

25ADL-1420
20 MAY 2026

Planning Statement

275KV Service Relocation



AUSTRALIAN NAVAL INFRASTRUCTURE PTY LTD
ELECTRANET

275kV Service Relocation

20 May 2026

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We acknowledge the Kaurna people as the Traditional Custodians of the land on which we work and pay respect to their Elders past, present and emerging.

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Executive Summary

Applicant:	Australian Naval Infrastructure and ElectraNet
Certificate of Titles:	CT 6312/129 CT 6322/502 CT 6312/111 CT 6322/501 CT 6316/815 CR 6011/467 CT 6231/3
Relevant Authority:	Minister for Planning
Assessment Pathway:	Essential Infrastructure
Local Government Area and Referrals:	City of Port Adelaide Enfield
Public Notification:	Required – cost exceeds \$10m
Zone:	Open Space Zone, Strategic Employment Zone and Employment Zone
Description of Development:	Relocation of ElectraNet transmission lines and substation alterations including: – A new substation (Lefevre East) to be sited adjacent to ElectraNet's existing Lefevre Substation. This substation will connect the 275 kV transmission lines and control the flow between the two systems. – Substation extension to be sited at ElectraNet's existing Pelican Point Substation. This expansion will connect the 3rd 275 kV transmission cable circuit.

Glossary and Abbreviations

Table 1: Glossary and Abbreviations

Acronym	In full	Description
ANI	Australian Naval Infrastructure Pty Ltd	Established in 2017 as a Government Business Enterprise to support the Commonwealth's shipbuilding program. Owns, develops and manages shipbuilding infrastructure and related facilities at Osborne Naval Shipyard.
Code	Planning and Design Code	Policies used for the assessment of typical development applications.
EPBC Act	<i>Environment, Protection and Biodiversity Conservation Act 1999 (cth)</i>	Legislation guiding Commonwealth environmental approvals.
kV	Kilovolts	A unit of electric potential.
Minister	Minister for Planning	Decision-maker for the purposes of essential infrastructure.
ONS	Osborne Naval Shipyard	The ONS is the largest naval shipbuilding hub in Australia. It currently comprises two shipyards. Osborne South enables the construction of major surface combatants, and Osborne North facilitates the maintenance of submarines.
PDI Act	<i>Planning, Development and Infrastructure Act 2016</i>	The legislation guiding state-based planning approvals.
PDI Regulations	<i>Planning, Development and Infrastructure (General) Regulations 2016</i>	As above.
SCY	Submarine Construction Yard	The proposed development for the construction yard for the build of nuclear-powered submarines on land at Osborne North including the original submarine construction yard land and further land of approx. 45 hectares to the north.
SCAP	State Commission Assessment Panel	Independent expert body responsible for providing advice to the Minister for Planning on essential infrastructure applications.

1. Introduction

URPS has been engaged by the applicant, Australian Naval Infrastructure (ANI) and ElectraNet to prepare this planning statement to support the relocation of ElectraNet transmission lines and substation alterations.

This application is lodged as Essential Infrastructure, pursuant to Section 130(1) of the *Planning, Development and Infrastructure Act*, for determination by the Minister for Planning.

1.1 Background

The Osborne Naval Shipyard (ONS) currently extends over 175 ha on the Lefevre Peninsula, approximately 19 km north of Adelaide in South Australia. The infrastructure on the ONS is owned and managed by Australian Naval Infrastructure (ANI).

ANI is responsible for the development and management of naval shipbuilding infrastructure and related facilities and is the owner and developer of the ONS. The facilities have been integral to the naval shipbuilding enterprise, with major naval surface combatants including the Hobart Class Air Warfare Destroyers, Offshore Patrol Vessels, Hunter Class Frigates, and the facilities supporting the Full Cycle Dockings of the Collins Class. This work has been delivered within the existing shipyard comprising the Surface Shipyard and Common Use Infrastructure and the Collins Class Sustainment Facility. Common Use Infrastructure includes a wharf, hardstands, two shiplifts and a variety of supporting facilities. There are also a number of tenanted businesses currently within the shipyard.

On 16 September 2021, Australia, the United Kingdom and the United States announced the AUKUS trilateral security partnership. The initial commitment under the AUKUS partnership was to support Australia's acquisition of conventionally-armed nuclear-powered submarines, known as the SSN-AUKUS.

