



Subdivisions and Permit Conditions for Electricity Supplies

A guide to our requirements



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Definitions

Certificate of Electrical Safety (CoES) - A certificate of compliance as required by the Electricity Safety Act for electrical installation work carried out by a licensed electrical installation worker

Common Property (CP) – Land shown as common property on a plan of subdivision or a plan of strata or cluster subdivision

Consumer's Mains – The conductors installed between the point of supply/consumer's terminals and the main switchboard.

Consumer's Sub-mains - The conductors installed between the main switchboard and the individual customer's switchboard

Customer – A person or organisation whose electrical installation is connected to the distributor's electrical network or who may want to have its electrical installation connected to the distributor's network.

Distributor – A person who holds a Distribution Licence, or who is exempted from holding a licence of the Electricity Industry Act. A "Distributor" is also known as the Local Network Service Provider (LNSP).

Electrical Installation – The consumer's terminals, their enclosure, and all wiring and equipment downstream and supplied from those terminals, except for the Distributor's network assets and where applicable, the metering assets. An electrical installation does not include Distributors network assets including:

- The meter equipment located within an electrical installation including the service and distribution equipment upstream of the consumer's terminals.
- The Network assets on land occupied by a Distributor that are not used for the consumption of electricity on that land or incidental to that consumption.
- Fuse cartridges for a Supply Protection Device and/or Occupancy Disconnection Device

LEI – Licensed Electrical Inspector

Licensed Surveyor – The only person legally authorised to perform cadastral surveying in Victoria

Owners Corporation (OC) – A body corporate which is incorporated by registration of a plan of subdivision or a plan of strata or cluster subdivision;

Point of Attachment (POA) – The point at which an overhead aerial service cable is attached.

Point of Supply (POS) – The point at which the electricity Distributors service cable or supply main connects to the consumer’s terminals. Refer to Section 6 (Point of Supply from the Victorian Service & Installation Rules). (The Electricity Safety Act regulates Points of Supply locations)

Registered Electrical Contractor (REC) – contracted by the customer to perform work associated with the customer’s electrical installation.

Responsible Officer (RO) – The officer appointed by the relevant Distributor to be responsible for the administration of the Victorian Service & Installation Rules. Dependent on a Distributor’s structure, there may be multiple Responsible Officers with specific responsibilities, e.g., negotiation for supply, provision of substations, specification of points of supply, types of supply, servicing and metering etc.

Service Cable / Line – The final span or section of a Distributor’s low voltage aerial or underground network assets that is connected to the consumer terminals.

Statement of Compliance – When the planning authority is satisfied that the subdivider has completed the conditions required by the referral authorities or that arrangements have been made for those things to be done, it will provide a statement of compliance. A plan of subdivision cannot be registered until a statement of compliance has been obtained.

Subdivision – The division of land into two or more parts which can be disposed of separately.

Underground Service – An underground service line is the Distributor owned cable connecting between the Distributor’s low voltage reticulation and a customer’s installation at the point of supply.

Underground Consumer’s Mains – Underground line on the customer’s property extending from the customer’s terminals to the customer’s main switchboard. It is owned and maintained by the customer.

Victorian Service and Installation Rules (SIR) - The reasonable technical requirements (Rules) that meet all legislative and code requirements for supply and metering related aspects of any connection to the Victorian electricity supply networks.

Wiring Rules – The Wiring Rules published by Standards Australia as applied under the Electricity Safety Act and Regulations.

Introduction

CitiPower, Powercor and United Energy are electricity distributors who own and operate the electricity network that delivers electricity to Melbourne city and inner suburbs, Western suburbs and Western Victoria, Southern suburbs and the Mornington Peninsula.

Councils submit subdivision planning permits to the relevant distributor, responsible for the geographic area in their role as a referral authority. We review subdivision plans to ensure each lot in the subdivision will have secure access to electricity supply and that any safety concerns are managed.

In order to achieve the outcomes we place conditions on the planning permit that are within our area of responsibility.

This guide has been prepared to explain what you need to know about a condition that may have been placed on the planning permit.

Typical conditions may include:

- Making electricity supply available to each lot. May involve arranging an agreement to extend or upgrade the distribution assets to make electricity supply available to each lot.
- Granting Easements, Leases & Reserves for existing and new overhead and underground power lines and distribution substations when located on private land.
- Providing compliance with the Victorian Service & Installation Rules "SIR's", Electricity Safety (Installation) Regulations 2009, and statutory rules. This may involve but is not limited to:
 - Achieving statutory heights for overhead service conductor crossing of driveways as a requirement of the Electricity Safety (Installations) Regulations
 - Removing existing customer owned electricity cables crossing title boundaries that may supply a proposed neighbouring property.
 - Ensuring each lot has access to common property if included on the owner's corporation for the common property.
 - Arranging for any existing overhead service conductor to be removed and the premises supplied from a group meter position from a single point of electricity supply
 - Compliance with labelling requirements for subdivision of buildings connected pre 2nd Aug 1991.
 - Notation on subdivision plan for the subdivision of buildings involving existing consumer mains and common property.

Making an Electricity Supply Available

Developers should ensure that an electricity supply is made available to each lot.

Where there isn't an existing adequate electricity supply available to the proposed development we require the developer / requestor to enter into an agreement to extend or upgrade the distribution system to make an adequate electricity supply available to supply all the lots in the subdivision.

Depending on the electricity supply requirements this may simply be the installation of an underground cable service pit or an extension of the high voltage distribution system including the establishment of a distribution substation in road reserve or on the development site. A request for an offer to make supply available can be submitted via the CitiPower & Powercor mySupply portal

<https://customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator>

Or for United Energy completing an application form from the web site

<https://www.unitedenergy.com.au/industry/mdocuments-library/#connectionsdocs>

Electricity supply already available

If individual lots have a street frontage and there is no common property then supply may already be available via an overhead service or from an existing underground service pit if it abuts the property boundary. If this is the case then we do not require supply to be made available as a condition on the plan of subdivision. The requirement of the Victorian Service and Installation Rules and other regulations still need to be considered.

