

# SSD Modification Report – MOD 5

Major Project Approval MP05\_0129  
Lakes Estate Residential Subdivision  
North Boambee Valley, Coffs Harbour LGA

17 January 2025

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### Disclaimer

This report has been prepared by Keiley Hunter Town Planning with input from other qualified consultants. To the best of our knowledge, the information contained herein is neither false nor misleading and the content are based on information and facts that were correct at the time of writing. Keiley Hunter Town Planning accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on information in the publication.

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## 1. INTRODUCTION

This report has been prepared in accordance with the ***State significant development guidelines – preparing a modification report***, (Appendix E to the state significant development guidelines).

### Applicant

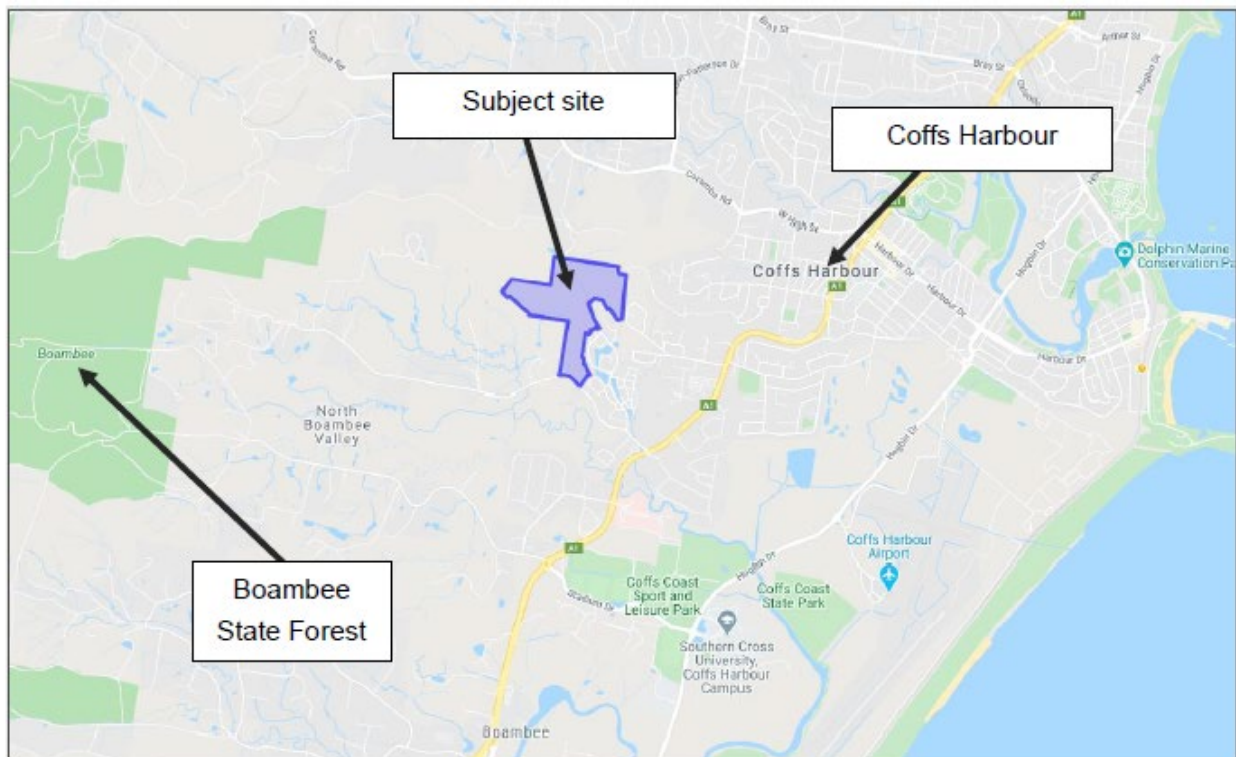
Keiley Hunter Town Planning on behalf of **Astoria Projects Pty Ltd**

### Owner of the land

Mandolion Pty Ltd (Lot 2 DP 1268665) and Dragen Pty Ltd (Lot 2 DP 607602).

### The Subject Site

The subject land is described as Lot 2 DP 1268665 and Lot 2 DP 607602. The land is located between Lakes Drive and North Boambee Road within the residential subdivision known as the Lakes Estate, North Boambee Valley, Coffs Harbour.



### The Approved Development

MP 05 0129 approval was granted by the Minister for Planning on 7 June 2013 for a Residential subdivision, including:

- 162 allotments consisting of 160 residential allotments, one allotment (lot 141) containing lands for conservation, a Heritage Park and managed open space and 1 allotment (Lot 142) for future development;
- site remediation works;
- earthworks;

- vegetation rehabilitation and management; and
- infrastructure works including roads, drainage, sewerage works and utility services provision.

### Summary of Modifications

MOD #	Summary of Modifications	Approval Authority	Type	Status
MOD 1	Administrative changes to various conditions and the Statement of Commitments (SoC). New Condition A4A relating to staging. Replacement of Condition E17 with Condition E18 relating to the management of lands to be incorporated into Lot 162.	Department	75W	Approved on 7 August 2015
MOD 2	Modification of Conditions A1 and E28 relating to remediation.			Withdrawn
MOD 3	Modification to increase the number of lots from 160 to 165, replace a fire trail in Stage 3A with a public road, and amend site remediation conditions (A1 and E28).	Department	4.55(1A)	Approved on 12 May 2020
MOD 4	Modification to: <ul style="list-style-type: none"> <li>• amend the subdivision layout of Stage 3A by consolidating 10 smaller lots into 5 larger lots and increasing the area of proposed Lot 3 to create a medium density development lot.</li> <li>• replace the approved public road along the boundary of Stage 3A with a 6m wide fire trail (trafficable defensible space)</li> </ul>	Department	4.55(1A)	Approved on 10 March 2021

## Approved Residential Subdivision

Full Plan provided at Appendix A. Extract showing approximate overhead 66 kva power line below:



Source: de Groot and Benson, Lakes Estate Stage 2, Subdivision Design – Modification Plan, January 2023,

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## Type of Application

Major Project Approval MP05\_0129 MOD 5 was transitioned from Part 3A to State Signification Development (SSD) on 27 November 2024.

This Modification of Consent application is made under S4.55(1A) of the *Environmental Planning and Assessment Act*. (EPAA).

## Description of the Modification of Consent

This application relates to existing overhead 66kV electrical transmission lines that are to be relocated from reserve land to proposed road reserves within the approved residential development area.

A Design Information Pack from Essential Energy comments are appended to this report.

As described in the Design Information Pack, the subject proposal is to relocate the existing 66kV overhead line between assets CE1269 and 40234 as shown in the plan extract below to within the approved road reserve as part of the subdivision civil works.

In response to the Design Information Application by ASP3 Consulting:

*Essential Energy has conducted the required multiple stakeholder review/ input to ensure all parties are in agreeance and satisfied with the response to the design submitted in the Design Information Pack. As the Network Owner and Operator, Essential Energy's reasoning for retaining the impacted segment of Subtransmission Network as Overhead are as follows:*

- 1. Restoration times on larger capacity (66kV) underground infrastructure is problematic compared to overhead, possibly leading to extended outages for customers supplied by that infrastructure.*
- 2. In this case it is probable, as more developments expand west, there would be further short sections of underground cable installed, adding higher risk of failure specifically with multiple overhead to underground transitions.*
- 3. This section of line has been relocated as overhead configuration in road reserve previously (adjacent Lakes Drive).*





**Source: Design Information Pack, Appendix B**

## 2. STATUTORY CONTEXT

This Modification of Consent Application is submitted under S4.55(1A) of the ***Environmental Planning and Assessment Act*** (EP&A Act).

#### 4.55(1A) ***Modifications involving minimal environmental impact***

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

(a) *it is satisfied that the proposed modification is of **minimal environmental impact**, and*

The proposed modification is of minimal environmental impact as the adjoining segments of the same transmission line are overhead.

The approved development (as modified) will remain the same. The 66kV powerline will remain as overhead and will be located within the road reserve, rather than within conservation lands, as required by Consent Condition B16.

