



# Application for Planning Approval

## ***Land Use Planning and Approvals Act 1993***

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APPLICATION NO.

**DA2024/208**

LOCATION OF AFFECTED AREA

**CHURINGA WATERS DRIVE, OLD BEACH**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**COMMUNITY BATTERY**

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://www.brighton.tas.gov.au) AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **16/12/2024**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto:development@brighton.tas.gov.au). REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

**JAMES DRYBURGH**  
**Chief Executive Officer**



**Brighton**  
going places

# Old Beach Community Battery

Brighton Council  
Planning Support Report

23 October 2024

Public



Powering a  
Bright Future

Version	Date	Prepared by	Checked by	Approved by
V 0.0	23/10/2024	Alex Duffy	Anita Bourn	Jessica Rae

TasNetworks acknowledges the palawa (Tasmanian Aboriginal community) as the original owners and custodians of lutruwita (Tasmania). TasNetworks, acknowledges the palawa have maintained their spiritual and cultural connection to the land and water. We pay respect to Elders past and present and all Aboriginal and Torres Strait Islander peoples.

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# Introduction

TasNetworks is installing community batteries across Tasmania as part of our commitment to supporting renewable energy and transitioning Tasmania to a clean energy future. Community batteries allow electricity to be stored locally in a neighbourhood. Excess solar energy generated from rooftop solar panels nearby charge the battery during the day and power households in the evening. This strengthens the electricity grid by making it more reliable and environmentally friendly.

This project will see the installation of one of the first community batteries in Tasmania. The project will trial the application of a community battery in Old Beach to demonstrate their value to the Tasmanian electricity network and the local community, and to validate the following benefits:

- Enable more customers to connect solar panels;
- Reduce emissions through local storage and generation of electricity;
- Better manage electrical power flow and voltage in the electricity network;
- Reduce TasNetworks operating costs, reducing the overall cost of electricity for Tasmanians; and
- Provide valuable learning opportunities for community batteries in a Tasmanian context with learnings to assist with further development and commercialization of community batteries.

This report has been prepared in support of a planning application under Section 58 of the Land Use Planning and Approvals Act 1993 (the 'Act') to construct a community battery on land at Churinga Waters Drive, Old Beach (Brighton Council); the 'subject site'.

This application is to be read in conjunction with the following supporting documentation (included in Appendices):

- Proposal Plans; and
- Certificate of Title Plan, Folio Text and Schedule of Easements.

# Application Summary

The following is a summary of the application information:

Address	Churinga Waters Drive, Old Beach, TAS 7017
Property ID	2286145
Title	141008/103
Land Area	1,679 m <sup>2</sup>
Current Use	Public Open Space
Proposed Development	One community battery
Proposed Development Area	10 m <sup>2</sup>
Planning Authority	Brighton Council
Zone	General Residential
Codes	N/A
Application Use	Minor Utilities
Development Status	No Permit Required / Discretionary
Contact Person	Alex Duffy Network Innovation Engineer TasNetworks Pty Ltd 0491 482 265 Alex.Duffy@tasnetworks.com.au

# The Proposal

The proposal is to install one community battery at Churinga Waters Drive, Old Beach adjacent to an existing substation located on the same site.

The proposed community battery will involve the following works:

1. Civil Works
  - a. Site investigation and preparation for foundation works for the battery
  - b. Construct foundation works for the battery
  - c. Cable trenching/installation from battery to existing substation
2. Battery Installation and Connection
  - a. Battery manufactured and tested off-site
  - b. Installation of battery unit (crane to lift battery onto prepared foundation)
  - c. Electrical connections at battery and existing substation.
3. Site clean up
  - a. Installation of protection bollards (as required); and
  - b. Landscaping to return site to existing or better condition.
4. Battery operational testing
  - a. Testing and commissioning (some site activities required); and
  - b. Remote operational testing (minimal site activities expected).

# Site Description

The subject site for the community battery is located at Old Beach, approximately 10 kilometres south of the town of Brighton.

The Old Beach parcel comprises an area of approximately 1,679m<sup>2</sup>, with the proposed development area constituting approximately 10m<sup>2</sup>. The listed address of the parcel is Churinga Waters Drive, which constitutes the northern frontage of the parcel, however the existing substation and proposed battery site are located at the south end of the parcel, which abuts Eaves Court (see Figure 1 below).



Figure 1: Aerial view of Old Beach site (Source: LISTmap)

## Land Owner Consent

TasNetworks does not own the parcel of land at Old Beach that is the subject of this planning application. The land is owned by Brighton Council. Details of land tenure along with copies of title instruments are provided in Appendix A – Certificate of Title & Plan.

Consistent with Section 52(1B) of the Land Use Planning and Approvals Act 1993, TasNetworks has requested, as part of the application for a permit, for written permission to be granted by the general manager of the council for this application. The associated correspondence is provided in Appendix B – Correspondence regarding Land Owner Consent.



# Controls

## Planning Scheme

The subject site falls within the municipal area of Brighton Council and therefore the statutory planning control documents that form the 'Tasmanian Planning Scheme – Brighton' are:

1. The State Planning Provisions; and
2. The Brighton Local Provisions Schedule.

## Zoning

The subject site at Old Beach is zoned "General Residential", with surrounding land zoned "Utilities", "Open Space" and "Environmental Management".

