

TASMANIAN PLANNING COMMISSION

Major Infrastructure Project Planning Permit

Granted by Delegated Assessment Panel under the *Major Infrastructure Development Approvals Act 1999* and the *Land Use Planning and Approvals Act 1993*

MAJOR INFRASTRUCTURE PROJECT NAME	North West Transmission Upgrades Project – Palmerston to Hampshire Section
PERMIT NUMBER	MIPP-2026-01
PERMIT DATE	10 March 2026
PERMIT HOLDER	Tasmanian Networks Pty Ltd (TasNetworks)
PROJECT LAND	The land subject to this permit includes all the land on which the use and development allowed by the permit is located, as set out in the maps in Schedule 3.
THE PERMIT ALLOWS	1. Use of the project land for electricity transmission; and 2. Development of the project land for electricity transmission infrastructure associated with a 220kV double overhead transmission line comprising 341 lattice transmission towers, 50 steel monopoles, a switching station, and associated access tracks, vegetation clearance, 110kV transmission line relocation works, and road works.
THE PERMIT INCLUDES	All conditions and restrictions set out in the permit Schedule 1 – Definitions Schedule 2 – TasWater’s Submission to Planning Authority Notice Schedule 3 – Project Land

Conditions and Restrictions

General and Administrative

1. Generally in accordance with approved plans

The use and development must be undertaken generally in accordance with the approved plans as listed in the table below, except where modified by this permit.

Approved plans:

Figure	Plan	Plan date
A8.1	Hampshire Hills switching station overview	22/8/25
A8.2	Hampshire Hills switching station site plan	12/8/25
A8.3	Hampshire Hills switching station layout	11/8/25
A8.4	Hampshire Hills switching station cross sections (A-B and C-D)	11/8/25
A8.5	Hampshire Hills switching station control room layout	11/8/25
A8.6	Overhead transmission line site boundary and adjoining properties (11 maps, excluding maps 5, 6, 7, and 8)	8/11/25
A8.6	Overhead transmission line site boundary and adjoining properties (maps 5, 6, 7, 8)	19/12/25
A8.8	Overhead transmission line site plans – project infrastructure (82 maps, excluding maps 41, 42, 50, 51, 55, 60, 61, 63, 64, and 65)	8/22/25
A8.8	Overhead transmission line site plans – project infrastructure (maps 41, 42, 50, 51, 55, 60, 61, 63, 64, and 65)	19/12/25
A8.10	Overhead transmission line site plans project infrastructure and property titles (Burnie only, 9 maps excluding maps 1, 2, 3, 4, 5, and 6)	5/20/25
A8.10	Overhead transmission line site plans project infrastructure and property titles (Burnie only, maps 1, 2, 3, 4, 5, and 6)	22/12/25
A8.12	Overhead transmission line site plans – vegetation clearance requirements (82 maps, excluding maps 41, 42, 50, 51, 55, 60, 61, 63, 64, and 65)	8/8/25
A8.12	Overhead transmission line site plans – vegetation clearance requirements (maps 41, 42, 50, 51, 55, 60, 61, 63, 64, and 65)	19/12/25
5.3	Access tracks (82 maps, excluding maps 41, 42, 50, 51, 55, 60, 61, 63, 64, and 65)	8/4/25

5.3	Access tracks (41, 42, 50, 51, 55, 60, 61, 63, 64, and 65)	18/12/25
6.4	Relocated 110kV overhead transmission line site plans (5 maps)	8/4/25
6.18	Access tracks and potential watercourse crossings (10 maps, excluding maps 6, 7, 8, and 9)	17/3/25
6.18	Access tracks and potential watercourse crossings (maps 6, 7, 8, and 9)	5/1/26
N/A	Part E – Appendix A – Vegetation Clearance (49 pages, NWTD-EP-DA-501)	August 2025

2. Detailed development plans

Prior to the commencement of works, detailed development plans of the use and development must be submitted to and endorsed by the Commission.

The detailed development plans must be generally in accordance with all the approved plans in condition 1 but modified to reflect any changes required or approved by the permit.

The detailed development plans must show the following information at a minimum:

1. title boundaries
2. location and height of each individual tower and pole, including the changes required by conditions **4** and **5**
3. individual tower and pole numbers
4. location of the relocated 110kV transmission line infrastructure
5. location of existing and new access tracks, including access points and watercourse crossings
6. location of the easement
7. location of the notified corridor
8. location of the Hampshire Hills switching station
9. location of towers or poles to be removed
10. extent and nature of native vegetation clearance
11. staging.

The detailed development plans must be dimensioned or scalable and presented at a scale appropriate to the information being presented.

Endorsed detailed development plans form part of the permit and must be complied with.

3. Staging

The use and development may be undertaken in stages as shown on the endorsed detailed development plans, or in accordance with an updated staging plan

submitted to and endorsed by the Commission prior to the commencement of any works in the updated staging plan.

Any corresponding obligation arising under this permit (including the preparation and approval of plans, protocols and strategies) may be similarly completed in stages, but only insofar as those obligations are relevant to the use and development of the electricity transmission infrastructure that are proposed to be used or developed in a stage.

Where staging of the use and development is proposed, the staging plan to be endorsed must identify all relevant obligations under this permit and describe how these will be managed for each stage, having regard to the nature and timing of construction activities and the operation of the use.

The staging plan must be kept updated, maintained for the duration of the development, and made publicly available in accordance with condition **60.5**.

4. Towers to poles

The following 25 lattice towers on the Sheffield to Burnie section of the transmission line are approved to be 50 steel monopoles, in accordance with the approved plans (Figure A8.8) in condition 1.

