

17 September 2026

Our Ref: 17.228

For attention: Ms Linda Graham

The Executive Commissioner
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Dear Linda,

KINGBOROUGH DRAFT LOCAL PROVISIONS SCHEDULE – DIRECTION 61

Please find below the Planning Authority's responses to the above-mentioned direction.

Direction

Following the hearing of Representation 423 by TasNetworks any recommended zone revisions with justifications, to the following infrastructure:

- *Line 432: Chapel Street - Knights Road 110kV;*
- *Line 433: Kingston Spur 110kV;*
- *Line 581: Creek Road - Electrona (disused line) 88kV;*
- *Line 469: Electrona Spur 110kV;*
- *Line 486: Knights Road - Electrona 110kV; and*
- *Albion Heights Communication Site (radio).*

Planning Authority's response

The Planning Authority notes that the purpose of the Utilities Zone is to provide land for major utility installations and corridors, and to provide for other compatible uses where they do not adversely impact on the utility. Consistent with this purpose, UZ 1 of Section 8A Guideline No. 1 provides that the Utilities Zone should be applied to land used, or intended to be used, for major utilities infrastructure, including State roads, major local roads, energy production facilities, major electricity substations, wastewater treatment plants and rail corridors. Conversely, UZ 6 makes clear that the Utilities Zone should not be applied to minor utilities or underground utilities, as these are more appropriately contained within the surrounding zone. Accordingly, the key consideration is whether the infrastructure in question constitutes a major utility installation or corridor of the type contemplated by the purpose statement and UZ 1, rather than simply whether it performs a utility function.

The Planning Authority recognises that the identified transmission lines and communication facility perform an important role in electricity transmission and communications networks. However, the Planning Authority does not consider that the existence of this infrastructure, of itself, justifies application of the Utilities Zone. The implementation of the Tasmanian Planning Scheme in other municipal areas indicates that electricity transmission infrastructure similar to the list identified in the direction is commonly accommodated within the underlying zone rather than being separately zoned Utilities Zone. Examples include:

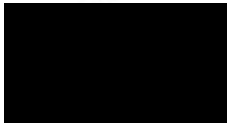
- *KR-HR-KE 110kV Transmission Circuit;*
- *LF-SO-TB 110kV Transmission Circuit; and*
- *TU-BG-DB 110kV Transmission Circuit.*

In relation to the Albion Heights Communication Site, the Planning Authority is of the opinion that the facility does not constitute a major utility installation of the kind envisaged by the purpose of the Utilities Zone or identified in UZ 1. Rather, it is a localised communications facility that can appropriately be accommodated within the surrounding zone.

Accordingly, the Planning Authority does not recommend the application of the Utilities Zone to the identified infrastructure and considers it more appropriate for the affected land to take on the zoning of the adjoining land.

If you wish to discuss the above, please contact the Council's Lead Strategic Planner, Adriaan Stander on (03) 6211 8210.

Yours sincerely,



Deleeze Chetcuti
Director – Environment Development and Community