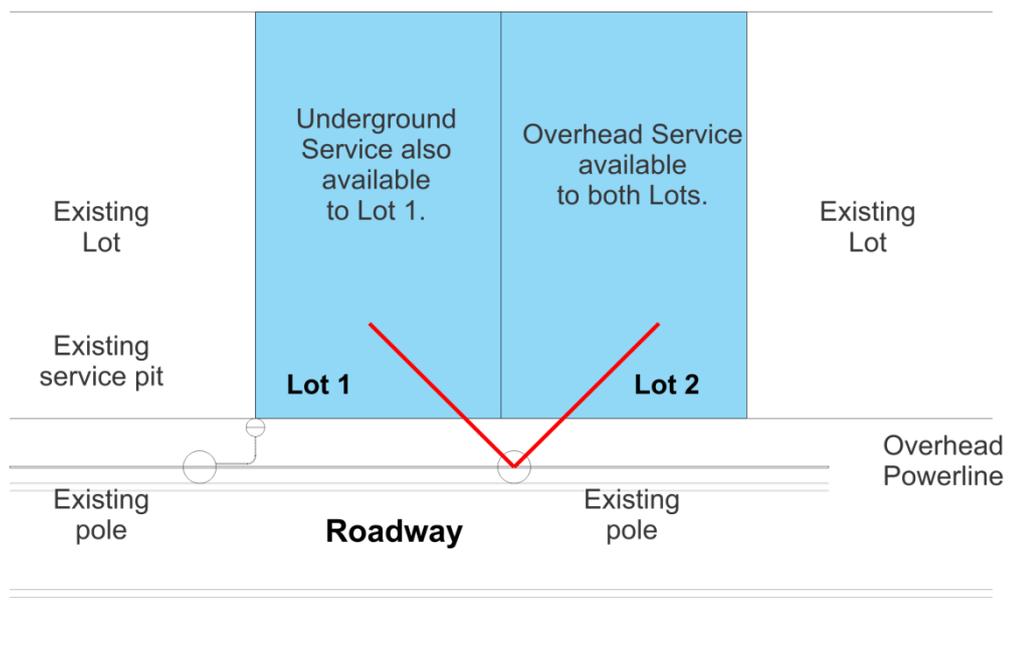


Fig.1

"Electricity Supply already available to subdivision"

Easements, Leases & Reserves

Provision shall be made on the plan of subdivision for any existing distribution assets.

The licensed surveyor shall make provision on the subdivision plan for any existing distribution asset on any part of the land being subdivided, or any new distribution assets that will be required to make an electricity supply available. This may be an easement for either overhead or underground cables and a substation lease for an existing or new substation. The licensed surveyor must provide actual location of the assets and correctly record the parties the easement or lease is in favour of.

Easement Example



Fig.2
*"Existing Electricity Overhead line crossing new subdivision lots.
An Easement is required".*

Easement and Lease Example

This example shows a subdivision of an existing factoriette development. The developer has decided to subdivide each existing factoriette onto its own title. The Consumer's electricity supply cables are to be arranged to be within the new Common Property.

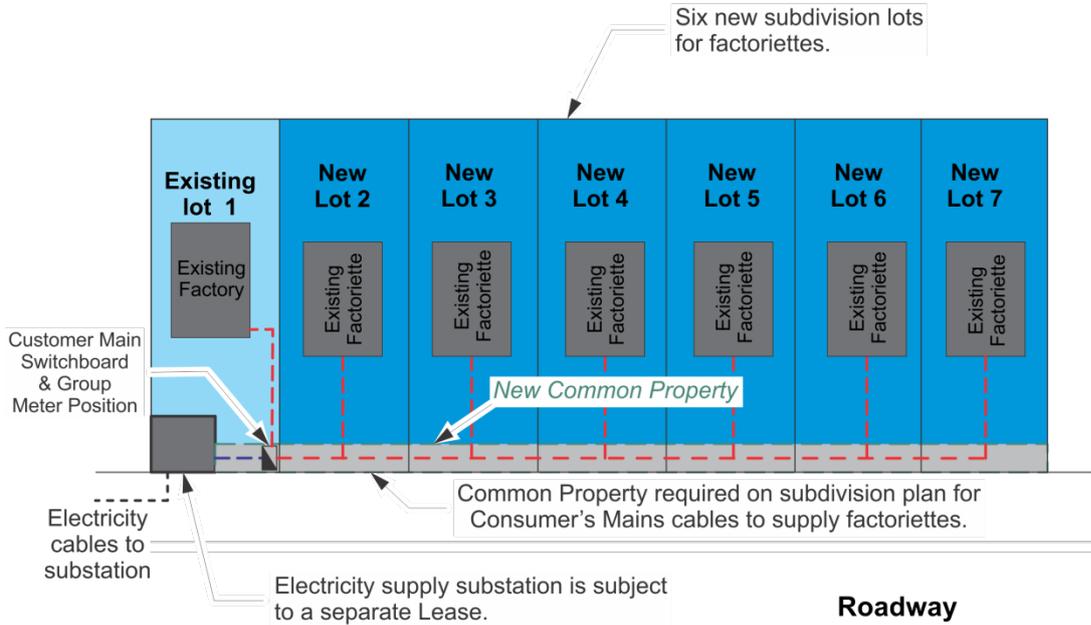


Fig.3

"A Lease is required for the distribution Substation."

