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To: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Activation Precincts SEPP and the Wagga Wagga master plan
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Attachments: [transgrid-submission-to-wagga-wagga-sap-29092020.pdf](#)

Submitted on Tue, 29/09/2020 - 11:55

Submitted by: Anonymous

Submitted values are:

Submission Type: I am submitting on behalf of my organisation

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Submission file:

[transgrid-submission-to-wagga-wagga-sap-29092020.pdf](#)

Submission: File attached.

URL: <https://pp.planningportal.nsw.gov.au/WaggaWaggaSAP>



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By email: www.planningportal.nsw.gov.au/WaggaWaggaSAP

Dear Ms Sargeant,

Wagga Wagga SAP draft master plan and discussion paper - submission

TransGrid appreciates the opportunity to comment on:

- the *State Environmental Planning Policy (Activation Precincts) 2020 (Activation Precincts SEPP)* amendment that will add the Wagga Wagga Special Activation Precinct (**SAP**);
- the Wagga Wagga SAP draft master plan; and
- the Wagga Wagga SAP discussion paper.

In addition to being the regional centre of the Riverina, Wagga Wagga is increasingly being recognised as a regional hub for electricity transmission, freight, distribution and logistics. The Wagga Wagga SAP precinct is proposed to cover an area of approximately 4500 hectares, including 300 hectares already in the Bomen Business Park. The precinct will create up to 6000 new jobs across a range of industries, including renewables, sustainability and recycling.

TransGrid

TransGrid operates and manages the main high voltage transmission network in NSW and ACT, connecting generators, distributors and major end users. Our purpose is to create value for our customers and the broader community by providing safe, reliable and affordable transmission services. We provide a range of infrastructure, connection and telecommunication services to meet the growing needs of our customers.

TransGrid's network comprises more than 100 bulk supply substations/switching stations, more than 13,000 kilometres of high voltage transmission lines and cables, and 4000+ kilometres of fibre telecommunication network. Interconnected to Queensland and Victoria, the network provides a strong electricity system enabling energy trading between Australia's three largest states along the east coast and supporting the competitive wholesale National Electricity Market.

TransGrid is progressing several major *2020 Integrated System Plan* and *NSW Transmission Infrastructure Strategy* infrastructure projects in the vicinity of Wagga Wagga. These projects will help create local employment opportunities and support growth in renewable generation in the region, as well as delivering the broader benefits of enabling interstate energy sharing between states, unlocking existing NSW network congestion, and lowering wholesale energy costs for NSW.

Current transmission projects in the vicinity of Wagga Wagga are:

- **Project EnergyConnect** – a 900km interconnector between NSW and South Australia, with added connection to Victoria (currently in Project Development phase, including community engagement,

landholder consultation and project approval). TransGrid Telecommunications will also have fibre capacity on this link, connecting the Wagga Wagga region to South Australia.

- **HumeLink** – a new 500kV transmission line with connections between Wagga Wagga, Bannaby and Bago State Forest (currently in early Project Development phase, including community engagement, landholder consultation and route option analysis).

Future projects in the vicinity of Wagga Wagga may include:

- **VNI West** – potential new transmission line interconnector between Victoria (from Kerang or Shepparton) and Wagga Wagga, NSW.
- **Improving stability in south-western NSW** – potential new transmission line and substations in south-western NSW, including Wagga Wagga (currently in RIT-T process).

TransGrid's Telecommunications Services and Customer Connection teams provides telecommunications and connection services, including battery storage solutions, to a range of developers, NSW Government, businesses and industries. TransGrid's "Fibre in the Sky" is a network of optical fibre that runs along its 37,000 towers, combined with a comprehensive microwave network known for its reliability and security. This enables the network diversity and scale to meet wholesale, government, enterprise, energy and renewables customers' Telecommunications needs.

The teams are currently working with data centres, wind and solar farms and a range of Telco providers, including several opportunities being investigated in the Wagga Wagga region. For example, TransGrid Telecommunications is assisting a data centre provider to deploy a potential data centre in Wagga Wagga.

TransGrid's Electricity Infrastructure within the Wagga Wagga SAP area

TransGrid carries out its electricity transmission network activities under the *State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP)*, which overrides the provisions of LEPs and most other SEPPs to the extent of inconsistency.