ElectraNet is the owner and operator of the high-voltage electricity transmission network in South Australia. They own and manage over 6,600 km of transmission lines and 99 substations. This includes transmission lines and substations within the Lefevre Peninsula.

1.2 Objective of the Proposal

The proposal relocates ElectraNet's existing 275kV overhead powerline assets. This includes a combination of overhead lines and underground cables.

Six indicative routes were considered by ElectraNet for their 275 kV transmission line relocation. The preferred underground cable route is the most direct route which enables the ANI development to occur with least constraints.

The Project will require:

- a new substation (Lefevre East) to be sited adjacent to ElectraNet's existing Lefevre Substation. This substation will connect the 275 kV transmission lines and control the flow between the two systems.
- a substation extension to be sited at ElectraNet's existing Pelican Point Substation. This expansion will connect the 3rd 275 kV transmission cable circuit.

The works include:

Leferve East Substation

- Transmission gantries which guide transmission lines into the substation.
- Cable sealing ends that connect the underground cable to the substation.
- Surge arrestors to protect equipment within the substation from any voltage spikes on the transmission lines.
- Power transformers which allow the step change in voltage.
- Line disconnectors which allow the transmission lines and equipment within the substation to be safely isolated for maintenance work.
- Voltage and current transformers which measure voltage and current entering and moving through the substation.
- Circuit breakers which are automatic switches that interrupt electrical flow to de-energise equipment and clear faults.
- Busbars which are conductors that connect equipment within the substation.
- Light poles which provide emergency lighting for crews that might need to attend the site in the event of a fault.
- Lightning masts which attract lightning strikes away from sensitive substation equipment.
- A weather station which provides real time information about localised conditions that could affect the safe and reliable operation of the transmission network.
- Communication / radio tower which allow the substation to be remotely monitored and operated.
- Associated control and amenities buildings.

Pelican Point Substation

- Cable sealing ends that connect the underground cable to the substation.
- Surge arrestors to protect equipment within the substation from any voltage spikes on the transmission lines.
- Power transformers which allow the step change in voltage.
- Line disconnectors which allow the transmission lines and equipment within the substation to be safely isolated for maintenance work.
- Voltage and current transformers which measure voltage and current entering and moving through the substation.
- Circuit breakers which are automatic switches that interrupt electrical flow to de-energise equipment and clear faults.
- Relocation of the sediment pond.
- Busbars which are conductors that connect equipment within the substation.

- Light poles which provide emergency lighting for crews that might need to attend the site in the event of a fault.
- Lightning masts which attract lightning strikes away from sensitive substation equipment.
- Associated control and amenities buildings.

The proposed scope of works involves the removal of six (6) sections of the double-circuit 275kV transmission line between Lefevre Substation and Pelican Point Substation (i.e., the F1901 and F1924 lines) totalling 1.7 kilometres (km) in length. The project will also require the removal of 5 structures (or towers).

The transmission line relocation is necessary to enable the continued development of the shipyard.

1.3 EPBC Act

The project has been reviewed against *Environment Protection and Biodiversity Conservation Act* (EPBC Act) requirements. No significant impacts to any Matters of National Environmental Significance (MNES) have been identified.

2. The Subject Land and Locality

2.1 Subject Land

The subject land is approximately 22.5 ha in area. This accounts for all infrastructure, supporting services, ancillary infrastructure and construction areas. It is predominately sealed and portions of the SCY, road reserves and car parking areas.

The figure below outlines the subject land.

Figure 1: Subject Land (Parcels)



2.2 The Locality

The locality is primarily industrial in nature. It features:

- Industrial properties to the north. This includes a fuel terminal, Viterra Outer Harbour, Pelican Point Power Station, and Snapper Point Power Station.

- Industrial properties, Mutton Cove Conservation Reserve and the Port River to the east.

The industrial uses form part of the existing ONS. The ONS itself accommodates a 213-metre wharf, runway, dry berth, transfer system and the largest shiplift in the southern hemisphere.

Mutton Cove Conservation Reserve is an area of Crown Land approximately 48 hectares, containing grey mangrove woodland and saltmarsh with two shipwrecks that are registered for protection.