Reserve Example

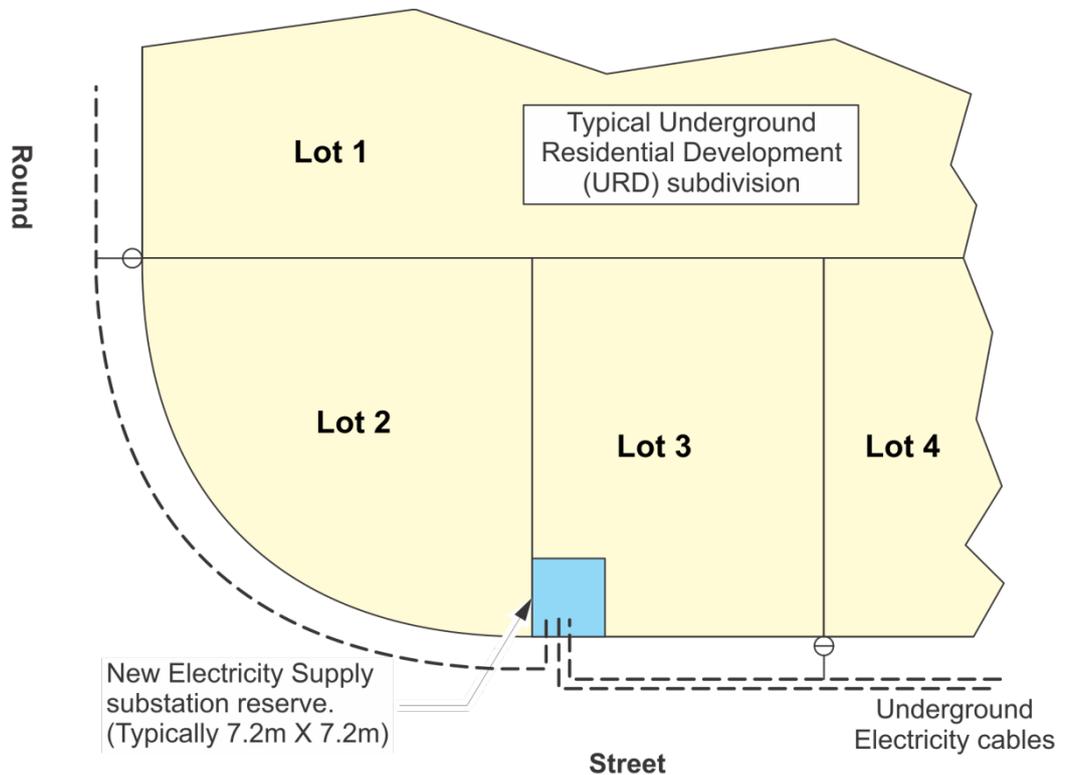


Fig.4

Substation Reserve for URD development.

Compliance – Rules & Regulations

The customer's Registered Electrical Contractor REC should contact a Licensed Electrical Inspector LEI prior to the commencement of any works to discuss any compliance requirements for the development. Compliance shall be in accordance with all relevant Standards, Victorian Service & Installation Rules and the Electricity Safety (Installation) Regulations 2009.

The Victorian Service and Installation Rules "SIR's" are the reasonable technical requirements that meet all legislative and code requirements for the supply and metering related aspects of any connection to the Victorian electricity networks.

Evidence of how compliance has been achieved will need to be provided to the relevant Distributor's Responsible Officer. Acceptable evidence will be a combination of a Certificate of Electrical Safety CoES, letter from a REC on their official letter head, and site photos showing how compliance has been achieved.

One or more of the following items may need to be considered before we can provide our consent to the council for their issuing of the statement of compliance.

Existing Electricity Cables Crossing Boundaries

Customer's electricity cables should not cross lot boundaries.

For subdivision plans that subdivide land resulting in electricity cables crossing lot boundaries then these cables have to be removed or relocated to avoid any property boundary crossings.

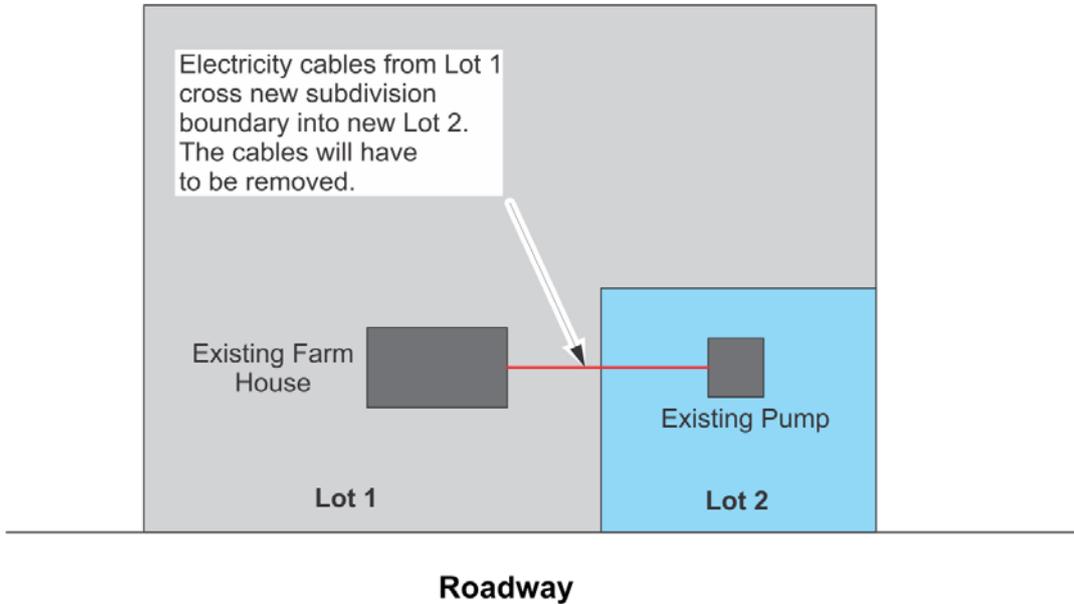


Fig.5A
Private electricity cables crossing new lot boundary of subdivision.