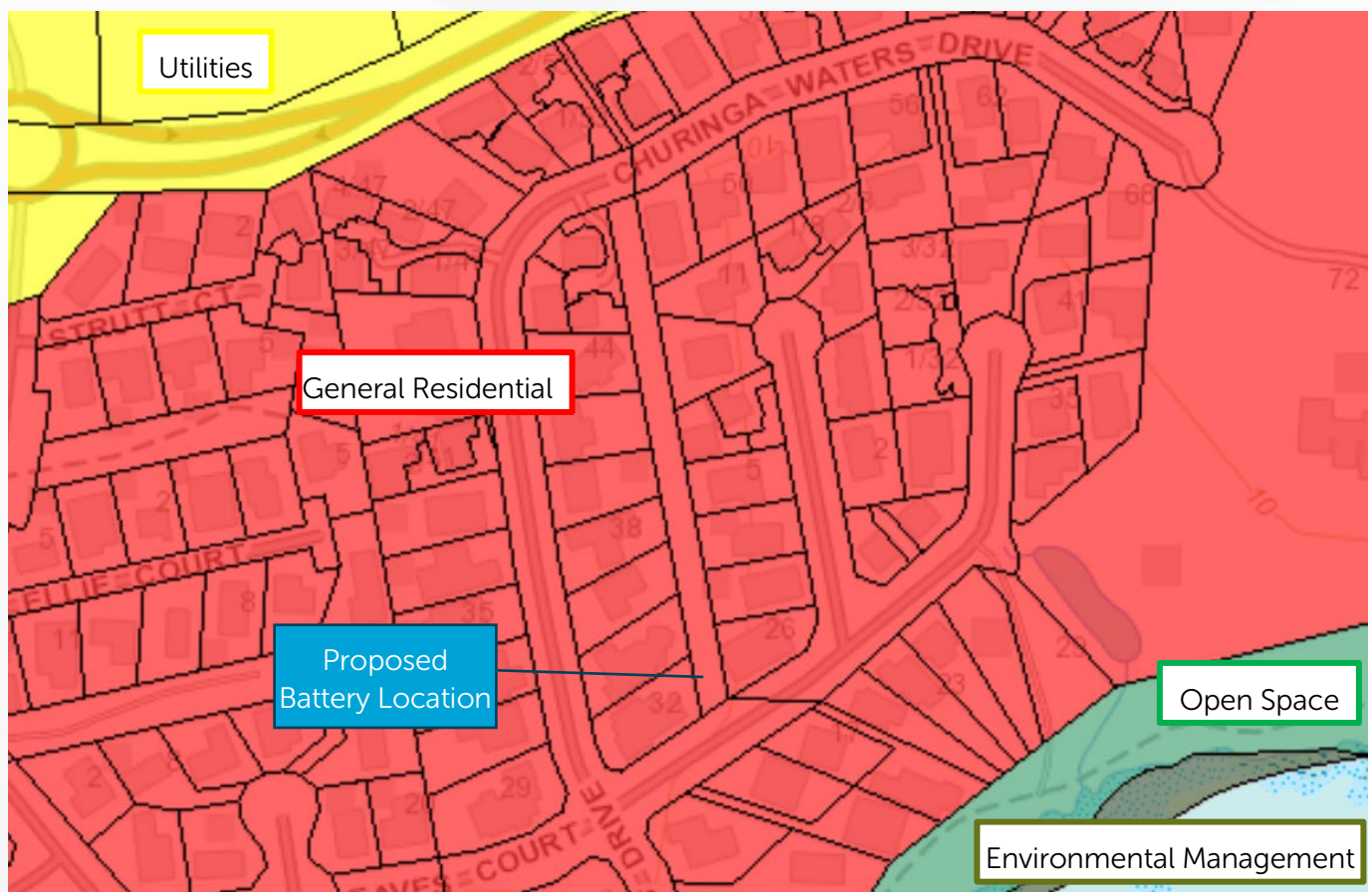


Figure 2: Zoning of the subject site and surrounding areas (Source: LISTmap)

# Planning Assessment

## Tasmanian Planning Scheme – Brighton

### Community Batteries as ‘Minor utilities’

Table 3.1 from the Tasmanian Planning Scheme – State Planning Provisions (v7 dated 26 June 2024 amendment no. 02-2023) provides the definition of minor utilities as follows:

Table 1: Table 3.1 Planning Terms and Definitions for “Minor utilities” from the Tasmanian Planning Scheme - State Planning Provisions

Minor utilities	means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water and sewer pipes, retention basin, telecommunication lines, gas pipelines or electricity substations and power lines up to but not exceeding 110kV.
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Community batteries are a new type of infrastructure and accordingly are not strictly called out in this definition (or any other) of the State Planning Provisions. However, the nature of the battery clearly falls within the definition of ‘Minor utilities’ for the following reasons:

- The asset in this application is a ‘utility’ that will be owned and maintained by TasNetworks;
- The asset is to be used for local distribution of electricity services for customers connected to the network; and
- The associated operational voltages of the asset will not exceed 110 kV.

### Zone Assessment

Under the Tasmanian Planning Scheme – Brighton, “minor utilities” qualify as “No Permit Required” within a General Residential Zone.

Table 2: Table 8.2 Use Table for General Residential Zone from the Tasmanian Planning Scheme - State Planning Provisions

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.

Nonetheless, the application may be deemed ‘discretionary’ as the asset (which is considered a ‘non-dwelling’) will incorporate an air-conditioning fan / cooling unit that shall be within 10m from a neighbouring parcel that is classified as General Residential Zone, and therefore cannot strictly comply with 8.5.1 A6.

An assessment of the proposed development against the associated Acceptable Solutions and Performance Criteria requirements as outlined in Table 8.5.1 Development Standards for Non-dwellings in a General Residential Zone is provided in Table 3.

Table 3: Proposal Assessment against Table 8.5.1 Development Standards Non-dwellings in a General Residential Zone

Objective	
<p>That the non-dwelling development:</p> <p>(a) is compatible with the character, siting, apparent scale, bulk massing and proportion of residential development; and</p> <p>(b) does not cause an unreasonable loss of amenity on adjoining residential properties.</p>	
Acceptable Solutions / Performance Criteria	Assessment of Proposal
<p><b>A1</b></p> <p>A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <p>(a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</p> <p>(b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or</p> <p>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.</p>	<p>Complies.</p> <p>The battery shall have a setback from the primary frontage of Churinga Waters Drive of greater than 4.5m and shall have a setback f greater than 3.0m from the frontage to Eaves Court.</p>
<p><b>A2</b></p> <p>A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p>	<p>Complies.</p> <p>The proposed asset has a small volume of approximately 3m width x 2.5m depth x 2.6m height and shall have a setback of at least 1.5m from a side or rear boundary.</p>

