

C4.0 Electricity Transmission Infrastructure Protection Code

C4.1 Code Purpose

The purpose of the Electricity Transmission Infrastructure Protection Code is:

- C4.1.1 To protect use and development against hazards associated with proximity to electricity transmission infrastructure.
- C4.1.2 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.
- C4.1.3 To maintain future opportunities for electricity transmission infrastructure.

C4.2 Application of this Code

C4.2.1 This code applies to use or development of land within the following areas:

- (a) electricity transmission corridor, and if for:
 - (i) buildings or works;
 - (ii) a sensitive use contained within a building;
 - (iii) use listed in Table C4.1; or
 - (iv) subdivision; and
- (b) communications station buffer area, and if for:
 - (i) buildings or works; or
 - (ii) subdivision; and
- (c) substation facility buffer area, and if for:
 - (i) a sensitive use contained within a building;
 - (ii) a use listed in Table C4.1;
 - (iii) buildings or works within 5m of a substation facility; or
 - (iv) subdivision.

C4.3 Definition of Terms

C4.3.1 In this code, unless the contrary intention appears:

Term	Definition
communications station	means an antenna and any supporting tower or pole that is: (a) used for carrying communications associated with the electricity entity; and (b) located on land within a communications station buffer area.
communications station buffer area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within a communications station buffer area.
electricity entity	means as defined in the <i>Electricity Supply Industry Act 1995</i> that is licenced to carry on operations in the electricity supply industry under that Act, with respect to transmission of electricity.
electricity transmission corridor	means land shown on an overlay map in the relevant Local Provisions Schedule, as within an electricity transmission corridor, and may include an inner protection area or a registered electricity easement.
electricity transmission infrastructure	means infrastructure for or associated with the transmission of electricity. It includes overhead lines, underground electricity and communication cables, substations, communications station, buildings, structures and access tracks for or associated with the transmission of electricity, and the like.
inner protection area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within an inner protection area.
registered electricity easement	means: (a) an easement registered under the <i>Land Titles Act 1980</i> that relates to electricity transmission infrastructure; or (b) a registered wayleave as defined in the <i>Electricity Wayleaves and Easement Act 2000</i> .
substation facility	means land shown on an overlay map in the relevant Local Provisions Schedule, as containing a substation facility.
substation facility buffer area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within a substation facility buffer area.

C4.4 Use or Development Exempt from this Code

C4.4.1 The following use or development is exempt from this code:

- (a) buildings or works, or a sensitive use within an electricity transmission corridor, but not within an inner protection area or registered electricity easement for:
 - (i) alterations or extensions to an existing building provided it does not increase the site coverage by more than 150m² from that existing at the effective date;
 - (ii) a non-habitable building provided the site coverage is not more than 150m² from that existing at the effective date; or
 - (iii) minor utilities;
- (b) buildings or works within a communications station buffer area if:
 - (i) the building height is not more than 9.5m; and
 - (ii) is located not less than:
 - a. 5m from a security fence associated with a communications station; or
 - b. 5m from the boundary of a lot containing a communications station;
- (c) use or development for Utilities within a communications station buffer area;
- (d) use or development of electricity transmission infrastructure;
- (e) use or development within a building area on a sealed plan approved under this planning scheme; and
- (f) consolidation of lots.

C4.5 Use Standards

C4.5.1 Sensitive use within a substation facility buffer area

Objective:	That a sensitive use contained within a building and located within a substation facility buffer area is located and designed to not cause an unreasonable loss of amenity due to substation noise.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>A sensitive use, excluding any non-habitable rooms, contained within a building and located within a substation facility buffer area must:</p> <ul style="list-style-type: none"> (a) be for an existing sensitive use, provided the distance between the building and the substation facility is not reduced; or (b) not be exposed to substation noise emission higher than: <ul style="list-style-type: none"> (i) 55 dB(A) (LAeq) within the hours of 8:00am to 6:00pm; (ii) 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, within the hours of 6:00pm to 8:00am; and (iii) 65 dB(A) (LAmax). <p>Noise levels are to be averaged over a 15 minute interval.</p>	<p>P1</p> <p>A sensitive use, excluding any non-habitable rooms, contained within a building and located within a substation facility buffer area must be appropriately located or designed to not cause unreasonable loss of amenity due to substation noise emission, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the sensitive use; (b) proximity to the substation facility; (c) noise levels generated by the substation facility; (d) any existing buffers to noise impacts; (e) any mitigation measures proposed; (f) any written advice from a suitably qualified person; and (g) any advice from the electricity entity. 	