(b) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*

The development as modified is substantially the same development for which consent was granted. There are no changes to the approved and modified subdivision layout.

- (c) *it has notified the application in accordance with:*
  - (i) *the regulations, if the regulations so require, or*
  - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (d) *it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

Notification of the proposal and consideration of submissions will be carried out by NSW DPHI.

*A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—*

- (a) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and*

The proposed modification will result in substantially the same development as approved by the Minister for Planning on 12 December 2007 (MP05\_0058). The subdivision arrangements will remain as approved and modified.

- (b) *it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and*

There are no integrated approvals relevant to the subject Modification Application.

- (c) *it has notified the application in accordance with—*
  - (i) *the regulations, if the regulations so require, or*
  - (ii) *a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*

The Department will publish the modification report on the major projects website pursuant to S59(6) of the EP&A Regulation for at least 14 days.

- (d) *it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.*

*Subsections (1) and (1A) do not apply to such a modification.*

Noted.

- (3) *In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority*



*must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.*

Noted.

*(4) The modification of a development consent in accordance with this section is taken not to be the granting of development consent under this Part, but a reference in this or any other Act to a development consent includes a reference to a development consent as so modified.*

Noted.

### 3. DESCRIPTION OF THE MODIFICATIONS

MOD 5 relates only to electrical infrastructure. Advice from Essential Energy confirms that:

- the existing overhead 66kV electrical infrastructure is to remain as overhead infrastructure to maintain restoration times and reduce the risk of failure; and
- that the undergrounding of short sections of 66kV line is problematic compared to overhead infrastructure.

Consent Conditions B16 and E24 relate to the underground realignment of the powerlines. To meet Essential Energy requirements, the 66kV electrical infrastructure must remain overhead, consent conditions B16 and E24 therefore must be amended.

### 4. CONDITIONS TO BE MODIFIED

The modification application seeks approval for the following changes to the major project approval consent conditions:

#### Overhead power lines

##### B16

The existing 66kV overhead power lines must be relocated ~~underground~~, within the proposed roadways and not within the conservation lands.

The proposed alignment of the power line should be determined in consultation with the adjoining property owners and approved by the relevant electricity energy provider prior to issue of the relevant Construction Certificate.

~~The power lines may be relocated to a new overhead position on a temporary basis to facilitate staging of the development.~~

##### E24

Street lighting and the 66kv ~~undergrounding-relocation~~ works being provided to the requirements of the relevant electricity energy provider with all work being completed prior to release of a Subdivision Certificate.

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## 5. ENGAGEMENT

Keiley Hunter Town Planning engaged with the NSW Department of Planning, Housing and Infrastructure on 16 September 2024 (Appendix D).

## 6. ASSESSMENT OF IMPACTS

The modification of consent seeks approval for existing overhead electrical infrastructure to remain as overhead infrastructure. Impacts will be minor as the transmission lines are existing and already traverse residential areas surrounding the subject land. This section of overhead transmission line remains overhead within Lakes Drive, as part of the approved and completed Lakes Estate residential subdivision.

Relocation of the transmission lines to and overhead position within the approved road reserves is logical in terms of meeting the terms of the concept approval, compliance with Essential Energy requirements and provision of infrastructure in a safe and suitable location.

As confirmed by Essential Energy, overhead infrastructure is necessary to reduce the risk of failure and restoration times.

### Feasible alternatives

There are no feasible alternatives. As confirmed by Essential Energy, overhead infrastructure is necessary to reduce the risk of failure and restoration times

## 7. JUSTIFICATION OF MODIFIED PROJECT


The proposed modifications are necessary to enable the approved subdivision to be constructed in accordance with the requirements of Essential Energy to maintain a safe and serviceable electrical infrastructure network.

## 8. CONCLUSION

The proposed modification is substantially the same development as the development for which consent was originally granted. The subdivision arrangements remain the same as approved and subsequently modified.

If you require any further information, please contact Keiley Hunter on 0458 515963 or email [keiley@keileyhunter.com.au](mailto:keiley@keileyhunter.com.au).