<p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback less than 1.5m from a side or rear boundary if the building:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).</p>	
<p><b>A3</b></p> <p>A building that is not a dwelling, must have:</p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and</p> <p>(b) a site area of which not less than 35% is free from impervious surfaces.</p>	Complies.
<p><b>P4</b></p> <p>A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must:</p> <p>(a) provide for security and privacy while allowing for passive surveillance of the road; and</p> <p>(b) be compatible with the height and transparency of fences in the street, having regard to:</p> <p>(i) the topography of the site; and</p> <p>(ii) traffic volumes on the adjoining road</p>	N/A
<p><b>A5</b></p> <p>Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not:</p> <p>(a) be visible from any road or public open space adjoining the site; and</p> <p>(b) encroach upon parking areas, driveways or landscaped areas.</p>	N/A

<p><b>P6</b></p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to:</p> <p>(a) the characteristics and frequency of any emissions generated;</p> <p>(b) the nature of the proposed use;</p> <p>(c) the topography of the site and location of the sensitive use; and</p> <p>(d) any mitigation measures proposed.</p>	<p>Complies.</p> <p>An air conditioning / fan unit shall form part of battery's functionality. The battery and associated cooling units shall be designed, oriented and positioned on the site to minimise the exposure of the unit relative to the neighbouring properties within 10m.</p> <p>Testing shall also be undertaken on site to ensure noise output meets EPA guidelines.</p>
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## Code Assessment

There are no Code Overlays associated with the proposed site.

## Summary

Overall, the proposed development represents minimal change to the existing conditions on the site. The proposed location has been appropriately sited and designed to minimise visibility and amenity impacts on the surrounding environment as much as possible. There will be minimal visual impact from the proposed installation.

The proposed development qualifies as 'minor utilities' under the Tasmanian Planning Scheme – State Planning Provisions.

The proposed development meets all Acceptable Solutions and Performance Criteria of the development standards for a General Residential Zone.

# Conclusion

Community batteries can help support the ongoing growth of rooftop solar installations, reduce emissions through local storage and generation of electricity, and help reduce TasNetworks operating costs, thereby reducing overall electricity costs from Tasmanians.

This application forms an integral part of the process to provide a community battery as a shared solution for the Old Beach local neighbourhood. This application will allow both the neighbourhood and the wider community to access the benefits of the proposed battery.

The result will be a more reliable and resilient network enabling the provision of better electricity services to the Old Beach community.

The proposed development meets the development standards of the General Residential Zone.

This assessment demonstrates that the proposal achieves a reasonable balance between the provision of the proposed infrastructure and ensures the impacts from such a development are minimised.

# Appendix A – Certificate of Title & Plan



## SEARCH OF TORRENS TITLE

VOLUME 141008	FOLIO 103
EDITION 3	DATE OF ISSUE 14-Dec-2009

SEARCH DATE : 06-Sep-2024

SEARCH TIME : 03.03 PM

DESCRIPTION OF LAND

Parish of FORBES Land District of MONMOUTH

Lot 103 on Sealed Plan 141008

Derivation : Part of 947 Acres Gtd. to Charles Shum Henty and  
Richard Dry

Derived from Strata Plan No. 132808

SCHEDULE 1C628461 TRANSFER to BRIGHTON COUNCIL Registered 28-Jun-2005  
at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 141008 EASEMENTS in Schedule of Easements

SP 141008 COVENANTS in Schedule of Easements

SP 141008 FENCING PROVISION in Schedule of Easements

C921891 BURDENING ELECTRICITY INFRASTRUCTURE EASEMENT with  
the benefit of a restriction as to user of the land  
in favour of Aurora Energy Pty Ltd over the land  
marked Electricity Infrastructure Easement on  
SP141008 (Subject to Provisions) Registered  
14-Dec-2009 at noon

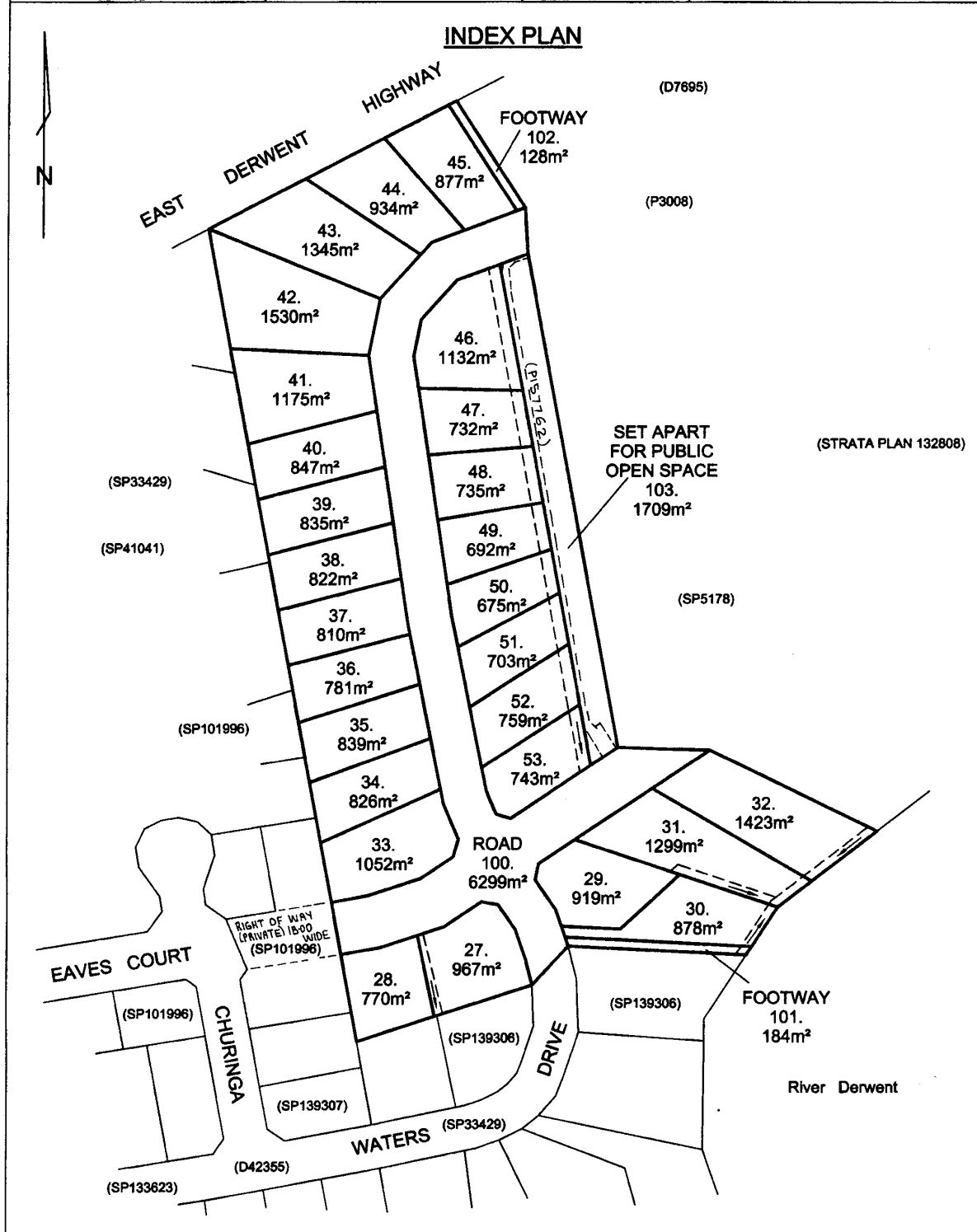
SP 5178 FENCING PROVISION in Schedule of Easements