1. T6, T7, T8 and T9
2. T43, T44, T45 and T46
3. T62a and T63a
4. T86, T87, T88, T89, T90, T91, T92, T93, T94, T95, T96, T97, T98, T99, and T100.

5. Height – Heybridge Spur East towers 3 and 4

Towers 3 and 4 on the Heybridge Spur East must be 59m high, unless otherwise approved in writing by the Commission.

6. Micrositing – towers and poles

No further approval is required for the micrositing of towers and poles from that shown on the approved plans (Figure A8.8) in condition 1.

Towers and poles can be micrositied a maximum of 50m laterally, and without restriction linearly, subject to all the following being satisfied:

1. pole, tower, and easement must remain within the notified corridor
2. pole, tower, and easement must not be located on another title (unless in the same ownership)
3. the number of poles or towers on the title (or titles in the same ownership) must not increase
4. pole, tower, and easement must be no closer to any existing dwelling, unless:
 - i. the easement maintains a minimum 100m setback from a dwelling on land subject to the easement and zoned Rural, Agriculture, Landscape

- Conservation, or Rural Living under the Tasmanian Planning Scheme applying in the municipal area
- ii. the easement maintains a minimum 20m setback from a dwelling on land subject to the easement and zoned Rural Living, Low Density Residential, or General Residential under the Tasmanian Planning Scheme applying in the municipal area
 - iii. a tower or pole maintains a minimum 400m setback from a dwelling on land not subject to the easement and zoned Rural, Agriculture, Landscape Conservation, or Rural Living under the Tasmanian Planning Scheme applying in the municipal area
5. no additional native vegetation clearance is required
 6. no additional access points or watercourse crossings are required
 7. there is no increase to the mapped category of landslide risk as set out in the Landslide Code in the Tasmanian Planning Scheme
 8. there are no additional impacts on:
 - i. Ecologically Sensitive Zones and Ecological Protection Zones
 - ii. threatened flora, fauna, including their significant habitat, and native vegetation communities
 - iii. watercourses including streamside reserves
 - iv. registered Aboriginal relic sites
 - v. karst mapped on LISTmap
 - vi. agricultural land in a higher mapped land capability class in accordance with the *Land Capability Handbook, Guidelines for the Classification of Agricultural Land in Tasmania, 2nd edition, 1999, Grose, C. J., Department of Primary Industries, Water and Environment.*

7. Micrositing – access tracks

No further approval is required for the micrositing of access tracks from that shown on the approved plans (Figure 5.3) in condition 1.

Access tracks can be microsited 50m in any direction, subject to all the following being satisfied:

1. the access track must be no closer to any existing dwelling on another title in separate ownership, unless a minimum 400m setback is maintained
2. the access track must not be located (wholly or partially) on another title (unless in the same ownership)
3. access points must comply with Australian Standard AS 2890.1:2004
4. no additional native vegetation clearance is required
5. no additional access points or watercourse crossings are required
6. there is no increase to the mapped category of landslide risk as set out in the Landslide Code in the Tasmanian Planning Scheme
7. there are no additional impacts on:
 - i. Ecologically Sensitive Zones and Ecological Protection Zones

- ii. threatened flora, fauna, including their significant habitat, and native vegetation communities
- iii. watercourses including streamside reserves
- iv. registered Aboriginal relic sites
- v. karst mapped on LISTmap
- vi. agricultural land in a higher mapped land capability class in accordance with the *Land Capability Handbook, Guidelines for the Classification of Agricultural Land in Tasmania, 2nd edition, 1999, Grose, C. J., Department of Primary Industries, Water and Environment.*

8. Height – minor variation

No further approval is required for minor variations to the height of the towers and poles from that shown on the approved plans (Figure A8.8) in condition 1, subject to all the following being satisfied:

- 1. increases in height must be no more than:
 - i. 3m for towers/poles with an approved height between 30m and 40m
 - ii. 4m for towers/poles with an approved height between 41m and 50m
 - iii. 5m for towers/poles with an approved height between 51m and 60m
- 2. increases in height must not result in exceeding a maximum tower/pole height of:
 - i. 59m between Palmerston and Sheffield
 - ii. 60m between Sheffield and Burnie
 - iii. 53m on the Heybridge Spurs
 - iv. 59m between Burnie and Hampshire Hills
- 3. variation to the height of a tower or pole must not result in the easement associated with the transmission line extending beyond the notified corridor
- 4. variation to the height of a tower or pole must not result in the easement associated with the transmission line extending onto another title (unless in the same ownership)
- 5. no additional native vegetation clearance is required
- 6. there are no additional impacts on:
 - i. Ecologically Sensitive Zones and Ecological Protection Zones
 - ii. threatened flora, fauna, including their significant habitat, and native vegetation communities
 - iii. watercourses including streamside reserves
 - iv. registered Aboriginal relic sites
 - v. existing use of land
 - vi. agricultural land in a higher mapped land capability class in accordance with the *Land Capability Handbook, Guidelines for the Classification of Agricultural Land in Tasmania, 2nd edition, 1999, Grose, C. J., Department of Primary Industries, Water and Environment.*

9. Secondary consent

Changes to the development that exceed that allowed by the endorsed detailed development plans in condition **2**, micrositing conditions **6** and **7**, and height – minor variation condition **8** may be approved by the Commission.

Consent for the changes must be sought and obtained from the Commission prior to the commencement of works for the changes.