Yours faithfully

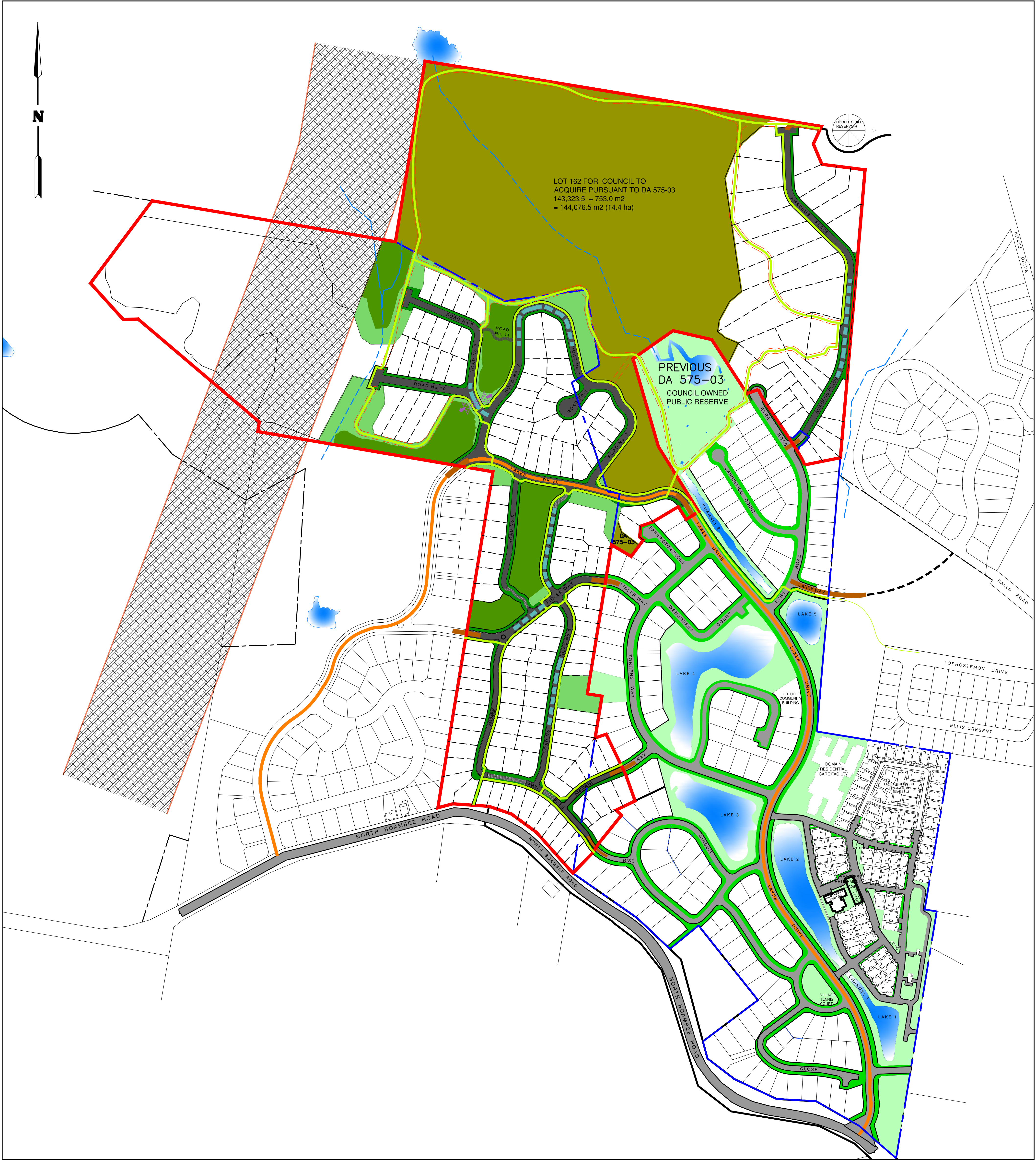


**Keiley Hunter**  
Keiley Hunter Urban Planner

17 January 2025

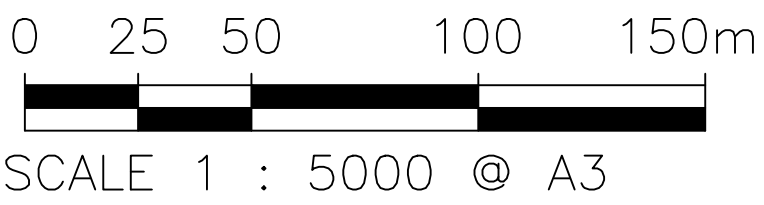
# A PLAN OF APPROVED (MODIFIED) RESIDENTIAL SUBDIVISION





LEGEND

- WATERWAY
- PROJECT APPROVAL AREA
- FIRE TRAIL
- PEDESTRIAN AND /OR BIKE ACCESS
- FUTURE HIGHWAY BI-PASS CORRIDOR
- ROAD - NEW
- 5.5m WIDE SPEED REDUCING ROADWAY
- 4m WIDE ONE WAY ROADS WITH 4M VERTICAL CLEARANCE
- RESTRICTED TRAFFIC FLOW
- EXTERNAL ROAD CONNECTIONS
- FUTURE BUS ROUTE
- POSSIBLE FUTURE ROAD LINK
- KOALA CROSSING CULVERT UNDER ROAD



ROAD DESIGN AND WIDTHS AMENDED TO ADDRESS BUSHFIRE SAFETY ISSUES. (REFER TO REPORT BY BC & BHS DATED 11 MARCH 2013)



# B DESIGN INFORMATION PACK

# Design Information Pack



**FOR Project: ECN-076147 Asset Relocation – North Boambee Road Coffs Harbour**

Design Information Issue Date: **14/08/2024**

Design Information Applicant Details:

**ANTHONY GERARD FREENEY T/AS AF ASP3 CONSULTING**  
**Unit 7 95A James Small Drive,**  
**Korora, NSW, 2450**

## Introduction

Thank you for your request for design information for the proposed supply to **Lot 2, 1268665**

**Project Address: North Boambee Road Coffs Harbour NSW 2450**

**Customer Name: Astoria Projects Pty Ltd**

## General

1. The content of this Design Information Pack has been compiled on the basis of certain conditions and restrictions. The designer shall incorporate these requirements within the electrical reticulation design prepared for certification to Essential Energy.
2. This Design Information Pack is valid for a period of 180 days from the above date. If an updated Design Information Pack is required, please submit a new request for Design Information via the Essential Connections portal under the Essential Connections number (ECN).
3. Essential Energy is providing this information in good faith, to assist you to complete designs for certification. Essential Energy cannot and does not warrant the accuracy or completeness of the information and does not accept any liability for inaccuracies or lack of information. It is the responsibility of the applicant or Accredited Service Provider to independently confirm the accuracy or otherwise, of any information.

## What you told us on your Design Information Application

Your Project Reference name: AFASP\_100739

You have proposed the following description of works for this project.

The proposal is to relocate the existing 66kV overhead line between assets CE1269 and 40234. This will involve the removal of asset CE11763 and all associated conductors and fittings.

The intention is to then relocate the line within the new road reserves of stages 3,4 and 6 of the new subdivision. This will involve the installation of approx 4-5 new conc/steel 66kV poles new conductors and fittings. The existing assets CE1269 and 40234 will be converted to thru strains.

It is the wish of the Developer that the overhead option is his preferred route unless Essential Energy have a specific requirement for it to be undergrounded.

## Essential Energy's Specific Design Information

Essential Energy have reviewed the information submitted in the Connection Application and the Design Information Application to compile this Design Information Pack. Our officer has also extracted data from our asset management systems to provide you with relevant information to create a design.



The regulatory category determined by Essential Energy for this project is:

### Asset Relocation or Streetlighting

### Project Funding Arrangements

Essential Energy's policy CEOP2513.06 Connection Policy – Connection Charges sets out the circumstances in which Essential Energy requires a retail customer or real estate developer to pay the cost of connecting their premises or development to Essential Energy's network.

A copy of CEOP2513.06 can be downloaded from Essential Energy's website: [www.essentialenergy.com.au](http://www.essentialenergy.com.au).

In accordance with CEOP2513.06 the following funding arrangements will apply to this project:

Customer funded:

- All

Essential Energy funded:

- \$0.00

### Connection Point

The connection point on the network will be at Asset No: As per the supplied concept plan.

Connection Point Voltage: Sub-Transmission

### Existing Asset Details

### New Asset Details

30/7/3.00 ACSR/GZ Lemon or 19/3.75AAAC Neon  
Earthwire - 7/4.50AAAC Hydrogen  
Pole Material – Concrete or steel

### Project Specific Comments:

The application to relocate the existing 66kV Subtransmission poles and associated hardware and redivert the existing 11kV distribution network in the vicinity of Lot 2, DP 1268665 has been assessed and the following site-specific design information is provided to enable a design to be developed.

The information provided within this DIP is based on the concept plan and supporting documents within the application. Should the project requirements change the DIP will need to be re-issued. Consideration for the relocation of distribution network assets has not been taken into account as part of this assessment. Should additional works need to be incorporated into the final design solution then please consult with Essential Energy.

**Note:** Essential Energy has deemed a component of the proposed works to be **non-contestable** due to the critical nature of both the power line and the fibre connection (OPGW fibre) on this existing 9GT 132kV line.

Essential Energy has assessed the proposed works under the guidelines of CEOP2485 and deemed the works fully contestable. The design will need to consider providing a solution that results in the least number of network outages, and that outage times are reduced during the cutover staging.

Identification:

- 66kV Feeder 706 – Transgrid Coffs harbour – Coffs Harbour South
- Asset Description: The existing 66kV route consists of timber poles
- Proposed Relocation: The section of line impacted by the proposed development is between

structures CE1269 and 40234

Line detail:

- Max operating temp: 85°C

The following weather zone with individual design criteria for the design of this overhead subtransmission projects has been defined as defined as:

- A – Coastal Strip and Western Region.

Figure 6.2. 1 CEOM7081 provides a general outline Essential Energy's subtransmission weather zone boundaries. Essential Energy will provide details of boundary locations where lines traverse more than one weather zone.

Conductor clearances pole locations must be checked assessed against the relevant standards Essential Energy standard CEOM7081 under the blowout condition "35 degrees and 500 Pa wind" and maximum operation temperature (85 degrees).

Essential Energy's preference is for steel or concrete poles to be used for all applications. Each pole is to be earthed and pole footing designs are to be accompanied by a Geotech report. This report is to be relative to the specific pole installation locations, not generic for the subdivision.

If the pole requires replacement and the conductors are detached from the existing supporting structure and re-attached to a new supporting structure, the construction plan is to include a profile of the existing line showing details of the poles and conductor heights. Conductor stringing information shall also be supplied in the form of a stringing chart or within the drawing detail to allow the existing conductors to be attached and correctly tensioned to the new support structure.

Neara may be used to design Sub-Transmission lines where ruling span analysis is acceptable. This typically includes single wood, concrete, and steel poles. Currently Neara may not be used to submit designs where Finite Element Analysis is required, such as use of H Frame structures, other braced or dual pole structures or towers, or where pole flexibility is a design consideration such as un-stayed strain structures across large spans, e.g., unstayed river crossings.

Additional standard poles are to be utilised with shorter span length rather than introduce greater length poles. There will be situations where longer poles are required, and Essential Energy should be consulted where the designer wishes to use non-standard poles.

A geotechnical survey to determine the suitability of soil for structure foundations may be required as outlined in CEOM7081. This report is to be relative to the specific pole installation locations, not generic for the subdivision.

The concrete must be allowed to cure for at least 28 days before load is applied to the structure (conductors etc. are attached). Where small sections of new line i.e. a line that only contains several poles are built, a higher strength concrete (up to a maximum of 40mpa) may be used, so that the cure strength of 25MPa can be achieved in a shorter timeframe. This is to be noted on the construction plan.

