

**From:** [Odin Kelly](#)  
**To:** [Development](#)  
**Cc:** [Gina Goodman](#)  
**Subject:** TasNetworks submission regarding Brighton draft LPS  
**Date:** Tuesday, 11 June 2019 4:59:51 PM  
**Attachments:** [image001.jpg](#)  
[image002.gif](#)  
[image003.png](#)  
[priority\\_veg\\_report.php.pdf](#)  
[TasNetworks Brighton LPS.pdf](#)

---

Hi Brighton Strategic Planner

Thank you for the opportunity to comment on the Brighton draft LPS.

Please see attached TasNetworks submission and supporting documentation.

If you require any clarification please don't hesitate to contact Gina Goodman or myself.

We look forward to discussion our submission with you in the near future

Regards



**Odin Kelly**

Consultant Planner

Strategic Asset Management

**P: 6271 6717 E [odin.kelly@tasnetworks.com.au](mailto:odin.kelly@tasnetworks.com.au)**

***Monday & Wednesday***

1 – 7 Maria Street, Lenah Valley 7008

PO Box 606, Moonah TAS 7009

[www.tasnetworks.com.au](http://www.tasnetworks.com.au)



[@TasNetworks](#)



[/TasNetworks](#)

---

The information contained in this message, and any attachments, may include confidential or privileged information and is intended solely for the intended recipient(s). If you are not an intended recipient of this message, you may not copy or deliver the contents of this message or its attachments to anyone. If you have received this message in error, please notify me immediately by return email or by the telephone number listed above and destroy the original message. This organisation uses third party virus checking software and will not be held responsible for the inability of third party software packages to detect or prevent the propagation of any virus how so ever generated.

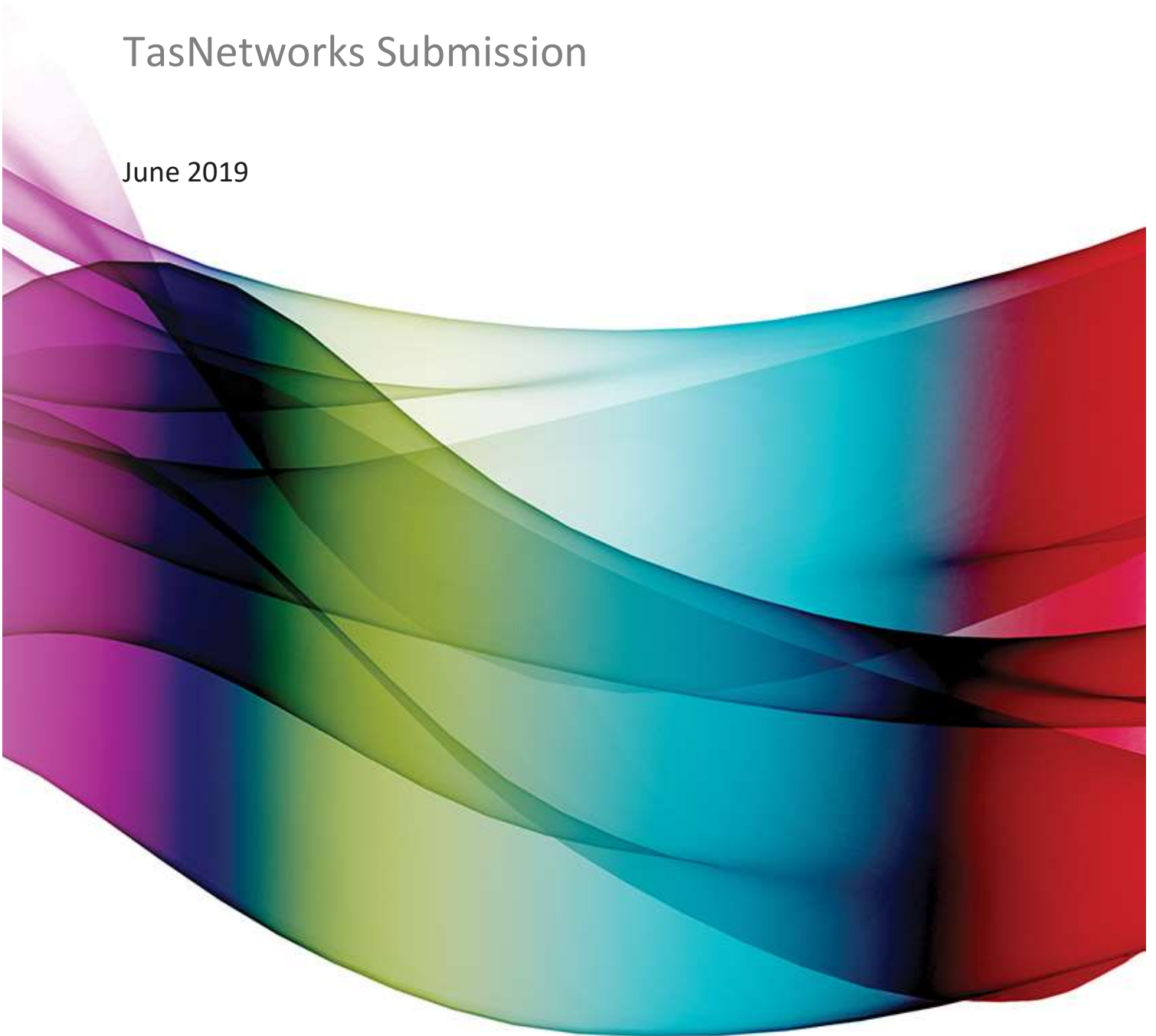
---

# Brighton Council

# Local Provisions Schedule

TasNetworks Submission

June 2019



## Contents

1.	Who is TasNetworks? .....	4
2.	Executive Summary .....	6
3.	Overview .....	8
3.1.	Glossary .....	8
3.2.	Existing Assets.....	9
3.3.	Planned Future Development .....	10
4.	Submission .....	11
4.1.	Overview.....	11
4.2.	Zoning.....	13
4.3.	Overlays – Natural Asset Code – Priority Vegetation Overlay .....	13
4.4.	Utilities Approval Status .....	14
4.5.	ETIPC.....	14
4.6.	SPP Issues .....	15
4.6.1.	Exemptions.....	15
4.6.2.	Scenic Protection Code .....	15
5.	Amendments by Asset.....	17
5.1.	Bridgewater Substation.....	17
5.2.	Communication sites.....	19
5.3.	Electricity Transmission Corridors .....	20
5.4.	Particular Purpose Zones and Specific Area Plans.....	22
6.	Appendix.....	26
6.1.	Appendix 1 SPP Issues .....	26
6.2.	Appendix 2 TasNetworks Assets within Brighton LGA.....	31
6.3.	Appendix 3 Priority Vegetation Report for Bridgewater Substation.....	32
Figure 1	TasNetworks' role in Tasmania's Electricity Supply System .....	5
Figure 2	TasNetworks Assets within Brighton LGA .....	10
Figure 3	LPS Mapping – Electricity Transmission Overlays Bridgewater Substation.....	17
Figure 4	LPS Mapping – Priority Vegetation Area Overlay.....	18

Table 1	Definitions.....	8
Table 2	TasNetworks Assets in Brighton .....	9
Table 3	Policy Position – Submission Summary.....	11
Table 4	Substation Policy Position Summary .....	19
Table 5	Substation Assessment Overview .....	19
Table 6	Communication Site Policy Position Summary .....	20
Table 7	Communication Site Assessment Overview .....	20
Table 8	PPZ and SAP Policy Position Summary .....	22
Table 9	SAP application over the ETCs.....	22
Table 10	PPZ and SAP Assessment Overview .....	23

## **1. Who is TasNetworks?**

TasNetworks was formed on 1 July 2014, through a merger between Aurora Energy's distribution network (the poles and wires) and Transend Networks (the big towers and lines). We're a Tasmanian state-owned corporation that supplies power from the generation source to homes and businesses through a network of transmission towers, substations and powerlines.