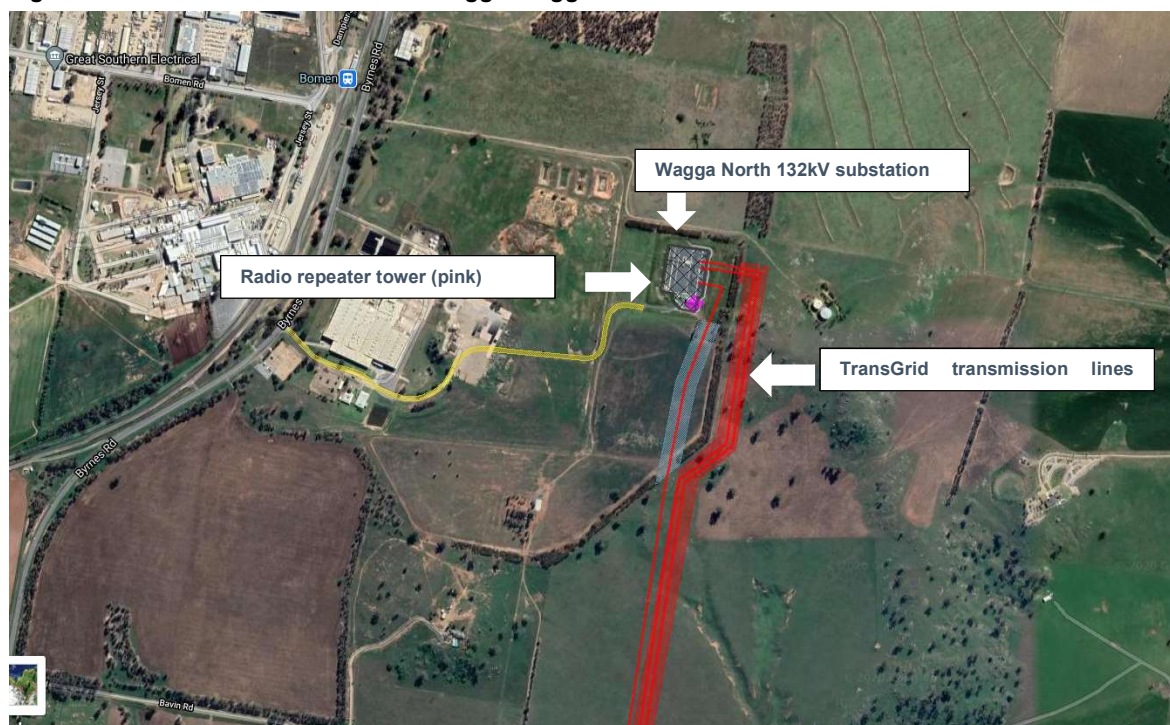
The Wagga Wagga SAP precinct covers the following TransGrid infrastructure:

- Wagga North 132kV substation, Bavin Road, Bowmen (Lot 1, DP 1115229)
- a radio repeater/telecommunications tower
- Line 9R6 – a 132kV transmission line to the Wagga 132kV Substation
- Line 9R5 – a 132kV transmission line to the Wagga 330kV Substation
- Line 991 – a 132kV transmission line from Murrumburrah 132kV Substation

TransGrid also has the following key infrastructure within Wagga Wagga, but outside the SAP:

- Wagga 132kV substation and Regional Maintenance Depot, Copland St
- Wagga 330kV substation, Boiling Down Rd