The request for consent must be accompanied by relevant supporting documentation prepared by suitably qualified persons demonstrating that:

1. the changes do not cause an increased detriment to any person
2. the changes do not result in the easement extending beyond the notified corridor
3. the changes further the *Land Use Planning and Approvals Act 1993* Schedule 1 objectives
4. any changes which impact on the matters listed below (i.-viii.) do not result in a material adverse change to the overall effect of the approved use and development:
 - i. residential amenity
 - ii. agricultural land
 - iii. existing use of land
 - iv. aboriginal cultural heritage
 - v. threatened flora, fauna, including their significant habitat, and native vegetation communities
 - vi. watercourses including streamside reserves
 - vii. karst mapped on LISTmap.

10. Pre-construction works

For the purposes of conditions in this permit, the carrying out of pre-construction works is not commencement of works.

Pre-construction work means:

1. topographical or feature survey work including the installation of markers, underground service location, geotechnical investigation and soil sampling and testing
2. survey of existing structures and roads
3. the establishment of temporary facilities to support construction including site offices and testing rigs that do not require removal of native vegetation
4. the establishment of protected areas where specific types of works are excluded
5. installation of mitigation measures for sediment and erosion control
6. installation of temporary fences, signs and hoardings.

11. TasWater

The use and development must comply with the requirements of TasWater as detailed in the Submission to Planning Authority Notice, Reference number TWDA 2025/00554-BCC dated 03/06/2025 as set out in Schedule 2 to the permit.

Biodiversity and Natural Values

12. Soil and water management plan

Prior to the commencement of works, a soil and water management plan for sediment and erosion control must be submitted to and approved by the Commission.

The plan must be consistent with the provisions of the *Erosion and Sediment Control: The Fundamentals for Development in Tasmania* (TEER & DEP, 2023) and sections D1 and D2 of the Forest Practices Code 2020.

At a minimum, the plan must specify measures to:

1. minimise erosion
2. control sediment, including to karst features and springs
3. manage stormwater runoff that contains contaminants
4. manage disposal of surface and groundwater
5. minimise dust emissions
6. manage stockpiles and disposal of excavated material
7. minimise impacts on watercourses including streamside reserves
8. manage rehabilitation works.

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

13. Dust management plan

Prior to the commencement of works, a dust management plan for potential dust emissions to sensitive receptors including houses, schools, kindergartens, medical facilities, native vegetation and crops, must be submitted to and approved by the Commission.

At a minimum, the plan must specify management measures for:

1. contaminated and potentially contaminated soils
2. the storage of materials susceptible to dust in a way that minimises dust to mobilise
3. removal of waste materials and cleaning up any spills of materials
4. dust suppression.

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

14. Karst and springs management plan

Prior to the commencement of works, a karst and springs management plan must be submitted to and approved by the Commission.

At a minimum, the plan must:

1. require pre-construction geotechnical investigations by a suitably qualified karst expert to identify limestone and subterranean karst features in karst areas crossed by the project including the mapped Liffey karst area on LISTmap
2. require works to avoid any cavities detected
3. specify machinery not to be operated or access tracks constructed within a 20m buffer of karst features
4. specify specific management measures to minimise impact on karst features consistent with the Forest Practices Code 2020.

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

15. Groundwater and dewatering management plan

Prior to commencement of works, a groundwater and dewatering management plan must be submitted to and approved by the Commission.

At a minimum, the plan must:

1. set groundwater exclusion zones
2. require site specific hydrological investigations for works within exclusion zones
3. specify management measures for works extending below the water table in acid sulphate soils
4. specify management measures for dewatering.

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

16. Temporary works rehabilitation strategy

Temporary work sites (winch, drum and break sites, tower assembly site and associated temporary accesses) must be rehabilitated within 12 months of ceasing to be used.

Prior to commencement of the temporary works, a temporary works rehabilitation strategy must be submitted to and approved by the Commission.

At a minimum the strategy must include:

1. details for the storage and reuse of weed free 'slash-and-chip' materials
2. requirements for the application of erosion and sedimentation control measures until rehabilitation is complete
3. requirements for weed, disease and hygiene management measures to be applied during rehabilitation
4. a list of flora species to be used at rehabilitation sites
5. a requirement for revegetation using native vegetation communities including local provenance flora
6. an inspection and maintenance schedule for rehabilitation sites

7. details for the reporting of rehabilitation outcomes.

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

17. Weed, disease and hygiene plan

Prior to the commencement of works, a plan to manage the introduction, spread, and establishment of weed and diseases for both construction and operation, must be submitted to and approved by the Commission.

The plan must:

1. be consistent with the *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (Department of Primary Industries, Parks, Water and Environment 2015)
2. have regard to standard *Phytophthora* hygiene measures in the Forest Practices Authority Flora Technical Note No.8 management of *Phytophthora cinnamomi* in production forest (2024)
3. have regard to the control of Chytrid fungus reflecting the *Environmental and Biodiversity Protection Act 1999* Threat Abatement Plan for Infection of Amphibians with Chytrid Fungus Resulting in Chytridiomycosis (Commonwealth of Australia 2016), and the Keeping it clean - A Tasmanian field hygiene manual to prevent the spread of freshwater pests and pathogens (Department of Primary Industries, Parks, Water and Environment (2010)).

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

Note: Condition corrected pursuant to section 55 of the Land Use Planning and Approvals Act 1993 and approved by the Commission on 11 September 2026.

18. Biosecurity plan

Prior to the commencement of works, a biosecurity plan to identify, prevent, and manage biosecurity risks for both construction and operation, must be submitted to and approved by the Commission.