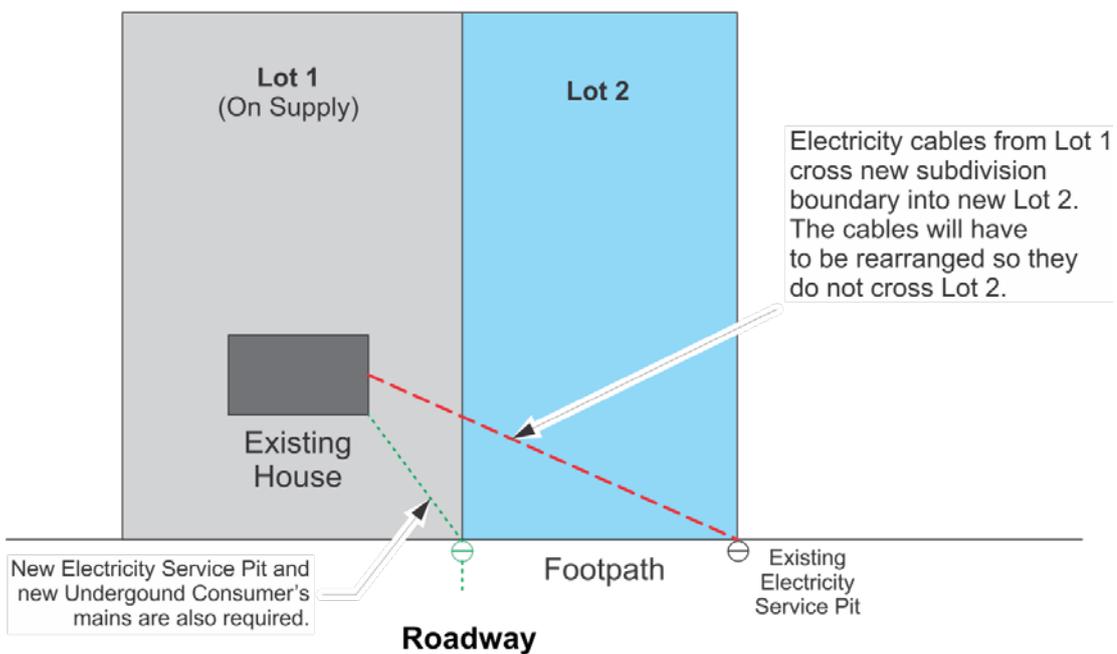


Fig.5B
Private electricity underground cables crossing new lot boundary of subdivision.

Overhead Service Crossing of Driveways

Statutory ground clearance height of 4.6 metres must be achieved for any aerial services cables over driveways or ground traversable by vehicles.

New connections and customer initiated works that require the installation or replacement of an overhead service, must be prepared in a manner to meet the minimum clearances as specified by the Electricity Safety (Installations) Regulations which requires the height over driveways and ground traversable by vehicles to be a minimum of 4.6m at any time. Existing driveways within the subdivision with overhead service crossings shall also be required to meet the above standards.

Additionally, the Point of Attachment must be located by the REC in a manner that altogether avoids property crossings of the neighbouring property. The supply to the property shall be placed underground where the above requirements cannot be achieved at the customers cost.

Options to achieve clearance may include relocating the point of attachment to gain additional height, asking if the distributor can service from another pole or converting the servicing arrangement to underground. It is recommended that you contact your REC to provide you with additional advice.