### **Transmission**

TasNetworks own, operate and maintain 3564 circuit kilometres of transmission lines and underground cables, 49 transmission substations and six switching stations across the state.

### **Distribution**

TasNetworks own, operate and maintain 22,400km of distribution overhead lines and underground cables, 227,000 power poles, 18 large distribution substations and 33,000 small distribution substations. There's also 20,000 embedded generation and photovoltaic (PV) grid-connected installations connected to the distribution network.

### **Communications**

TasNetworks own, operate and maintain communication network infrastructure to enable safe and efficient operation of the electricity system.

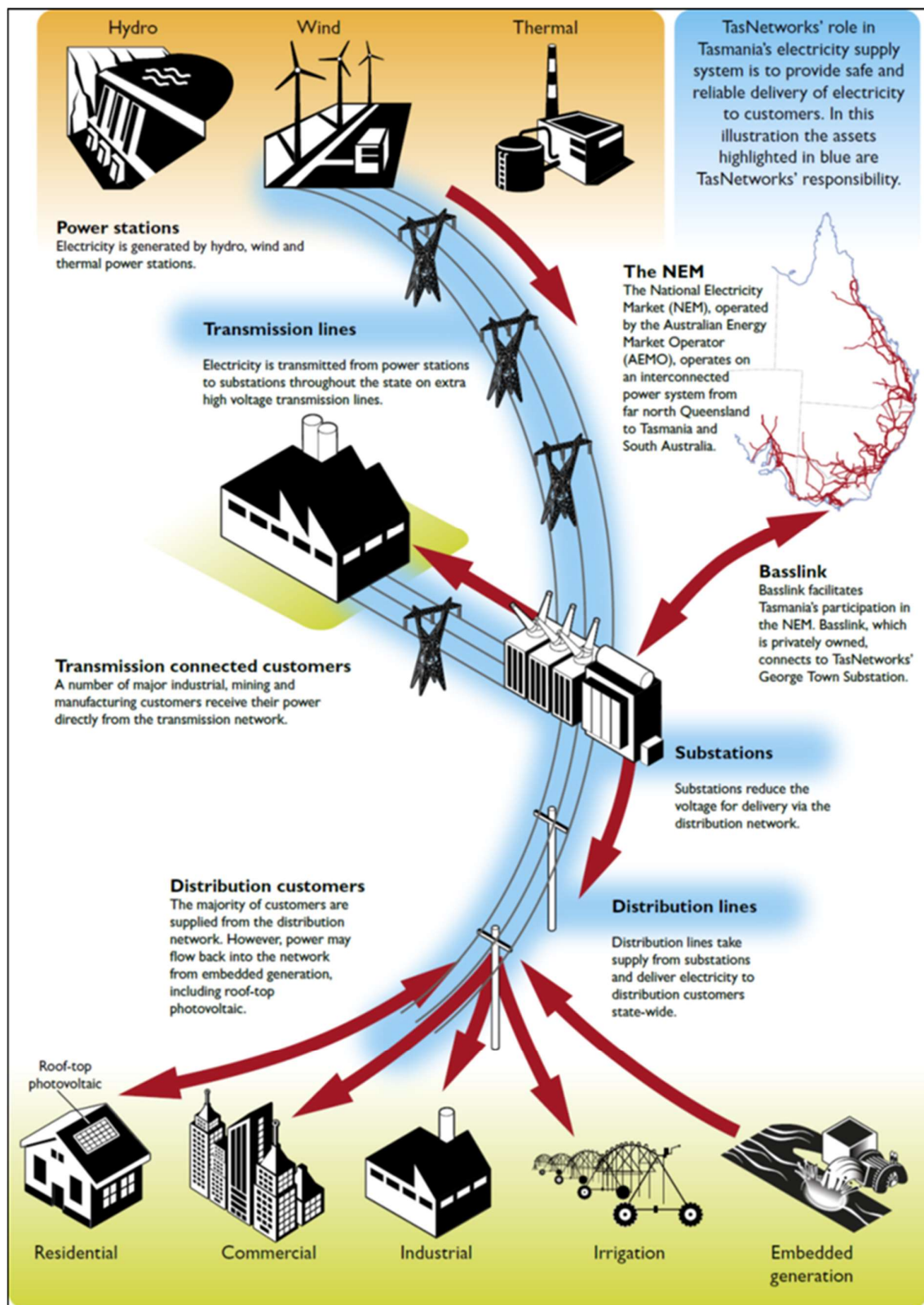


Figure 1 TasNetworks' role in Tasmania's Electricity Supply System

## 2. Executive Summary

TasNetworks, as a referral agency, has been notified of the public exhibition of Brighton Council's draft Local Provisions Schedule (LPS) under section 35B of the *Land Use Planning and Approvals Act 1993* (LUPAA). Council has been given direction by the Tasmanian Planning Commission to publicly exhibit the LPS and invite representations. TasNetworks has undertaken a review of the LPS and makes the following representation with a view of seeking a statewide consistent approach to major electricity infrastructure.

TasNetworks assets within the Brighton Local Government Area include one substation, three electricity transmission corridors and one communication facility. The communication facility is co-located with the substation.

Electricity transmission infrastructure is protected by the Electricity Transmission Infrastructure Protection Code (ETIPC) under the State Planning Provisions. The Code applies to transmission lines, terminal (or transmission) substations and switching stations and transmission communication assets. The Code purpose is:

- To protect use and development against hazards associated with proximity to electricity transmission infrastructure;
- To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure;
- To maintain future opportunities for electricity transmission infrastructure.

The LPS includes the ETIPC Overlay maps which is based on data provided by TasNetworks. As part of its review, TasNetworks has examined the ETIPC Overlay maps to ensure that it applies to all relevant assets and that the locations of these assets is correct.

The LPS also includes the spatial application of zoning and overlays via the mapping. In preparing this representation, TasNetworks has reviewed the LPS maps for each of its assets. This representation seeks to ensure:

- Utilities zoning is applied to existing substations and communication facilities.
- Impacts on the strategic benefits and development potential of existing corridors through the application of the Landscape Conservation Zone are mitigated.
- The Natural Asset Code – Priority Vegetation Overlay is not applied to part of a substation or communication site that is cleared of native vegetation.

These submissions are consistent with those previously made by TasNetworks (and formerly Transend) on the Meander Valley draft LPS as well as the State Planning Provisions and Interim Planning Schemes.

The LPS and the potential impact on future development has also been reviewed. These considerations include whether there is a permissible approval pathway for Utilities under the Particular Purpose Zones or Specific Area Plans; and any Local Area Objectives or Site

Specific Qualifications. TasNetworks representation is made having regard to the LPS requirements under LUPAA.

### 3. Overview

#### 3.1. Glossary

The following table provides the definitions of the terms used throughout this submission.