The plan must:

1. identify biosecurity risks
2. specify procedures for managing biosecurity risks
3. be consistent with the protocols in the *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (Department of Primary Industries, Parks, Water and Environment (2015))
4. be consistent with the protocols in the *Tasmanian Washdown Guidelines for Weed and Disease Control - Machinery, Vehicles and Equipment, Edition 1* (Department of Primary Industries, Water and Environment, 2004)

5. be consistent with the protocols in the *Keeping it clean - A Tasmanian field hygiene manual to prevent the spread of freshwater pests and pathogens* (Department of Primary Industries, Parks, Water and Environment (2010)).

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

19. Vegetation management plan

Prior to the commencement of native vegetation removal, a vegetation management plan prepared by a suitably qualified person must be submitted to and approved by the Commission.

The vegetation management plan must include the results of all surveys including those that confirm the extent of state and *Environmental Protection and Biodiversity Conservation Act 1999* listed vegetation communities in the vicinity of the development, and the clearance limits specified in conditions **20**, **21**, and **22**.

The plan must specify procedures for:

1. ensuring vegetation clearance, including felling and removal of trees and vegetation in streamside reserves, is in accordance with the Forest Practices Code 2020 and associated procedures
2. ensuring that native vegetation that has not been approved for removal under this permit will not be adversely affected by construction
3. identifying and removing hazard trees
4. ensuring when clearing sites to ground cover that:
 - i. existing hollow bearing logs in native vegetation must be retained
 - ii. in dry sclerophyll communities and lowland grass complexes, fallen timber and branches in potential habitat for the Green-lined Ground Beetle must be retained
 - iii. in eucalypt forest and plantations, piles of woody debris including plantation windrows must be retained where suitable to act as denning shelter and foraging habitat for Tasmanian Devils, Eastern Quolls and Spotted-tailed Quolls
5. delineating and marking on the ground the location of the Ecologically Sensitive Zones
6. ensuring that for works in the vicinity of Ecologically Sensitive Zones:
 - i. impacts to EPBC Act listed communities are limited and otherwise limited to pruning
 - ii. access tracks are designed and constructed to avoid clearance of all state and EPBC Act listed communities
 - iii. native vegetation clearance associated with the construction of transmission line infrastructure and for the protection of infrastructure and public safety for the operation of the powerline is the minimum extent necessary

7. ensuring that works are consistent with the practices specified for Ecological Protection Zones
8. rehabilitating and revegetating native vegetation in areas where native vegetation has been cleared to ground level, to enable temporary construction activities
9. managing the retention of native vegetation over the operational period of the use in areas where permanent vegetation removal to ground cover, mid-storey or no clearing has been permitted as necessary to protect operating infrastructure and public safety.

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

20. Native vegetation clearance limit

The maximum permitted area of native vegetation clearance approved by this permit is 144ha, generally in accordance with the approved plans (Figure A8.12 and Part E – Appendix A) in condition 1.

21. Threatened native vegetation clearance limits

The following maximum permitted areas of clearing and conversion of threatened vegetation communities are approved by this permit and must be generally in accordance with the approved plans (Figure A8.12 and Part E – Appendix A) in condition 1:

1. *Melaleuca ericifolia* swamp forest: not more than 0.07ha
2. *Eucalyptus amygdalina* forest and woodland on Cainozoic deposits: not more than 0.01ha
3. *Eucalyptus viminalis* wet forest: not more than 0.14ha
4. *Eucalyptus ovata* forest and woodland: not more than 0.09ha.

22. Habitat clearance limits

The following maximum permitted areas of native habitat modification apply under this permit and must be generally in accordance with the approved plans (Figure A8.12 and Part E – Appendix A) in condition 1:

1. Tasmanian Devil and Spotted-tailed Quoll denning habitat – clear and convert to ground level: not more than 37.3ha
2. Eastern Quoll denning habitat – clear and convert to ground level: not more than 26.1ha
3. Tasmanian Devil foraging habitat – clear to ground cover: not more than 71.4ha
4. Spotted-tailed Quoll foraging habitat – clear to ground cover: not more than 71.5ha
5. Eastern Quoll foraging habitat – clear to ground cover: not more than 47.4ha
6. native forest – modify by clearing to mid-storey: not more than 30ha.

Note: Condition corrected pursuant to section 55 of the Land Use Planning and Approvals Act 1993 and approved by the Commission on 11 September 2026.

23. Threatened flora

23.1 Threatened flora (orchids) survey

A survey must be undertaken prior to commencement of clearance to ground level or ground cover in potential habitat for the following species:

1. *Caladenia pallida*
2. *Caladenia tonellii*
3. *Prasophyllum crebriflorum*
4. *Pterostylis ziegeleri*

The survey must be undertaken when each relevant species has been observed to flower at locations where presence of the species is already known.

23.2 Threatened flora (orchids) clearing to ground level

Clearing works to ground level must not occur within 5m of the following species:

1. *Caladenia pallida*
2. *Caladenia tonellii*
3. *Prasophyllum crebriflorum*
4. *Pterostylis ziegeleri*

Note: Condition corrected pursuant to section 55 of the Land Use Planning and Approvals Act 1993 and approved by the Commission on 11 September 2026.

23.3 Threatened flora (orchids) clearing to ground cover

Clearing works to ground cover may occur within 5m of the following species:

1. *Caladenia pallida*
2. *Caladenia tonellii*
3. *Prasophyllum crebriflorum*
4. *Pterostylis ziegeleri*

The clearing works must:

- a. be undertaken by hand
- b. all clearing debris and mulch must be removed.

23.4 Threatened flora (native watercress) survey

Prior to the commencement of clearance to ground level at any new watercourse crossing in the Burnie to Hampshire section of the transmission line, a survey for the native wintercress (*Barbarea australis*) must be undertaken.

