

Tasmanians are becoming increasingly reliant on natural gas to provide our household and industrial energy needs so it is important to maintain the security of our gas infrastructure. As a result of increasing urbanisation more people are living and working closer to gas pipelines.

It is therefore important for planners to be aware of the impact new developments can have on the ongoing safe operation of existing gas pipelines and strategic gas assets.

What if developments are affected by the presence of the pipeline?

Under the *Gas Industry Act 2019*, the Resource Management and Planning Appeal Tribunal have the power to determine the reimbursement of actual costs in certain circumstances, where a landowner in the pipeline planning corridor is required to meet additional conditions created by the presence of the pipeline.

For further information

- Download a copy of the *Gas Industry Act 2019*, *Gas Safety Act 2019* and Gas (Pipeline Corridor) Orders from www.legislation.tas.gov.au/
- Contact the gas pipeline owner
- Go to your local planning authority (Eg. Council)
- Contact Gas Standards and Safety

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Pipeline Planning Corridor

Consumer, Building and
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Department of Justice



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Developments can affect the risks associated with increased activity in the vicinity of gas pipelines. To limit potential impacts that may be inadvertently caused in respect to regulated pipeline activities such as public safety, maintenance activities and emergency response the *Gas Industry Act 2019* provides for pipeline planning corridors for high pressure transmission and strategic gas pipelines.

The pipeline operator is required to comprehensively assess, identify and address the safety of pipeline segments that are located in areas where the consequence of a pipeline failure could be significant. The pipeline planning corridor notification process provides a system for the operator to monitor and consider the possible impacts of future development near the gas pipeline from both the integrity of the pipeline and public safety perspectives.

What is a Pipeline Planning Corridor?

A pipeline planning corridor is a defined area around a high pressure gas pipeline that, under Tasmania's planning system, provides for the monitoring and consideration of the possible impacts from future developments near the gas pipeline. Within the pipeline planning corridor, building and other developments to land will, depending on the type of development, require that the pipeline be a factor in considering how those developments should proceed.

Any planning corridor extends either side of a gas pipeline. This distance differs for each individual pipeline and is determined by engineering and risk assessment

considering pipeline material, pressure and size. Typically pipeline planning corridors vary between 25 and 38 metres from the centre-line of pipelines licensed as distribution networks, and 300 and 700 metres from the centre-line of pipelines licensed as transmission pipelines. It is therefore imperative that anyone considering a development anywhere near a gas pipeline does their home work to determine if the works are inside the planning corridor for that gas pipeline. If the works are in a pipeline planning corridor the gas pipeline owner should be contacted for further detail.

Why is a Pipeline Planning Corridor needed?

Gas pipelines are built to an Australian industry standard which requires heavier pipe and deeper installation in built-up areas, compared with rural areas. This is called the 'location class' of the pipeline. When the high pressure gas pipelines are designed and constructed, all reasonably foreseeable developments within existing land-use classifications are taken into account.

However, long after pipelines are completed, there can be ongoing development activity that may not have been foreseeable at the time the pipeline was built. This may include moves to significantly change land-use activities near the pipeline. There need to be arrangements in place to monitor changes so that the ongoing integrity of the pipeline can be maintained. This can be achieved through changes to the pipeline to accommodate developments or land-use changes, or through appropriate conditions on developments, if planning schemes allow for conditions.

Tasmania has used this opportunity to avoid the problems encountered interstate, where little or no consideration has been given to developments near pipelines, by creating arrangements that guide councils in approving developments and assist the pipeline operator in monitoring changes to ensure the integrity of the pipeline is maintained.

How does the Pipeline Planning Corridor affect a Council's consideration of development applications?

Councils, in considering a development application located within the Pipeline Planning Corridor, are required to notify the pipeline operator:

- for information only – in the case of “permitted use” applications: and
- refer “discretionary use” applications to the pipeline operator for comment.

This will ensure that the pipeline operator will be aware of all developments in the vicinity of the pipeline and that councils have technical comments to hand when deciding on ‘discretionary use’ applications.

The existing decision-making powers of councils will not diminish in dealing with development applications in the Pipeline Planning Corridors.

In general the process involves:

- Councils receiving development applications and determining if the development is located within a declared pipeline planning corridor.
- Councils providing the details of the planned development to the pipeline operator for their consideration of the risks posed by, or to, the development.
- Pipeline operator providing a response to the council with respect to the risks identified within 14 days of receiving the advice on the proposed development.

Does the pipeline operator have a say on how land surrounding the pipeline can be used?

The pipeline operator is treated like a neighbour when any proposal for a development involves land within the Pipeline Planning Corridor. This means that the pipeline operator will have the same rights under existing Tasmanian planning laws as other adjoining neighbours. The pipeline owner will not be able to stop development. Planning and development decisions will remain the responsibility of councils with normal avenues for appeal available to applicants and interested parties, including the pipeline operator.