Table 1 Definitions

Term	Definition
Commission	Tasmanian Planning Commission
Council	Brighton Council
D	Discretionary
ESI exemption	Activities classified as ‘work of minor environmental impact’ for the purposes of Regulation 8 of the <i>Electricity Supply Industry Regulations 2008</i> .
ETC	Electricity Transmission Corridor
ETIPC	Electricity Transmission Infrastructure Protection Code
Guideline	<i>Guideline No. 1 – Local Provisions Schedule Zone and Code Application</i> (Tasmanian Planning Commission, 2018)
IPA	Inner Protection Area
LGA	Local Government Area
LPS	Local Provision Schedule
NPR	No Permit Required
P	Permitted
SPP	State Planning Provisions
STRLUS	Southern Tasmanian Regional Land Use Strategy 2010 - 2035
TPS	Tasmanian Planning Scheme
UWA	Unregistered Wayleave Agreement

### 3.2. Existing Assets

Brighton LGA is located in TasNetworks southern planning geographic area. An operationally significant part of the Tasmanian transmission electricity network is contained within the boundaries of the Brighton LGA. This includes:

- A number of transmission lines which:
  - o Provide critical power transfer north-south via the 220kV transmission lines between Waddamana and Lindisfarne; and
  - o Transfer power to Bridgewater substation via 110kV lines.
- Bridgewater Substation which has 110kV transmission assets and is the main 11kV distribution supply point for local customers
- A communication site used in operation of the electricity transmission network.

Notification and negotiation of work or changes in land use around these assets is critical for the safety and operation of the electricity network, the safety of people working on these assets and the general public whether living near or traversing the transmission network areas.

The following table and figure details TasNetworks' assets within Brighton LGA.

Table 2 TasNetworks Assets in Brighton

Asset	Location
Substation sites (terminal)	1. Bridgewater substation
Substation sites (zone)	None in this municipal area
Communication sites	1. Bridgewater substation Communication site
Electricity Transmission Corridors	1. Waddamana – Bridgewater Junction (West) 110kV (Line reference TL 400) 2. Bridgewater – Lindisfarne 110kV (Line reference TL 401) 3. Waddamana – Lindisfarne 220kV (Line reference TL 520) 4. UWA only (no physical assets)

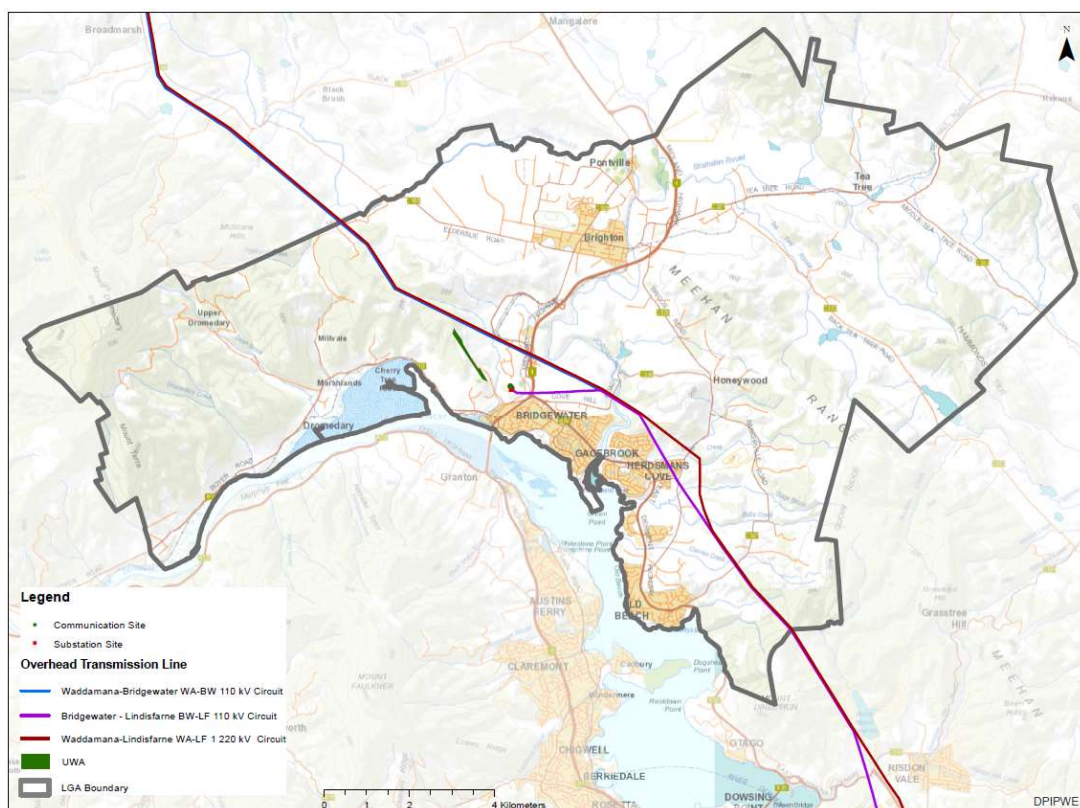


Figure 2 TasNetworks Assets within Brighton LGA

### 3.3. Planned Future Development

As Tasmania’s transmission and distribution network service provider, we have a responsibility to ensure the infrastructure to supply Tasmanians with electricity evolves to meet customer and network requirements in an optimal and sustainable way. We achieve this through our network planning process to ensure the most economic and technically acceptable solution is pursued.

The need for network changes can arise from a number of factors. Annually TasNetworks undertakes a planning review that analyses the existing distribution and transmission networks and considers their future requirements to accommodate changes to load and generations, and whether there are any limitations in meeting the required performance standards. For example, the capacity of the northern substation group of Greater Hobart, which includes the Bridgewater Substation, is being investigated to ensure capacity is available to meeting forecasted demands.

Integrated into our planning process is our [network transformation road map 2025](#). This ensures that what we do in the next 10 to 15 years facilitates an efficient and orderly transition of the network to its new roles in a changing energy sector. This includes consideration of impact of large scale wind farms, solar systems, pumped hydro (battery of the nation) batteries, electric vehicles, and a potential second inter connector. Given this context, it is important that the LPS provides for appropriate approval pathways for potential future TasNetworks development works.

## 4. Submission

### 4.1. Overview

TasNetworks is seeking statewide consistency across all LPSs in the treatment of its assets. TasNetworks policy position is summarised in Table 3 and is further detailed below.

Table 3 Policy Position – Submission Summary

LPS Mapping / Controls	Submission	Rationale
Zoning	<ul style="list-style-type: none"> <li>- Substations (terminal and zone) to be zoned Utilities</li> <li>- Communication sites to be zoned Utilities where the communications facility is the primary use of the site</li> </ul>	<ul style="list-style-type: none"> <li>- Reflects the primary use of the site and the nature of the asset</li> <li>- Reflects the long asset lifespan</li> <li>- Utilities zone allows for the future operation, maintenance modification and development requirements of the asset (this is particularly important for communications sites as these do not enjoy any ESI Act exemptions once established)</li> <li>- Clear message to the community about the existing and long term use of the site.</li> </ul>
	No specific zoning is to be applied to ETC	<ul style="list-style-type: none"> <li>- Allows for other compatible uses to occur in corridor</li> <li>- Corridors are protected by ETIPC</li> </ul>
	Landscape Conservation Zone (through LPS rezoning) is not applied to ETC	<ul style="list-style-type: none"> <li>- Conflicts with the existing use of the land for electricity transmission</li> <li>- Diminishes strategic benefit of existing corridors making consideration of new corridors more likely</li> <li>- More onerous approvals pathway for augmentation of assets</li> <li>- Sends conflicting message to public regarding the ongoing use of the land</li> </ul>
Natural Asset Code – Priority Vegetation Overlay	Not to be applied to <ul style="list-style-type: none"> <li>- Substations or communication sites</li> </ul>	<ul style="list-style-type: none"> <li>- Assets are required to be cleared for safety and maintenance</li> </ul>

