

TASMANIAN PLANNING COMMISSION



Our ref: DOC/25/135666
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4 December 2025

Dr Sean Mc Goldrick
Chief Executive Officer
TasNetworks Pty Ltd
PO Box 606
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Via email: david.palmer@tasnetworks.com.au

Dear Dr Mc Goldrick

North West Transmission Upgrades Project (Palmerston to Hampshire)

- **Relocation of 110kV Overhead Transmission Line**
- **Conditions relating to post-construction operation**

I am writing about two separate issues arising in relation to TasNetworks' application for a permit for the North West Transmission Upgrades Project. Although the issues are separate, they both relate to the application of s 57 of the *Electricity Supply Industry Act 1995* (the ESI Act) and the *Electricity Supply Industry Regulations 2018* (the ESI Regulations) reg 8. The Commission has received legal advice about these matters.

Relocation of 110kV Overhead Transmission Line

I refer to the proposed relocation of the 110kV overhead transmission line (the 110kV OHTL relocation) shown on the plans that were provided as part of the application for a planning permit for the North West Transmission Upgrades Project – Palmerston to Hampshire section.

The application documents describe the use and development associated with the 110KV OHTL relocation as necessary for the project and the plans show that it includes:

1. development of 14 new 110kV OHTL steel monopoles in two separate areas,
2. relocation of the existing transmission lines on to the new poles, and
3. use of land outside an existing easement area for the transmission of electricity.

The project description in Section 6 of the NWTD Report Introduction states that use and development of the 110kV OHTL relocation is wholly exempt from the requirement for a planning permit under the *Land Use Planning and Approvals Act 1993* (the LUPA Act) due to the provisions of the ESI and Regulations. The Panel disagrees.

It is the Panel's view that the extent of development proposed, and the use of land required for the 110kV OHTL relocation, is more than a modification of an existing transmission line. Consequently, the use and development associated

with the 110kV OHTL relocation requires a permit under the LUPA Act as it is not work of a kind classified by the ESI Regulations as work of minor environmental impact, and as such s 57 of the ESI Act does not apply.

The Panel considers that the *Major Infrastructure Development Approvals (North West Transmission Upgrades Project) Order 2020* (the Order) does not include use and development associated with the 110kV OHTL relocation.

To address this matter TasNetworks may consider either:

- making an application for a planning permit for the use and development associated with the relocation of the 110kV transmission line to the Central Coast Council under the LUPA Act, or
- seeking to amend the Order under the MIDA Act to include the 110kV OHTL relocation.

Please provide your advice on how TasNetworks intend to proceed.

Conditions relating to post-construction operation

The Panel notes that Section 6 of the NWTD Report Introduction states that the Commission will not be imposing any conditions on works of minor environmental impact, including the post construction operation of the proposed 220kV double OHTL. However, Attachment 10 of the application also identifies a wide range of management measures which occur during the operation stage of the project and as being relevant to the planning permit.

Therefore, the Panel is seeking to confirm its understanding with TasNetworks that the ESI Regulations relate to work only and do not prevent conditions being imposed that relate to the use of land for a permitted transmission line.

The Panel will be assessing the ongoing use of the 220kV double circuit transmission line and while the outcome of the application remains to be seen, if a permit is granted the Panel anticipates that it will impose relevant conditions upon that ongoing use. Any such conditions will be informed by the operation stage management measures identified by TasNetworks in Attachment 10, will have force as permit conditions relating to use, and the ESI Act and Regulations will not detract from, or disapply, such conditions.

Yours sincerely



Roger Howlett

**Chairperson
Delegated Assessment Panel**