Essential Energy prefers that external parties do not attach power or telecommunications to any subtransmission pole, tower, or structure. Any external party that wishes to attach to these poles shall provide a written proposal to Essential Energy with sufficient technical information and justification (including alternative options) to allow Essential Energy to assess the proposal and to assess the impacts of the proposal on our network. This is to be assessed via a Non Standard Approval Request.

The proposed route must be fully contained within the roadside reserve including under blowout conditions. If this is not achievable, an easement will be required over any affected properties. Please include details of the pole offset from the boundary and maximum blowout on the construction plan.

The route shall be pegged or otherwise marked in a manner acceptable to Essential Energy, before starting any construction/excavation.

Poles must be located on substantially level ground where they will be readily accessible for any future repairs or maintenance and clear of driveways or obstructions wherever possible. The bottom of hills or low-lying areas should be avoided. Consideration should be made in regards to asset placement conflicts with potential water shedding from the detention basin at the Southeastern end of the development.

The designer will determine the location and extent of any access tracks, tree clearing, or excavation required for the construction, ongoing operation, and maintenance of Essential Energy assets as part of the design works. Essential Energy has the responsibility to advise landowners of the location and extent of any access tracks, tree clearing, or excavation required for the construction and ongoing operation and maintenance of the assets. The designer will be required to liaise with the responsible Essential Energy staff member in these activities.

## Ancillary Network Service (ANS) Fees

Ancillary Network Service fees for this project are calculated in accordance with the Australian Energy Regulator (AER), Charges for Monopoly Services.

Your client is to be advised of any Ancillary Network Service fees applicable to this project.

Total fees for this Design Information Pack are **\$1,689.12**

*Note the invoice will detail the fee type and hours charged for completing this Design Information Pack.*

Other fees that may be applied to this project are listed in the document titled 'Price Schedule for Ancillary Network Services' that can be found at Essential Energy's website: (<http://www.essentialenergy.com.au/content/electricity-network-pricing-and-information>).

**\* Note - ANS fees exclude GST and are subject to annual price increases in accordance with the National Regulatory Framework. Care should be taken to select the fee appropriate to this project type. Design certification fees will be based on the date of receipt of a complete and correct submission for certification. All other fees will be based on the work completion date. (eg. date of outage, commissioning, inspection).**

## Asset Labels

Reuse existing labels for assets that are replaced or substations that are upgraded in the same location. Additional asset labels may be obtained by submitting an asset label request via the Essential Connections portal.

## Pioneer Scheme - Reimbursement

### General

AER requires that Essential Energy administer a Pioneer Scheme from 1 July 2014 in accordance with the requirements of the AER Connection Charge Guidelines for Electricity Retail Customers – Under Chapter 5A of the National Electricity Rules, and Essential Energy's Connection Policy as approved by the AER.

Requirements of the Pioneer Scheme are outlined in Essential Energy's document *CEO2513.06 Connection Policy – Connection Charges*.

### Project specific

The customer is required to complete and sign a *CEOF6283 Pioneer Scheme Application Form* regardless of whether a pioneer scheme is being implemented or not. The Level 3 ASP must submit the form with the design package for certification.

Essential Energy's records indicate that there **is** a pre-existing pioneer scheme attached to the infrastructure where you request a connection.

The amount payable to Essential Energy by your customer is **\$0.00**

# GENERAL DESIGN INFORMATION

## Easements

The Level 3 ASP should consider easement requirements during the design route analysis.

The customer is responsible for all costs associated with the easement creation including solicitor fees, surveying costs and compensation payable to affected landowners.

Where easements are to be created outside of land to be subdivided, satisfactory arrangements must be in place prior to the level 1 ASP applying to commence construction. Where all easements are contained within land to be subdivided, construction can commence prior to the execution of easement documents however, easements will need to be executed prior to applying for a Notice of Arrangement. For further information, please refer to *CEOP8046 - Easement Requirements*.

Where satisfactory arrangements have not been made at time of certification for easements outside of land to be subdivided, a *CEOF9082 – Customer Funded Project: Consent Form* shall be provided.

Easements over Crown land, Crown roads or waterways must be obtained by Essential Energy through the compulsory acquisition process, in accordance with the procedures set out in the Land Acquisition (Just Terms Compensation) Act 1991 (NSW). Please contact Essential Energy's Conveyancing team for further advice or go to the Easements area of the Essential Energy website which contains an information sheet for crown land easements.

## Materials

All materials specified in the design must comply with *CEOM7004 – Materials Inventory: Contestability (Approved)*

Non-standard materials may only be used with written permission from Essential Energy. Where a non-standard material is required, please submit a non-standard approval request via the Essential Connections portal under the Essential Connections number (ECN). Your request should include full details for justification and engineering certification where required.

All assets to be removed from Essential Energy's network within this project are to be nominated on the operational form *CEOF2098 – Returned Materials Checklist* and returned to the closest Essential Energy depot, nominated by the Network Assurance Facilitator.

## Network Optimisation

The Level 3 ASP must ensure that the design is carried out in such a way as to optimise future network operating and maintenance costs rather than solely minimising initial connection costs. Consideration should be given to utilising or upgrading existing assets (eg. poles and transformers) where possible.

When assessing connection proposals, Essential Energy will use network optimisation considerations to determine which connection proposals are acceptable.

## Other Services

The Level 3 ASP must carry out a Before You Dig search and is responsible for ensuring that the design does not impact on other services, e.g. telecommunication, gas, water etc. BYDA information should be clearly shown on the design.

In the event the works or design needs to be varied, amended or rectified due to a conflict with other services, the Level 3 ASP is responsible for any subsequent re-design required.

The Level 3 ASP must also ensure that the design will not conflict with proposed services to be installed in conjunction with the development.

## Third Party Attachments

Essential Energy has existing joint use arrangements and operates Facilities Access Agreements (FAA's) within its network that allows third party attachments to use Essential Energy assets, for example - optical fibre or telecommunications equipment. It is the Level 3 ASP's responsibility to identify and verify third party attachments and communicate with the third party as part of the design process. Where third party attachments are within the project scope this should be identified on the construction plan.

The Essential Energy form *CEOF6586 – Advice of Pole Maintenance* is available on the Essential Energy's document library and contains contact information for the level 3 ASP, this form should also be used by the level 1 ASP as part of notification for construction. Connection applicants should be aware that they will be responsible for any fees associated with relocation works required by the attachment owner.

## Approvals

The Level 3 ASP must seek approvals from the local council, all road controlling authorities and any land occupier affected by the proposed electrical works. The Electricity Supply Act 1995 (NSW), State Environmental Planning Policy (Transport & Infrastructure) 2021 (NSW) and the Roads Act 1993 (NSW) have specific requirements in this regard.

In accordance with Section 45 of the Electricity Supply Act, notification of the proposed works must be given to the local council. The council is allowed up to 40 days to comment and the ASP must duly consider all responses received.

In accordance with Division 5, Section 2.45 of the State Environmental Planning Policy (Transport & Infrastructure) 2021, notification of proposed substations, or works on an existing substation, must be given to both the local council and to occupiers of all adjacent land. The council and adjacent landowners are allowed up to 21 days to comment. The Level 3 ASP must duly consider all responses received.

For works in, on or over a classified road, Section 138 of the Roads Act requires the proponent to obtain consent from the appropriate road controlling authority, and either consent, or concurrence from TfNSW. Copies of notices to the local council and occupiers of adjacent land, any comments received or a letter stating that no response was received, and any required consent letters are to be provided to Essential Energy within the certification package.

Copies of notices to TfNSW (and other road controlling authorities where applicable) and the written consent received must be provided to Essential Energy with the certification package for any works on classified roads.

## Environmental Impact Assessment

An environmental impact assessment of the project will be required. The assessment is to be completed in accordance with *CECM1000.70.- Environmental Impact Assessment – NSW*.

A completed *CEOF1070.01 Environmental Impact Assessment: Screening Worksheet* or *CEOF1070.02 Review of Environmental Factors Worksheet*, must be submitted with the design construction plans for certification by Essential Energy. An information sheet *CEOH1070.02a REF Worksheet: Information Sheet for use by Accredited Service Providers* is available in Essential Energy's online document library to assist ASPs with the completion of the environmental impact assessment.