LPS Mapping / Controls	Submission	Rationale
	where the site is cleared of native vegetation	<ul style="list-style-type: none"> <li>- Clearing of vegetation is exempt under ESI Act</li> <li>- Where asset already exists impact on the natural assets have already been assessed/ approved and will continue to be impacted for the lifespan of the asset</li> <li>- Supports strategic value of the site</li> <li>- Clear messaging to community regarding the use of the site.</li> </ul>
Utilities Use Approval Status	<p>In all zones, PPZ and SAPs the Use Class for Utilities and Minor Utilities must be either</p> <ul style="list-style-type: none"> <li>- No Permit Required,</li> <li>- Permitted or</li> <li>- Discretionary</li> </ul> <p>Utilities must not be Prohibited</p>	The ability to consider Utilities Use Class in all zones is a requirement for the effective planning and development of linear utility infrastructure, which is required to be located in a range of areas and will be subject to multiple zonings.
SAPs	Not to apply to substations	To ensure that future development on these sites is not unreasonably affected by SAP.
PPZs or SAPs use and development standards	<p>Are drafted with at least a discretionary approval pathway. For example:</p> <ul style="list-style-type: none"> <li>- No absolute height limit</li> <li>- Allow subdivision for utilities</li> </ul>	<ul style="list-style-type: none"> <li>- Consistent with policy in SPPs that enables consideration of Utilities in all zones and no finite quantitative development standards.</li> </ul>
ETIPC	Is mapped and applied to relevant transmission infrastructure	Consistent with policy in SPPs

## 4.2. Zoning

This review has identified that the Bridgewater substation and co-located communication site is zoned Utilities and no specific zoning has been applied to Electricity Transmission Corridors. No amendment regarding zoning of the Bridgewater Substation and communication site is proposed as it appropriately reflects the primary purpose of the site and is consistent with TasNetworks policy position.

In three instances the Landscape Conservation Zone has been applied to ETC's. On the southern edge of the Brighton LGA the ETC containing the Waddamana – Lindisfarne 220kV Line and the Bridgewater – Lindisfarne 110kV Line are now located within the Landscape Conservation Zone. Under the Interim Planning Scheme this land was zoned Environmental Living.

Similarly north of the Bridgewater Substation portions of the ETC containing the Waddamana – Lindisfarne 220kV Line and Waddamana – Bridgewater 110kV Line as well as the UWA have been rezoned from Environmental Living and Rural Resource to the Landscape Conservation Zone.

TasNetworks acknowledges that the introduction of the Landscape Conservation Zone is per SPP drafting guidelines however would like to open discussions with Council and relevant stakeholders regarding the impacts that this change in zoning has on the continued operation of electricity transmission infrastructure and the development potential for existing corridors.

## 4.3. Overlays – Natural Asset Code – Priority Vegetation Overlay

This review has identified that the Natural Asset Code – Priority Vegetation Overlay applies to the Bridgewater Substation and communication site as well as various ETC's within Brighton LGA. TasNetworks requests that the Priority Vegetation Overlay be removed from the Bridgewater substation and communication site in relation to where the site is cleared and development exists. This predominately includes the northern half of the Bridgewater Substation and communication site.

This is sought to recognise that vegetation management and clearance is required as a critical function of maintaining the safety of TasNetworks assets, and to recognise that vegetation removal is already approved in accordance with other Acts.

The Priority Vegetation Overlay applies to threatened vegetation communities as identified by Council. It is understood that the values determined by council are based off the Regional Ecosystem Model and the data source is considered variable. Aerial imagery and confirms that the Overlay has been applied to portions of the site that are developed and cleared of vegetation.

Under the *Electricity Supply Industry Act 1996* and associated *Electricity Supply Industry Regulations 2008* vegetation clearance for the safe and reliable operation of electricity

infrastructure is classified as ‘work of minor environmental impact’ and as such, is not considered development for the purposes of LUPAA and is not subject to that Act in any way.

The SPP provides for vegetation clearance exemptions under Table 4.4. Relevant to TasNetworks this includes: Clause 4.4.1(b) *harvesting of timber or the clearing of trees, or the clearance and conversion of a threatened native vegetation community, on any land to enable the construction and maintenance of electricity infrastructure in accordance with the Forest Practices Regulations 2007.*

This exemption recognises that vegetation removal by TasNetworks is undertaken in accordance with an Environmental Management Systems (EMS) endorsed by the Forest Practices Authority. This endorsement recognises that TasNetworks EMS is sufficient to minimise the need for clearance and conversion of threatened native vegetation communities with respect to the construction and maintenance of its infrastructure.

TasNetworks also has agreement with Parks and Wildlife Services in relation to Reserve Activity Assessments – Electricity Entities Operation Plan. This Plan identifies works that do not require formal assessment and includes those that relate to existing infrastructure within the existing transmission infrastructure footprint.

TasNetworks submits that it is inconsistent with the *Electricity Supply Industry Act 1996* and SPP vegetation exemptions and more broadly Schedule 1 of LUPAA to apply the Priority Vegetation Overlay over the ETIPC Overlay Substation Facility and Communication Site. The objectives of the planning process established under Schedule 1, Part 2 of LUPAA relevantly provides under subsection e) *to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.*

#### 4.4. Utilities Approval Status

The draft LPS may include provisions that modify the application of the SPPs to a particular area via the PPZ, SAP or site specific provisions. This review identifies that no such provisions apply to existing assets.

The LPS provisions have also been reviewed to assess the potential impact on future Utilities use and development. This review has identified some PPZ and SAP provisions do impact on the approval pathways for Utilities infrastructure. TasNetworks submits that this is inconsistent with the SPP which provide for the permissible consideration of Utilities in all zones. Representation is therefore made to make amendments to allow for the permissible consideration of Utilities under the use, development and subdivision standards consistent with the SPP policy approach and the statewide nature of TasNetworks’ assets.

#### 4.5. ETIPC

Transmission infrastructure assets are often protected within easements. These are not however always easily apparent to developers and land owners. The application of the

ETIPC Overlay provides for the spatial protection of these assets and then the opportunity for TasNetworks and developers to negotiate outcomes at the planning phase of a development. It also provides an opportunity to highlight the ongoing responsibilities associated with the easement.

TasNetworks has reviewed and is satisfied that the ETIPC Overlay mapping appropriate reflects TasNetworks assets within Brighton LGA.

#### 4.6. SPP Issues

Please note, this aspect of TasNetworks' representation should not be taken as a request to change or amend the SPPs. However, this information is provided to highlight fundamental land use conflict issues that could occur as each LPS implements the SPPs across the State.

##### 4.6.1. Exemptions

In this representation, TasNetworks would like to highlight a failing in the SPPs that causes a fundamental conflict between existing electricity transmission easement rights and SPP Exemptions and will prevent implementation of the purpose of the ETIPC. This failing is resulting from not applying the Code, in particular, the Electricity Transmission Corridor (ETC) and Inner Protection Area (IPA) to certain exemptions that would:

- On almost every occasion, conflict with easement rights (and have the potential to impact human safety) and compromise the Purpose of the Code; and
- Unless managed appropriately, have the potential to conflict with easement rights (and have the potential to impact human safety) and the Purpose of the Code.

