



Notice of Motion

27 August 2019

Notice of Motion #2 - Electricity and telecommunications supply to rural residential Subdivision/Development

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Submitted by:	Cr Robert Bell
Subject:	Notice of Motion 2 - Electricity and telecommunications supply to rural residential Subdivision/Development

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK

Objective:	2.1	An attractive environment for business, tourism and industry
Strategy:	2.1.4	Implement tools to simplify development processes and encourage quality commercial, industrial, and residential development
Activity:	2.1.4.1	Process building and development application
Action:	2.1.4.1.1	Assess and determine development, construction, and other regulatory applications

SUMMARY:

This motion is to consider allowing alternate methods of providing telecommunications and electricity to new subdivisions/developments.

If a wireless connection has access to the NBN, then a landline may not be required. However, a restriction must be included on the Section 88B instrument alerting future landowners to the provision only of a wireless service.

Similarly if the proposed development is not to be connected into the electricity grid, a suitable restriction must be included on the Section 88B instrument, alerting future landowners to the reliance upon photovoltaic or a similar installation.

COUNCILLOR'S MOTION:

That Council include alternate methods of providing telecommunications and electricity for new subdivisions/developments in its Development Control Plan.

BACKGROUND:

Council's current DCP requires developers to provide reticulated electricity and suitable telephone provisioning. The applicant must provide a letter from the relevant electricity energy provider stating that satisfactory arrangements have been made for the supply of electricity. The applicant must also provide evidence that satisfactory arrangements have been made for telecommunications infrastructure in the subdivision/development. These letters are to be provided to Council prior to the release of the subdivision certificate.

REPORT:

With the improvements in wireless communication and off the grid energy supply options, it is appropriate for Council to review its current Development Control Plan, which requires approval from the relevant authorities for telecommunications and electricity.

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Both these authorities can be expensive and time consuming and may not offer the best option for developers. In some areas it will also require clearing treed areas to provide a clear line for the above and/or below ground services.

It is, however, critical that if Council does include alternative methods of supplying power:

- (a) it is provided in accordance with relevant Australian Standards. The developer must provide full details and specifications for the proposed wind/solar unit and storage facility;
- (b) it can be demonstrated that it will provide sufficient power to meet the needs of proposed use of the land; and
- (c) where the power supply is to serve more than one lot, appropriate measures, or agreements, are put in place to ensure ongoing provision and maintenance.

For alternate telecommunications the wireless connection needs to be compatible with the NBN.

Any alternative to the standard option for the provision of power and/or telecommunications must include a suitable restriction on the Section 88B instrument, alerting future landowners. Council will not be held liable for any future request for an upgrade of either of these services.

KEY ISSUES:

- Developer to provide full details and specifications.
- Developer to provide evidence from manufacturer that proposed system will provide suitable capacity.
- Any non-standard option is to include a suitable restriction on the Section 88B instrument to ensure Council is not held liable for any upgrade by future landowners.
- Allow developers to consider cost effective options utilising 21st Century technology.

CONCLUSION:

That Council support this proposed amendment to our Development Control Plan, subject to appropriate protection for Council in the future.

COUNCIL IMPLICATIONS:

Council staff advise that with regard to the above motion:

- Any proposed amendments to the DCP should be workshopped with Councillors as a starting point.
- The draft needs to be sent to DPE for comment. This is an important stage prior to public exhibition as DPE will need to ensure that the DCP is not inconsistent with any Environmental Planning Instrument, noting that Direction 5 of the New England North West Regional Plan is to "Grow New England North West as the renewable energy hub of NSW".
- Following DPE approval, the DCP must be publicly exhibited.
- Any submissions received during the exhibition period must be assessed and a post exhibition report should be prepared so that Council can consider whether to adopt the draft amendments as exhibited and other additional minor amendments recommended as a result of the public exhibition.
- The draft needs to be sent to DPE for approval.
- If approved, Council may then elect to adopt the DCP.

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1. **Community Engagement/ Communication (per engagement strategy)**
DCP changes require public exhibition
2. **Policy and Regulation**
Modifications require DPE consent
3. **Financial (LTFP)**
N/A
4. **Asset Management (AMS)**
N/A
5. **Workforce (WMS)**
TBD
6. **Legal and Risk Management**
TBD
7. **Performance Measures**
N/A
8. **Project Management**
N/A



Councillor

Supporting Councillor:

NAME OF COUNCILLOR:

SIGNED:

Tara Toomey
Tara Toomey
MCCracken