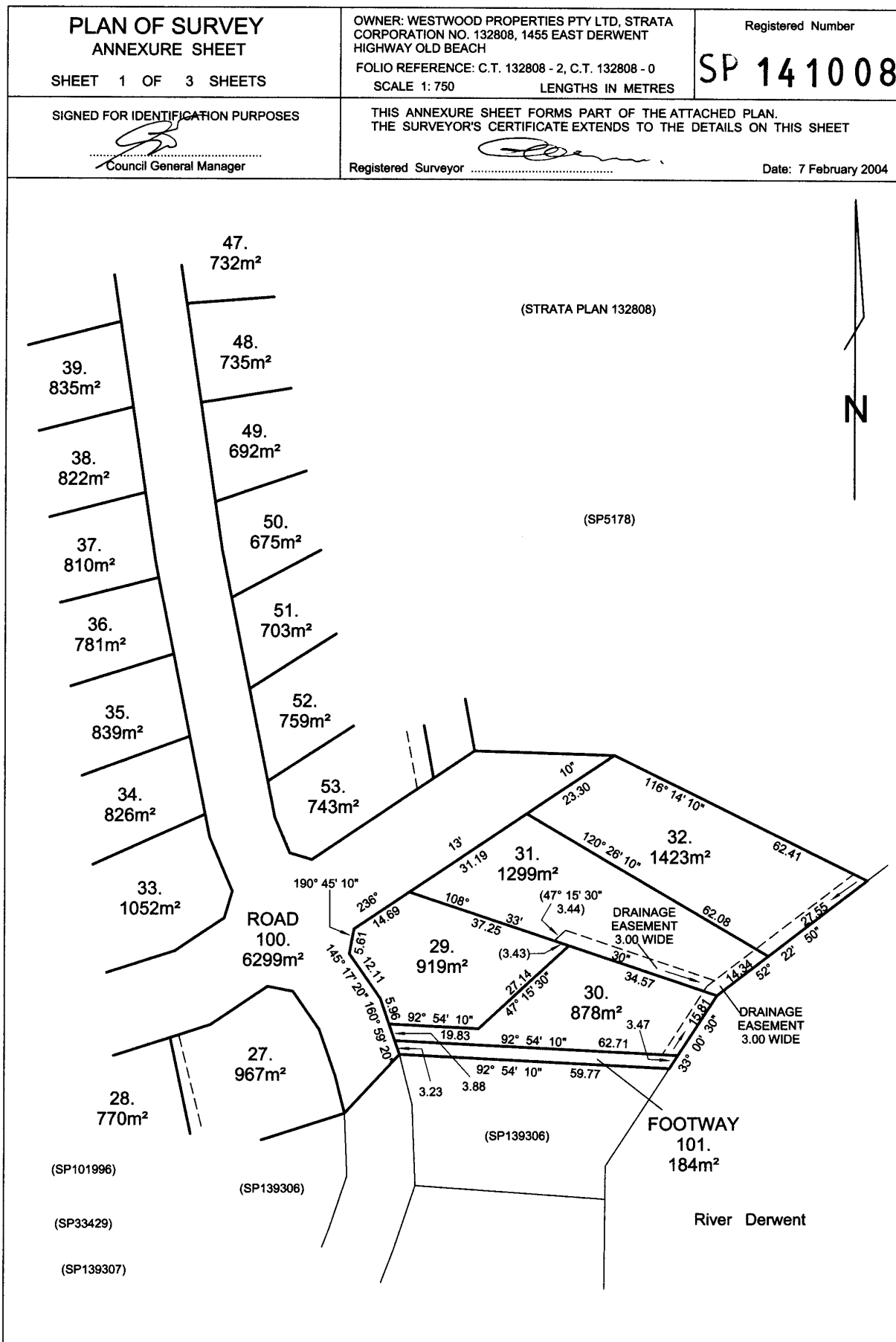
C413162 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
24-Dec-2002 at noonUNREGISTERED DEALINGS AND NOTATIONS