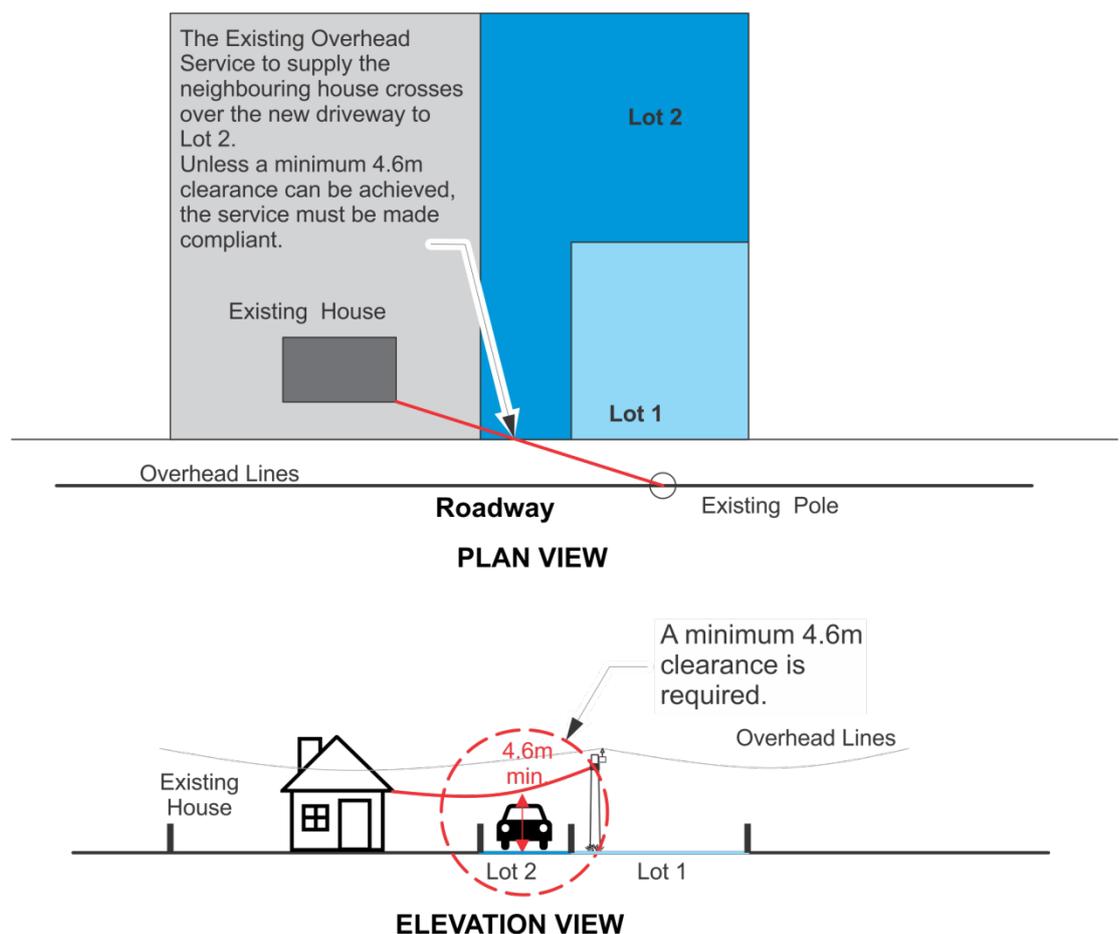


Fig.6

Existing Overhead Service Cable crossing new lot boundary of subdivision.

Overhead Service Crossing of Driveways (continued).

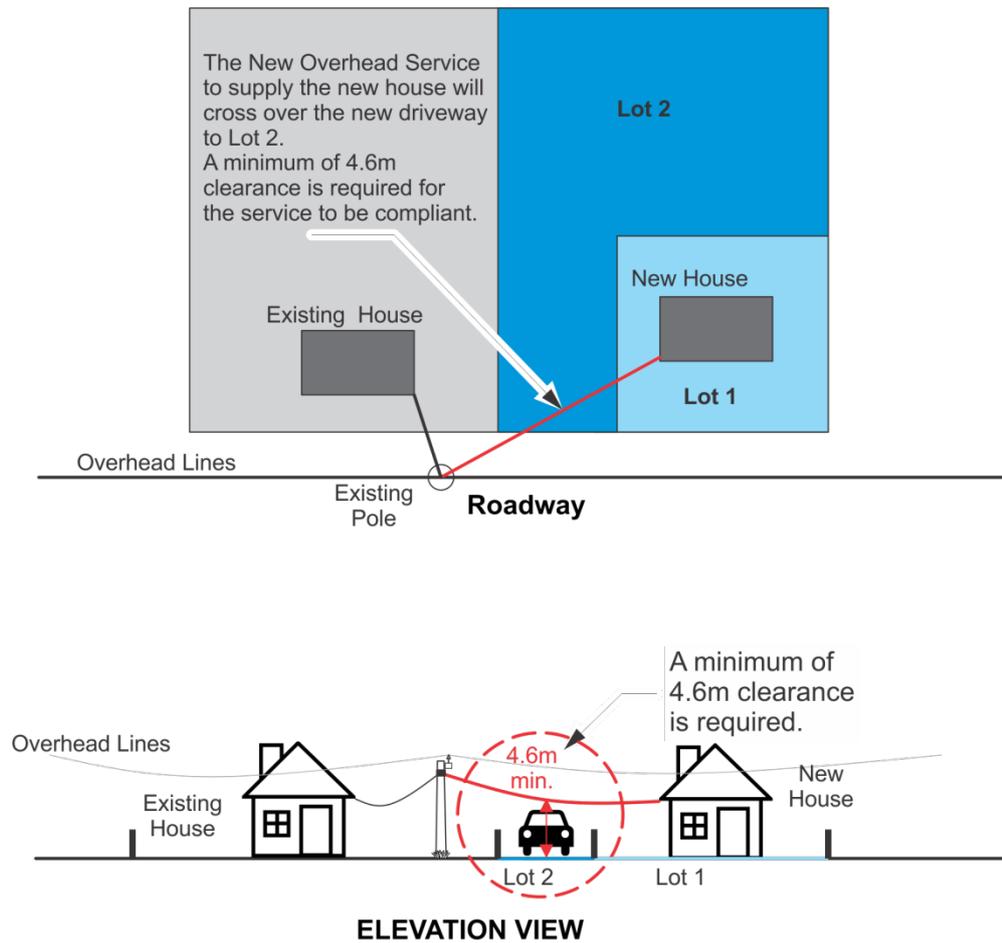


Fig.7
New Overhead Service Cable crossing
new lot boundary of subdivision.

Overhead Service Crossing Of Property Boundaries

When the land under the route of an existing overhead service, changes to a new title which does not involve a driveway then the SIR requirement for service cable routes for existing installations clause 7.4.4.8.1 shall apply. The existing service can remain where it is unlikely to be subject to any risk of obstruction by vegetation, structures, buildings, etc. This should consider location of existing buildings and any proposed buildings supported by plans demonstrating that vertical and horizontal clearances will be achieved from the existing aerial service.

