

Online Further Submission

Further Submitters Name Garry Stanners

Further Submitter Number FS242

Wish to be heard No

FS qualifier a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)

FS qualifier reason We are land owners affected by the CEL Overlay

Joint presentation No

Attention: Mr. Garry Stanners

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Online further submitter? Yes

Date raw FS lodged 04/09/2023 12:39pm

FS242

FS242.001

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
FS242.1	Top Energy Limited	S483.021	Definitions	New Definition	Insert a definition for 'upgrading' as follows (or to the same effect): means an increase in the capacity, efficiency or security of existing infrastructure.	Oppose	Disallow	Top Energy want,{ "means an increase in the capacity, efficiency or security of existing infrastructure."} included, this would allow Top Energy to do whatever they want, leaving land owners with no say and could even decrease land values.

FS242.2	Top Energy Limited	S483.045	Infrastructure	I-P7	<p>Amend Policy I-P7 as follows:</p> <p>Protect nationally and regionally significant infrastructure and local infrastructure from the effects of incompatible land use and subdivision, including reverse sensitivity effects, which may compromise the operation and capacity of infrastructure by:</p> <p>a...</p> <p>e. Identifying Critical Electricity Lines as a mapped overlay and managing landuse and subdivision activities in proximity to Critical Electricity Lines to:</p> <p>i...</p> <p>ii. ensure that future buildings and building alterations, earthworks, planting of tress and construction activities do not compromise the effective operation of the electricity distribution network and maintain safe electrical clearance distances under all electricity distribution line operating conditions...</p>	Oppose	Disallow	<p>The full suite of effects management "offsetting or compensating" should be the local authorities instruments to utilise not a private company's to use as a lever to buy their way around the PNP constraints</p> <p>Top Energy state in there Summary 5 its over and above what is provided for through existing regulations.</p>
FS242.3	Top Energy Limited	S483.060	Infrastructure	Rules	<p>Delete Rule I-R3 and insert new rules as follows:</p> <p>Upgrading of existing above ground network utilities</p> <p>Activity status: Permitted</p> <p>Where:</p> <p>General</p> <p>PER-1</p> <p>The upgrade of network utility structures or buildings :</p> <p>1. is within 5m of the existing alignment location of the original structure or building;</p>	Oppose	Disallow	<p>The case of this rule, the activity already exists and given the threshold, upgrades will be minor in nature and largely relate to visual amenity</p>

2. does not increase the gross floor area by more than 30 percent in a 10 year period if it is a building;

3. complies with the zone's permitted setback standards if it is a building; and

4. does not result in an increase to the diameter of a replacement pipe by more than 300mm.

PER-2

The activity complies with standards:

1. I-S1 Radio frequency fields; and

2. I-S2 Electric and magnetic fields.

Electricity

PER-3

In addition to PER 1 and PER 2, the upgrade of electricity network utilities structures or buildings must not result in:

1. Pole or tower height that exceeds 25m above ground level;

2. More than two additional poles; and

3. Additional towers.

PER -4

1. Additional cross arms must not exceed a length of more than 4m;

Gas

PER - 5

In addition to PER 1 and PER 2, the realignment, relocation or

replacement of a gas transmission line is within:

1. an existing easement in favour of the pipeline;

2. 12m of the existing alignment or location

Telecommunications

PER 6

In addition to PER 1 and PER 2

1. A replacement panel antenna does not increase the face area by more than 20 percent in a 10 year period.

2. A replacement dish antenna does not increase in diameter by more than 20 percent in a 10 year period.

Activity Status where compliance not achieved with PER 1, PER 3 – PER 6: Restricted Discretionary

FS242.4	Top Energy Limited	S483.039	Infrastructure	I-P1	Amend Policy I-P1 as follows: Provide for the continued operation, repair , maintenance, upgrading and replacement of existing infrastructure.	Oppose	Disallow	33 kW should not be classified as a Critical Electricity Line CEL so that it can then be mapped and afforded the same powers to constrain land owners in the uses of their properties.
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