- Residential properties approximately 400 metres to the south-west, within the suburb of North Haven. These uses are separated from the project area by Victoria Road. This residential area is serviced by public transport including passenger rail and buses. Various community facilities are present including open space and recreation areas.
- Falie Reserve is owned by ANI. It acts as stormwater management for the ONS.

The locality is illustrated in Figure 2 below.

Figure 2: Locality Plan



Proposed Development

2.3 Description

The proposed development is “Essential Infrastructure” for the purposes of Section 130(1) of *the Planning, Development and Infrastructure Act*. It includes alterations by a prescribed person (ElectraNet) for the distribution/supply of electricity.

Specifically, the works include:

- Underground cable system 275KV cable.
- Overhead lines at both ends of the cable to connect to the existing lines/substation.
- Demolition of redundant overhead infrastructure.
- Alterations and expansion of ElectraNet’s Pelican Point Substation.
- New Leferve East Substation connected to the existing Lefevre Substation.
- Light pole, lightning masts, weather station and communication / radio towers.
- Removal of 34 Regulated and Significant Trees.

The relocation of the transmission line is necessary to enable the ongoing development of the SCY.

The following works within the scope are not development:

- Substation fencing less than 2.3m in height.
- Associated control and amenities buildings within the existing security-fenced area of an existing electricity substation.

The proposal concept is illustrated in Figure 3 below and detailed plans are provided in Appendix C.

Figure 3- Route of Proposed Works



As shown in Figure 3, from the proposed expanded Lefevre Substation, the underground 275 kV cable route heads west and will then follow Mersey Road North briefly until reaching Falie Reserve. The route then continues west through the northern extent of Falie Reserve, but south of the nearby the high pressure gas relocations located nearer Archie Badenoch Cct.

At the ARTC Dry Creek–Port Adelaide railway line the route heads north parallelling the existing railway line at the western extent of Area 2 of the NPSCY for approximately 1.2 km. Finally, the route crosses under Pelican Point Road and continues north to connect to the Pelican Point Power Station.

3. Procedural Matters

3.1 Essential Infrastructure

Section 130 of the PDI Act provides an alternative assessment pathway for Essential Infrastructure. Section 3 of the PDI Act defines Essential Infrastructure to mean:

essential infrastructure means—

- a) **infrastructure, equipment, structures, works and other facilities used in or in connection with—**
 - i. **the generation of electricity or other forms of energy;**
 - ii. **or the distribution or supply of electricity, gas or other forms of energy;**

...

The PDI Regulations prescribes where development may be Essential Infrastructure. Regulation 104A of the PDI Regulations states:

104A—Essential infrastructure—alternative assessment process

- 1) **For the purposes of section 130(1) of the Act, infrastructure, equipment, structures, works and other facilities used in or in connection with—**
 - a. **the generation of electricity; or**
 - b. **the distribution or supply of electricity, (electricity infrastructure), other than excluded infrastructure, is prescribed, provided that the proponent in relation to the electricity infrastructure is a prescribed person (within the meaning of regulation 3CA).**

prescribed person [within the meaning of regulation 3CA] means—

- a) **the holder of a licence under the Electricity Act 1996 issued in accordance with an order of the Minister under Part 5 of the Electricity Corporations (Restructuring and Disposal) Act 1999 authorising the operation of a distribution network or some other licence under the Electricity Act 1996 authorising the operation of all or part of that distribution network; or**
- b) **the holder of a licence under the Electricity Act 1996 issued in accordance with an order of the Minister under Part 5 of the Electricity Corporations (Restructuring and Disposal) Act 1999 authorising the generation of electricity or some other licence under the Electricity Act 1996 authorising the generation of electricity by means of an electricity generating plant previously operated pursuant to the licence issued in accordance with the order of the Minister; or**
- c) **the holder of a licence under the Electricity Act 1996 issued in accordance with an order of the Minister under Part 5 of the Electricity Corporations (Restructuring and Disposal) Act 1999 authorising the operation of a transmission network or some other licence under the Electricity Act 1996 authorising the operation of all or part of that transmission network.**

but does not include a State agency within the meaning of section 131 of the Act.

ElectraNet operate under a Transmission Licence. They are a prescribed person but not a State Agency. The proposal therefore represents Essential Infrastructure.

