a combination of 4000m² and 8000m². The overall intent is to enable a future subdivision of the land for a large lot residential estate comprising up to 450 lots of 4,000m² – 8,000m².

Pursuant to condition 5 of the attached gateway determination your agency is requested to review the proposal documents available via the OneDrive link below:

https://1drv.ms/u/s!AqFtck_IGrPIkiyxNUaj5X4ax0Is?e=ExsLaw

If you are not the correct or most appropriate person within your agency to review the planning proposal, please advise by return email of the preferred contact person. Similarly please advise if you have any difficulty accessing the proposal documents via the link above.

What should you do now?

Please consider the proposal and provide a response to Council within 21 days. Send your submission to:

Post: PO Box 35, Orange NSW 2800

Email: council@orange.nsw.gov.au

What happens next?

If Council does not receive a reply within the specified 21-day period, it will assume that your agency has no objections to the proposal.

Once the submission period is completed, Council will review agency responses before proceeding to the formal 28-day public exhibition period. Your agency may also opt to make a submission during that public exhibition period, which will be considered along with all other submissions when determining whether to amend the LEP.

If you have any enquiries please do not hesitate to contact Council's Senior Town Planner Craig Mortell on 6393 8036.

Regards

Craig Mortell

Senior Planner – Development Services

P: 02 6393 8036

A: PO Box 35, ORANGE NSW 2800

E: cmortell@orange.nsw.gov.au

W: www.orange.nsw.gov.au



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