Please ensure all supporting documentation such as threatened species searches, evidence of community consultation, and notifications to council are included in the submission package.

## Vegetation Management

*CEOP2010 Vegetation Clearing Guidelines for New Power Lines* outlines the requirements for the clearing of vegetation prior to the installation of new overhead and underground powerlines. The document details responsibilities of Level 3 ASPs in the preparation of their design.

If the project requires the clearing (or trimming) of vegetation, the Level 3 ASP must:

1. Ensure their EIA contains details of the required clearing and approvals for the work.
2. Specify the width of the required Clearing Zone taking into account the minimum Clearing Zone dimensions and other factors such as conductor blowout.

The Level 3 ASP shall ensure that site specific vegetation to be cleared is marked on the plan view of the design drawings. The plan shall include:

- The location of vegetation to be removed relative to the proposed power line location.
- The location of vegetation that is requested to remain by the Level 3 Accredited Service Provider.
- Locations of any additional clearing required for conductor blowout.
- Any offsets in the clearing zone as a result of steep slopes etc.
- Any site specific environmental or safety hazards identified during the field inspections and by the Environmental Impact Assessment

Clearing works must not commence until design certification has occurred.

## Earthing

- All earthing shall comply with the Essential Energy's policy CEOM5113.02 High Voltage A.C. Distribution Earthing Procedure.
- All earthing designs shall be based on Essential Energy's distribution earthing design software package (Neutron). A copy of the Neutron software package is available on request through [neutron@essentialenergy.com.au](mailto:neutron@essentialenergy.com.au).
- Level 3 ASPs are required to print an Earthing Report from Neutron and submit it with the design construction drawings for certification.
- Full details of the earthing design must be included on the design drawing.
- Should the customer be upgrading an existing substation, then the suitability of the existing earthing should be assessed for compliance with the current standards. If the existing earthing does not comply, it must be upgraded accordingly.

## Design Certification

Please note the following information regarding design package submissions:

1. In addition to specific requirements outlined in the aforementioned clauses, the design package shall be prepared in accordance with the technical design requirements as specified in Essential Energy's design and construction standards.
2. All relevant documents shall be submitted with the design for certification. (See Required Documents Schedule)
3. Essential Energy will carry out an initial review of the design package and issue certification of the design drawing to indicate that the package is compliant.
4. If it is found that the design package is not compliant with Essential Energy's technical or drawing standards, or specific design requirements, the design submission will be returned to the applicant for amendments. Design rechecking charges will be applied.
5. Certification will remain valid for a period of 6 months. If construction of the proposed works has not commenced before this period expires, the design package must be updated and re-submitted for certification prior to submission of the Notice to Commence Construction.

In certifying any design, Essential Energy makes no warranty, express or implied, that the design is:

1. Fit for its intended purpose
2. Suitable for the site conditions
3. Free of design defects (i.e. errors and omissions)

The Level 3 ASP (and Level 1 ASP at commencement of construction) acknowledges that Essential Energy has not inspected the site, and therefore, is unfamiliar with the site conditions.

Design certification is granted exclusively based on the submitted design with respect to the construction standards in force at the time. It has no reference to any underlying assumptions or conditions.



Responsibility for the correctness and suitability of the design remains with the Level 3 ASP after certification. Essential Energy will request the Level 3 ASP to correct any design defects discovered after certification is granted and resubmit the design package for certification. Design rechecking charges will be applied.

### Schedule of Documents to be submitted with the Certification Package:

- Electrical Plan For Certification (in pdf and dwg format)
- Profile Design Report and Tip Load Calculations
- Designer Safety Report
- Geotechnical Report
- CEOF9082 - Customer Funded Project - Consent Form
- CEOF9093 - Consent Form - Schedule of Works Required
- CEOF1070.02 - Review of Environmental Factors Worksheet
- CEOF2098 - Company Form (Network) Returned Redundant Materials Check List
- AHIMS Report
- Flora/Fauna Search Results
- Before you Dig Australia (BYDA) Report/Reference Number
- Enhancement Letters
- Section 45 Notifications

**Essential Energy forms are available at: <https://www.essentialenergy.com.au/partners/contestable-work>**

Incomplete or incorrect certification packages will be returned to the nominated Level 3 ASP to action (Design rechecking charges will apply to subsequent submissions).

Design information issued by **Name:** Troy Dent

**Contact Number:** 0417 970 437

**List of attachments:**

- Smallworld
- 66kV DAPR
- Pole Data
- Environmental Report

# Environmental Report

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Officer: tident

Date/time: 14/08/2024 13:46 PM

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## Searched Datasets

Acid Sulphate Planning:	3
Acid Sulphate Soil Map:	3
Aquatic:	0
Atlas of Fauna:	6
Atlas of Flora:	0
RFS-LGA Fire Zone:	4
Conduit:	0
Contaminated Site:	0
Cubicle:	0
Disconnecting Link:	0
Forest Management Zone:	0
Fuse - O/H:	0
Land Council Area:	1
LEP:	18
LEP Clause:	0
Mangrove:	0
Marine Park:	0
Mine Subsidence Area:	0
Naturally Occurring Asbestos:	0
NSW Heritage Register:	0
Review of Environmental Factors:	0
REP:	1
National Park Area:	0
Salt Air:	1
SEPP:	0
SL Control Box:	0
State Forest:	0
State Forest Management Areas:	1
State Forest Section 15:	0
State Forest Section 7:	0
Substation Site:	0
Timber Reserves:	0
Water Catchment Area:	1
Wetland:	0

---

Acid Sulphate Planning

---

Id	Soil Class
72381	5
70061	3
76248	4

## Acid Sulphate Soil Map

Id	Tag	Probability	Landform Process	Landform Element	Elevation	Additional	Perimeter	Area
940784	Cn(p4)	C	sulfidic material	ASS in inland lakes,	n	p	498.442 km	760.593 km <sup>2</sup>
932794	Bf(p-)	B	sulfidic material	ASS in floodplains	f	p	14.691 km	2.231 km <sup>2</sup>
933253	Bg(p-)	B	sulfidic material	ASS in floodplains	g	p	10.128 km	0.902 km <sup>2</sup>

## Atlas of Fauna

Id	Common Name	Family Name	Class Name	Scientific Name	Abundance	Accuracy	Exotic	First Date	Last Date	Legal Stat	Source	Sight Key	Pole Label	Pole Dist
24129358	Koala	Phascolarctidae	Mammalia	Phascolarctos cinereus	1	10000	No	01/01/1980	30/06/2004	Vulnerable, Protected	Sighting	WS-47528	Unknown	0
24203614	Grey-headed Flying-fox	Pteropodidae	Mammalia	Pteropus poliocephalus		200	No	25/03/2014	27/03/2014	Vulnerable, Protected	Sighting	SIXRI0709863	NP415463	107.125589964
24213038	Little Bentwing-bat	Vespertilionidae	Mammalia	Miniopterus australis		200	No	25/03/2014	27/03/2014	Vulnerable, Protected	Sighting	SIXRI0709861	NP415463	107.125589964
24219254	Southern Myotis	Vespertilionidae	Mammalia	Myotis macropus		200	No	25/03/2014	27/03/2014	Vulnerable, Protected	Sighting: Possible ID	SIXRI0709868	NP415463	107.125589964
24221118	Greater Broad-nosed Bat	Vespertilionidae	Mammalia	Scoteanax rueppellii		200	No	25/03/2014	27/03/2014	Vulnerable, Protected	Sighting: Possible ID	SIXRI0709870	NP415463	107.125589964
24126109	Koala	Phascolarctidae	Mammalia	Phascolarctos cinereus	1	10000	No	01/07/2004	30/06/2006	Vulnerable, Protected	Sighting	WS-17356	CE29710	160.783244378

## RFS-LGA Fire Zone

Id	Category	NSW FID	Area (sq km)	Description	LGA Name	Data Supplier	Supply Date
15987494	High	29177	0.104779064086	Vegetation Category	Coffs Harbour	RFS	03/02/2004