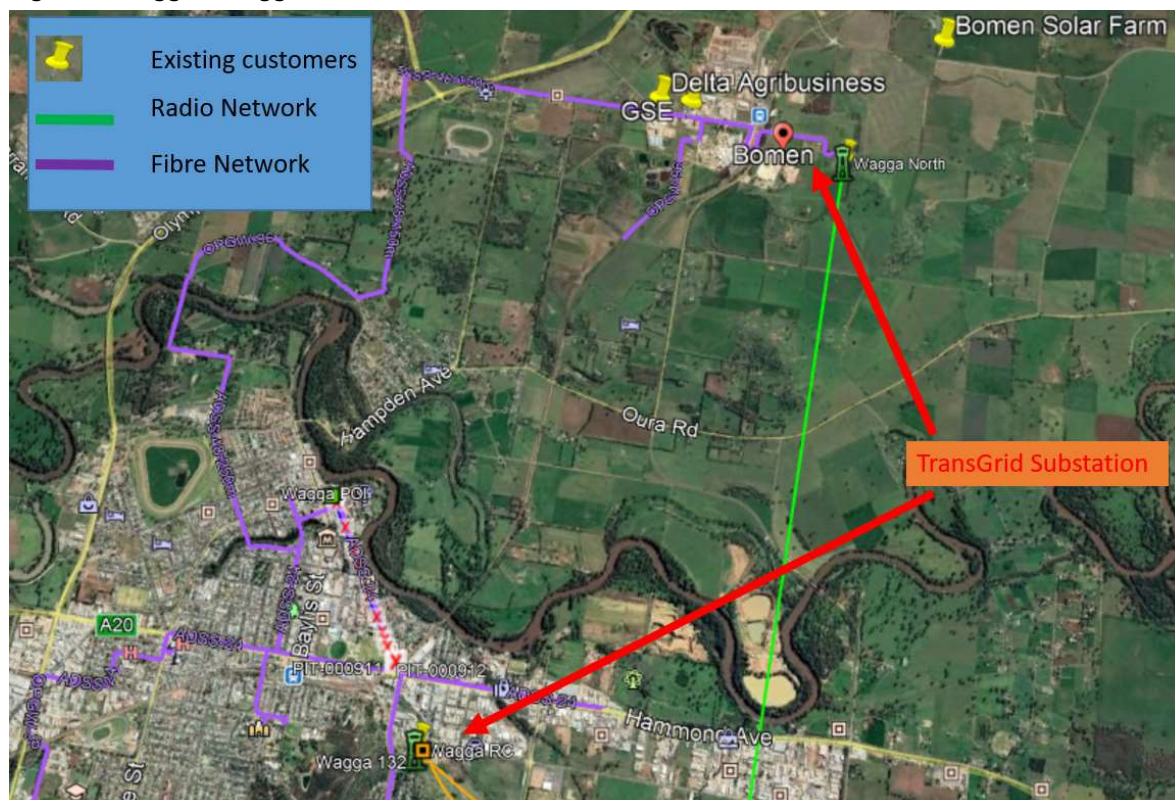
Figure 1: TransGrid Infrastructure in Wagga Wagga SAP area



TransGrid Telecommunications Infrastructure within the Wagga Wagga SAP area

TransGrid's Wagga 132kV Substation is currently directly connected with Wagga North Substation via fibre. TransGrid Telecommunications is currently serving customers in the Bomen/Wagga Wagga SAP region, as shown in Figure 2.

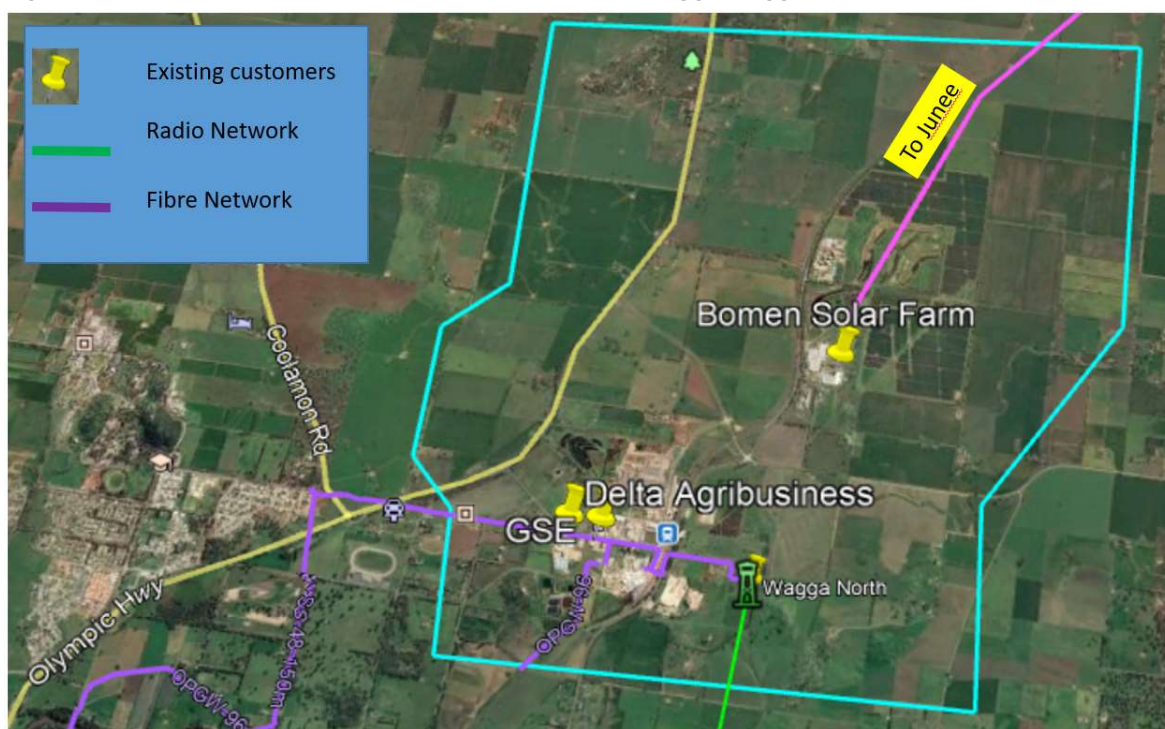
Figure 2: Wagga – Wagga North fibre and radio network