C4.5.2 Dust or other airborne particulates within an electricity transmission corridor

Objective:	That dust or other airborne particulates do not adversely affect the safe and reliable operation of overhead electricity transmission infrastructure within an electricity transmission corridor.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>A use listed in Table C4.1 and located within an electricity transmission corridor must not generate dust or other airborne particulates that will cause an unreasonable impact on the operation of overhead electricity transmission infrastructure, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the proposed use and the materials that will be stored and handled on the site; (b) the conductivity or corrosiveness of any dust or other airborne particulates and its potential to affect the operation of the electricity transmission infrastructure; (c) proximity to the electricity transmission infrastructure; (d) any mitigation measures proposed; and (e) any advice from the electricity entity. 	

C4.5.3 Dust or other airborne particulates within a substation facility buffer area

Objective:	That dust or other airborne particulates do not cause an unreasonable impact on the safe and reliable operation of electricity transmission infrastructure within a substation facility buffer area.	
Acceptable Solutions		Performance Criteria
A1	P1	
No Acceptable Solution.	<p>A use listed in Table C4.1 and located within a substation facility buffer area must not generate dust or other airborne particulates that will cause an unreasonable impact on the operation of a substation facility, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the proposed use and the materials that will be stored and handled on the site; (b) the conductivity or corrosiveness of any dust or other airborne particulates and its potential to affect the operation of the substation facility; (c) proximity to the substation facility; (d) any mitigation measures proposed; and (e) any advice from the electricity entity. 	

Table C4.1 Uses with the Potential to Create Dust or Other Airborne Particulates

Use Class	Qualification
Bulky Goods Sales	If not located within a building and: <ul style="list-style-type: none"> (a) for garden and landscaping materials suppliers; (b) for a supplier for Extractive Industry, Resource Development or Resource Processing; or (c) for a timber yard.
Crematoria and Cemeteries	If for a crematorium.
Extractive Industry	If not located within a building.
Manufacturing and Processing	If not located within a building.
Recycling and Waste Disposal	If not located within a building.
Resource Processing	If not located within a building.
Service Industry	If not located within a building.

Use Class	Qualification
Storage	If not located within a building and: (a) for a liquid, solid or gas fuel depot; or (b) for a woodyard.

C4.6 Development Standards for Buildings or Works

C4.6.1 Buildings or works within an electricity transmission corridor

Objective:	That buildings or works within an electricity transmission corridor are located at appropriate distances from transmission lines or cables to: (a) ensure operational efficiencies, access to, and security of, existing or future electricity transmission infrastructure; and (b) protect against a safety hazard associated with proximity to existing or future electricity transmission infrastructure.	
Acceptable Solutions		Performance Criteria
A1 Buildings or works within an electricity transmission corridor must not be within: (a) an inner protection area; or (b) a registered electricity easement.	P1 Buildings or works within an electricity transmission corridor must not cause an unreasonable impact on the safety, security, operation of, or access to, existing or future electricity transmission infrastructure, having regard to: (a) the nature, height and materials of the buildings and works; (b) the extent of encroachment of the buildings and works into the electricity transmission corridor; (c) the location of the buildings and works within the electricity transmission corridor; and (d) any advice from the electricity entity.	

C4.6.2 Buildings or works within a substation facility buffer area

Objective:	That buildings or works within a substation facility buffer area are appropriately located to minimise risk to the security, operation, safety and access to existing and future electricity transmission infrastructure.	
Acceptable Solutions		Performance Criteria
A1	Buildings or works within a substation facility buffer area must be located not less than 5m from a substation facility.	<p>P1</p> <p>Buildings or works within a substation facility buffer area and located less than 5m from a substation facility, must minimise any impact on the safety, security, operation or access to the substation facility, having regard to:</p> <ul style="list-style-type: none"> (a) the nature, height, and materials of the buildings and works; (b) the location of the buildings and works; (c) any proposed mitigation measures; and (d) any advice from the electricity entity.

