
Planning Scheme Policy 8 Electricity Infrastructure

1.1 Purpose of the Policy

The purpose of this Planning Scheme Policy is to outline Council's requirements for information that should be included in an Electricity Infrastructure Impact Study.

1.2 Information Requirements for Electricity Infrastructure Impact Study.

The following information is to be provided to assist in the assessment process for all developments requiring an Electricity Infrastructure Impact Study:

- (a) Identify how any existing buffers will be protected and retained adjoining electricity transmission line easements;
- (b) In areas where there is no existing vegetation adjacent to an electricity transmission line easement, identify how sufficient on-easement landscaping and buffer areas for planting can be incorporated into the subdivision design;
- (c) Identify any future predicted upgrading of the power transmission facility and its probable effect on future electro-magnetic field (EMF) emissions;
- (d) Provide a layout plan of the proposed development indicating the existing EMF contour lines of 2 milliGauss (mG) and above together with future EMF contour lines of 2mG for any proposed upgrading of the carrying capacity of the electricity supply lines; and
- (e) Identify how building footprints can be located and oriented to minimise visual exposure of the electricity transmission line easement.

Note: *Appropriate lot sizes, shapes and configurations, separation distances for building footprints from the easement, and use of topographical features to break up or screen the easement are considered to be appropriate techniques.*