23.5 Threatened flora (hemphbush and native wintercress) clearing works

Clearing works to ground level or ground cover must not occur within 5m of the fragrant hemphbush (*Gynatrix pulchella*) or the native wintercress (*Barbarea australis*).

24. Swift parrot

A survey of *Eucalyptus ovata* forest and *globulus* plantations must be undertaken by a suitably qualified person immediately prior to clearance for the presence of Swift Parrots and their breeding habitat.

No clearing of *Eucalyptus ovata* forest and *globulus* plantations must occur while Swift Parrots are present.

25. Active raptor nests

There must be no operation of machinery within the following:

1. 100m of an active Grey Goshawk nest
2. 150m of an active Tasmanian Masked Owl nest
3. 500m or 1km if in line-of-sight of an active Tasmanian Wedge-tailed Eagle or White Bellied Sea Eagle nest during the management constraint period, unless carried out in accordance with an approach prepared by a suitably qualified raptor specialist. The management constraint period is 1 July to 31 January inclusive, or 1 July to 28 February inclusive in late season years. Line-of-sight means the areas where a breeding eagle could see when at the nest.

26. Known raptor nests

If a Grey Goshawk, Tasmanian Masked Owl, Tasmanian Wedge-tailed Eagle and White Bellied Sea Eagle nest (irrespective of activity status) occurs within 500m of construction activity, the works must be carried out in accordance with an approach prepared by a suitably qualified raptor specialist.

27. Raptor nest management plan

Prior to the commencement of works, a raptor nest management plan must be submitted to and approved by the Commission.

The plan must have regard to the Forest Practices Authority Fauna Technical Note 1 (2024) and Natural Resources and Environment Tasmania (NRE Tas) advice on Tasmanian Masked Owl nest tree monitoring and must include:

1. details of the prohibition on using machinery within certain distances of active raptor nests as set out in condition **25**
2. results of Tasmanian Wedge-tailed Eagle and White Bellied Sea Eagle nest searches in potential habitat
3. results of a Grey Goshawk nest search in potential habitat, within 12 months before construction commences
4. results of additional acoustic surveys of potential habitat of the Tasmanian Masked Owl completed no more than 6 months prior to construction works and undertaken in spring
5. assessment of any habitat within 150m of areas to be cleared or modified for hollows with an entry diameter of 15cm or greater

6. details of proposed Tasmanian Wedge-tailed Eagle, White Bellied Sea Eagle, Tasmanian Masked Owl and Grey Goshawk nest monitoring and activity checks, and exclusion areas, developed in consultation with the Department of Natural Resources and Environment Tasmania
7. a requirement for annual nest searches for Tasmanian Wedge-tailed Eagle and White Bellied Sea Eagle in potential habitat within 1km of the site, including any temporary helicopter take-off and landing areas, until the completion of construction
8. a requirement for annual Tasmanian Wedge-tailed Eagle and White Bellied Sea Eagle nest monitoring of known nests within 1km of the site
9. actions to be implemented to prevent works within exclusion areas of listed raptor nests
10. actions to be implemented to mitigate the potential for disruption from noise and vibration on active Tasmanian Wedge-tailed Eagle or White Bellied Sea Eagle nests where construction is undertaken outside the line of sight between 500m and 1km of an active nest.

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

Note: Condition corrected pursuant to section 55 of the Land Use Planning and Approvals Act 1993 and approved by the Commission on 11 September 2026.

28. Dens

There must be no works or operation of machinery within 50m of an active devil or quoll den.

A survey for Tasmanian Devil and Quoll dens must be undertaken not more than 12 months prior to commencement of the works or operation of the machinery, consistent with the Survey Guidelines and Management Advice for Development Proposals that may impact the Tasmanian Devil (*Sarcophilus harrisii*) (NRE Tas, 2023).

The survey must include all potential denning habitat (including wombat burrows) cleared to ground level and ground cover, including winch, drum and break sites, new access tracks, and tower assembly areas.

29. Den management plan

Prior to the commencement of works, a den management plan must be submitted to and approved by the Commission.

The plan must include:

1. reference to restriction on clearing within 50m of an active devil or quoll den as set out in condition **28**
2. details of the area of construction
3. a requirement to install exclusion zones around active dens

4. a requirement for a pre-clearance check of known dens
5. a requirement for den monitoring and assessment of potentially active dens
6. a den decommissioning protocol
7. management details to be implemented for unanticipated discovery of dens
8. an offset trigger where an existing devil den is destroyed and associated requirements for offset implementation.

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

30. Roadkill management plan

Prior to the commencement of works, a roadkill management plan for devil, quoll, listed raptor species and Eastern-barred Bandicoot (EBB), on construction transport routes must be submitted to and approved by the Commission.

The plan is only required for those construction transport routes where construction traffic causes an increase in vehicle movements of 10% or more and is not required for urban areas or category 1 (Trunk) and 2 (Regional Freight) roads.

To inform the plan, a baseline survey must be undertaken for any construction transport routes used between sunset and sunrise where construction traffic causes an increase in vehicle movements of 10% or more, and must include:

- a. roadkill monitoring at least once a week during the monitoring period
- b. a monitoring period of 3 months in the same season as the use of the construction transport route, or not less than 3 months in summer and 3 months in winter
- c. data from sources that provide for an equivalent level of survey coverage.