15974279	High	15953	0.243537800146	Vegetation Category	Coffs Harbour	RFS	03/02/2004
15991703	High	33386	0.0865756588141	Vegetation Category	Coffs Harbour	RFS	03/02/2004
16010177	High	51863	0.0464060194115	Vegetation Category	Coffs Harbour	RFS	03/02/2004

## Land Council Area

Name
COFFS HARBOUR

## LEP

ID	LEP Name	LGA Name	LGA Code	Plan Description	Zone No	Current Date	Supply Date	Published Date	Commencement Date
475190	LEP Load Area						17/12/2017		
443560	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Infrastructure	SP2	08/01/2016	17/12/2017	27/09/2013	27/09/2013
443943	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Environmental Conservation	E2	08/01/2016	17/12/2017	27/09/2013	27/09/2013
442646	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Low Density Residential	R2	08/01/2016	17/12/2017	27/09/2013	27/09/2013
443143	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Environmental Conservation	E2	08/01/2016	17/12/2017	27/09/2013	27/09/2013
443273	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Low Density Residential	R2	08/01/2016	17/12/2017	27/09/2013	27/09/2013
443578	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Low Density Residential	R2	08/01/2016	17/12/2017	27/09/2013	27/09/2013
443739	Coffs Harbour Local Environmental Plan	COFFS HARBOUR	1800	Low Density Residential	R2	08/01/2016	17/12/2017	27/09/2013	27/09/2013

	2013								
443821	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Environmental Conservation	E2	08/01/2016	17/12/2017	27/09/2013	27/09/2013
444250	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Environmental Conservation	E2	08/01/2016	17/12/2017	27/09/2013	27/09/2013
443125	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Low Density Residential	R2	08/01/2016	17/12/2017	27/09/2013	27/09/2013
442734	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Private Recreation	RE2	08/01/2016	17/12/2017	27/09/2013	27/09/2013
443757	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Private Recreation	RE2	08/01/2016	17/12/2017	27/09/2013	27/09/2013
443905	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Public Recreation	RE1	08/01/2016	17/12/2017	27/09/2013	27/09/2013
443968	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Public Recreation	RE1	08/01/2016	17/12/2017	27/09/2013	27/09/2013
444251	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Low Density Residential	R2	08/01/2016	17/12/2017	27/09/2013	27/09/2013
444244	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Public Recreation	RE1	08/01/2016	17/12/2017	27/09/2013	27/09/2013
442753	Coffs Harbour Local Environmental Plan 2013	COFFS HARBOUR	1800	Rural Landscape	RU2	08/01/2016	17/12/2017	27/09/2013	27/09/2013

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**REP**

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Id	REP Name	REP	Feature	REG Name	Rep Data	Data	Gazetted	Effective	Supply
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		Number	Description		ID	Supplier	Date	Date	Date
14869	North Coast Regional Environmental Plan 1988	1988		Northern Rivers, Mid North Coast		Planning NSW	02/07/2001	02/07/2001	22/01/2010

Salt Air

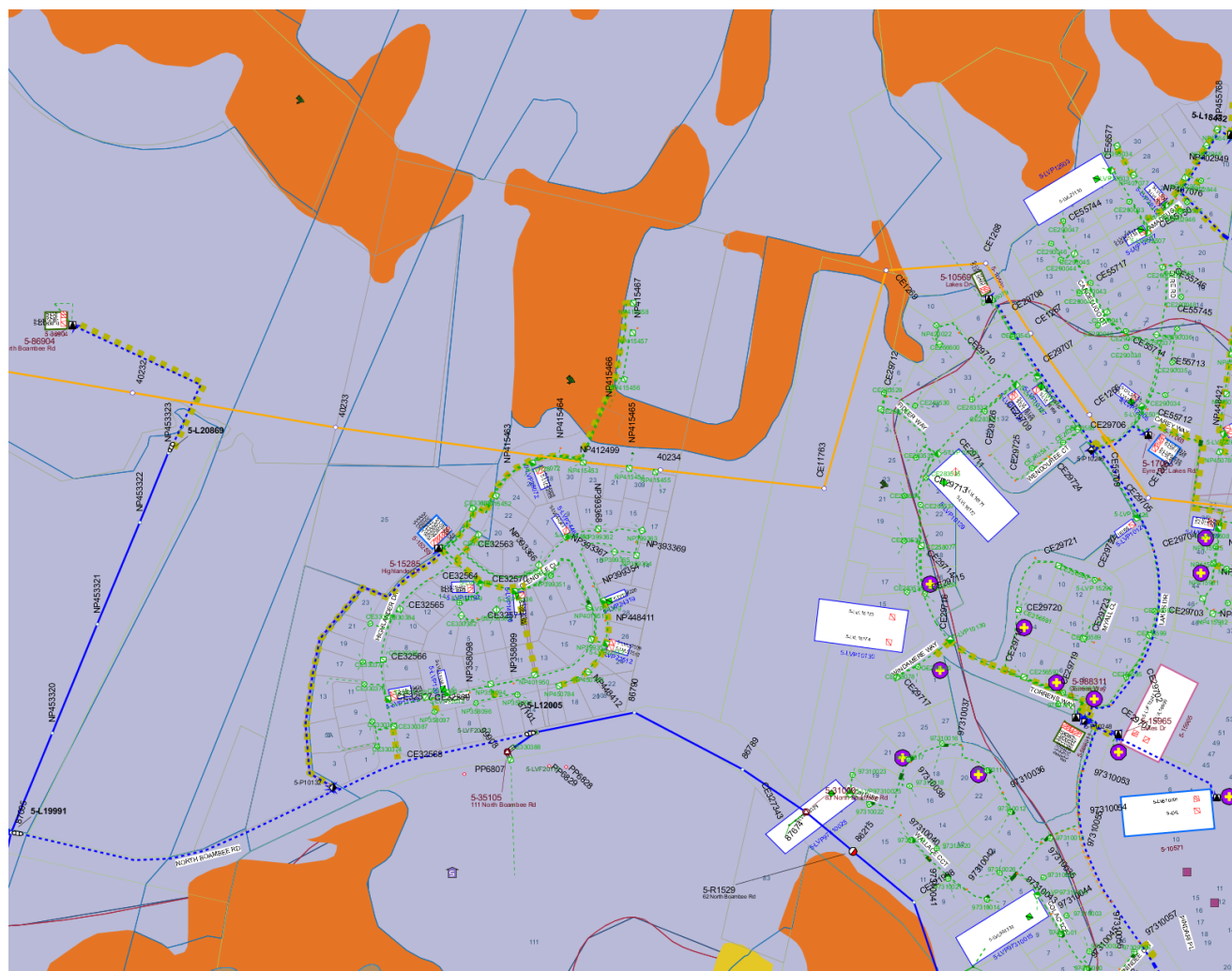
Id	Selection Type	Name
8	Conductor Selection	50km Mid North Coast

State Forest Management Areas

ID	Management Area ID
858	14

Water Catchment Area

ID	CMA Name	CMA No	Perimeter	Area
176	BELLINGER RIVER		410.290 km	2871.271 km <sup>2</sup>

