

E8.0 Electricity Transmission Infrastructure Protection Code

E8.1 Purpose

E8.1.1 The purpose of this provision is to:

- (a) ensure protection of use and development against hazard associated with proximity to electricity transmission infrastructure;
- (b) ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure;
- (c) maintain future opportunities for electricity transmission infrastructure.

E8.2 Application

E8.2.1 This code applies to:

- (a) development (including subdivision) within:

- (i) an electricity transmission corridor;
 - (ii) 55m of a communications station;
- (b) use and development (including subdivision) within 65m of a substation facility.

E8.3 Definition of Terms

E8.3.1 In this code, unless the contrary intention appears;

capable of sensitive use	means use or development where: <ul style="list-style-type: none"> (a) a permit is not required to commence or carry out a sensitive use or development; (b) a sensitive use or development must be granted a permit; or (c) a planning authority has discretion to refuse or permit a sensitive use or development.
communications station	means an antenna and any supporting tower or pole that is identified on the planning scheme maps and used for carrying communications associated with the electricity transmission entity.
electricity transmission corridor (ETC)	means land that is identified on the planning scheme maps as being within the ETC overlay ^[R1] .
electricity transmission entity	means an electricity entity as defined under 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 infrastructure (ETI)	means electricity infrastructure as defined by the <i>Electricity Supply Industry Act 1995</i> for or associated with the transmission of electricity. This includes but is not limited to overhead lines, underground electricity and communication cables, substations, communications station, buildings, structures and access tracks for or associated with the transmission of electricity.
inner protection area (IPA)	means land that is identified on the planning scheme maps as being within the IPA overlay ^[R2] .
registered electricity easement	means an easement or wayleave held by or benefiting an electricity entity, including: <ul style="list-style-type: none"> (a) an easement registered under the <i>Land Titles Act 1980</i>; (b) a registered wayleave as defined in the <i>Electricity Wayleaves and Easement Act 2000</i>.
substation facility	means land that is identified on the planning scheme maps as owned, leased, licensed (or similar) by the electricity transmission entity for use as

	a substation or switching station. This definition does not include easements or land used solely for access to the substation facility.
suitably qualified person (Electricity Transmission)	means a professional engineer currently practising with relevant CPEng or NPER accreditation and an appropriate level of professional indemnity and public liability insurance.
unregistered wayleave	means a wayleave which is entered in the Roll of Unregistered Wayleaves maintained by the electricity transmission entity under the <i>Electricity Wayleaves and Easement Act 2000</i> ^[R3]

Footnotes

[R1] The ETC incorporates:

- (a) land within 60m of the centreline of an existing overhead electricity transmission line;
- (b) land within 10m of an unregistered wayleave (and including the wayleave), whether associated with an existing transmission line or not; and
- (c) land within 10m of the centreline of underground cabling used for, or associated with, electricity transmission.

[R2] The IPA incorporates:

- (a) land subject to an unregistered wayleave;
- (b) land within 25m of the centreline of an existing 110 kV overhead transmission line;
- (c) land within 30m of the centreline of an existing 220 kV overhead transmission line;
- (d) land within 6m of the centreline of underground cabling used for, or associated with, electricity transmission.

Note: Unregistered wayleaves established by the Electricity Wayleaves and Easement Act 2000 are unregistered easement rights which can vary in width and are not shown on the title documents for land.

[R3] These easements are not referenced in Schedule 2 of a Torrens Title.

E8.4 Use and Development Exempt from this Code

The following use and development is exempt from this code:

- E8.4.1 Use and development within the electricity transmission corridor, but not within the inner protection area, when involving:
 - (a) additions or alterations to an existing building, or the construction of a nonhabitable building, provided the gross floor area is no more than 150m²;
 - (b) minor utilities or works not associated with the development of a new building.
- E8.4.2 Use or development within 65m of a substation facility but no closer than 5m if:

- (a) not involving the storing or handling of material, which is capable of generating airborne particulate matter, outside of a fully enclosed building;
- (b) not involving a sensitive use;
- (c) when involving a sensitive use the new use or development does not involve a habitable building or habitable room.

E8.4.3 Development within 55m of a communications station if:

- (a) building height is no more than 9.5m; and
- (b) a building is located:
 - (i) not less than 5m from any security fence associated with a communications station or the boundary of a site within which a communications station is located; or
 - (ii) not less than 20m from the communications station;
 whichever is the lesser (distance).

E8.4.4 Development of Utilities within 55m of a communications station.

E8.4.5 Use or development of electricity transmission infrastructure.

E8.5 Application Requirements

E8.5.1 Where performance criteria require the planning authority to have regard to the written advice or requirements of the electricity transmission entity, the applicant must provide the written advice of the electricity transmission entity setting out the entity's views of the proposed use or development.