The plan must include:

1. analysis of predicted unmitigated and post mitigation roadkill levels
2. limitations for vehicle movements between sunset and sunrise
3. identification of high-risk sections of any construction transport routes for roadkill
4. roadkill mitigation actions (permanent and temporary) to be implemented for any high-risk sections of a construction transport route
5. mitigation actions to be implemented on other sections of a construction transport route, including, but not limited to signage, rumble strips, and operational vehicle speed reductions
6. a requirement for at least weekly monitoring of roadkill numbers and species during the use of construction transport routes
7. a requirement for the regular removal and disposal of carcasses from roads and verges on construction transport routes, consistent with safety requirements of the road authority
8. a requirement for reporting of devil, quoll, listed raptor and EBB roadkill during the use of construction transport routes

9. a requirement and process for reporting of any construction vehicle collisions with devils, quolls or Wedge-tailed Eagles
10. a trigger for the audit of the implementation of the plan and review of mitigation measures where a construction vehicle collides with a devil, quoll or Wedge-tailed Eagle
11. identification of the adaptive mitigation measures to be implemented considering the efficacy of the roadkill management plan.

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

31. Watercourse crossing management plan

Prior to the commencement of works, a watercourse crossing management plan for all new watercourse crossings and upgrades to existing watercourse crossings must be submitted to and approved by the Commission.

The plan must be consistent with:

- a. clause D2.1 of the Forest Practices Code 2020 and associated planning tools including the Forest Practices Authority Fauna Technical Note No. 15 (2014)
- b. the environmental design requirements for bridges, culverts, causeways and fords in *Guideline 5: Siting and Design Stream Crossings, of the Waterways and Wetlands Works Manual – Environmental Best Practice Guidelines when Undertaking Works on Waterways and Wetlands in Tasmania* (Department of Primary Industries Water and Environment, 2003).

The plan must:

1. stipulate no removal of vegetation in streamside reserves, instream snags, and wood outside the crossing alignment
2. stipulate that where a Giant Freshwater Crayfish is within 10m of a crossing alignment, no watercourse crossings must be constructed, in accordance with condition **32**
3. stipulate that within 10m of a chimney/burrow of a Burnie Burrowing Crayfish there must be no works that disturb the soil or operation of machinery, unless for minor upgrading of existing tracks or in accordance with a Burnie Burrowing Crayfish impact management plan, in accordance with conditions **33** and **34**
4. stipulate that works at watercourse crossings and in streamside reserves along class 1-3 streams should be avoided where there are known platypus burrows during December to April
5. clearly identify new watercourse crossings on the tributaries of the Cam River, the Dasher River, Claytons Rivulet and Little Claytons Rivulet where instream disturbance could impact on threatened freshwater snails
6. require the first two access track watercourse crossings and headwater vegetation clearance operations to be independently overseen by a certified

Forest Practices Officer trained in compliance and auditing and audited for the effectiveness of sediment minimisation actions 3 months after the works

7. require improvements identified in the audit to be employed at subsequent watercourse crossings and headwater vegetation clearances
8. require 10% of all new watercourse crossings in native vegetation to be audited until completion of the development.

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

32. Giant Freshwater Crayfish

Where a Giant Freshwater Crayfish is within 10m of crossing alignment, no watercourse crossings must be constructed.

A survey for Giant Freshwater Crayfish must be undertaken prior to commencement of watercourse crossing construction works.

33. Burnie Burrowing Crayfish

Within 10m of a chimney/burrow of a Burnie Burrowing Crayfish there must be no works that disturb the soil or the operation of machinery, unless for:

1. minor upgrading of existing tracks, including re-shaping/grading, re-gravelling, clearing existing batters and drains, managing adjoining native vegetation
2. works approved under a Burnie Burrowing Crayfish Impact Management Plan (under condition **34**).

A survey for Burnie Burrowing Crayfish burrows/chimneys must be undertaken prior to the commencement of works or operation of machinery in known or potential habitat.

34. Burnie Burrowing Crayfish impact management plan

Prior to the commencement of works (excluding minor upgrading of access tracks), a plan for any works or operation of machinery within 10m of a Burnie Burrowing Crayfish burrow/chimney must be submitted to and approved by the Commission.

The plan must be consistent with the Burnie Burrowing Crayfish (*Engaeus yabbimunna*): Species Management Profile for Tasmania's Threatened Species Link, (NRE Tas, 2026) and must include:

1. identification of burrows/chimneys in a survey conducted in accordance with condition **33**
2. the extent of proposed works/operations and exclusion areas
3. the extent of works that may impact on hydrology/drainage patterns, including installation or upgrade of culverts and drains
4. the measures to be implemented to avoid compaction and dewatering of burrows
5. a requirement for ongoing monitoring.

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

35. Fauna escape

Ramps must be installed on open excavations to allow fauna to escape. Works at open excavations must not commence while trapped fauna is present.

Construction Methods and Management

36. Construction hours

Construction activities must not occur outside of the following times:

Day	Permitted work hours
Monday – Friday	7am to 6pm
Saturday	8am to 6pm
Sunday and Public Holidays	10am to 6pm

Construction activities for unavoidable works only may occur outside of the above times, subject to written notification being submitted to the Commission prior to the unavoidable works being undertaken.

Notification to the Commission must be:

1. in writing a minimum 48 hours prior to the unavoidable works taking place
2. accompanied by written evidence demonstrating that relevant authorities and adjoining land owners and occupiers have been consulted in relation to the unavoidable works to take place.

Unavoidable works are considered to include (but not necessarily limited to) the following:

- a. works that need to be undertaken without a break in the program, such as concrete pouring
- b. delivery of oversized plant or equipment where travel times are specified by road authorities
- c. time sensitive maintenance or repair of public infrastructure to reduce impacts on customers
- d. commissioning, cutovers and testing activities which are typically done outside peak demand
- e. emergency works required due to unforeseen circumstances.

37. Siting of temporary works

Temporary worksites, including access, must be sited and constructed in existing disturbed areas where available, including existing tracks and clearings.