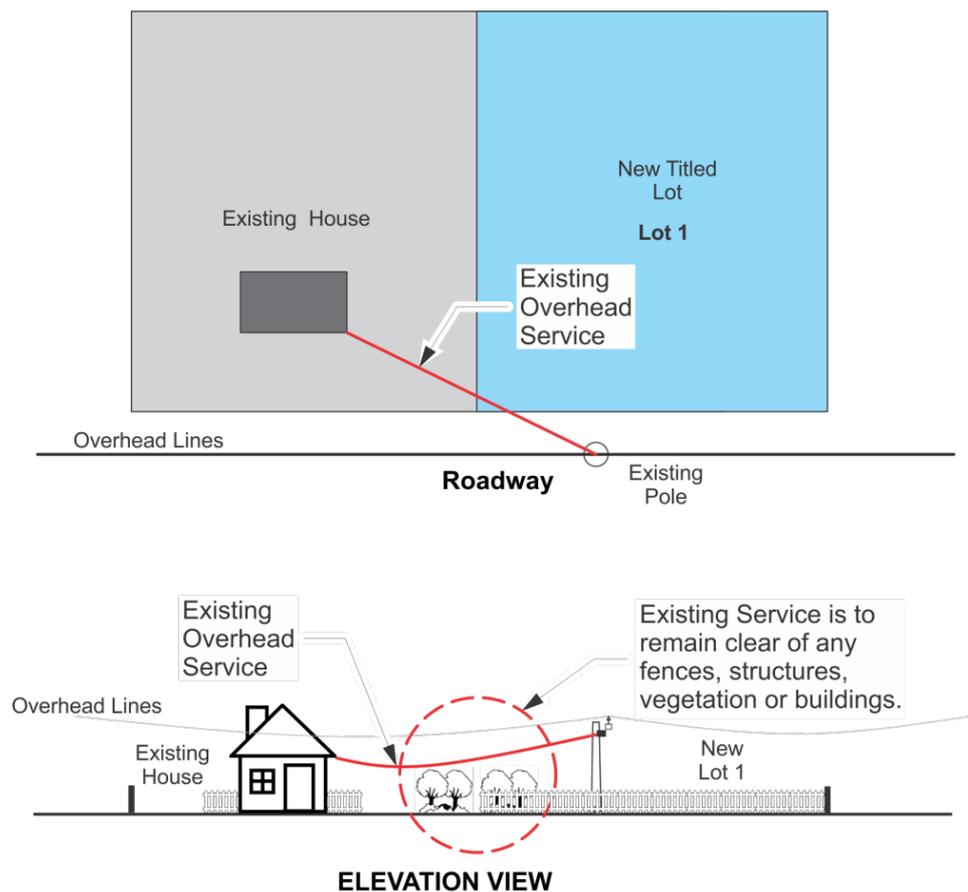


Fig.8
New Overhead Service Cable crossing
new lot boundary of subdivision.

Common Property

For lots which have an entitlement to common property, the lots must abut the common property and must be supplied from the common property.

The SIR's require that the electricity to all of the lots shown on a plan of subdivision shall be supplied from a common distribution point which is connected to a single point of supply where:

The plan of subdivision incorporates common property; and

The lot has entitlements to the common property in the owners corporation.

The following should be considered for any subdivision incorporating common property:

Lots Must Abut the Common Property

All lots affected by any owner's corporation where the lot has entitlements for the common property must abut the common property. This is to enable the consumer sub mains for each lot to be installed within the common property from the main switchboard/group metering position to their own lot.

Subterranean common property should be avoided due to safety reasons and should not be considered without the Distributor's written authorisation before any connection requests.

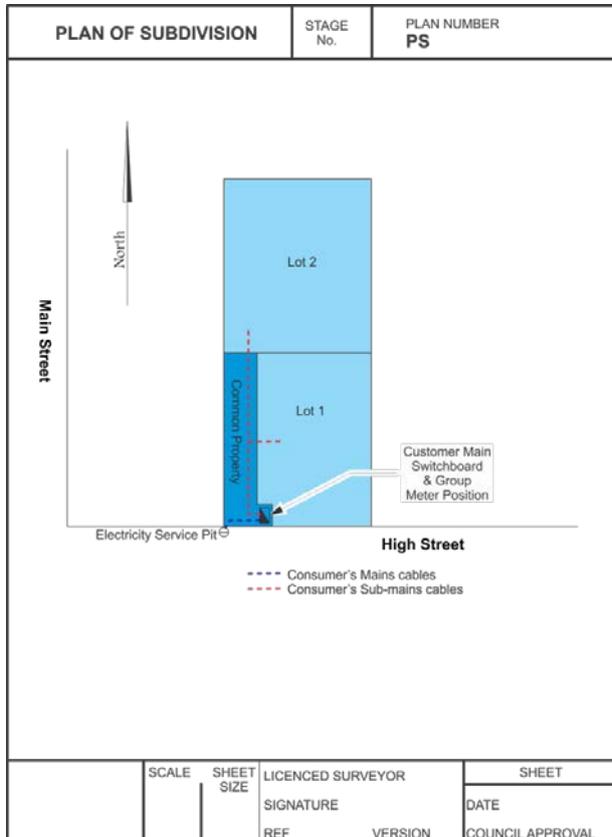


Fig.10
Example Supply Arrangements for a Subdivision incorporating Common Property.

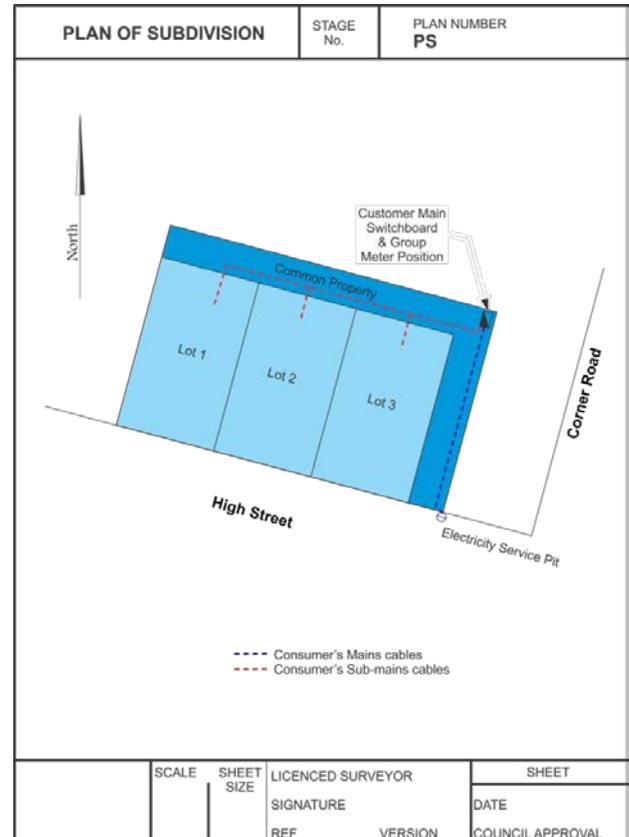


Fig.11
Example Supply Arrangements for a Subdivision incorporating Common Property.