Where the Code does not apply, easement rights still exist but can only be enforced once a breach has occurred or (at best) is imminent. This can result in a costly process of removal or relocation and in the interim, could pose a safety risk. When the Code applies, it provides developers, Council and TasNetworks an opportunity to avoid or manage this issue early in the application process. See Appendix 1 for benefits that can be realised by considering electricity transmission assets in the planning process and conflict examples.

##### 4.6.2. Scenic Protection Code

Whilst the Scenic Protection Code has not been applied to TasNetworks' assets in the Brighton LGA, it has been applied in the Meander Valley LGA and could be applied in other Municipal areas as a result of the LPS process.

The Scenic Protection Code does not apply to sites in the Utilities Zone. As a result, TasNetworks' substations are not subject to the application of this Code, thus supporting the continued use and development of these sites for electricity infrastructure.

TasNetworks' recognises that the Council may wish to regulate other activities in the Electricity Transmission Corridor that could impact on scenic values. However, it is not considered appropriate for the Scenic Protection Code to be applied to electricity transmission use and development within an Electricity Transmission Corridor (ETC).

TasNetworks requests the Council support changes to the Scenic Protection Code in the SPPs to ensure that, where this Code intersects with an ETC, it does not apply to electricity transmission use and development in that ETC.

This is sought to recognise the presence of the electricity infrastructure and implement the purpose of the ETIPC; facilitate continued use or augmentation of existing corridors and to ensure that future development (that is not otherwise exempt) can be efficiently provided.

The purpose of the Scenic Protection Code is to recognise and protect landscapes that are identified as important for their scenic values. In accordance with the Commission's Guidelines the Code is applied where: *SPC2 The scenic protection area overlay and the scenic road corridor overlay should be justified as having significant scenic values requiring protection from inappropriate development that would or may diminish those values.*

The ETIPC Code Purpose is to:

- *To protect use and development against hazards associated with proximity to electricity transmission infrastructure.*
- *To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure.*
- *To maintain future opportunities for electricity transmission infrastructure.*

TasNetworks submits the application of the Scenic Protection Code to electricity transmission use and development in an ETC is inconsistent with the ETIPC purpose to retain electricity transmission infrastructure in these locations and to maintain future development opportunities.

For works that do not have the benefit of ESI exemptions, it would be difficult to comply with the Scenic Protection Code standards. Further, these assets form part of a wider network that is essential to the safe and reliable provision of electricity to Tasmania which is recognised in the Southern RLUS.

Please note that these issues have been previously raised and discussed with Meander Valley Council and the Commissioners throughout the Meander Valley draft LPS process.

## 5. Amendments by Asset

### 5.1. Bridgewater Substation

The Bridgewater Substation is located at 23 Weily Park Road, Bridgewater (CT 52510/1) and is the only substation within the Brighton LGA. This is a regionally significant substation that forms part of the Greater Hobart northern substation group and is critical to the Greater Hobart area.

Under the LPS the site is zoned Utilities. The required electricity transmission overlays have been applied to the site as shown in the following figure. These include: the Substation Facility and Substation Facility Buffer Area as well as the Communication Station Buffer Area and the Electricity Transmission Corridor and Inner Protection Area.



Figure 3 LPS Mapping – Electricity Transmission Overlays Bridgewater Substation

The site however, in its entirety, is subject to the Natural Asset Code – Priority Vegetation Overlay (Priority Vegetation Overlay) as shown in the following figure.



Figure 4 LPS Mapping – Priority Vegetation Area Overlay

Priority Vegetation Overlay has been applied to the northern half of the site which is developed and includes the substation and a TasNetworks' storage depot. This portion of the site is predominately cleared of native vegetation.

The Priority Vegetation Overlay is based on the Regional Ecosystem Model. The attached Priority Vegetation Report associated with the mapping details that the threatened flora in the northern portion of the site includes crested speargrass and double joined speargrass. The Report outlines that the reliability of the data source is variable and based of NVA records combined with REM point-based modelling.

Table 4 and Table 5 provide an overview assessment of the proposed LPS planning controls applied to the site against the TasNetworks planning policy position with respect to substations. This identifies that an amendment is required so that the Priority Vegetation Overlay is removed from the site where the site is currently cleared and developed.

Table 4 Substation Policy Position Summary

Zoning	Overlay	PPZ	SAP	ETIPC
Zoned Utilities	Priority Vegetation - Not applied where the site is cleared of native vegetation	Not applied or - Utilities use is NPR, P or D. - No finite discretionary development standards	Not applied or - Utilities use is NPR, P or D. - No finite discretionary development standards	Applied

Table 5 Substation Assessment Overview

Asset	Consistent with zone policy (Y/N)	Consistent with code (Overlay) policy (Y/N)	Amendment Required (Y/N)	Amendment Request
1. Bridgewater Substation	Y	N	Y	- Remove Priority Vegetation Overlay from northern half of the site as development exists and site is cleared of vegetation.

## 5.2. Communication sites

There is one TasNetworks operated communication site within the Brighton LGA. The communication site is co-located with the Bridgewater Substation at 23 Weily Park Road, Bridgewater (CT 52510/1). The electricity transmission communications backbone is required to enable communication between power generators and TasNetworks control room to enable safe and reliable operation of the electricity transmission network in Tasmania.

As detailed in the previous section of this representation the site is zoned Utilities and the Communication Station Buffer Area Overlay has been applied. TasNetworks is supportive of this zoning and mapping of the communication site.

However, the Priority Vegetation Overlay has also been applied to the site, including to the communication facility. As shown in the previous figures this portion of the site is cleared of native vegetation and is developed.

The following tables provide an overview assessment of the proposed LPS planning controls applied to the communication facility against the TasNetworks communication site policy. TasNetworks requests that the Priority Vegetation Overlay be removed from the communication site where this is cleared of native vegetation.

Table 6 Communication Site Policy Position Summary

Zoning	Overlay	PPZ	SAP	ETIPC
All communication sites to be zoned Utilities.	Priority Vegetation Overlay  - Not applied where the site is cleared of native vegetation	Not applied or - Utilities use is NPR, P or D. - No finite discretionary development standards	Not applied or - Utilities use is NPR, P or D. - No finite discretionary development standards	Applied to transmission communication backbone sites

Table 7 Communication Site Assessment Overview

Asset	Consistent with zone policy (Y/N)	Consistent with code (Overlay) policy (Y/N)	Amendment Required (Y/N)	Amendment Request
1. Bridgewater Substation Communication site	Y	N	Y	- Remove Priority Vegetation Overlay from site where development exists and site is cleared of vegetation.

### 5.3. Electricity Transmission Corridors

There are four electricity transmission corridors that extend through the Brighton LGA.

These include:

- the Waddamana – Bridgewater Junction (West) 110kV (Line reference TL 400) which extends from the north-west boundary of the LGA into Bridgewater;
- the Bridgewater – Lindisfarne 110kV (Line reference TL 401) which extends from the Bridgewater Substation south;

- the Waddamana – Lindisfarne 220kV (Line reference TL 520) extends across the LGA; and
- a UWA only (no physical assets) located to the north of the Bridgewater Substation.

These corridors are identified in Figure 2 and are located within the LPS ETIPC Overlay Electricity Transmission Corridor and Inner Protection Area mapping which is supported by TasNetworks.

There are a range of zones applied to the land underneath these corridors and as the SPP allows for consideration of Utilities in all zones this is acceptable to TasNetworks.

Having said this, in three instances the Landscape Conservation Zone has been applied to ETC's. On the southern edge of the Brighton LGA the ETC containing TL 401 and TL 520 are now located within the Landscape Conservation Zone. Under the Interim Planning Scheme this land was zoned Environmental Living.

