

## PROVISION OF ELECTRICITY SUPPLY AND TELECOMMUNICATIONS SERVICE FOR SUBDIVISIONS

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### POLICY OBJECTIVE

This official Council Policy ensure that planning decisions and controls ensure the community benefits from development of subdivision of land by requiring developers to ensure they provide both electricity and telecommunications.

### 1. POLICY STATEMENT

The intent of this policy is to ensure that Wentworth Shire Council establishes systems which outline the satisfactory standards for the provision of electricity and telecommunications for subdivisions.

### 2. POLICY COVERAGE

This policy applies to all development through the Wentworth Shire.

### 3. STRATEGIC PLAN LINK

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment.

Strategy: 3.1 Our planning decisions and controls ensure that the community benefits from development.

### 4. DEFINITIONS AND ABBREVIATIONS

Term/Word	Definition
<b>Electricity Supply</b>	Means the supply of electrical energy sufficient to cater for the needs of a single dwelling house and associated infrastructure. This includes grid electricity supply, but also other devices or infrastructure that convert another form of energy to electrical energy.
<b>Telecommunications Service</b>	Means the service connection to a communications network with voice and data capability.
<b>Fibre-ready facility</b>	Has the meaning given in s372W <i>Telecommunications Act 1997</i> . Generally, a fibre-ready facility is:  (i) For a subdivision - passive infrastructure such as underground ducting or 'pit and pipe' or poles that is designed and installed close enough to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots, noting that such cabling has special deployment requirements In most instances passive infrastructure installed will be underground infrastructure such as pit and pipe. In areas where it is not reasonably practical to install underground infrastructure, above ground infrastructure (such as poles or conduit) that will support the ready deployment of fibre may be installed, where the consent authority permits.  (ii) For an individual premises – as for a subdivision, and also includes ducting from the street pit to the proposed location at the premises of the network termination device.

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### 5. POLICY CONTENT

#### 5.1 RURAL SUBDIVISION

##### 5.1.1 Electricity

All rural subdivisions are required to provide a satisfactory standard of electricity supply. The following options (or combination of) are acceptable to satisfy this requirement:

- a) A Notice of Arrangement (NOA) from Essential Energy stating that arrangements for electricity supply have been provided to each lot within the subdivision
- b) Where an existing electricity supply is connected to a lot within the subdivision, a copy of a current invoice for the supply to that lot
- c) Where an alternative electricity supply is proposed, a covenant is to be placed on the Title by Council stating the following:

A non-interruptible electricity is to be provided for all new dwellings.

The electricity can either be:

- i. On-grid electricity through Essential Energy or other relevant authority; or
- ii. An Off-grid stand-alone power system, designed and installed by a person accredited through the Clean Energy Council Australia.

##### 5.1.2 Telecommunications

All rural subdivisions are required to provide a satisfactory standard of telecommunications service. The following options (or combination of) are acceptable to satisfy this requirement:

- a) A letter from a carrier stating that suitable arrangements for fixed-line telecommunication service have been provided to each lot within the subdivision
- b) Where an existing telecommunications service is connected to a lot within the subdivision, a copy of a current invoice for the supply of service to that lot
- c) Satisfactory evidence that a voice and data telecommunication service is available to each lot within the subdivision through a wireless or satellite connection. The minimum standard acceptable for voice and data telecommunication service is 4G or 5G wireless mobile or NBN wireless or NBN satellite

#### 5.2 URBAN AND RURAL RESIDENTIAL SUBDIVISION

This part applies to subdivision on land in the following zones:

- R5 Large Lot Residential
- RU5 Village
- B2 Local Centre
- B6 Enterprise Corridor
- IN1 General Industrial
- IN2 Light Industrial

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### 5.2.1 Electricity

All urban and rural-residential are required to provide a satisfactory standard of electricity supply. To satisfy this requirement, a Notice of Arrangement (NOA) from Essential Energy must be obtained and provided.

### 5.2.2 Telecommunications

All urban and rural-residential subdivisions are required to provide fibre-ready telecommunications facilities and fixed-line telecommunications infrastructure to each lot within the subdivision.

To satisfy this requirement, a Certificate of Practical Completion (or evidence as relevant to the development) from a carrier must be obtained and provided stating that arrangements for fibre-ready telecommunications facilities and fixed-line telecommunications infrastructure have been provided to each lot within the subdivision and that they are fit for purpose.

**Note:** *NSW Planning Circular PS 17-005* provides certain exemptions to this requirement, consistent with Commonwealth law.

### 5.3 Bonding for Electricity Supply and Telecommunications Service Works

The satisfactory provision of electricity and telecommunications in accordance with this policy must be made prior to the issue of a Subdivision Certificate. Bonds will not be accepted by Council in lieu of completing works. However, Council will accept evidence of bonds lodged with Essential Energy for any outstanding works as being satisfactory arrangements for the provision of electricity supply.

## 6. RELATED DOCUMENTS & LEGISLATION

This policy is to be read in conjunction with the following:

- Telecommunications Act 1997
- Wentworth Local Environmental Plan 2011
- *NSW Planning Circular PS 17-005 – Conditions of consent for fibre ready facilities and telecommunications infrastructure November 2017*

## 7. ATTACHMENTS

Nil.

## 8. DOCUMENT APPROVAL

This document is the latest version of the official policy of the Wentworth Shire Council, as adopted by Council on 18 May 2022. All previous versions of this policy are null and void.

This policy may be amended or revoked by Council at any time.

A PDF copy of the signed document can be accessed from Council's record management system and Reliansys.



Signed: .....

General Manager Wentworth Shire Council

Date 27 MAY 2022