38. Decommissioning and rehabilitation of existing 220kV Overhead Transmission Line

The decommissioning of the existing 220kV overhead transmission lines (Palmerston to Sheffield section and Sheffield to Burnie section) must be commenced within 12 months, and completed within 24 months, of the

commissioning of the relevant section of the new 220kV double overhead transmission line, unless otherwise approved in writing by the Commission.

The decommissioning must include the following:

1. the removal of all above ground infrastructure
2. removal to a depth of 1m of all below ground infrastructure
3. rehabilitating land where tower footprints have been removed, by backfilling, contouring, laying of topsoil, and reseeding.

TasNetworks must provide written confirmation to the Commission of the following:

- a. the date of the commissioning of the relevant section of the new 220kV double overhead transmission line, within 21 days of this occurring
- b. the date each section of the existing 220kV overhead transmission line has been decommissioned in accordance with this condition, within 21 days of that occurring.

39. Visual impact – external finishes

The external finishes of the electricity infrastructure must be in accordance with the following:

1. all 220kV towers and poles must be constructed of dull galvanising material, with a matte finish
2. non-specular conductors must be used throughout the transmission line
3. insulators must use non-reflective coatings throughout the transmission line
4. brown glass insulators must be used on towers 140-157 in the Palmerston to Sheffield section of the transmission line, and towers 14-29 Burnie to Hampshire Hills section of the transmission line
5. clear glass insulators must be used on all other towers and poles.

Note: Condition corrected pursuant to section 55 of the Land Use Planning and Approvals Act 1993 and approved by the Commission on 11 September 2026.

40. Visual impact – access track materials

For towers 52-64 and 92-100 in the Sheffield to Burnie section of the transmission line, and towers 1-13 in the Burnie to Hampshire Hills section of the transmission line, access tracks must be constructed using dark coloured road construction materials if they involve cut and fill to traverse hillslopes or are on light coloured substrates.

Prior to completion of the works in these sections of the transmission line, disturbed surfaces on either side of the access tracks must be revegetated equivalent to pre-disturbance standard.

41. Stormwater management for Hampshire Hills switching station

Stormwater from the switching station must be managed in accordance with the approved plan (Figure A8.2 Hampshire Hills Switching Station Site Plan) and section

8.1.1 of Part E Appendix I Surface Water Assessment (Revision 2 dated 17 March 2025).

The approved stormwater management plan and section 8.1.1 of Part E Appendix I Surface Water Assessment (Revision 2 dated 17 March 2025) must form part of the Construction Environmental Management Plan.

42. Contaminated land and acid sulphate soils

Construction works must be undertaken in accordance with the section 8.2 of Part E Appendix Q: Preliminary Site Investigation (Pitt and Sherry, 7 March 2025). This includes:

1. establishing exclusion zones around silica burial sites
2. implementation of an Acid Sulphate Soils management plan
3. undertaking soil testing
4. assessment and management of potentially contaminated soils and materials in accordance with Environment Protection Authority Tasmania guidelines
5. implementation of an unexpected contaminant finds protocol.

43. Direct drilling

Drilling activities (including for geotechnical investigations) must use non-oil-based drilling fluid and non-toxic additive, and in accordance with Minimum construction requirements for water bores in Australia (National Uniform Drillers Licensing Committee, 4th edition, 2020).

44. Use of rodenticide

Anticoagulant rodenticide baits must not be used during construction and operation.

45. Access track gates

New access tracks providing direct access to a class 1, 2, or 3 stream must be gated.

46. Access track construction

Permanent access tracks must be designed and constructed in accordance with the class 4 road standard under the Forest Practices Code 2020, and considering relevant matters, including geotechnical and landslip hazards.

47. Traffic management plan

Prior to the commencement of works, a traffic management plan (TMP) must be submitted to and approved by the Commission that:

1. identifies the routes/bridges, corresponding vehicle crossings/accesses and expected traffic volumes that different classes of vehicles are to use for the construction and operational stages of the project

2. includes a pre-construction condition survey of public roads that may be used in the construction stage of the project including details of the suitability, design, condition and construction standard of the relevant public roads
3. assesses risks and mitigation actions based on the methodology for road safety and efficiency risks in Remaining NWTD, Traffic Risk Assessment Pitt & Sherry, March 2025
4. outlines the mitigation actions that are to be implemented for different stages of construction and operation to achieve an acceptable level of residual risk
5. includes the scope of the expertise, duties and role of the nominated Road Quality Auditor engaged under condition **50**, including inspection frequency and reporting requirements
6. includes a program to rehabilitate existing public roads within agreed timeframes to the condition identified in the pre-construction surveys or to the upgraded condition required by the transport strategy in condition **49**, whichever is relevant.

The plan must be implemented once approved, and form part of the Construction Environmental Management Plan.

48. Sight distances

The TMP must include a section (or equivalent) that:

1. reviews the proposed location of all vehicle crossings/accesses described as having a sight distance in at least one direction that is less than the sight distance required for domestic property access driveways in AS 2890.1:2004
2. identifies suitable vehicle crossings/accesses to public roads to be used during the construction stage (non-domestic access driveways), and to be used during the operating stage (domestic access driveways)
3. includes an analysis of:
 - i. vehicle crossings/accesses location and design options to improve sight distances
 - ii. relevant matters related to alternative vehicle crossings/accesses options, including biodiversity, heritage, land management, amenity, as well as road safety and efficiency matters.

49. Transport strategy

Prior to the commencement of works to public roads being undertaken, a transport strategy for works to public roads (transport strategy) must be submitted to and approved by the Commission.