Similarly north of the Bridgewater Substation portions of the ETC containing TL 400 and TL 520 as well as the UWA have been rezoned from Environmental Living and Rural Resource to the Landscape Conservation Zone.

The introduction and subsequent rezoning of land within the ETC to the Landscape Conservation Zone has created a number of unforeseen issues for TasNetworks. Primarily the Landscape Conservation Zone - Zone Purpose is *to provide for the protection, conservation and management of landscape values*. This is considered to conflict with the Purpose of the ETIPC which is to *maintain future opportunities for electricity transmission infrastructure*.

Additionally, development approval for augmentation of an existing corridor under the Landscape Conservation Zone is more onerous than if under the Environmental Living or Rural Resource zones in the IPS or the Rural Zone under the SPP. For example the Acceptable Solution building height requirement in the Landscape Conservation Zone is 6m as opposed to 12m under the Rural Zone.

Further to this, TasNetworks has concern regarding the rezoning of land within an ETC to the Landscape Conservation Zone and the inconsistent messaging it sends the public. That being that the land is for 'conservation', where in fact clearing of vegetation within the ETC is exempt and augmentation of corridors can occur.

TasNetworks acknowledges that the introduction of the Landscape Conservation Zone is guided by SPP drafting principles however would like to open discussions with Council and relevant stakeholders regarding the impacts that this change in zoning has on the continued operation of electricity transmission infrastructure across the State.

#### 5.4. Particular Purpose Zones and Specific Area Plans

The following table provides an overview of TasNetworks policy position regarding Particular Purpose Zones (PPZ) and Specific Area Plans (SAP).

Within Brighton LGA there are two PPZs and nine SAPs.

Table 8 PPZ and SAP Policy Position Summary

Application	Policy
Use Standards in PPZ or SAP	<ul style="list-style-type: none"> <li>- Use Class for Utilities or Minor Utilities must be either NPR, P or D. Must not be Prohibited</li> <li>- Use standards must include Utilities as an excluded use (e.g hours of operation)</li> </ul>
Development Standards in PPZ or SAP	<ul style="list-style-type: none"> <li>- Are not drafted without a discretionary approval pathway (e.g not include an absolute height limit)</li> <li>- Allow subdivision for Utilities use in all zones</li> </ul>

A PPZ or SAP has not been applied to the Bridgewater Substation site. In numerous instances an ETC intersects with an SAP. A breakdown of this is provided in the following table.

Table 9 SAP application over the ETCs

ETC (Corridor / Line)	SAP
UWA	<ul style="list-style-type: none"> <li>- BRI-S8.0 Urban-Rural Interface</li> </ul>
TL 400	<ul style="list-style-type: none"> <li>- BRI-S4.0 Bridgewater Quarry SAP</li> </ul>
TL 401	<ul style="list-style-type: none"> <li>- BRI-S4.0 Bridgewater Quarry SAP</li> <li>- BRI-S7.0 East Baskerville Dispersive Soils SAP</li> <li>- BRI-S8.0 Urban-Rural Interface</li> </ul>
TL 520	<ul style="list-style-type: none"> <li>- BRI-S4.0 Bridgewater Quarry SAP</li> <li>- BRI-S6.0 Baskerville Raceway SAP</li> <li>- BRI-S7.0 East Baskerville Dispersive Soils SAP</li> </ul>

The following provides an assessment of the PPZs and SAPs within the Brighton LPS. Both of the PPZs require amendment to allow for utilities development to have discretionary approval pathway in relation to building height. Similarly, amendments are sort to five of the nine SAPs to allow for utilities development pathway and compatibility with SPP drafting guidelines. It is understood that both the PPZs are transitioned into the LPS under Schedule

6, Clause 8 of LUPAA as are seven of the nine SAPs. The two 'new' SAPs are East Baskerville Dispersive Soils SAP and Urban-Rural Interface SAP.

Table 10 PPZ and SAP Assessment Overview

Instrument	Clause	Amendment
BRI-P1.0 PPZ – St Ann's Precinct	1.6.1 Building height	P1 Building height must: (a) ... (d) <i>Except if required for Utilities</i> , be not more than 10m
	1.7.1 Subdivision	A1 (b) ... OR (c) <i>be required for public use by the Crown, a council or a State authority;</i> (d) <i>be required for the provision of Utilities.</i>
BRI-P2.0 PPZ – School Farm	2.6.1 Building setback and height	P2 Building height must (a) <i>Except if required for Utilities</i> , be not more than 12m
BRI-S1.0 Brighton Horse Racing SAP	1.8.1 Subdivision	A2 Each lot, or a lot proposed in a plan of subdivision, <i>excluding for public open space, a riparian or littoral reserve or Utilities</i> , must be connected to a reticulated potable water supply...
		P3 Each lot, or a lot proposed in a subdivision, <i>excluding for public open space, a riparian or littoral reserve or Utilities</i> , must: ...
BIR-S2.0 Quoin Ridge SAP	No comment.	
BRI-S3.0 Brighton Highway Services Precinct SAP	3.7.1 Building height	P1 Building height must: (a) ... (b) <i>Except if required for Utilities</i> , be not more than 12m

Instrument	Clause	Amendment
	3.8.1 Subdivision	P1 Each lot, of a proposed in a plan of subdivision, <i>excluding for public open space, a riparian or littoral reserve or Utilities</i> , must be of a size ...
BRI-S4.0 Bridgewater Quarry SAP	4.7.1 Buildings and works	P1 Building and works, <i>excluding for Utilities</i> , must not result in ...
	4.8.1 Subdivision	P1 Each lot, or a lot proposed in a plan of subdivision, <i>excluding for public open space, a riparian or littoral reserve or Utilities</i> , must not result in ...
BRI-S5.0 Old Beach Quarry SAP	No comment	
BRI-S6.0 Baskerville Raceway SAP	No comment	
BRI-S7.0 East Baskerville Dispersive Soils SAP	7.7.1 Development on Potentially Dispersive Soils	P1 Development, <i>excluding for Utilities</i> , must be designed, sited...
	7.8.1 Subdivision	P1 Each lot, or a lot proposed in a plan of subdivision, <i>excluding for public open space, a riparian or littoral reserve or Utilities</i> , must minimize the risks ...
BRI-S8.0 Urban-Rural Interface	No comment	

Instrument	Clause	Amendment
BRI-S9.0 Tivoli green SAP	9.8.1 Lot size	<p>A1</p> <p>Each lot, or a lot proposed ...</p> <p><i>(d) be required for public use by the Crown, a council or a State authority;</i></p> <p><i>(e) be required for the provision of Utilities.</i></p>
	9.8.6.1 Lot design – Precinct A	<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, <i>excluding for public open space, a riparian or littoral reserve or Utilities</i>, in Precinct A ...</p> <p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, <i>excluding for public open space, a riparian or littoral reserve or Utilities</i>, in Precinct A ...</p>

## 6. Appendix

### 6.1. Appendix 1 SPP Issues

#### **Benefits of considering electricity transmission assets in the planning process for new development**

The following benefits can be realised if impact on electricity transmission assets are considered in the planning process. (See Table 1 for the list of relevant exemptions):

- Removes the incorrect perception that buildings and other works exempt under the SPPs can safely occur in a transmission line or underground cable easements without the need to consider asset easement rights or operational requirements.
- Empowers the Planning Authority to request further information, condition or refuse a development that conflict with the Code requirements and Purposes.
- Saves developers, Councils, TasNetworks and the community time, cost and distress associated with easement right enforcement after a building, structure or other works have either commenced construction or have been built.
- Reflects the reality with respect to what can and cannot safely occur in an electricity easement.
- Saves developers project delay and cost required as a result of reworking proposals to ensure easement rights are not compromised later in the process.
- Increases the chances of considering the impact of new development on electricity assets early in the planning assessment process, before significant expenditure on project preparation has occurred.
- Prevents land use conflict between existing critical electricity transmission assets and new development.
- Protects human safety.
- Aligns the planning considerations and electricity easement rights.
- Avoids increased acquisition or construction cost for future assets as a result of encroachment (eg: dwelling encroachments within strategically beneficial easements may not cause operational issues for existing assets. However, dwelling acquisition and increased community and social impact of processes required to remove dwellings in the easement if it is required later can be avoided if encroachment is prevented in the first place.
- Supports compliance with AS 7000.