The application is subject to the Essential Infrastructure development assessment pathway set out in section 130 of the PDI Act.

3.2 Relevant Planning Authority

The Minister for Planning is the relevant authority for Essential Infrastructure, taking advice from SCAP.

3.3 Public Notification

The application will be subject to public notification in accordance with Section 130(12) of the PDI Act as the cost of the proposed development is greater than \$10,000,000.

3.4 Statutory Referrals

Table 2 below reviews the applicable Planning and Design Code Overlays and the provisions in Schedule 9 of the *PDI Regulations*.

Table 2: Referral Analysis

Referral Trigger	Referral Body	URPS Comments
Overlays		
Defence Aviation Area (all structures over 90m) Overlay	Nil.	N/A
Coastal Areas Overlay	Coast Protection Board.	The Overlay covers a small portion of the project area/site where no works are proposed. No referral is required.
Gas and Liquid Petroleum Overlay	Chief Executive of the Department of the Minister responsible for the administration of the Petroleum and Geothermal Energy Act 2000.	The Overlay covers a small portion of the project area/site. Referral Required The proposed is a form of development identified in DTS 1.3.
Hazard (Flooding – General) Overlay	Nil.	N/A
Prescribed Wells Area Overlay	The Chief Executive of the Department of the Minister responsible for the administration of the Landscape South Australia Act 2019.	No referral is required as the proposal is not a class of development listed in referrals table.

Referral Trigger	Referral Body	URPS Comments
Regulated and Significant Tree Overlay	Nil.	N/A
Part 9, Planning and Design Code		
Part 9.1 the Planning and Design Code	Environmental Protection Authority	<u>No referral</u> is required as the development does not include a change of use to a more sensitive use.
Part 9.3 the Planning and Design Code	Technical Regulator	<u>Referral required</u>
PDI Act, Essential Infrastructure		
Section 130(6) the PDI Act	Port Adelaide Enfield Council	<u>Referral required</u>

4. Planning Assessment

4.1 Approach to Planning Assessment

As essential infrastructure, the assessment can have regard to the Planning Rules¹. The Code provides the foundation for this assessment. The Code should be interpreted as outlined in Part 1 “Rules of interpretation”, which establishes the rules on how Desired Outcomes, Performance Outcomes and Designated Performance Features are to be used in any assessment.

Part 1 of the Code notes:

- Where there is an inconsistency, Overlay policies take priority over Zone or Subzones and a Zone policy will prevail over general development policy.
- Desired outcome are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module.
- Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.
- Designated performance features provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

Essential Infrastructure is, however, not bound by the Code. This difference exists so that Essential Infrastructure has greater flexibility to satisfy a range of government policy imperatives. It does not mean the Code is irrelevant in the assessment. It is simply one of many considerations.

4.2 Zones

The site is within the following five zones (refer to Figure 4). A summary of each Desired outcome is provided below.

- **Coastal Waters and Offshore Islands Zone.** A Zone that seeks protection and enhancement of the natural marine and coastal environment and recognition of it as an important ecological, commercial, tourism and recreational resource and passage for safe watercraft navigation.
- **Conservation Zone.** A Zone that generally seeks the conservation and enhancement of the natural environment and natural ecological processes for their ability to reduce the effects of climate change, for their historic, scientific, landscape, habitat, biodiversity, carbon storage and cultural values.
- **Strategic Employment:** A Zone that seeks development that generates wealth and employment for the state. It calls for a range of industrial, logistical, warehousing, storage, research and training land uses with compatible business activities. Related to the setting and land use, development should be arranged to support the efficient movement of goods and materials in the vicinity of ports, enhance existing business clusters and maintain access to waterfront areas for uses that benefit direct water

¹ Planning Rules are defined in Section 3 of the PDI Act.

access such as ship building. The Strategic Employment Zone is supportive of further industry development and expansion of shipbuilding.

- **Employment:** A Zone that seeks a range of low-impact industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
- **Open Space:** A Zone that generally seeks landscaped open space that provides a range of environmental and community benefits.

The **Ports Subzone** is applicable to this proposal. The Subzone seeks a range of port related activities that support the ongoing strategic and economic state significance of the area for the handling of export and import commodities. The land abuts the National Naval Shipbuilding (NNS) Subzone, which supports shipbuilding activities.