Existing overhead service to be removed

Some subdivisions involve a title that has an overhead service to an existing dwelling which is to remain and that lot will also be part of the owner's corporation associated with the common property. In these situations the overhead service must be removed and the existing dwelling supplied from the main switchboard/group metering position to maintain the single point of supply requirements.

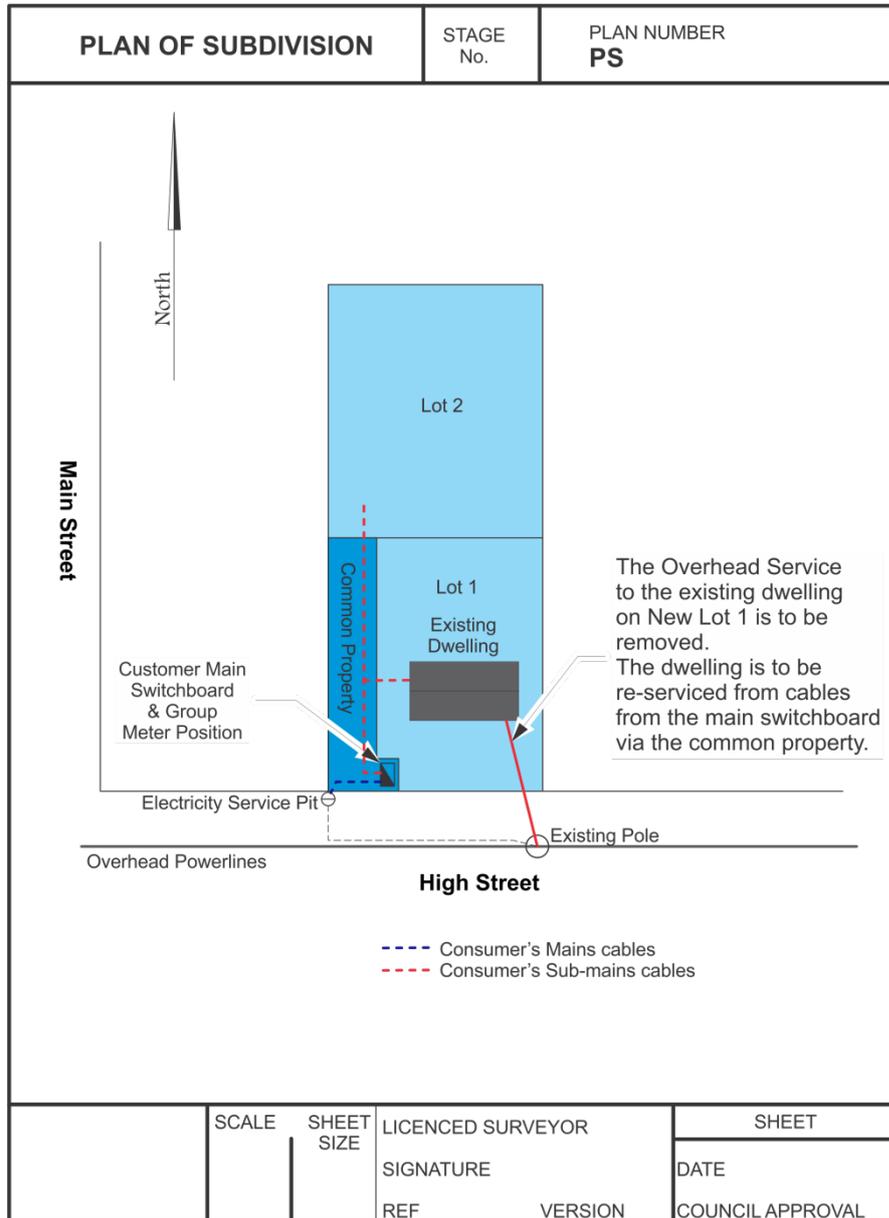


Fig.12
Example Supply Arrangements for a Subdivision
incorporating Common Property.

Subdivision of existing buildings

Subdivision of existing buildings that are connected to an electricity supply shall consider the following requirements:

- Ensure labels are applied in accordance with the Electricity Safety (installation) Regulations for any wiring passing through the other lot or occupancy.

For the purpose of obtaining consent to compliance for a proposed subdivision of existing buildings the following applies:

- Buildings connected to supply prior to the 2nd August, 1991.

Where the supply arrangement to the lots within the subdivision has been established at a single point and the wiring supplying the lots is not located within common property, such an arrangement is acceptable provided the lots are affected by an Owners Corporation created by the subdivision and section 12.2 of the Subdivision Act 1988 applies.

- Building connected to supply after 2nd August 1991. The following or similar notation shall be shown on the subdivision plan.

All electrical cables and internal service ducts/pipes shafts within the building are deemed to be part of the common property. Note the position of these cables and ducts/pipe shafts are not required to be detailed on the subdivision plan.

Consent timing

We will provide our consent to the council for the issuing of the Statement of Compliance generally after the following,

Multiple occupancies and Rural Subdivisions

- After electricity supply has been made available and
- SIR compliance has been confirmed and
- All easements, leases and reserves have been finalised

URD

- After a passed Network compliance audit for developer constructed assets and
- SIR compliance has been confirmed and
- All easements, leases and reserves have been finalised

General information

Although not normally part of planning conditions the developer should consider if applicable the following requirements:

Plans – supply arrangements diagrams

For the purpose of establishing acceptable electricity supply arrangements associated with multiple occupancy buildings or subdivisions, it is essential certain information is submitted to the relevant Distributor.