Examples of telecommunication customers and network in the vicinity of the Wagga Wagga SAP are:

- **Bomen Solar Farm** – TransGrid Telecommunications has provided business grade Internet service to Bomen Solar Farm over fibre. The OPGW (Optical Ground Wire Fibre) was extended from the Wagga North substation to the solar farm.
- **Great Southern Electricity (GSE)** - TransGrid Telecommunications has recently delivered high speed internet service over fibre to GSE. To enable this service, TransGrid Telecommunications extended its fibre network from Wagga North Substation to sites at Bomen Road.
- **Delta Agribusiness** – TransGrid has delivered business grade internet service to this business located in rural Wagga, which are on par with metro services.

Figure 3: TransGrid Telecommunication’s customers in Wagga Wagga SAP area



The Wagga Wagga SAP and Activation Precincts SEPP

The Wagga Wagga SAP “turn offs” the *Wagga Wagga Local Environmental Plan 2010 (Wagga Wagga LEP)* for land within the identified Wagga Wagga SAP.

Any application for development in the SAP must be accompanied by an Activation Precinct Certificate and ensure that development is consistent with the provisions and intent of the Master Plan and Delivery Plan, before the development proceeds as an application for Complying Development. TransGrid supports streamlined planning pathways for development within the SAP, and the objective of creating economic opportunity and growth.

The Wagga North Substation site is located in the Regional Enterprise Zone under the draft Wagga Wagga SAP (Figure 4). Public authorities are not required to obtain an Activation Precinct Certificate, and we assume this would apply to TransGrid as an electrical supply authority, and that the provisions of the Infrastructure SEPP would continue to take precedence.