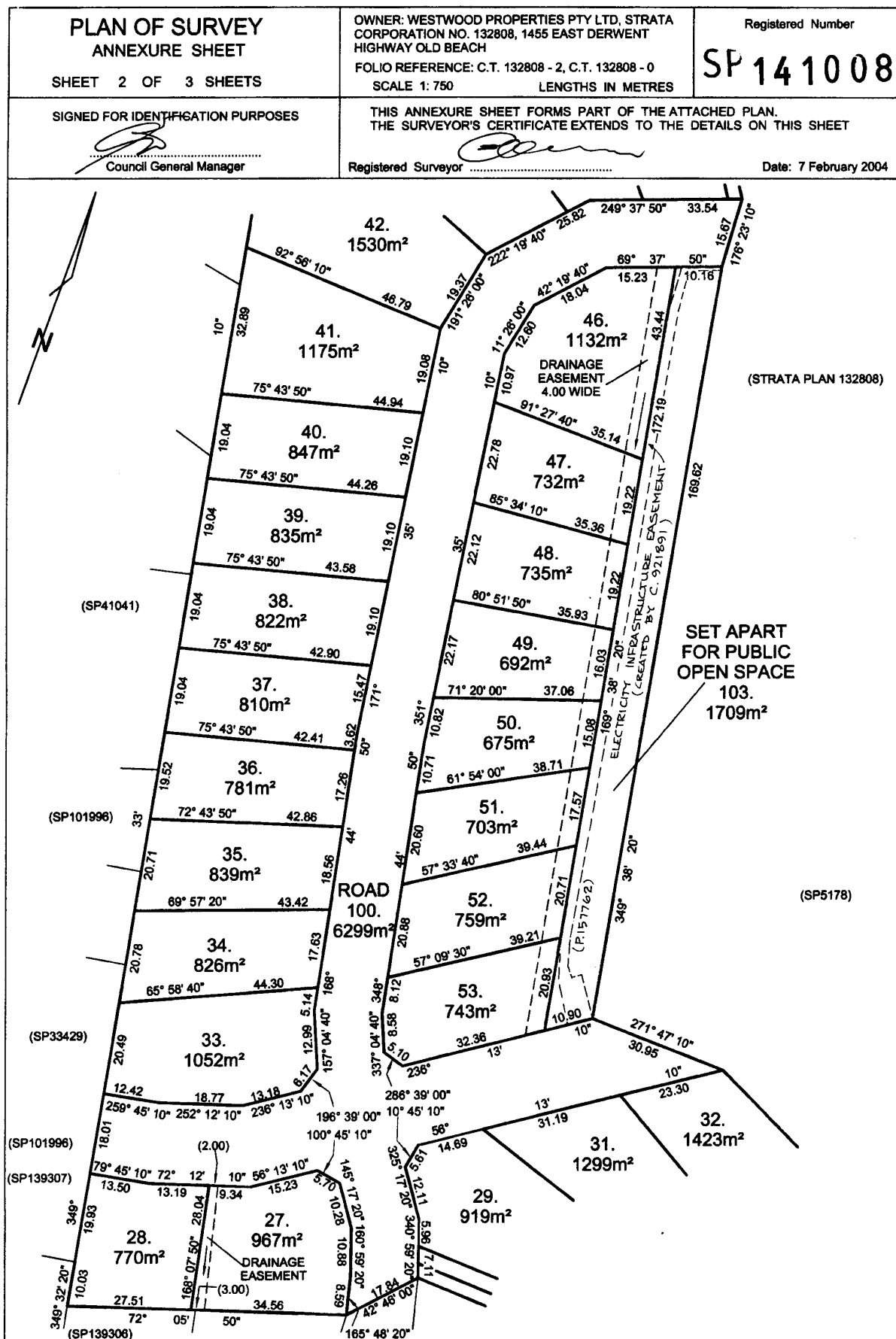
No unregistered dealings or other notations


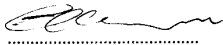


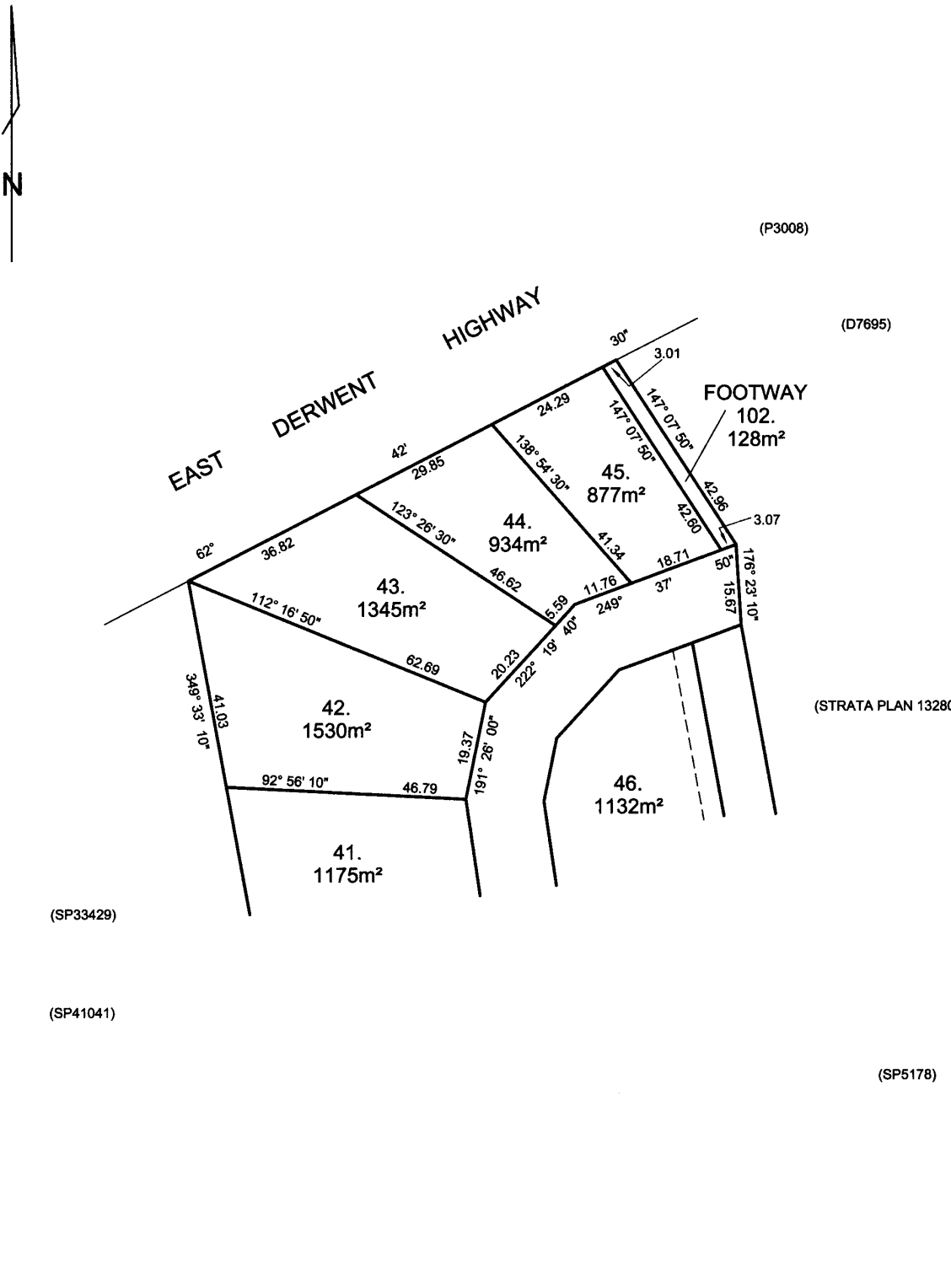
<p>OWNER WESTWOOD PROPERTIES PTY LTD</p> <p>FOLIO REFERENCE C.T. 132808 -2, C.T. 132808 -0</p> <p>GRANTEE PART OF 947 ACRES GRANTED TO CHARLES SHUM HENTY &amp; RICHARD DRY</p>	<p align="center"><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR A. R. HILDER</p> <p>LOCATION <b>LAND DISTRICT OF MONMOUTH PARISH OF FORBES</b></p> <p>SCALE 1: 1250      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER <b>SP141008</b></p> <p>APPROVED <i>Alice Kawa</i> 29 MAR 2004 EFFECTIVE FROM Recorder of Titles.</p>	
<p>MAPSHEET MUNICIPAL CODE No. 102 (5216-41)</p>	<p>LAST UPI No. 1201668</p>	<p>LAST PLAN No.</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>