E8.5.2 In the case of development within the electricity transmission corridor, but outside the inner protection area, the applicant must demonstrate, to the satisfaction of the planning authority that, prior to submission of its application, it has notified, in writing, the electricity transmission entity of the substance and extent of its proposed use or development.

E8.5.3 In addition to any other application requirements, the planning authority may require an assessment, by a suitably qualified person, of noise emissions, as necessary to determine compliance with any acceptable solutions or performance criteria.

E8.6 Use Standards

E8.6.1 Sensitive use within 65m of a substation facility

Objective:	
To ensure that sensitive use within a habitable building or habitable rooms within a dwelling adequately responds to the potential amenity impact of substation noise.	
Acceptable Solutions	Performance Criteria
A1	P1

No Acceptable Solution.	<p>Use must be located an appropriate distance from the substation facility having regard to the following:</p> <p>(a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise emissions from the substation facility;</p> <p>(b) the written advice from the electricity transmission entity.</p>
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E8.6.2 Use other than sensitive use within 65m of a substation facility

Objective:	
To ensure that use of land does not adversely affect the safe and reliable operation of electricity transmission infrastructure within the facility.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A use must not result in materials stored or handled within the site becoming airborne contaminants which transmit into a substation facility.</p>	<p>P1</p> <p>Use must be located an appropriate distance from the substation facility, having regard to all of the following:</p> <p>(a) the conductivity of airborne contaminants and their potential to affect the safe, reliable and efficient operation of the substation facility;</p> <p>(b) the requirements of the electricity transmission entity.</p>

E8.7 Development Standards for Buildings and Works

E8.7.1 Development within the electricity transmission corridor

Objective:
<p>To ensure that development is located appropriate distances from electricity transmission infrastructure to:</p> <p>(a) ensure operational efficiencies, access and security of existing or future electricity transmission infrastructure;</p>

(b) protect against a safety hazard associated with proximity to existing or future electricity transmission infrastructure	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development is not within:</p> <p>(a) an inner protection area; or</p> <p>(b) a registered electricity easement.</p>	<p>P1</p> <p>Development must be located an appropriate distance from electricity transmission infrastructure, having regard to all of the following:</p> <p>(a) the need to ensure operational efficiencies of electricity transmission infrastructure;</p> <p>(b) the provision of access and security to existing or future electricity transmission infrastructure;</p> <p>(c) safety hazards associated with proximity to existing or future electricity transmission infrastructure;</p> <p>(d) the requirements of the electricity transmission entity.</p>

E8.7.2 Development for sensitive uses within 65m of a substation facility

Objective:	
<p>To ensure that development is located appropriately to:</p> <p>(a) ensure that sensitive uses within habitable buildings or habitable rooms within a dwelling adequately respond to the potential amenity impact of substation noise;</p> <p>(b) ensure operational efficiencies and security of existing and future electricity transmission infrastructure.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No acceptable solution.</p>	<p>P1</p> <p>Development must be located an appropriate distance from the substation facility having regard to the following:</p> <p>(a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an</p>

	<p>environmental nuisance) as a result of noise emissions from the substation facility;</p> <p>(b) any written advice from the electricity transmission entity.</p>
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E8.7.3 Development for uses other than sensitive uses within 65m of a substation facility

Objective:	
To ensure that development is located appropriately to protect against risk to the security, operational efficiency and access to existing and future electricity transmission infrastructure.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Development must be located no less than 5m from a substation facility.</p>	<p>P1</p> <p>Development must be located an appropriate distance from a substation facility, having regard to written advice from the electricity transmission entity.</p>

E8.7.4 Development within 55m of a communication station

Objective:	
To ensure that development located close to a communication station does not adversely impact upon the security, operational efficiency and access to those facilities.	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No part of the development:</p> <p>(a) extends above the height of the facility's antennae/disk when measured in horizontal plane;</p> <p>(b) is located less than:</p> <p>(i) 5m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or</p> <p>(ii) 20m to the communications station;</p> <p>whichever is the lesser;</p>	<p>P1</p> <p>Development must be located an appropriate distance from a communication station, having regard to written advice from the electricity transmission entity.</p>