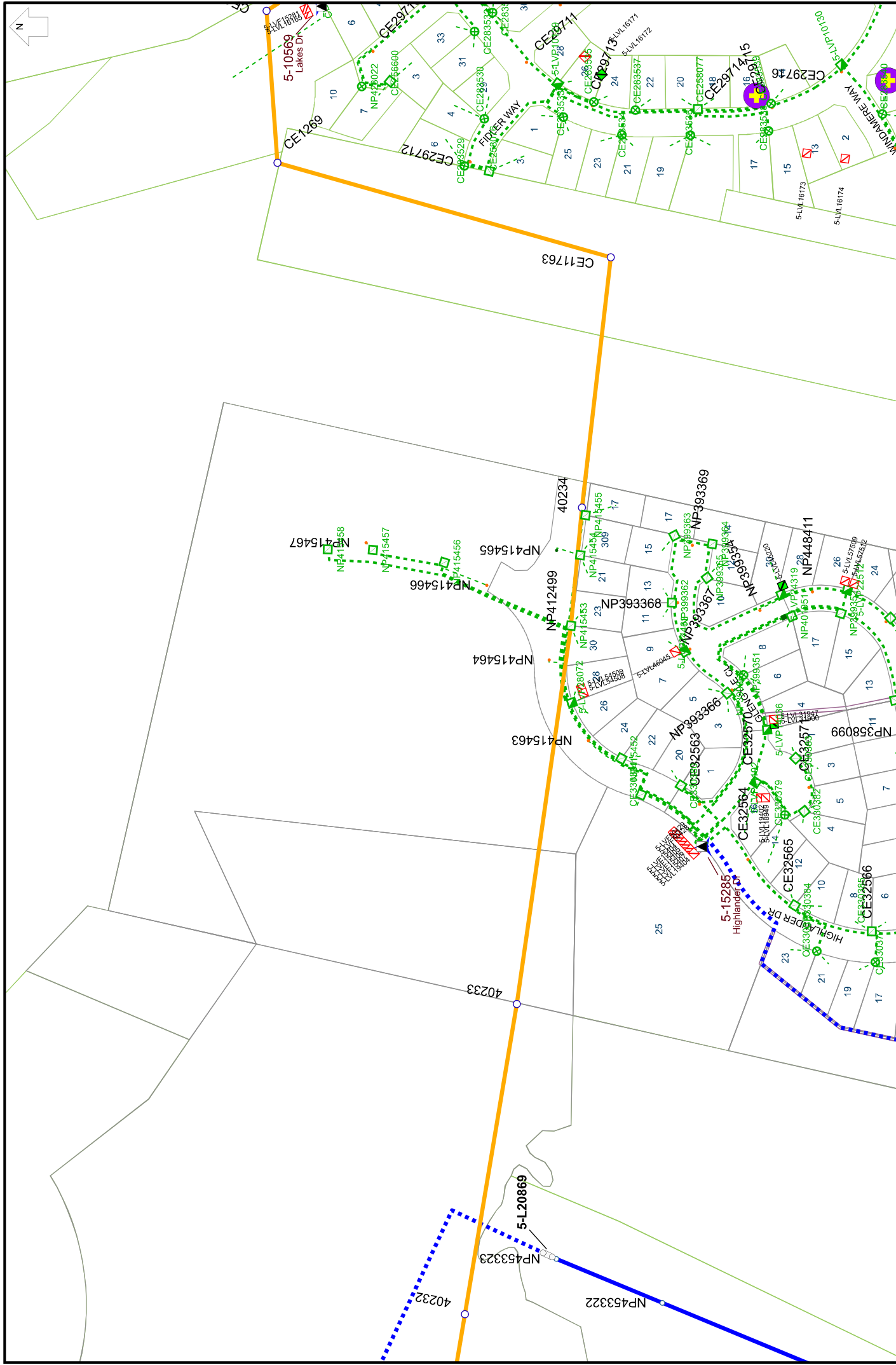


# COFFS HARBOUR AND NAMBUCCA HEADS



TransGrid Substations	Essential Energy Zone Substations	Transmission & Sub-trans. Lines
 330/132/66kV  132/66kV	 132/66/11kV  132/11kV	<b>TransGrid</b>  330kV  Dual circuit
		<b>Essential Energy</b>  132kV  66kV  132kV

Asset Label	Vicinity	Maint Area	Depot Area	Owner	Service Status	Bushfire Risk			Footing Type	Pole Length	Pole Material	Pole Strength	Pole Supplier	Pole Type	Rail		
						Priority	AG Diameter	CZ Diameter							Corridor	Reinforcement	Wall Thickness
CE1269	The Lakes Dr	6724 - 66kV - Ec Coffs - South Coffs 2 [Fdr 0706]	Coffs Harbour Depot	Essential Energy	In Service	P3	420	420	Normal	18.5	Timber	12	Koppers Australia	Copper Chrome Arsenic(CCA)	No	None	210
CE1268	End Of The Lakes Dr	6724 - 66kV - Ec Coffs - South Coffs 2 [Fdr 0706]	Coffs Harbour Depot	Essential Energy	In Service	P3	400	400	Normal	18.5	Timber	8	Koppers Australia	Copper Chrome Arsenic(CCA)	No	None	200
CE1267	Cnr The Lakes Dr And Torrens Way	6724 - 66kV - Ec Coffs - South Coffs 2 [Fdr 0706]	Coffs Harbour Depot	Essential Energy	In Service	P3	350	350	Normal	17	Timber	8	Koppers Australia	Copper Chrome Arsenic(CCA)	No	None	175
CE11763	The Lakes Dr	6724 - 66kV - Ec Coffs - South Coffs 2 [Fdr 0706]	Coffs Harbour Depot	Essential Energy	In Service	P3	400	400	Normal	18.5	Timber	12	Koppers Australia	Copper Chrome Arsenic(CCA)	No	None	200
40232	170 North Boambee Rd	6724 - 66kV - Ec Coffs - South Coffs 2 [Fdr 0706]	Coffs Harbour Depot	Essential Energy	In Service	P3	350	350	Grit / Metal Dust	24	Concrete	40	Rocla	Spun	No	None	175
40233	170 North Boambee Rd	6724 - 66kV - Ec Coffs - South Coffs 2 [Fdr 0706]	Coffs Harbour Depot	Essential Energy	In Service	P3	380	380	Grit / Metal Dust	Other - See Note	Concrete	Unknown	Rocla	Spun	No	None	190
NP412499	End Of Highlander Dr	6724 - 66kV - Ec Coffs - South Coffs 2 [Fdr 0706]	Coffs Harbour Depot	Essential Energy	In Service	P3	480	480	Concrete - Below Ground		Timber	8	Koppers Australia	Copper Chrome Arsenic(CCA)	No	None	240
40234	End Of Highlander Dr	6724 - 66kV - Ec Coffs - South Coffs 2 [Fdr 0706]	Coffs Harbour Depot	Essential Energy	In Service	P3	450	370	Grit / Metal Dust	23	Timber	8	Koppers Australia	Copper Chrome Arsenic(CCA)	No	None	185



# C ESSENTIAL ENERGY RESPONSE



**From:** [Tony Freeney](#)  
**To:** [Keiley Hunter](#)  
**Cc:** [Jake Shanahan](#); [Mark Shanahan](#)  
**Subject:** FW: ECN076147 - FW: 66kV Overhead Vs Underground  
**Date:** Friday, 30 August 2024 2:08:52 PM  
**Attachments:** [image018.png](#)  
[image016.png](#)  
[image022.png](#)  
[image025.png](#)  
[image031.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)

---

Hi Keiley,

Please see confirmation from Essential Energy below.

Rgds,

Tony Freeney  
ASP Level 3 Designer & Consultant



M: +61 434 480 823  
E: [murph@afasp3.com.au](mailto:murph@afasp3.com.au)  
A: PO Box 1244, Coffs Harbour NSW 2450  
ABN: 12 650 541 832

---

**From:** Troy Dent <troy.dent@essentialenergy.com.au>  
**Sent:** Friday, August 30, 2024 11:37 AM  
**To:** Tony Freeney <murph@afasp3.com.au>  
**Cc:** David Shawcross <david.shawcross@essentialenergy.com.au>  
**Subject:** FW: ECN076147 - FW: 66kV Overhead Vs Underground

Good Morning Tony,

Apologies for the delay in reply. This request has required multiple stakeholder review/ input to ensure all parties are in agreeance and satisfied with the response. As the Network Owner and Operator, Essential Energy's reasoning for retaining the impacted segment of Subtransmission Network as Overhead are as follows:

- Restoration times on larger capacity (66kV) underground infrastructure is problematic compared to overhead, possibly leading to extended outages for customers supplied by that infrastructure.
- In this case it is probable, as more developments expand west, there would be further short sections of underground cable installed, adding higher risk of failure specifically with multiple overhead to underground transitions.
- This section of line has been relocated as overhead configuration in road reserve previously (adjacent Lakes Drive).

