

Fiona Dowler

From: TE_Technical Enquiries <te_technical.enquiries@essentialenergy.com.au>
Sent: Thursday, 14 August 2025 10:41 AM
To: Fiona Dowler
Subject: RE: Notice of Exhibition - Broadlands South West Rocks Multi dwelling housing (SSD-82352708)

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

Strictly based on the documents submitted, Essential Energy has no comments to make as to potential safety risks arising from the proposed development.

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- The supplied electrical reticulation plan would need to go through the appropriate approval process;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- All Torrens lots must have access and frontage to a public road as per 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.
- 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;
- In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*;
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995 (NSW)*;
- Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets*.

Should you require any clarification, please do not hesitate to contact us.
Information about when and how to request safety advice from Essential Energy.
[Request for Safety Advice \(essentialenergy.com.au\)](https://essentialenergy.com.au)

Regards,
Mathew Vermeer

Contestable Network Solutions

essentialenergy.com.au
General Enquiries: 13 23 91
Outages & Faults (24hrs): 13 20 80



From: Maddy Gunethilake <maddy.gunethilake@dpie.nsw.gov.au>
Sent: Tuesday, 5 August 2025 8:40 AM
To: TE_Technical Enquiries <te_technical.enquiries@essentialenergy.com.au>
Cc: Fiona Dowler <fiona.dowler@dpie.nsw.gov.au>
Subject: Notice of Exhibition - Broadlands South West Rocks Multi dwelling housing (SSD-82352708)

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Good Morning

The Department of Planning, Housing and Infrastructure has received an Environmental Impact Statement (EIS) for Broadlands South West Rocks Multi dwelling housing (SSD-82352708)

The EIS and accompanying documents will be on public exhibition from **05/08/2025 to 01/09/2025** and can be viewed on the NSW Planning portal at: <https://www.planningportal.nsw.gov.au/major-projects/projects/broadlands-south-west-rocks-multi-dwelling-housing>

The Department invites you to advise on the proposal, including advice on recommended conditions by **Monday 1 September 2025**.

If you have any enquiries, please contact Fiona Dowler on 02 4904 2705 at fiona.dowler@dpie.nsw.gov.au

Kind regards

Maddy Gunethilake
Project Officer, Housing Delivery Assessments

Planning | Department of Planning, Housing and Infrastructure

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