

MANAGEMENT POLICY:	PROVISION OF ELECTRICITY AND TELECOMMUNICATIONS TO SUBDIVISIONS
Ref:	S18.6.56

Contact Officer	General Manager
Approval Date	24 September 2014 (Res 105/14)
Approval Authority	Council
Reviewed	
Amended	
Date of Next Review	September 2016

## 1 Policy statement

### Electricity Provision

1. Traditional electricity infrastructure is to be provided to subdivisions in all zones, with the exception of subdivision of land zoned RU1 Primary Production, E3 Environmental Management or E4 Environmental Living under the *Inverell Local Environmental Plan 2012*, only where it can be demonstrated by the proponent to Council's satisfaction, that:
  - (a) The cost of providing traditional electricity infrastructure is excessive in comparison to the total development cost of the development versus a reasonable sale price; and/or
  - (b) There will be an adverse environmental impact due to the provision of traditional electricity infrastructure; and /or
  - (c) A suitable/appropriate alternative method will be available.
2. Where the provision of traditional electricity infrastructure is not required, Council may require:
  - (a) A restriction under Section 88B of the *Conveyancing Act 1919* to be placed on the title alerting future purchasers that mains power has not been provided to the lot/land; and
  - (b) An easement to be provided for future electricity should any future purchaser wish to provide traditional infrastructure.

### Telecommunication Provision

1. Traditional telecommunication infrastructure is to be provided to subdivisions in all zones, with the exception of subdivision of land zoned RU1 Primary Production, E3 Environmental Management or E4 Environmental Living under the *Inverell Local Environmental Plan 2012*, only where it can be demonstrated by the proponent to Council's satisfaction, that:

- (a) The cost of providing traditional telecommunication infrastructure is excessive in comparison to the total development cost of the development versus a reasonable sale price;
- (b) Reliable wireless and/or satellite coverage is available; and
- (c) The characteristics of the development and/or site are such that an unacceptable risk would not occur from restricted communication with emergency services.

## 2 Application

The Inverell Development Control Plan 2013, Chapter 2, specifies that all new allotments created via subdivision, must be provided with electricity and telecommunications. This requirement is applied to subdivisions in all zones, with the exception of lots created solely for the purpose of agriculture, i.e. where no dwellings are allowed to be constructed on a lot.

Council acknowledges that in recent years the use of alternative methods of electricity generation has increased. This has primarily been through solar panels; however, there are a number of private wind turbines throughout the Shire. The use of mobile or satellite telecommunications in lieu of traditional fixed line infrastructure has likewise increased.

Whilst alternate methods can be a positive outcome, it is considered that there is still justification for Council to impose the provision of traditional electricity and telecommunication infrastructure. There is a reasonable expectation that certain areas will be provided with traditional infrastructure, such as urban or rural residential, whilst rural areas provide a greater scope for alternative methods, particularly in remote rural areas.

For development other than subdivision or where a combined application is lodged for subdivision and another development type, the provision of services will be subject to merit based consideration by Council.

## 3 Definitions

*“Traditional electricity infrastructure”* – the provision of electricity lines, poles, transformers, etc.

*“Traditional telecommunication infrastructure”* – the provision of telephone cable.

## 4 Relationship with Other Policies and Plans

Consideration of this policy provides no guarantee that approval would be granted under any other plan or policy, including development consent issued under the *Environmental Planning and Assessment Act 1979*. This policy should be read in conjunction with the *Inverell Local Environmental Plan 2012* and *Inverell Development Control 2013*.