There is no proposed works within the Coastal Waters and Offshore Islands Zone.

Figure 4: Zoning



4.3 Overlays

The following Overlays apply to the site:

- Defence Aviation Area
- Prescribed Wells Area
- Regulated and Significant Trees
- Gas and Liquid Petroleum Pipelines
- Hazards (Flooding)
- Hazards (Flooding - General):

4.4 Key Assessment Issues

The key considerations in the assessment of this application include:

- Land use.
- Infrastructure.
- Performance against Overlays.
- Regulated and Significant Trees.
- Interface Impacts.
- Stormwater.

4.4.1 Land Use

The proposal will not result in a change in land use. It seeks to relocate existing transmission lines within the SCY.

4.4.2 Infrastructure

Performance Outcome 2.1 of the General Development Policies section of the Code (Infrastructure and Renewable Energy Facilities) seeks:

- PO 1.1** *Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.*
- PO 2.1** *The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by:*
- a) utilising features of the natural landscape to obscure views where practicable
 - b) siting development below ridgelines where practicable
 - c) avoiding visually sensitive and significant landscapes
 - d) using materials and finishes with low-reflectivity and colours that complement the surroundings
 - e) using existing vegetation to screen buildings
 - f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.
- PO 2.3** *Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.*

The Performance Outcomes (PO) aim to minimise interface impacts and limit impacts on vegetation.

The relocation of the powerlines will not create a visual impact or interface impacts because:

- The Open Space Zone, the Employment Zone, Conservation Zone and Strategic Employment Zone do not contain any sensitive uses/receivers². This means any interface impact remain low. The transmission lines and substations will interface with existing industrial uses.
- The character of the locality is industrial in nature. The visual impact in this context is not unreasonable.
- The proposal decommissions and replaces existing transmission lines. The impact is reduced because several above-ground assets will be decommissioned and relocated underground.
- Proposed light poles, lightning masts, weather station and communication/ radio towers all form part of the existing stations (see figure 5 below). This means additional structures have minimal impact the industrial locality.

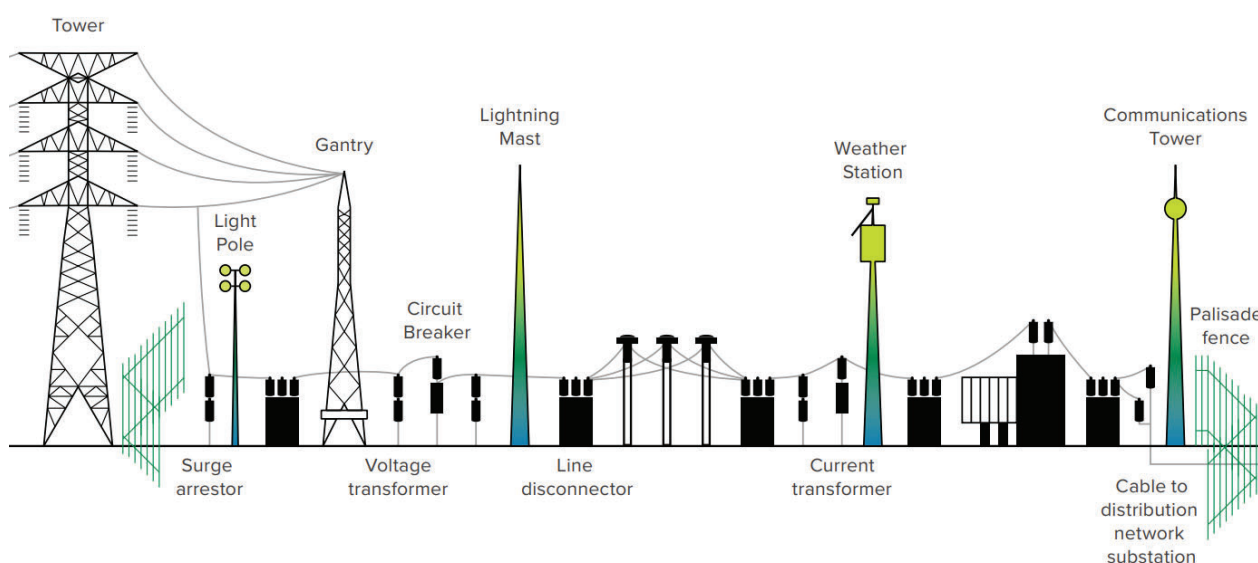


Figure 5 – Proposed typical substation component

4.4.3 Overlays

Table 3 below provides an assessment against the Code Overlays that apply to the land. It confirms most overlays are not relevant to this proposal.