E8.8 Development Standards for Subdivision

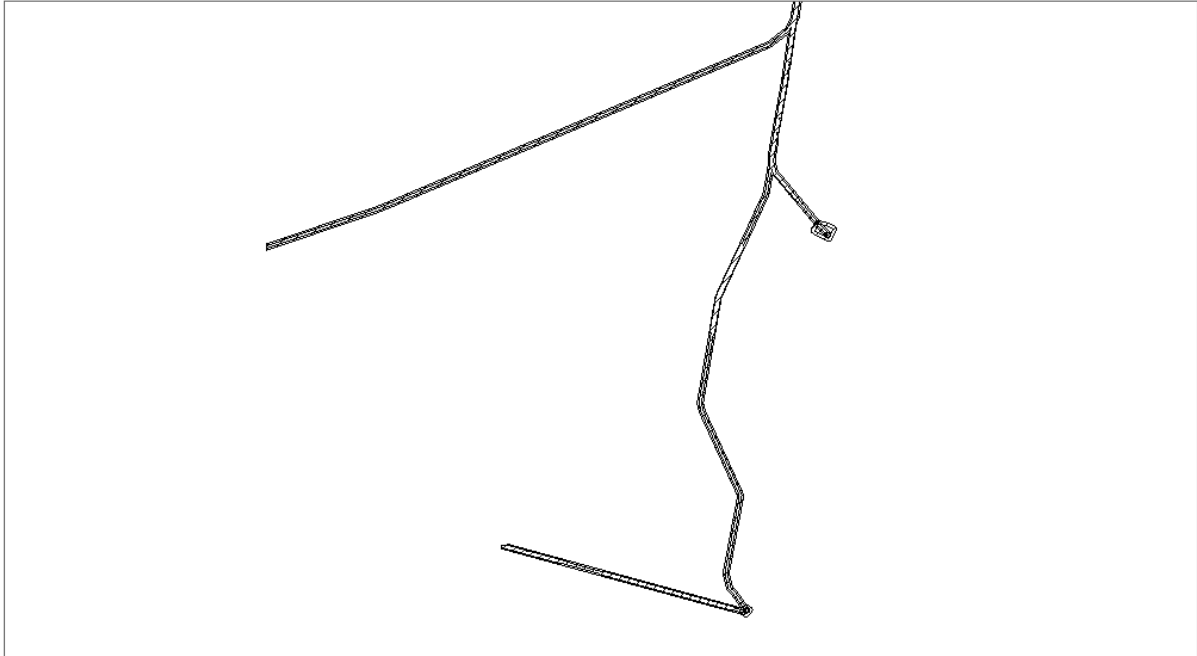
E8.8.1 Subdivision

Objective:	
To provide for new lots that:	
<ul style="list-style-type: none"> (a) contain building areas which are suitable for further development, located to avoid hazard from electricity transmission infrastructure and enable appropriate levels of amenity; (b) incorporate controls and restrictions to ensure that future development does not compromise safety, security and operational efficiency of existing and future electricity transmission infrastructure. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Subdivision of a lot, all or part of which is within the electricity transmission corridor must be for the purpose of one or more of the following:</p> <ul style="list-style-type: none"> (a) separation of existing dwellings; (b) creation of a lot for public open space, road or access; (c) creation of a lot in which the building area is located entirely outside the inner protection area. 	<p>P1</p> <p>Subdivision of a lot, all or part of which is within the electricity transmission corridor must have regard to the following:</p> <ul style="list-style-type: none"> (a) the need to ensure operational efficiencies of electricity transmission infrastructure; (b) the provision of access and security to existing or future electricity transmission infrastructure; (c) safety hazards associated with proximity to existing or future electricity transmission infrastructure; (d) the requirements of the electricity transmission entity.
<p>A2</p> <p>A lot, any part of which is located within 65m of a substation facility and which is capable of sensitive use, must:</p> <ul style="list-style-type: none"> (a) identify a building area located no less than 65m from a substation facility that can accommodate a sensitive use; or 	<p>P2</p> <p>A lot, any part of which is located within 65m of a substation facility, and which is intended for sensitive use, must demonstrate the provision of a building area having regard to the following:</p>

<p>(b) identify a building area located no less than 5m from the substation facility that can accommodate a sensitive use and demonstrate that noise emissions experienced at the edge of the building area closest to the substation facility will not exceed:</p> <ul style="list-style-type: none"> (i) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (ii) 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (iii) 65 dB(A) (LAmax) at any time. <ul style="list-style-type: none"> a. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, second edition, July 2008, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness; b. Noise levels are to be averaged over a 15 minute interval. 	<ul style="list-style-type: none"> (a) the written advice of a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance (including any mitigation requirements to prevent an environmental nuisance) as a result of noise from a substation facility; (b) the written advice of the electricity transmission entity.
<p>A3</p> <p>A lot, any part of which is located within 55m of a communications station, must identify a building area which is no closer than:</p> <ul style="list-style-type: none"> (a) 5m to any security fence associated with a communications station or the boundary of a site within which a communications station is located; or (b) 20m to the communications station; <p>whichever is the lesser.</p>	<p>P3</p> <p>The design of each lot must:</p> <ul style="list-style-type: none"> (a) ensure that the location of any building area will not compromise access, security or the operational efficiency of a communications station; (b) have regard to the written advice of the electricity transmission entity.

Map E8 Electricity Transmission Infrastructure Protection Overlay

Open the full map extent (link to the [interactive map](#))



Legend

Electricity Transmission Infrastructure Protection Overlay

Note: This overlay map has been filtered to show the selected overlay feature only for the Planning Scheme currently being viewed.