<p><b>PLAN OF SURVEY</b> <b>ANNEXURE SHEET</b></p> <p>SHEET 3 OF 3 SHEETS</p>	<p>OWNER: WESTWOOD PROPERTIES PTY LTD, STRATA CORPORATION NO. 132808, 1455 EAST DERWENT HIGHWAY OLD BEACH</p> <p>FOLIO REFERENCE: C.T. 132808 - 2, C.T. 132808 - 0</p> <p>SCALE 1: 750      LENGTHS IN METRES</p>	<p>Registered Number</p> <p><b>SP141008</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p> ..... Council General Manager</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED PLAN. THE SURVEYOR'S CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET</p> <p>Registered Surveyor .....</p> <p>Date: 7 February 2004</p>	



The map illustrates a survey of several land parcels. Parcel 41 has an area of 1175m². Parcel 42 has an area of 1530m². Parcel 43 has an area of 1345m². Parcel 44 has an area of 934m². Parcel 45 has an area of 877m². Parcel 46 has an area of 1132m². Parcel 102 has an area of 128m². The parcels are bounded by 'EAST DERWENT HIGHWAY' and a 'FOOTWAY'. The survey includes detailed dimensions and bearings for all boundaries. Surrounding folios are identified as (P3008), (D7695), (STRATA PLAN 132808), (SP33429), (SP41041), and (SP5178).

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 141008</b>

PAGE 1 OF 2 PAGES

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**EASEMENTS**

Lots 46 to 53 inclusive, Lots 30 to 32 inclusive, Lot 101 and Lot 27 on the Plan are each subject to a right of drainage for Brighton Council over the Drainage Easements shown on the Plan passing through such lots.

**RIGHTS OF WAY**


Each lot shown on the Plan is together with a right of way as created by and subject to the conditions set forth in Sealed Plan No. 41041 over the Right of Way (Private) 18.00 wide shown passing through Lot 76 on Sealed Plan No. 101996.

**COVENANTS**

The owner of each Lot on the Plan covenants with the Vendors WESTWOOD PROPERTIES PTY LTD and the owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the coventor's Lot and every part thereof and that benefit thereof shall be annexed to and devolve with each and every other part of every other Lot shown on the Plan to observe the following stipulations:-

The Vendors WESTWOOD PROPERTIES PTY LTD reserve the right in relation to restrictive covenant or condition numbered 2 herein to make any Lots on the Plan free and except from the restrictive covenants or conditions or waive or alter the restrictive covenant as to any Lot on the Plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

<b>SUBDIVIDER:</b> WESTWOOD PROPERTIES PTY LTD, STRATA CORPORATION NO. 132808, 1455 EAST DERWENT HIGHWAY OLD BEACH <b>FOLIO REF:</b> Vol.132808 Fol. 2, Vol.132808 Fol. 0 <b>SOLICITOR &amp; REFERENCE:</b> Glade-Wright & Mahindroo (M. Fife)	<b>PLAN SEALED BY:</b> Brighton Council <b>DATE:</b> 23. 2. 04 <b>SUB:</b> 03/07 <b>REF NO.</b>  Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



# Appendix B – Correspondence regarding Land Owner Consent

## Alex Duffy

---

**From:** Leigh Wighton <Leigh.Wighton@brighton.tas.gov.au>  
**Sent:** Wednesday, 4 September 2024 2:24 PM  
**To:** Kate Le Roux  
**Cc:** Andrew Mansfield; Alex Duffy; Jeshua Brouwer; Angela Turvey  
**Subject:** RE: Community Battery Proposal

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Report Suspicious

Hi Kate  
Apologies for the delay getting back to you.  
I managed to get COVID last week.

Our contact for the community engagement and ideas re local artwork is:

Angela Turvey  
MANAGER, COMMUNITY DEVELOPMENT & ENGAGEMENT  
Working hours: Tuesday-thursday  
Tel: (03) 6268 7032  
[Angela.Turvey@brighton.tas.gov.au](mailto:Angela.Turvey@brighton.tas.gov.au)

Ange is aware you will be in contact.

I have discussed the proposal with the General Manager and he has confirmed he is more than happy to provide landowner consent for an application.  
Landowner consent is on our planning application form.

I have been advised that this will be a No Permit Required use in the General Residential Zone.  
As such an application for Planning Compliance using our regular DA Application form should be lodged and we can formally provide GM consent once its lodged.

Please let me know if you need anything else for now.