² Sensitive receiver means:

(a) any use for residential purposes or land zoned primarily for residential purposes; (b) child care facility; (c) educational facility; (d) hospital; (e) supported accommodation; (f) tourist accommodation. Part 8 (Administrative Terms and Definitions Table) of the Planning and Design Code.

Table 3 – Overlays

Overlay Purpose	URPS Comments
Coastal Areas: The Overlay seeks to ensure the natural coastal environment (including environmentally important features such as mangroves, wetlands, saltmarsh, sand dunes, cliff tops, native vegetation, wildlife habitat, shore and estuarine areas) is conserved and enhanced.	Not relevant. The Overlay covers a small portion of the project area/site where no works are proposed.
Defence Aviation Area: The Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.	Not relevant. The proposal is less than 90 metres in height and therefore satisfies relevant Performance Outcomes in this Overlay.
Adelaide Dolphin Sanctuary: The Overlay seeks Protection of the Adelaide Dolphin Sanctuary dolphin population and their habitat.	Not relevant. The proposed works are land-based and are not expected to result in direct impacts to the Sanctuary or its values.
Prescribed Wells Area: The Overlay seeks to ensure sustainable water use in prescribed wells areas.	Not relevant. The overlay is primarily to address water supply. As water is not proposed to be drawn from a water resource, it is not relevant to this proposal.
Regulated and Significant Tree: The Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.	Relevant. Regulated and Significant Trees are addressed later in this report.
Gas and Liquid Petroleum Pipelines: The Overlay seeks to manage the risk to public safety and the environment and secure the energy supply from the encroachment of development on gas and liquid petroleum pipelines and associated infrastructure.	Relevant. The proposal is essential infrastructure. A referral is required as the proposed development is a form listed in DTS/DPF1.3.
Hazards (Flooding): The Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.	Relevant. The proposal does not include habitable or commercial buildings. Finished floor levels and other flood protection policies do not apply.
Hazards (Flooding - General): The Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.	

Overlay Purpose	URPS Comments
Water Resources Overlay: The Overlay seeks the protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.	Relevant. Quality of surface waters will continue to be appropriately managed on site and integrated into the broader stormwater strategy and be accounted for the wider NPSCY Stormwater Management Plan. This is addressed later in the report.

4.4.4 Regulated and Significant Trees

The Regulated and Significant Tree Overlay includes the following provisions:

PO 1.1 Regulated trees are retained where they:

- (a) Make an important visual contribution to local character and amenity**
- (b) Are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species**
and/or
- (c) Provide an important habitat for native fauna**

PO 1.2 Significant trees are retained where they:

- (a) Make an important contribution to the character or amenity of the local area**
- (b) Are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered species**
- (c) Represent an important habitat for native fauna**
- (d) Are part of a wildlife corridor of a remnant area of native vegetation**
- (e) Are important to the maintenance of biodiversity in the local environment**
and/or
- (f) Form a notable visual element to the landscape of the local area.**

PO 1.4 A tree-damaging activity in connection with other development satisfies all the following:

- (a) It accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not be otherwise possible.**
- (b) In the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.**
(underlining added)

A total of 40 trees were assessed within the Pelican Point substation and LeFevre Substation. The impact on trees of the proposed 275kV cable line connecting the two substations was also assessed.

The 34 Regulated Trees (Trees 26–41, 47, 48, 49, 50, 52, 53, 54, 55, 57, 58, 59, 60, 62, 63 and 64) and 3 Significant Trees (Trees 51, 56 and 61) proposed for removal do not satisfy the tests in PO 1.1 or 1.2 of the Regulated and Significant Tree Overlay in the Planning & Design Code.

This means that they are not Significant Trees worthy of retention and are therefore suitable for removal. This means that there is no need to consider test 2 contained in PO 1.4.

This is supported by the attached Arboricultural Impact Assessment.

