Part of the Energy Queensland Group

Operational Update

Energex Contestable Works
Fast Track – Certificate of Supply

Issue # C-0035 – 07/03/2022

Target Audience:

Energex Accredited Service Providers (ASP) – Consultants

Certificate of Supply for Small Subdivisions

The terminology to be used for a Certificate of Supply where supply is available, is **Fast Track – Certificate of Supply.** This is when a small subdivision has existing three phase network with capacity to supply the new lots, and no works are required to upgrade or extend the network. This process is for residential developments creating an additional four new lots or less to be connected to the network, this being a maximum total of five new lots on a new survey plan.

The existing Fast Track Process is no longer the terminology to be used for small projects that require a Subdivision Electricity Supply Agreement (SESA); these will now be simply referred to as Small Subdivisions.

There are no changes to the existing technical requirements for these two types of subdivision projects.

Network Validation

In an underground reticulated area, the design consultant is responsible for confirming on site that there are sufficient spare fuses in the nominated Service Pillar to make three phase supply available to all lots in the subdivision. I.e. Three spare fuses available for each lot[1].

In an overhead reticulated area, the design consultant is responsible for confirming on site that three phase is available at the nominated pole and it's possible to erect a future overhead service line to the lot. E.g. An overhead service line from the Energex distribution pole direct to a building or the customer's property pole.

[1] The upgrade of an existing LV Service Pillar for additional fuses requires a design and SESA.

Vegetation

It is the developer's responsibility to obtain any required approvals for vegetation works (e.g. tree trimming). The vegetation clearing required to allow Energex to erect the proposed overhead service line (as per the consultant's proposed method of supplying the lot) for future customer connection, must be undertaken prior to the Developer receiving the Certificate of Supply.

Flying Fox Services

Energex does not permit new Flying-Fox Services as an option for developers to make electricity supply available to lots being created in a subdivision project.

The standard service connections that are options for a developer to make supply available to the lots being created are:

(i) An overhead service from an Energex distribution pole direct to the customer's building[2].

(ii) An overhead service from an Energex distribution pole direct to the customer's property pole[2].

(iii) Underground supply from a Low Voltage service pillar.

[2] Refer the Local Council Planning Schemes as below.

The only time that a Flying-Fox Service may be considered by Energex is when there is evidence that there are no other engineering options for the developer to make electricity supply available to the lots in the subdivision.

Clearance to Structure (CTS) - Customer Property Poles

Energex has legislated requirements for maintaining Clearance to Structures (CTS) that are located near the overhead network. A customer owned property pole is a structure, and as such these statutory clearance requirements apply.

It is the ASP - Consultants responsibility to ensure that the proposed location of any customer owned property poles does not compromise the clearance to structure requirements of the existing overhead network. The required clearance is three metres in all directions from the conductors and pole structure.

The exact location of the proposed customer property pole may need to be set out on the consultant's Method of Supply drawings with accurate dimensions to survey pegs / survey boundary, etc

Property Crossings

Property crossings created as a direct result of the subdivision shall be removed by the developer. This is an Energex requirement and in most instances it is also a requirement of the local council's planning scheme and / or the council's development approval for the subdivision[3].

[3] Refer the Local Council Planning Schemes as below.

Customer Assets

Existing customer owned AS/NZS3000 lines and cables that cross property boundaries created as the result of a subdivision shall be relocated to remain wholly within each respective lot.

Existing Energex Service Line that crosses a neighbour's lot.

If there is an existing Energex service line that crosses a neighbour's lot (who is not part of the subdivision) to supply an existing structure on the land being subdivided then that service line shall be relocated by the developer so as to not cross the neighbour's lot. There is no option for the developer to leave this service line property crossing in situ and have the neighbour sign a Wayleave Form.

The relocation of the existing Energex service line and removal of the property crossing has to be organised and completed by the developer prior to requesting the Certificate of Supply.

Existing Energex Service Line that crosses the land being subdivided.

If there is an existing Energex service line crossing the land being subdivided and it is supplying a neighbour (who is not part of the subdivision) and the developer wishes to remove the property crossing, the developer will need to negotiate with the neighbour with respect to any alterations to the neighbour's electrical installation. The neighbour is not obliged to agree to any such proposal from the developer as the existing service line is protected by the Electricity Act. The neighbour is also not obliged to fund any such alterations should they agree to the developer's proposal to

relocate the Energex service line. Any negotiations between the developer and the neighbour are a matter between those parties. Energex will not be party to any of these negotiations.

If the existing Energex service line crossing the land being subdivided to the neighbour's lot has to remain in situ, then Energex requires the developer to provide a new signed Wayleave Form for the existing service line.

New Property Crossings.

Energex will not approve a new service line property crossing where the purpose of the crossing is to supply one or more of the lots within the subdivision.

Existing Energex Distribution Network Assets that cross the land being subdivided.

If there are existing Energex assets (other than a service line) crossing the land being subdivided, Energex requires a signed Wayleave Form or an Easement depending upon the type and voltage of the assets. Design Consultants shall contact the Energex Contestable Works Team for any additional requirements specific to the small subdivision project.

ASP –Consultant's Responsibilities

It is the responsibility of the ASP - Consultant to ensure that all property crossing matters are resolved / rectified prior to making a request to Energex for a Certificate of Supply.

Local Council Planning Schemes

Design Consultants need to be fully conversant with the town planning scheme of the local council as these contain council policy with respect to electrical supply to new subdivisions.

As an example, some councils do not permit customer owned property poles, and some councils do not permit proposed overhead service lines that have to cross a roadway to service a new lot. Some councils require evidence that the proposed customer owned property pole has been installed by the developer, where required. Some councils require every property crossing to be removed by the developer.

Form 2019

All Design Consultants shall include completed "Consultant Checklist Certificate for Electricity Supply" Energex Form 2019 in the submission package with the request for a Certificate of Supply.

Implementation Date

These changes are effective from Monday 14th March 2022.

For more information please contact
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