

**Policy:** PROVISION OF ELECTRICITY SUPPLY &  
TELECOMMUNICATIONS SERVICE FOR  
SUBDIVISIONS

**DA-POL-17**

**Division:** Planning

**Responsible Officer:** Development Control Manager

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## 1. INTRODUCTION

Under the *Yass Valley Local Environmental Plan 2013* satisfactory arrangements for essential services must be in place for any subdivision of land. Electricity supply and telecommunications are provided externally to Council and to meet the statutory planning controls it is essential that clear arrangements are in place to demonstrate that such services are available.

## 2. POLICY OBJECTIVE

The objectives of this policy are to outline the satisfactory standards for the provision of electricity and telecommunications for subdivisions.

## 3. POLICY SCOPE

This policy applies to all development throughout Yass Valley.

## 4. POLICY PROVISIONS

### 4.1 Rural Subdivision

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

- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Primary Production Small Lots
- E3 Environmental Management
- E4 Environmental Living

#### 4.1.1 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 Notice of Arrangement (NOA) from Essential Energy stating that arrangements for electricity supply have been provided to each lot within the subdivision
- 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
- Where an alternative electricity supply is proposed, a restriction to user on the title is to be created which states that the lot burdened may not be connected to grid electricity supply

#### 4.1.2 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 letter from a carrier stating that suitable arrangements for fixed-line telecommunication service have been provided to each lot within the subdivision

- 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
- 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

## 4.2 Urban and Rural Residential Subdivision

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

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RU5 Village
- B1 Neighbourhood Centre
- B2 Local Centre
- B5 Business Development
- B6 Enterprise Corridor

### 4.2.1 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.

### 4.2.2 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.

## 4.3 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.

## 5. REVIEW

The review of this policy will take account of relevant legislation and State Government policies, best practice guidelines and Council plans and priorities.

This policy will be reviewed following each general election of Council and the Director Planning is responsible for arranging the completion of the review.

## 6. LEGISLATION AND LEGAL FRAMEWORK

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

- *Telecommunications Act 1997*
- *Yass Valley Local Environmental Plan 2013*
- *NSW Planning Circular PS 17-005 – Conditions of consent for fibre ready facilities and telecommunications infrastructure November 2017*

## 7. DEFINITIONS

### **Electricity Supply:**

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.

### **Telecommunications Service:**

Means the service connection to a communications network with voice and data capability.

### **Fibre-ready facility:**

Has the meaning given in s372W *Telecommunications Act 1997*. Generally, a fibre-ready facility is:

- 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.
- 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.

## 8. RESPONSIBILITIES

Development assessment staff are required to take into account the provisions of this policy in relation to any Development Applications.

## 9. HISTORY

| <i>EMT Review Date</i> | <i>Report to Council</i> | <i>Minute No.</i> | <i>Exhibition Period</i> | <i>Adoption</i> | <i>Rescission Date</i> |
|------------------------|--------------------------|-------------------|--------------------------|-----------------|------------------------|
|                        | 14/09/2011               | 347               |                          | 14/09/2011      |                        |
|                        | 26/09/2018               | 194               |                          | 26/09/2018      |                        |
| 11/09/2019             | 23/10/2019               | 245               |                          | 23/10/2019      |                        |

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|--|------------------------------|----------------------|
| Document No: DA-POL-17   | Created/Revised: 07/2019     | Review date: 07/2023 |
| Version No:3   | Author: Director Planning    | Doc Type: 30         |
| File Name: Provision of Electricity Supply & Telecommunications Service for Subdivisions | Approved By: Council Meeting |                      |