Regards,

**LEIGH WIGHTON**  
**SENIOR OFFICER – DEVELOPMENT ENGINEERING**



**Brighton**  
going places



Click here  
20  
VIS

[\[brighton.tas.gov.au\]](http://brighton.tas.gov.au)  
1 Tivoli Road, Old Beach TAS 7017  
Tel: (03) 6268 7017 | Fax: (03) 6268 7013 | Mob: **0418 569 044**  
[www.brighton.tas.gov.au](http://www.brighton.tas.gov.au) [\[brighton.tas.gov.au\]](http://brighton.tas.gov.au)



*We acknowledge the traditional owners who once walked this country, the Mumirimina people, the original custodians of the skies, land and water of kutalayna (Jordan River). We forward our respect to the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of lutruwita (Tasmania).*

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**From:** Kate Le Roux <Kate.LeRoux@tasnetworks.com.au>  
**Sent:** Tuesday, 3 September 2024 11:24 AM  
**To:** Leigh Wighton <Leigh.Wighton@brighton.tas.gov.au>  
**Cc:** Andrew Mansfield <Andrew.Mansfield@tasnetworks.com.au>; Alex Duffy <Alex.Duffy@tasnetworks.com.au>; Jeshua Brouwer <Jeshua.Brouwer@tasnetworks.com.au>  
**Subject:** RE: Community Battery Proposal

**Caution:** This is an external email and may be **malicious**. Please take care when clicking links or opening attachments.

Hi Leigh,

I hope you are well.

Would love to check in to see how you're progressing in your discussions re GM land owner consent and the required planning process?

To assist with your discussions the team has developed a one pager as well and an engagement plan (see attached).

We look forward to hearing from you.

Kind regards,

**Kate le Roux**  
Network Innovation Analyst  
Digital, Strategy and Customer  
Tasmanian Networks Pty Ltd

1 – 7 Maria Street, Lenah Valley 7008  
PO Box 606, Moonah TAS 7009



---

**From:** Kate Le Roux  
**Sent:** Wednesday, August 28, 2024 12:05 PM  
**To:** 'leigh.wighton@brighton.tas.gov.au' <[leigh.wighton@brighton.tas.gov.au](mailto:leigh.wighton@brighton.tas.gov.au)>  
**Cc:** Andrew Mansfield <[Andrew.Mansfield@tasnetworks.com.au](mailto:Andrew.Mansfield@tasnetworks.com.au)>; Alex Duffy <[Alex.Duffy@tasnetworks.com.au](mailto:Alex.Duffy@tasnetworks.com.au)>;

Jeshua Brouwer <[Jeshua.Brouwer@tasnetworks.com.au](mailto:Jeshua.Brouwer@tasnetworks.com.au)>

**Subject:** Community Battery Proposal

Hi Leigh,

Thank you very much for your time this morning.

As discussed, I have attached the presentation for you to share with your GM and planning team.

We look forward to hearing back from you regarding advice on next steps for progressing this project including, GM land owner consent and the planning process.

Additionally, I just wanted to grab the details of the community engagement representative you mentioned as well.

Please reach out if you have any questions, concerns, or ideas. We're happy to chat!

Kind regards,

**Kate le Roux**

Network Innovation Analyst  
Digital, Strategy and Customer  
Tasmanian Networks Pty Ltd

1 – 7 Maria Street, Lenah Valley 7008  
PO Box 606, Moonah TAS 7009



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# Appendix C - Plans



34 Churinga Waters Drive

13205

Existing non-combustible fence

Proposed Community Battery

2437

4881

5002

1000

5886

2518

1000

Existing TasNetworks Distribution Substation (T520832)