- The strategic benefit of existing electricity easements and the strategic purpose of the Code is preserved.

### Conflict Examples

Table 1 presents examples of exempt development where TasNetworks believes conflict with easement rights can occur.

Colour coding indicates the following:

Conflicts with easement rights and may be capable of management to ensure appropriate alignment with easement rights.

Conflicts with easement rights. In almost all cases, this exemption will pose a safety and operational hazard for overhead and underground transmission lines and cables.

Table 1 Exemptions and land use conflict with electricity transmission assets

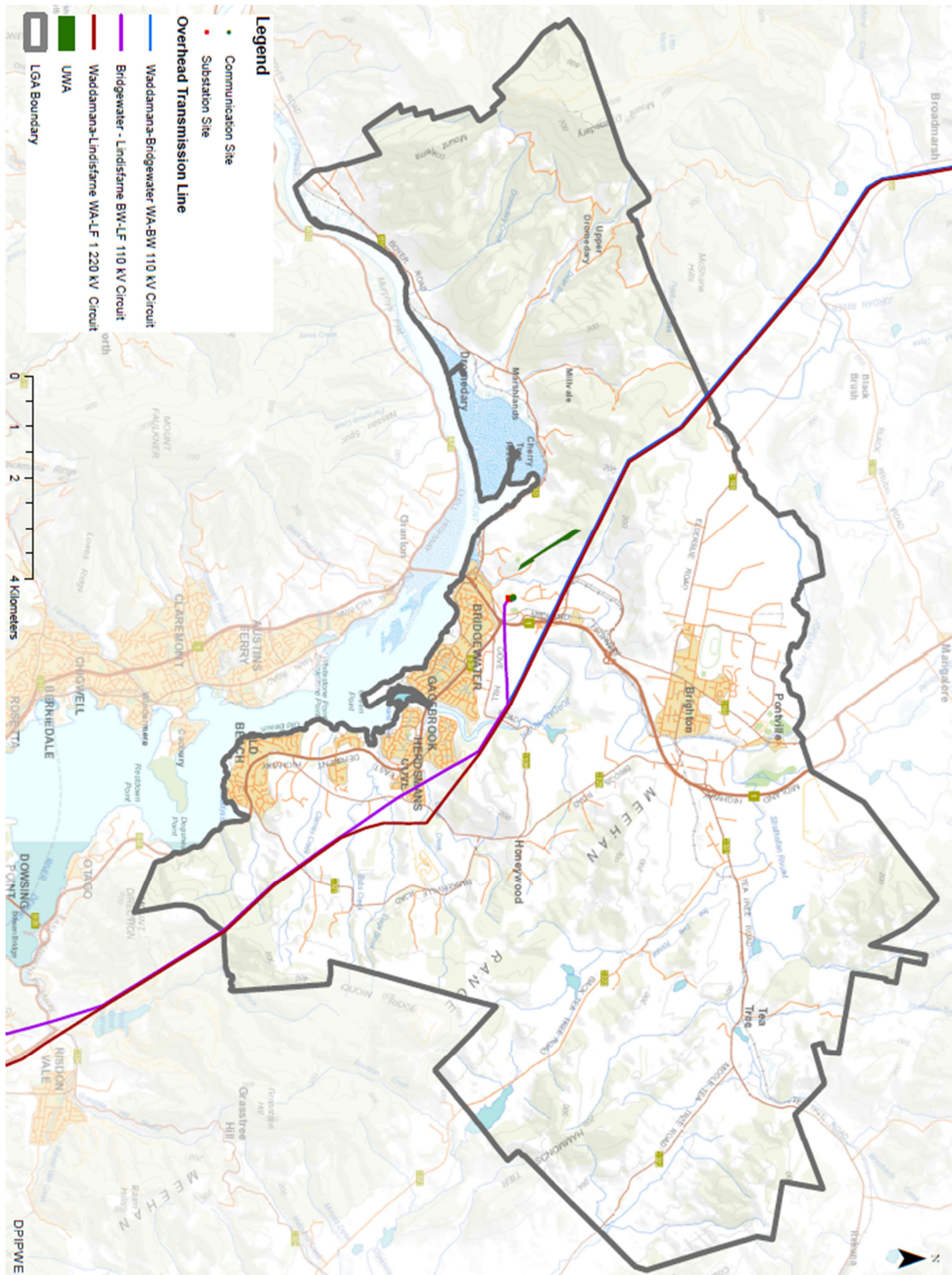
SPP exemption	Comment
4.3.6 unroofed decks	<p>If not attached to a house and floor level is less than 1m above ground level.</p> <p>A deck of this nature can pose an impediment to safe access and due to other exemptions can be roofed without further assessment which is in conflict with easement rights and could compromise safety.</p> <p>A deck over the operational area required for an underground cable would always be unacceptable.</p>
4.3.7 outbuildings	<p>One shed: up to 18m<sup>2</sup>, roof span 3m, height 2.4m, fill of up to 0.5m.</p> <p>Up to two shed: 10m<sup>2</sup>, sides 3.2m, height 2.4m.</p> <p>Similar to PD1.</p> <p>This type of building almost always poses a safety and operational hazard for transmission lines, cables and human safety.</p> <p>This type of building over the operational area required for an underground cable always poses an unacceptable safety risk.</p>
4.3.8 outbuildings in Rural Living Zone, Rural Zone or Agriculture Zone	<p>4.3.8</p> <p>Provides for an unlimited number of outbuilding per lot as follows:</p>

SPP exemption	Comment
4.3.9 agricultural buildings and works in the Rural Zone or Agriculture Zone	<p>Floor area 108m<sup>2</sup>, height 6m, wall height 4m.</p> <p>Already subject to the Local Historic Heritage Code.</p> <p>Slightly broader than PD1.</p> <p>4.3.9</p> <p>New and broader than PD1 exemptions.</p> <p>Provides for unlimited number of outbuilding per lot as follows:</p> <p>Must be for agricultural use, floor area 200m<sup>2</sup>, height 12m.</p> <p>Already subject to the Local Historic Heritage Code and the Scenic Protection Code.</p> <p><b>TN COMMENT:</b></p> <p>These exemptions create a new and potentially more dangerous conflict with electricity transmission lines and cables where a larger and higher building can be constructed in an electricity transmission easement without the need for planning approval.</p> <p>Buildings of this nature can severely impede TasNetworks' ability to safely access, operate and maintain electricity transmission lines. If built, these buildings could also present a threat to human safety.</p> <p>As a result, in almost all cases, if built, buildings covered by these exemptions would necessitate the enforcement of easement rights, either during or after construction and after the planning and building (exemption), process has occurred. This will likely mean relocating the proposal, a further planning assessment and added cost and time to a development.</p> <p>The nature of electricity transmission line assets (ie: running from isolated generation locations into populated areas) means the zones mentioned in this exemption are almost certain to contain (and appropriately so) electricity transmission assets. The cost of removing substantial agricultural buildings from easements required for new assets also adds to future asset construction costs.</p>