C4.6.3 Buildings or works within a communications station buffer area

Objective:	That buildings or works do not adversely impact upon the safety, security, operation of, and access to, a communications station.	
Acceptable Solutions		Performance Criteria
A1	<p>Buildings or works within a communications station buffer area must:</p> <ul style="list-style-type: none"> (a) be located: <ul style="list-style-type: none"> (i) not less than 5m from any security fence associated with a communications station; or (ii) not less than 5m from a lot boundary of a lot containing a communications station; and (b) building height must be not more than the height of the communications station's antennae. 	<p>P1</p> <p>Buildings or works within a communications station buffer area must not cause an unreasonable impact on the safety, security, operation of, or access to, the communication station, having regard to:</p> <ul style="list-style-type: none"> (a) the nature, height and materials of the buildings and works; (b) the location of the buildings and works; and (c) any advice from the electricity entity.

C4.7 Development Standards for Subdivision

C4.7.1 Subdivision

Objective:	To provide for subdivision: (a) that allows for development to be suitably located to avoid hazards from electricity transmission infrastructure and enable appropriate levels of amenity; and (b) so that future development does not compromise safety, security, access to, and operation of, existing and future electricity transmission infrastructure.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>A lot, or a lot proposed in a plan of subdivision, within an electricity transmission corridor, must:</p> <p>(a) be for the creation of separate lots for existing buildings where the buildings are located wholly outside an inner protection area or a registered electricity easement;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside an inner protection area or registered electricity easement.</p>	<p>P1</p> <p>A lot, or a lot proposed in a plan of subdivision, within the electricity transmission corridor must not cause an unreasonable impact on the safety, security, operation of, or access to, existing or future electricity transmission infrastructure, having regard to:</p> <p>(a) the intended use of the proposed lots;</p> <p>(b) the location of any proposed building areas; and</p> <p>(c) any advice from the electricity entity.</p>	

<p>A2</p> <p>A lot, or a lot proposed in a plan of subdivision, within a substation facility buffer area, must be:</p> <ul style="list-style-type: none"> (a) for the creation of separate lots for existing buildings; (b) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside the substation facility buffer area; or (c) be for the creation of a lot with a building area not less than 10m x 15m and satisfies the following: <ul style="list-style-type: none"> (i) is not less than 5m from the substation facility; and (ii) if the subdivision creates an opportunity for a sensitive use, is not exposed to substation noise emissions that exceed the following: <ul style="list-style-type: none"> a. 55 dB(A) (LAeq) within the hours of 8.00am to 6.00pm; b. 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, within the hours of 6.00pm to 8.00am; and c. 65 dB(A) (LAmax). <p>Noise levels are to be averaged over a 15 minute interval.</p>	<p>P2</p> <p>A lot, or a lot proposed in a plan of subdivision, within a substation facility buffer area, must not cause an unreasonable impact on the operation of the substation facility, having regard to:</p> <ul style="list-style-type: none"> (a) provision of access to and security of the substation facility; (b) safety hazards associated with proximity to the substation facility; (c) if the subdivision creates an opportunity for a sensitive use: <ul style="list-style-type: none"> (i) the nature of the sensitive use; (ii) proximity to the substation facility; (iii) noise levels generated by the substation facility; (iv) any existing buffers to noise impacts; (v) any mitigation measures proposed; and (vi) any advice from a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance as a result of noise emissions from the substation facility; and (d) any advice from the electricity entity.
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<p>A3</p> <p>A lot, or a lot proposed in a plan of subdivision, within a communications station buffer area, must:</p> <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, a State; (c) be required for the provision of Utilities; or (d) identify a building area with dimensions of not less than 10m x 15m that is located no less than either: <ul style="list-style-type: none"> (i) 5m from any security fence associated with a communications station; or (ii) 5m from a boundary of a lot that accommodates a communications station. 	<p>P3</p> <p>A lot, or a lot proposed in a plan of subdivision, within a communications station buffer area, must identify a building area that will not compromise access to, security of, or the operation of a communications station, having regard to:</p> <ul style="list-style-type: none"> (a) the intended use of the proposed lots; (b) the location of any proposed building areas; and (c) any advice from the electricity entity.
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