Figure 4: Proposed zoning in Wagga Wagga SAP precinct

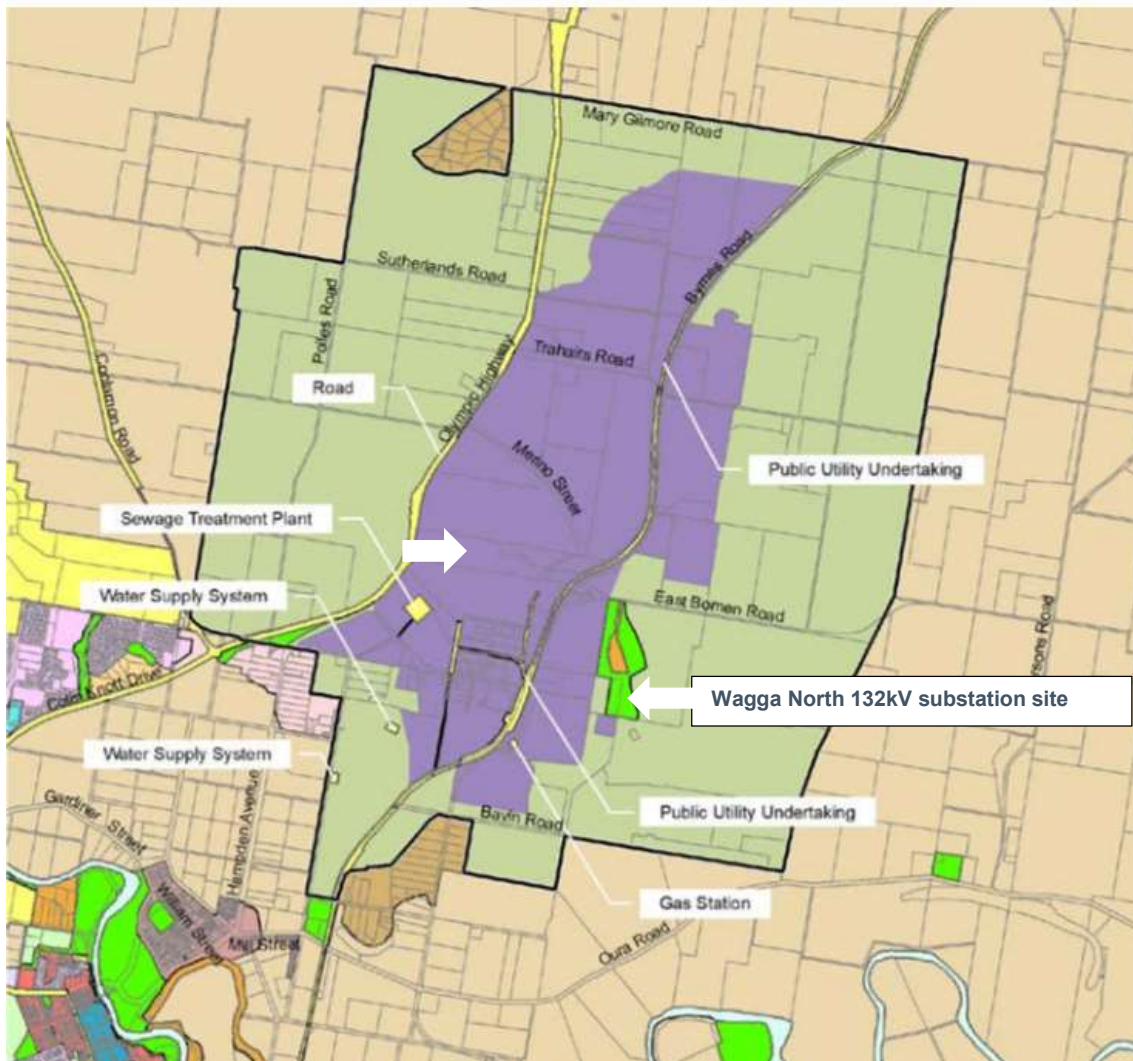
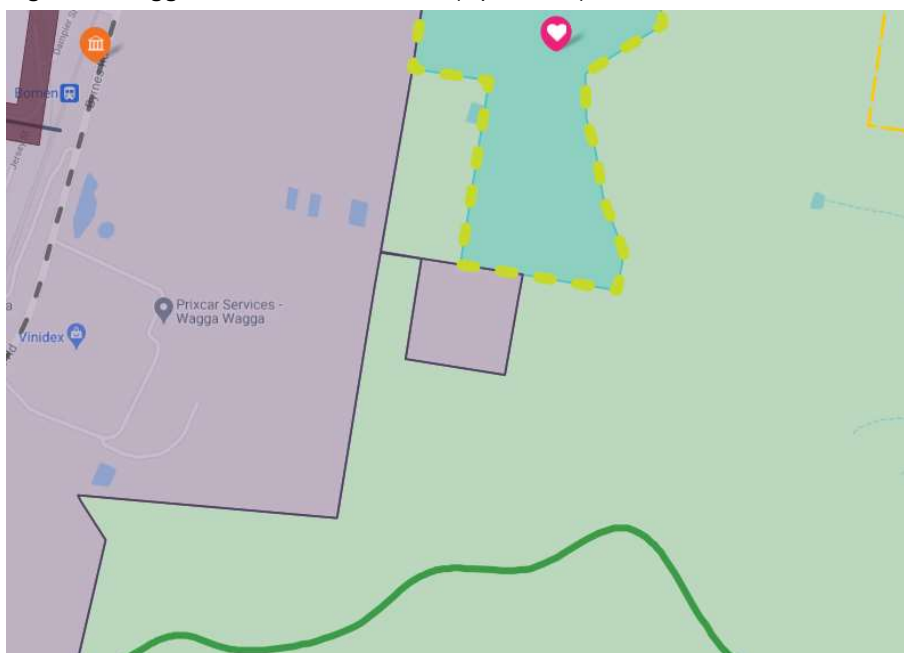


Figure 5: Wagga North substation land (square box)



The Wagga North Substation site is solely used for electricity transmission uses, and contains permanent operational infrastructure. TransGrid requests that the Wagga North Substation site be rezoned to Special Purpose, to better reflect the ongoing use of the site for electricity purposes. This will provide TransGrid and surrounding land owners with greater certainty regarding the use and future use of the site, and applicable planning pathway.