4.4.5 Interface Impact

Performance Outcome 2.1 of Infrastructure and Renewable Energy Facilities (General Development Policies) states (underlining added):

- PO 2.1** ***The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by:***
- g) utilising features of the natural landscape to obscure views where practicable**
 - h) siting development below ridgelines where practicable**
 - i) avoiding visually sensitive and significant landscapes**
 - j) using materials and finishes with low-reflectivity and colours that complement the surroundings**
 - k) using existing vegetation to screen buildings**
 - l) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.**
(underlining added)

PO 2.1 excludes high voltage transmission lines. It also excludes underground lines.

Notwithstanding the above, the development satisfies PO 2.1 noting:

- The Open Space Zone, the Employment Zone, Conservation Zone and Strategic Employment Zone do not contain any sensitive uses. This means any interface impact remain low.
- The powerlines and substations are located within an industrial precinct. It is not a visually sensitive or significant landscape.
- The extent of above-ground transmission lines is reduced by the proposal.
- Other proposed infrastructure including light poles, lightning masts, weather stations, communication / radio tower provide minimal impact to the industrial locality.

4.4.6 Stormwater

The General Policies, Design in Urban Areas include the following performance outcomes:

- PO 42.1** ***Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.***
- PO 42.2** ***Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.***
- PO 42.3** ***Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.***

Stormwater management plans have been prepared for both the Pelican Point Substation and Lefevre East Substation.

The Lefevre East Substation SWMP is summarised as follows:

- All storm events up to and including the 1% AEP are expected to be contained within the stormwater detention storages with no overflow occurring.
- DRAINS modelling has confirmed the post-development flow rates during the minor and major storms should not exceed the pre-development flow rates based on the proposed drainage solution.

- The drainage solution has confirmed that allowances have been made for incorporation of water quality treatment devices in accordance with PO 42.2. Water quality modelling will be completed as part of the detailed design if required with the pollutant reduction targets, or other required design criteria specified in the conditions of approval.
- All oily water generated by the new oil-filled electrical equipment at the proposed Lefevre East Substation shall be connected to the existing oil/water catchment tank at Lefevre Substation.

The Pelican Point Substation SWMP is summarised as follows:

- The project involves expanding the existing sub-station pavement area, generally at the level and grading of the existing sub-station (1% pavement grade, 3.76m to 3.3m AHD).
- Stormwater is proposed to be managed on-site as part of the development in accordance with Council requirements for surrounding sites.
- A portion of the pervious catchment areas for both catchments will be developed into pavement (100% impervious) post development.
- The existing low-lying portion of the site is currently effectively acting as a storage basin. The existing low-lying area could potentially be utilised for storage of stormwater, with levels, available volume and suitability to be confirmed in the detailed design.
- Current discussion on overall stormwater solution for Pelican Point suggest the substation footprint is unlikely to require a detention basin. This will be confirmed in Detail Design.

The proposed cable and underground transmission lines will not increase hardstand areas. No additional stormwater generation is therefore anticipated. There will be no change to condition of the water captured and discharged by the site.

The above provisions are satisfied.

5. Conclusion

The proposal seeks to relocate ElectraNet's existing 275kV transmission line within the SCY. This includes a combination of overhead lines and underground cables. It also includes:

- a new substation to be sited adjacent to ElectraNet's existing Lefevre substation. This substation will connect the 275 kV transmission lines and control the flow between the two systems.
- a substation extension to be sited at ElectraNet's existing Pelican Point Substation. This expansion will connect the 3rd 275 kV transmission cable circuit.

The development has been assessed against the Planning and Design Code. It warrants planning consent because:

- The use of the SCY is unchanged by the proposal.
- The SCY is a major project for the State. It supports employment growth. The relocation of the transmission lines, new substation at Lefevre and alteration to the Pelican Point substation enables the ongoing development of the SCT.
- None of the Regulated and Significant Trees to be removed satisfy the necessary retention criteria
- The new location of the transmission line and associated structures does not increase visual impacts or interface concerns with adjoining uses.
- Stormwater will continue to be appropriately managed on site. Further investigations will continue in Detail Design to ensure the methods chosen best to integrate into the broader stormwater strategy and be accounted for the wider NPSCY Stormwater Management Plan.

6. Annexures

Adelaide

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