SPP exemption	Comment
4.3.11 garden structures	<p>Unlimited number, 20m<sup>2</sup>, 3m height max. Already subject to the Local Historic Heritage Code.</p> <p>If not managed appropriately, this type of structure has the potential to compromise clearances and the safe and reliable operation of transmission lines and underground cables. Depending on location within an easement, could also present a threat to human safety.</p> <p>Cost of removal is limited, however still requires post breach enforcement of easement rights.</p>
4.5.1 ground mounted solar energy installations	<p>Each installation can be 18m<sup>2</sup> area. Already subject to the Local Historic Heritage Code.</p> <p>This type of activity has the potential to compromise clearances or adversely impact easement access (especially during emergency repair conditions).</p>
4.5.2 roof mounted solar energy installations	<p>Already subject to the Local Historic Heritage Code. This would likely only apply to existing buildings within easements.</p> <p>Encroachment is likely existing, however, this exemption has the potential to compromise clearances in what may be a compliant situation.</p>
4.6.8 retaining walls	<p>4.6.8 Allows for retaining 1m difference in ground level. This exemption is already subject to the Local Historic Heritage Code and the Landslip Hazard Code. Reflects what was in PD1.</p>
4.6.9 land filling	
	<p>4.6.9 Allows for filling of up to 1m above ground level. This exemption is already subject to the Natural Assets Code, Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Flood-Prone Areas Hazard Code and Landslip Hazard Code. Reflects what was in PD1.</p> <p><b>TN COMMENT:</b></p> <p>This type of activity has the potential to compromise ground clearances for existing transmission lines and safe operational separation for underground transmission cables. Subject to appropriate management, this type of activity can usually occur within transmission line easements, however, may pose a more challenging risk for underground cables.</p>

SPP exemption	Comment
4.6.13 rain-water tanks	Rainwater, hot water & air conditioner exemptions with the 1.2m stand were already included in PD1 and were carried through to the draft and finalised SPPs.
4.6.14 rain-water tanks in Rural Living Zone, Rural Zone, Agriculture Zone or Landscape Conservation Zone	<p>This was one exemption in the draft SPPs and was modified by the Commission into four exemptions. TasNetworks requested the original exemption be subject to the Code.</p> <p>4.6.13: attached or located to the side or rear of a building and can be on a stand height 1.2m high. Subject to the Local Historic Heritage Code.</p>
4.6.15 fuel tanks in the Light Industrial Zone, General Industrial Zone, Rural Zone, Agriculture Zone or Port and Marine Zone	<p>4.6.14 attached or located to the side or rear of a building with no height limit. Subject to the Local Historic Heritage Code.</p> <p>4.6.15 no height limit, no requirement is be located near a building. Limited when storage of hazardous chemicals is of a manifest quantity and Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Flood-Prone Areas Hazard Code, Bushfire-Prone Areas Code or Landslip Hazard Code, applies and requires a permit for the use or development.</p>
4.6.16 fuel tanks in other zones	<p>4.6.16 must be attached or located to the side or rear of a building, max 1kL capacity, on a stand up to 1.2m high and subject to the Local Historic Heritage Code.</p> <p><b>TN COMMENT:</b></p> <p>These exemptions allow for water tanks on stands and some have no height limit. These developments have the potential to compromise access to the easement, compromise ground clearances for existing transmission lines and safe operational separation for underground transmission cables. Depending on location in the easement, these developments could pose a threat to human safety. Subject to appropriate management, this type of activity may occur within transmission line easements, however, may pose a more challenging risk for underground cables.</p>

## 6.2. Appendix 2 TasNetworks Assets within Brighton LGA



### 6.3. Appendix 3 Priority Vegetation Report for Bridgewater Substation

## Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m <sup>2</sup> )
5035595	52510/1	23 WEILY PARK RD	BRIDGEWATER	WAREHOUSE & SUB-STN	80377

### Priority Vegetation Overview

#### PRIORITY VEGETATION OVERVIEW MAP



This Priority Vegetation Area overlay report shows a subset of the Regional Ecosystem Model. The overlay contained in the planning scheme is shown only over zones to which it can apply.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The subsets of information that are included are:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
  - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and
  - More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.
- Native vegetation of local importance includes:

- a subset of threatened fauna species habitat models,
- native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

Each local area contributes to the survival of threatened vegetation communities, threatened flora and threatened fauna within a State wide mosaic that enables the distribution of species to be maintained and provides for mobility of fauna through connected habitat.

Each subset of data that is identified on the property is described below.

## Priority Vegetation Details

### Threatened Flora



- crested speargrass
- doublejointed speargrass

These are species listed as threatened under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999).

Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened flora habitat characteristics are mostly localised and are modelled solely on Natural Values Atlas records with a limited number of habitat variables.

Why is it included?

- Statutory recognition that species extinction is likely

Data Source:

- NVA records combined with REM point-based modelling rules
- Generally highly localised

Reliability:

- Reasonably reliable - on-ground field verification

Management:

- Check species observation source
- Potentially require on-ground field verification

## Relative Reservation



Relative Reservation

- (DVG) Eucalyptus viminalis grassy forest and woodland

Reservation status is a measure of the degree to which vegetation communities are included in the Comprehensive, Adequate and Representative (CAR) reserve system. Higher levels of reservation give greater confidence that the species for which vegetation communities are surrogates are likely to be protected, subject to appropriate geographic and biophysical distribution in the landscape. Reservation provides greater certainty of the maintenance of better condition vegetation and hence maintenance of ecological function at local and landscape scales.

Why is it included?

- Less than 30% of extent in bioregion is in reserves

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Highly variable

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

## Remnant Vegetation



Remnant vegetation is defined as islands of native vegetation, below a specified size (200 ha), that are surrounded by cleared land, and occur on land types (land system components) that have been cleared of more than 70% of their native vegetation. In heavily cleared landscapes, patches of remnant vegetation can contribute significantly to the maintenance of ecosystem function, while their loss and decline is a major factor in ecosystem collapse. Their smaller size makes them vulnerable to ongoing degradation through various combinations of human impacts and natural ecological processes.

Why is it included?

- Less than 200 hectare patch of native vegetation on land components that are over 70% cleared of native vegetation.

Data Source:

- TasVeg 3.0 (minor exceptions)

Reliability:

- Reasonably reliable depending on TasVeg currency

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

## Threatened Fauna and Significant Habitat



Threatened Fauna Habitat

- eastern barred bandicoot
- tasmanian devil

These are species listed as threatened fauna under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999). Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened fauna habitat characteristics are extremely varied and are modelled as significant based on Natural Values Atlas records with a limited number of habitat variables or more detailed customised models for about 100 fauna species. Some species habitat occurs across the landscape but not all sites may be essential for species survival and not all suitable habitat may be occupied. Species that rely on this type of habitat are classified as landscape-dependent and are regarded as being of local importance, however the relative importance of the site to the survival of the species can only be known in response to field verification, the context and the nature of a proposal.

Why is it included?

- Statutory recognition that species extinction is likely, however not all sites are important or occupied

Data Source:

- NVA records combined with REM point-based modelling rules
- Habitat-based models

Reliability:

- Variable

Management:

- Check species observation source
- Check data on habitat and local context
- Potentially require on-ground field verification

## Contacts

Telephone: 03 6268 7000

Email: [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au)