

Development Application (DA) and Encroachment Processing

Frequently Asked Questions

1. Why is my Development Application (DA) being assessed by Essential Energy?

- > Once a DA is submitted to the NSW Department of Planning, Industry and Environment (DPIE), the application will be reviewed, and potential electricity network encroachments identified. If potential electricity network encroachments are identified, DPIE will refer the DA to the relevant electricity distributor. If the DA is within the Essential Energy footprint it will be referred to Essential Energy.
- > It is Essential Energy's duty to maintain reliability of the network and encroachments that may potentially pose a serious risk to the network and those that work on the network.
- > Essential Energy receive approximately 3,000 DA referrals on average each year. Of these approximately 20% require an additional technical assessment.

2. Where can I go to find out more information about Network Encroachments?

- > Please visit Essential Energy's [Network Encroachments](#) page. In the coming months a new webpage on Development Application referrals will be available on the Essential Energy website.

3. Will Essential Energy's processes delay the approval of my Development Application (DA)?

- > Essential Energy currently assesses DAs that have been referred from the NSW Department of Planning, Industry and Environment (DPIE). If your DA does not encroach on the network or Essential Energy has no potential safety concerns there will be no change from what is currently done.
- > If Essential Energy has potential safety concerns regarding the DA there will be two options for the applicant – they can amend their development application to remove the potential network encroachment or they can engage a Level 3 Accredited Service Provider (ASP) to advise potential solutions to mitigate any safety concerns due to potential network encroachments. This could potentially delay the DA approval.
- > Requests to encroach on the Essential Energy network can be submitted to Essential Energy for approval prior to the submission of the development application and remove the risk of any potential delays during the development application process.

4. I've engaged an Accredited Service Provider (ASP) to address the potential safety concerns, does Essential Energy still need to be involved?

- > Yes, Essential Energy are required to determine if the ASP provided solution does not pose a risk to the network.
- > If an ASP has conducted the technical review, the applicant should provide the ASP solution to Essential Energy so Essential Energy can assess the solution and deem it safe, if applicable. This assessment service is chargeable at the applicable fee.

5. What does Essential Energy do with my Development Application (DA)?

- > Essential Energy conducts an assessment to determine if the DA encroaches on Essential Energy's network or infrastructure. If Essential Energy identifies a possible encroachment, we then flag the DA as having potential safety concerns.

6. What are some examples of potential safety concerns?

- > Potential safety concerns could be a new building or extension planned to be constructed near Essential Energy's network or infrastructure. This can include overhead power lines, transformers, sub-stations and even underground infrastructure such as cables. The electricity network infrastructure easements are established to maintain safety to the public from network risks.

7. I've been advised there are potential safety concerns regarding my Development Application, what can I do?

- > Essential Energy recommends that you engage a Level 3 Accredited Service Provider (ASP) to design a solution that would mitigate the safety concerns.

8. How much is the fee?

- > The Development Applications and Encroachment fee is outlined in the Australian Energy Regulator (AER) approved fee schedule for the financial year commencing 1 July 2021.
- > The charges have been summarised in the table below:

Ancillary Network Service	Amount (exc GST)
Development Applications and Encroachment	
• Construction near overhead wires and poles	\$109.67
• Construction near underground cables	\$109.67
• Construction near underground equipment (including pillars, pits, pads, switching stations)	\$219.34

9. When will the fee come into effect?

- > Essential Energy will commence charging the Encroachment fee from 28 February 2022.

10. Why do I need to pay when I haven't paid previously?

- > These fees cover the costs of services that we already provide and are expected to charge under Essential Energy's agreement with the Australian Energy Regulator (AER). Under the Regulatory Framework, Essential Energy need to recover those costs from the customers requiring the specific service.

11. How long does it take for Essential Energy to assess my Development Application (DA)?

- > Essential Energy are obliged to respond within 21 calendar days for the initial DA referral assessment. Essential Energy's response times are normally faster for most Development Applications. If a further technical assessment is required by a Level 3 Accredited Service Provider (ASP) then, depending upon the nature of the solution, additional time will be required.

12. Can I speed up the Development Application (DA) process with Essential Energy?

- > Essential Energy offers a service that provides an assessment of your plans prior to submitting the DA application with the NSW Department of Planning Industry and Environment. If the landowner is aware of a potential encroachment prior to the DA submission, visit the Network Encroachment page on Essential Energy's website.
- > If you are unsure you have a potential network encroachment, you can visit the Network Information Portal on the Essential Energy website. This site allows landowners/council to enter their address and identify possible encroachments.
- > If you believe you have a network encroachment you can approach a Level 3 Accredited Service Provider (ASP) or Essential Energy to identify a solution for the encroachment.

13. Can I submit an early assessment form from any mobile device?

- > Yes, you can access Essential Energy webform from any mobile device that is connected to the internet. You will need to upload plans/diagrams, please be aware this may attract additional data charges from your mobile carrier.

14. How do I pay?

- > Payments can be made online using a Visa or Mastercard. You will be directed to the secure online payment system once you have completed the online form on Essential Energy's Development Application referral webpage. This webpage will be available on the Essential Energy website in the coming months.

15. Will I receive a tax invoice?

- > As the payment system is online, you will receive confirmation when the payment is successful. A Tax Invoice/receipt will be emailed to the provided email address on the payment page. Please ensure you provide your correct email address.

16. Is the new online gateway payment facility secure?

- > All payments are made in ANZ bank environment, and no credit card details are kept or managed by Essential Energy. The ANZ environment meets the stringent regulatory requirements of financial institutions in Australia.