3333

26 Eaves Court

Existing Private Driveway

32 Churinga Waters Drive

Eaves Court

Existing Footpath

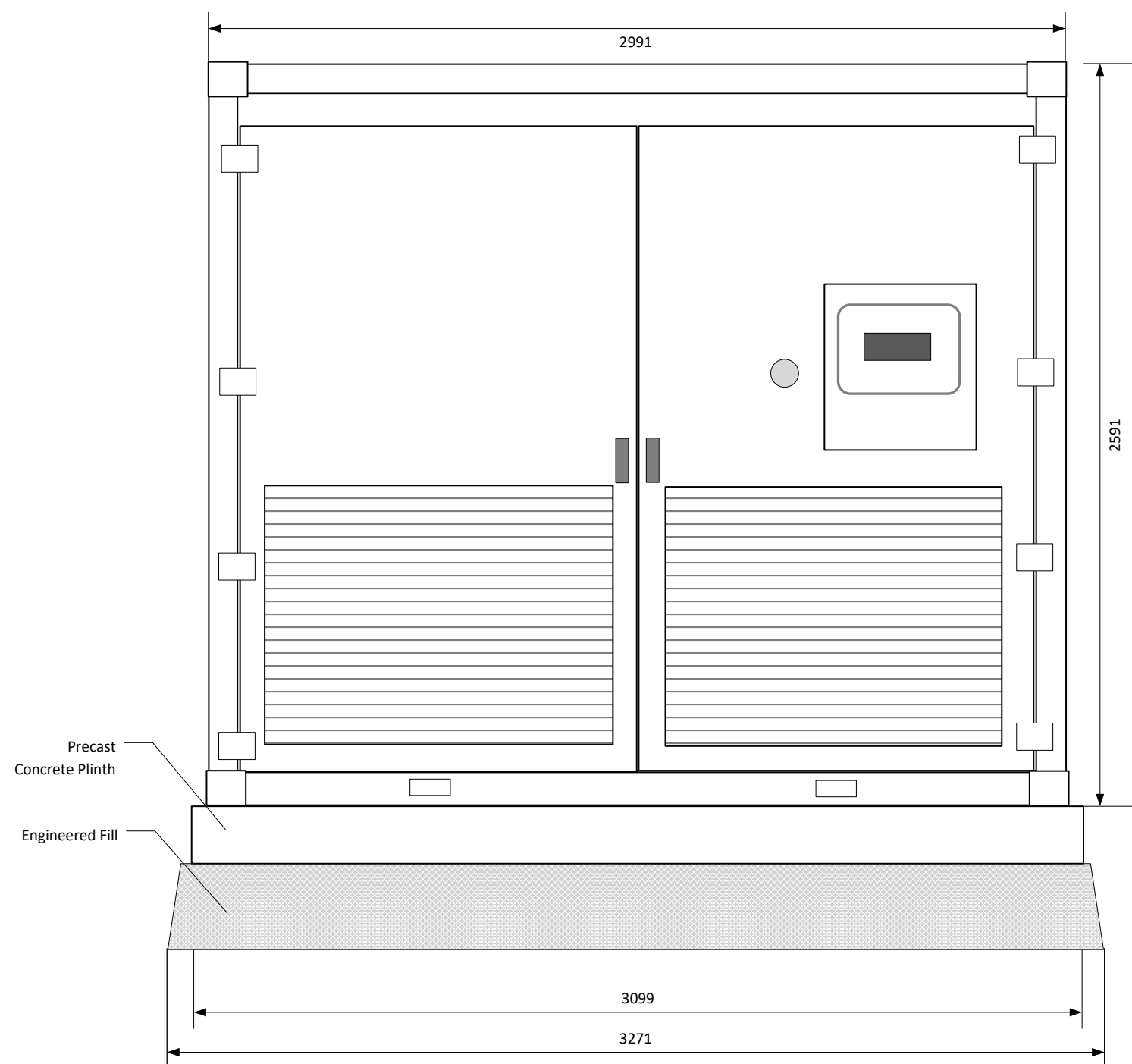


Proposed Community Battery Location

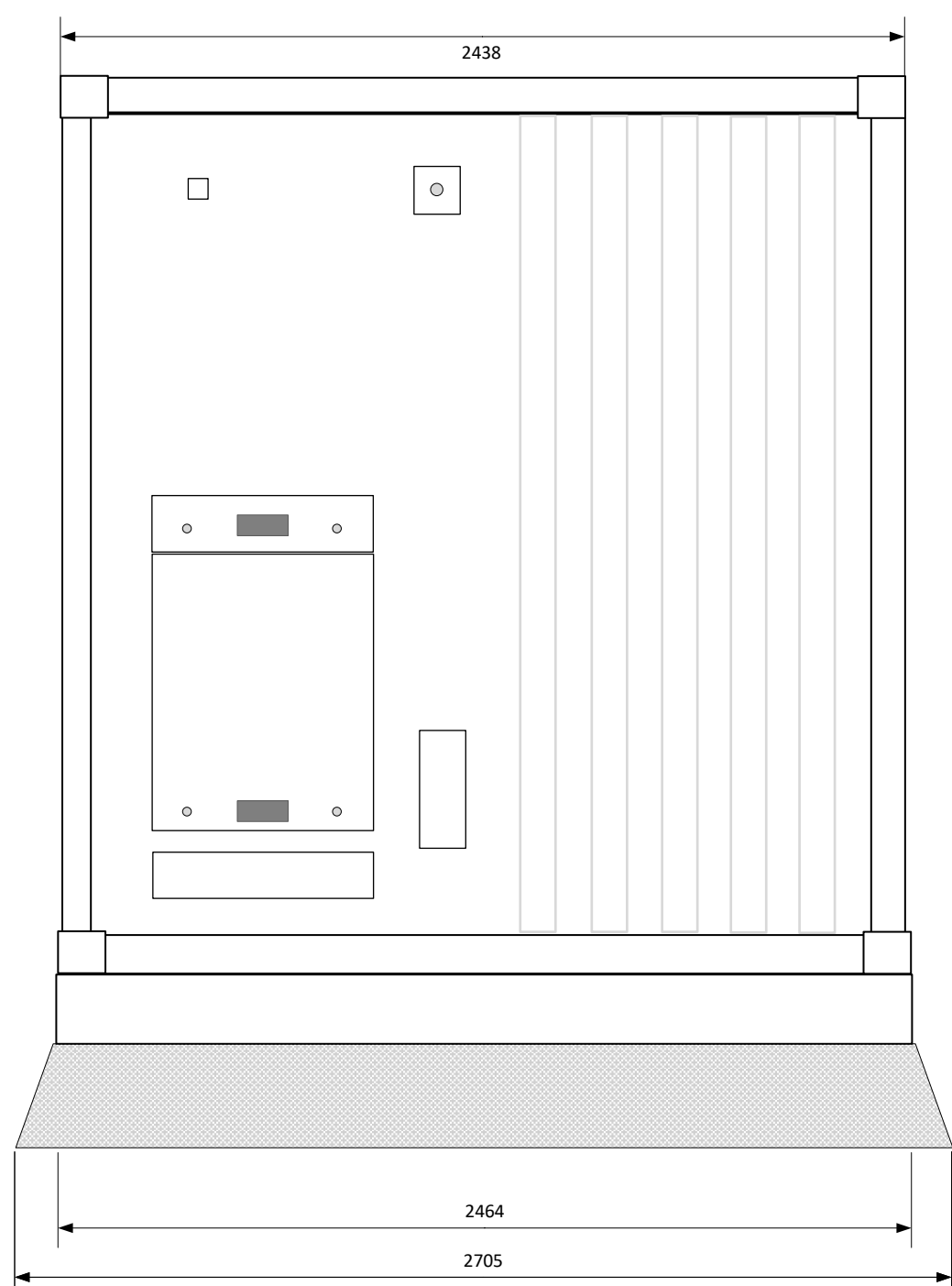
PLANNING ONLY  
NOT FOR CONSTRUCTION

Old Beach Community Battery Site Plan	
DRAWN	Alex Duffy
ISSUED	21/10/2024

SIZE	FSCM NO	DWG NO	REV
A3		Old Beach Community Battery	A
SCALE	1:100	SHEET	1 OF 2



FRONT ELEVATION



SIDE ELEVATION

**PLANNING ONLY**  
**NOT FOR CONSTRUCTION**

ARENA Community Battery Front and Side Elevations (indicative)		SIZE	FSCM NO	DWG NO		REV
DRAWN	Alex Duffy	A3		ARENA Community Battery		A
ISSUED	1221/9/2024	SCALE	1:20	SHEET	2 OF 2	



[www.tasnetworks.com.au](http://www.tasnetworks.com.au)

Old Beach Community Battery  
**Public**