The information must include a copy of the proposed/final version of the Plan of Subdivision, or a plan of the Multiple Occupancy Building, the maximum demand of the electrical installation/s.

The plan must:

- Show or state the location of the metered and un-metered consumer's mains, sub-mains and metering points in relation to the common property or common area;
- Include a schematic diagram representing the proposed electricity distribution arrangement to the occupancies or lots contained within the property;

In order to avoid unnecessary expenditure it is important the relevant Distributor receives this information during the planning stage or as soon as a decision to proceed is finalised.

Building works and No Go Zone requirements

The No Go Zone framework provides guidelines for workers who are not working for the licensed electricity distribution companies to safely work around electricity infrastructure.

The framework specifies minimum distances that people and equipment can work near overhead and underground electricity assets, and also provides guidance on the process to be followed where these clearances cannot be met. Equipment covered by the guidelines includes cranes, excavators, concrete pumps, elevated work platforms (including scissor lifts) and scaffolding.

Before you start work near our overhead or underground network, you may need a Permit to Work from us. We'll only issue a permit after we've visited and assessed your work site. Please visit our Websites for to apply for a Permit to Work. Charges may apply.

To avoid accidental contact with overhead electricity assets when performing works, you can follow the No Go Zone (NGZ) Rules that have been established by Energy Safe Victoria and Worksafe in conjunction with other industry stakeholders. The NGZ Rules encapsulate safe work practices for all work involving construction and the operation of vehicles, plant and equipment in the vicinity of overhead electricity assets located in public areas, or on easements held over private land.

For more information on NGZ processes follow this link

www.esv.vic.gov.au/technical-information/electrical-installations-and-infrastructure/no-go-zones/

Statutory clearance of buildings to electrical lines

A builder has obligations with the Occupational Health and Safety Act 2004 to maintain clearances between aerial lines and buildings. The Electricity Safety (Installations) Regulations details the minimum clearances between aerial lines and buildings, or structures as depicted by Regulation 313 below. A builder has obligations to maintain a safe work place for his employees and the general public and to eliminate any risks.

For these reasons buildings must comply with regulations that require clearances between buildings and overhead powerlines. During the planning stage, surveyors, designers and planners should ensure that proposed buildings comply with the statutory clearances before any construction commences. Contact should be made early in the planning and design stage to assist you with sag and sway details in the assessment of complying with the specific clearance requirements between structures and overhead powerlines

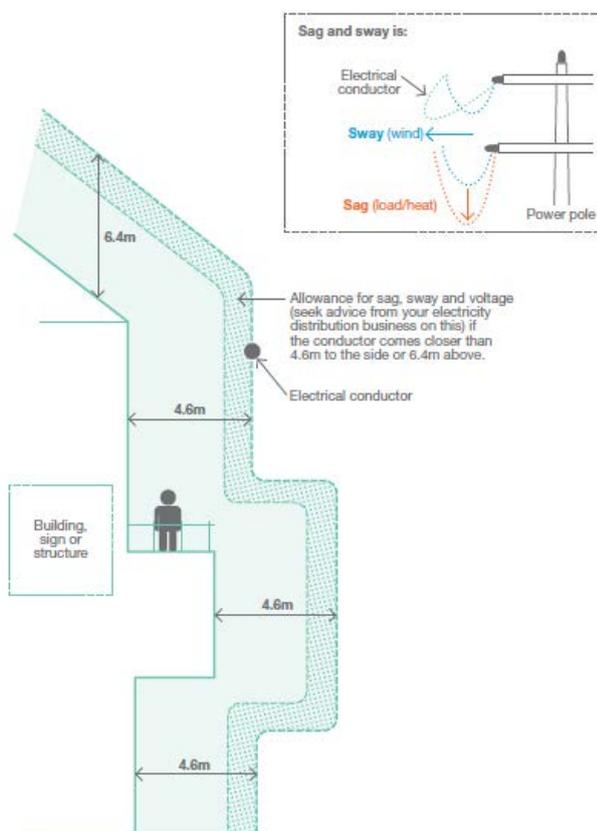


Fig.13
Statutory Clearances to Buildings

Check list

To be used to confirm the plan of subdivision has considered these items before we can provide our consent to the council for their issuing of the Statement of Compliance.

Confirm that		
1	Provision has been made for a point of supply or points of supply as appropriate to provide electricity supply to all lots	<input type="checkbox"/>
2	For subdivision with common property	
2a	All lots abut a road or common property, so that an electricity supply can be made available to each lot.	<input type="checkbox"/>
2b	A suitable area is available to establish a main switchboard/group metering position in common property that provides adequate protection methods to prevent any damage.	<input type="checkbox"/>
2c	Existing overhead services to titles that are listed on any owners corporation for the common property are abolished and supplied from the main switchboard/group metering position	<input type="checkbox"/>
3	There are no customer's electrical cables crossing title boundaries	<input type="checkbox"/>
4	There is ≥ 4.6 m vertical clearance from final surface levels under overhead services crossing for any driveways or ground traversable by vehicles.	<input type="checkbox"/>
5	Easements have been include on the plan for any existing or new Distributor underground or overhead powerlines	<input type="checkbox"/>
6	Leases have been provided for any existing or new substations on the development site.	<input type="checkbox"/>
7	Subdivision of existing buildings that complies with this guideline.	<input type="checkbox"/>
8	As part of the offer request for electricity supply, a plan showing the location of the metered and un-metered consumer's mains, sub-mains and metering points in relation to the common property or common area is provided to the distribution business (CitiPower, Powercor or United Energy)	<input type="checkbox"/>
9	As part of the offer request for electricity supply, a schematic diagram representing the proposed electricity distribution arrangement to the occupancies or lots contained within the property is provided to the distribution business (CitiPower, Powercor or United Energy)	<input type="checkbox"/>