

Our Reference: 5271652

7 June 2019



Dear Consultant/Developer:

**R.e: Electrical plans – Conflict of electrical assets and tree locations**

I write in relation to the electrical plans submitted to Council for approval, in particular regarding the conflict of locations of electrical infrastructure with trees and other landscape works.

Council's landscape team has brought to my attention that their requirement of one tree per lot frontage and two trees on the side of allotments has not been realised on some of the developments due to the disconnect between the electrical and landscape plans submitted by consultants resulting in a reduced number of trees being planted within the streetscape even though shown on the Council approved landscape plans.

The outcomes on site is not acceptable to Council. Therefore from this date all electrical plans submitted to Council must show tree zones having a length of 5m and a width of the nature strip. (The tree zone length has been derived from considering the Electrical Authorities' requirement of 2.5m clearance from their electrical joints to trees as well as an additional 2.5m associated with the minimum clearance of trees to vehicle crossings). These tree zones must not contain any electrical joints or other electrical infrastructure that prohibit trees from being planted in the tree zones.

Where the developer's electrical designer submits electrical plans that show an encroachment of electrical infrastructure within the tree zone(s) that prevent trees from being located within that space, Council will not approve the electrical plans until the landscape plans have been approved. The subsequent electrical plans submitted to Council must then include the tree locations in the tree zones along with details showing that there is a minimum 2.5m clearance from the trees to the electrical joints (and any other relevant electrical infrastructure).

Where the Electrical Authority, in this case Powercor and Jemena, amend the electrical plans resulting in a clash of electrical joints or other relevant electrical infrastructure with the tree zone(s), the developer's electrical designer must either undertake a re-design and re-submit the electrical plans to Council for approval or prove to Council that there will be sufficient clearance between the electrical infrastructure and tree, thus ensuring a tree can still be planted in that vicinity.

Please note that Council will continue to allow the submission of electrical plans after the Functional Layout Plans have been approved.

If you have any queries regarding this matter, please email your questions to me on [voltaired@melton.vic.gov.au](mailto:voltaired@melton.vic.gov.au) or (03) 9747 7200.

Yours Sincerely,

Voltaire David  
**Infrastructure Planning Coordinator**