Submission 1: TransGrid requests that the Wagga North Substation site be rezoned to Special Purpose, to better reflect the ongoing use of the site for electricity purposes.

The Rural Activity zone surrounding the Wagga North substation is available for small scale solar generation projects. TransGrid supports the location and development of renewable energy sources within the vicinity of the Wagga Wagga SAP precinct.

However, it is important that potential development of the SAP be aware that restrictions apply to certain developments and activities within and near TransGrid's transmission line easements. These restrictions are to provide public safety near high voltage assets and to protect TransGrid's assets from damage. Further information about restrictions can be found in our *Easement Guidelines* available on our webpage.

In order to assist the efficient location of development and activities within with Rural Activity zone, including solar farms, TransGrid seeks that its transmission easements be generally illustrated in the master plan. This will ensure that designs take the easements into account from an early stage (see Figure 1 above).

Submission 2: TransGrid requests that its transmission easements be illustrated in the master plan.

The Wagga North Substation is identified to be immediately south of the RE1 Public Recreation area. TransGrid supports the reservation of land for heritage, culture and habitat, however wishes to ensure that the proximity of this area does not impact the ongoing operation of the Wagga North Substation.

As noted in the *Final Masterplan Report – Infrastructure and Planning Services* for the Wagga Wagga SAP, the Wagga North substation may need to be upgraded or expanded in the future to support the development of the SAP. In addition, any future new connections into the substation will directly impact the adjacent land and its use.

Submission 3: TransGrid requests that an appropriate buffer be provided between the substation land and RE1 Public Recreation area, to protect existing and future operating requirements.

Increasing electricity, telecommunications and data demand from the Wagga Wagga SAP precinct

The *Final Masterplan Report – Infrastructure and Planning Services* for the Wagga Wagga SAP precinct notes that as the SAP is developed, expansion of the electricity distribution system will be required, with alternative options being considered including renewable energy, and potentially a Virtual Power Plant. The recommended outcome from scenario testing was to utilise solar and battery technologies, which were expected to meet the load demands of the SAP. However the Report also states that to ensure power security, network upgrades to the existing Wagga North substation will be required.

TransGrid Telecommunications has existing fibre and telecommunication networks ready to connect the Wagga Wagga SAP region. We have direct fibre connectivity between two substations covering Bomen, and access to fibre network up to Junee.

TransGrid Telecommunications has also submitted an EOI for Gig State for network expansion to bridge the digital divide between metropolitan and regional areas.

TransGrid is well placed to assist with the success of the Wagga Wagga SAP precinct, and will continue to work with local government, developers, industries, and renewables to identify and develop transmission, energy storage, connection and telecommunications opportunities within the Wagga Wagga SAP and broader Wagga Wagga area.

Conclusion

Given the major ISP projects currently underway and those being planned, Wagga Wagga has become an important transmission hub within NSW and for the wider National Electricity Market. TransGrid supports the Wagga Wagga SAP precinct as an opportunity to create investment opportunities, jobs and economic activity in the region.

In summary, TransGrid submits that:

1. The Wagga North Substation site be rezoned to Special Purpose, to better reflect the ongoing use of the site for electricity purposes.
2. TransGrid's transmission easements be illustrated in the master plan.
3. An appropriate buffer be provided between the substation land and RE1 Public Recreation area, to protect existing and future operating requirements.

TransGrid looks forward to continuing to work with local government, industry and renewables, to identify and develop transmission, energy storage, connection and telecommunications opportunities within the Wagga Wagga SAP precinct and broader Wagga Wagga area.

Yours faithfully

A handwritten signature in black ink, appearing to read 'H. Wagland', written in a cursive style.

Heather Wagland
Head of Property & Environment