Regards,

Troy Dent  
Senior Engineering Officer  
Design and Certification - Complex Connections  
Contestable Network Solutions



**M:** 0417 970 437

**E:** [troy.dent@essentialenergy.com.au](mailto:troy.dent@essentialenergy.com.au)

PO Box 5730, Port Macquarie NSW 2444

**essentialenergy.com.au**

General Enquiries: 13 23 91

Outages & Faults (24hrs): 13 20 80

# D REQUEST FOR SITE DESIGNATION

**From:** [Vince Di Bono](#)  
**To:** [Keiley Hunter](#); [Erin Murphy](#)  
**Cc:** [Mark Shanahan](#); [Jake Shanahan](#)  
**Subject:** RE: Lakes Estate MP05\_0129 Site Designation  
**Date:** Monday, 16 September 2024 6:03:47 PM  
**Attachments:** [image003.png](#)

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Hello Keiley

Thank you for your email.

We are currently processing your request for site designation. If approved, landowner consent would not be required to submit an application to modify Major Project 05\_0129 (i.e. MOD 5).

I note that as the land was not designated for the purposes of the original development application, all future modification applications will require a new request for site designation. Therefore, a new request for site designation would be required prior to MOD 6 being submitted – as site designation is something that needs to be assessed separately for each application.

Kind regards

**Vince Di Bono**

Planning Officer, Regional Assessments  
Development Assessment and Infrastructure  
**Department of Planning, Housing and Infrastructure**

T 02 8217 2089

E [vince.dibono@dpie.nsw.gov.au](mailto:vince.dibono@dpie.nsw.gov.au)

-

Level 31, 4 Parramatta Square, Parramatta NSW 2124



---

**From:** Keiley Hunter <[Keiley@keileyhunter.com.au](mailto:Keiley@keileyhunter.com.au)>  
**Sent:** Friday, September 13, 2024 3:29 PM  
**To:** Vince Di Bono <[vince.dibono@dpie.nsw.gov.au](mailto:vince.dibono@dpie.nsw.gov.au)>; Erin Murphy <[erin.murphy@dpie.nsw.gov.au](mailto:erin.murphy@dpie.nsw.gov.au)>  
**Cc:** Mark Shanahan <[Mark@astoriagroup.com.au](mailto:Mark@astoriagroup.com.au)>; Jake Shanahan <[jake@astoriagroup.com.au](mailto:jake@astoriagroup.com.au)>  
**Subject:** Lakes Estate MP05\_0129 Site Designation

Good afternoon Vince and Erin,

This is a written request for **Site Designation for MP05\_0129** as it has proved

impractical to obtain landowners consent from all landowners within the approval area. Presently there are 15 separate lots within the approval area with another 15 lots under construction.

The Part 3A Approval was determined on 7 June 2013 and since that time four (4) Modification of Consent applications have been submitted comprising:

- MOD 1 – determined 7 August 2015 – 20 additional lots, amended layout, amended staging.
- MOD 2 – withdrawn
- MOD 3 – 5 additional lots, firetrail, amend conditions A1 to E28 to clarify remediation requirements.
- MOD 4 – Remove the “5 additional lots” approved in MOD 3 and create a large residual lot.

We are in the early planning stages of MOD 5 to revise Condition B16 and MOD 6 to amend the approved arrangements within Stage 2A.

With 30 separate landowners within the approval area, we now consider that we have no other option to seek site designation from the Planning Secretary.

Supporting information:

1. *the number of lots subject to the major project approval (and the impracticality of seeking their consent),*

- As noted above and shown in the attachment, there will soon be 30 separate landowners within the approval area, and it is impractical to seek their consent.

2. *that the proposal will not affect the financial or material obligations of other landowners, and*

- MOD 5 will seek consent to modify Consent Condition B16 – Overhead 66 kva Power lines following confirmation from Essential Energy (attached) that they require the electrical infrastructure to remain aboveground.

#### **Overhead power lines**

B16 The existing 66kV overhead power lines must be relocated ~~underground~~, within the proposed roadways and not within the conservation lands.

The proposed alignment of the power line should be determined in consultation with the adjoining property owners and approved by the relevant electricity energy provider prior to issue of the relevant Construction Certificate.

The power lines may be relocated to a new overhead position on a temporary basis to facilitate staging of the development.

- Future Modifications are expected to amend and adjust the approved lot layout to meet the City of Coffs Harbours present and future engineering design guidelines.

3. *that the proposal is not anticipated to materially impact landowners.*

- The proposed Modifications will have no material impact upon other landowners. Most of the 14 residential lots within Stage 3A have already been fully developed with low density residential housing. Upon designation, public notification will be undertaken instead of obtaining all landowners' consent to allow public participation in future modifications.

Could you please advise if you require any further information in support of the request for Site Designation for MO05-0129.

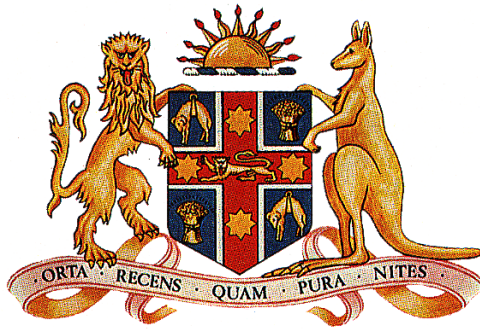
Regards,



URBAN PLANNER BURP CPP | 0458 515963 | [115 Victoria Street Coffs Harbour 2450](#)

 Please consider the environment before printing this email

**This office will be closed every Wednesday.**



# *Government Gazette*

of the State of

New South Wales

**Number 483 - Planning and Heritage**

**Friday, 06 December 2024**

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The New South Wales Government Gazette is the permanent public record of official NSW Government notices. It can also contain local council, non-government and other notices.

Each notice in the Government Gazette has a unique reference number that appears in parentheses at the end of each page of the notice and can be used as a reference for that notice. For example, [NSWGG-2024-10-1].

The Gazette is compiled by the Parliamentary Counsel's Office and published on the NSW Government Gazette website ([www.gazette.legislation.nsw.gov.au](http://www.gazette.legislation.nsw.gov.au)) under the authority of the NSW Government. The website contains a permanent archive of past Gazettes.

To submit a notice for gazettal, visit the website.

# **Notice of listing Toganmain Woolshed Precinct SHR No. 02097 on the State Heritage Register under the *Heritage Act 1977***

In pursuance of section 37(1)(b) of the *Heritage Act 1977 (NSW)*, the Heritage Council gives notice that the item of environmental heritage specified in Schedule “A” has been listed on the State Heritage Register in accordance with the decision of the Minister for Heritage made on 27 November 2024 to direct the listing. This listing applies to the curtilage or site of the item, being the land described in Schedule B.

The listing takes effect on the date this notice is published in the NSW Government Gazette.

**Heritage Council of New South Wales**

## **SCHEDULE A**

The item known as the Toganmain Woolshed Precinct, situated on the land described in Schedule “B”.

## **SCHEDULE B**

All those pieces or parcels of land known as Lot 3 DP 1287292 in Parish of Toganmain, County of Boyd shown on the plan catalogued HC 3329 in the office of the Heritage Council of New South Wales.



## ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

### Instrument of Designation as public notification development under section 23(2) of the *Environmental Planning and Assessment Regulation 2021*

I, Ben Lusher, Executive Director, Housing and Key Sites Assessments, under delegation from the Planning Secretary dated 11 May 2022, designate for the purposes of section 23(2) of the *Environmental Planning and Assessment Regulation 2021*, and for the purposes only of SSD modification application MP 05\_0129 MOD 5, the project described in the consent listed in Schedule 1, originally approved under section 75J of the *Environmental Planning and Assessment Act 1979*, to be a project on land with multiple owners within the meaning of public notification development as defined in the dictionary of the *Environmental Planning and Assessment Regulation 2021*.



**Ben Lusher**  
**Executive Director**  
**Housing and Key Sites Assessments**

Dated this 27 day of November 2024.

---

### SCHEDULE 1

Development known as the Lakes Residential Subdivision at North Boambee Road and Lakes Drive, North Boambee Valley (MP 05\_0129) approved by the Minister for Planning and Infrastructure under section 75J of the *Environmental Planning and Assessment Act 1979* on 7 June 2013.