The transport strategy must be prepared in consultation with the relevant road authorities, and must detail those works to public roads necessary to take residual risk levels to a lower and acceptable level, including works associated with:

1. new or upgraded vehicle crossings/accesses to public roads,
2. road shoulder widening, pavement widening or

3. other works to public roads.

The transport strategy must:

- a. identify the type and location of works to public roads (temporary or permanent works to roads, intersection and vehicle crossings/accesses)
- b. ensure works to public roads are designed consistent with Local Government Association of Tasmania Standard Drawings or as agreed to by the relevant road authority
- c. ensure works to public roads are carried out by a suitably qualified and experienced person
- d. include a schedule for commencement and completion of the works to public roads.

The strategy must be implemented once approved, and form part of the Construction Environmental Management Plan.

The works to public roads in the transport strategy must be implemented to the satisfaction of the relevant road authority, unless otherwise approved in writing by the Commission.

50. Road quality auditor

Prior to the commencement of works to public roads being undertaken, an independent Road Quality Auditor must be engaged to fulfil the requirements of the TMP.

Prior to approval of the TMP, details of a suitably qualified engineer who will undertake the duties of the Road Quality Auditor identified in the TMP must be submitted to and approved by the Commission.

Prior to approval of the TMP, the terms of reference for the Road Quality Auditor are to be developed in consultation with local road authorities. The terms of reference are to include, but not limited to, the following:

1. a program of regular inspections to be carried out during the construction of the project to identify maintenance works necessary as a result of construction traffic
2. frequency of inspections
3. frequency of reporting to the proponent and relevant road authority
4. standards to which all agreed public road works are to be constructed
5. ongoing maintenance and repair regime during construction of the project.

Any works to public roads must before first use be certified by the Road Quality Auditor as satisfying the requirements of the TMP and transport strategy conditions.

51. Workforce accommodation strategy

Prior to commencement of works, a Workforce Accommodation Strategy must be submitted to and approved by the Commission.

The strategy must:

1. be prepared in consultation with the Department of State Growth, the Cradle Coast Authority, and the Northern Tasmania Development Corporation
2. outline strategies to minimise the potential adverse effects on Tasmanian residents in the northern region due to changes in rental availability and affordability arising from the development during its construction stage
3. propose measures to ensure there is sufficient accommodation for the workforce associated with the development
4. consider cumulative impacts associated with other significant development projects
5. include a program to monitor and review the effectiveness of the strategy over the life of the development, including regular monitoring and review during construction.

The strategy must be implemented once approved.

52. Farm management plan

Farm Management Plans, prepared in consultation with individual landholders must be implemented. The plans must include but not be limited to details in relation to:

1. farm layout redesigns and equipment modifications/changeovers
2. agreement on any benefits that can be derived by the landholder from project infrastructure (such as the retention of access tracks)
3. construction and maintenance scheduling to minimise disruption on farm operations and productivity.

53. Unanticipated discovery plan (Aboriginal relics)

If Aboriginal relics are discovered during works, an Unanticipated Discovery Plan must be prepared and implemented consistent with the Unanticipated Discovery Plan: Procedure for management of unanticipated discoveries of Aboriginal relics in Tasmania (NRE Tas, 2024).

All activity in the immediate area of the discovery must cease, a buffer zone established, and Aboriginal Heritage Tasmania notified within 48 hours.

Works must not recommence until advice is received from Aboriginal Heritage Tasmania and any required approvals under the *Aboriginal Heritage Act 1975* are obtained.

54. Construction environmental management plan

Prior to the commencement of works, a Construction Environmental Management Plan (CEMP) must be submitted to and approved by the Commission.

The CEMP must include at a minimum all plans, protocols, and strategies specified in conditions **54.1** to **54.6**.

The CEMP must be implemented once approved.

54.1 Training and awareness protocol

The CEMP must include a training and awareness protocol to ensure anyone undertaking the works subject to the CEMP is appropriately trained, competent, and inducted, to ensure the requirements of the CEMP are met.

At a minimum, the training and awareness protocol must:

1. specify requirements for training, qualifications, experience, induction, and for recording and verification of training, for all persons undertaking works covered by the CEMP
2. require that all contractors, subcontractors and relevant third parties receive induction and ongoing instruction on the obligations, procedures and environmental management measures set out in the CEMP before commencing work.

54.2 Communication and complaints protocol

The CEMP must include a communication and complaints protocol which details:

1. how relevant parties will be notified in relation to construction activities taking place in accordance with the CEMP
2. how complaints about non-compliance with the CEMP are documented, managed, and responded to
3. dedicated requirements for noise and vibration management, and helicopter noises.

Documented complaints must be made available to the Commission on request.

54.3 Approved plans and strategies forming part of the CEMP

The following plans and strategies once approved under the relevant conditions form part of the CEMP.

- a. Condition **12**: Soil and water management plan
- b. Condition **13**: Dust management plan
- c. Condition **14**: Karst and springs management plan
- d. Condition **15**: Groundwater and dewatering management plan
- e. Condition **16**: Temporary works rehabilitation strategy
- f. Condition **17**: Weed, disease and hygiene plan
- g. Condition **18**: Biosecurity plan
- h. Condition **19**: Vegetation management plan
- i. Condition **27**: Raptor nest management plan
- j. Condition **29**: Den management plan
- k. Condition **30**: Roadkill management plan
- l. Condition **31**: Watercourse crossing management plan
- m. Condition **34**: Burnie Burrowing Crayfish impact management plan
- n. Condition **41**: Stormwater management plan
- o. Condition **47**: Traffic management plan

- p. Condition **49**: Transport strategy
- q. Condition **53**: Unanticipated discovery plan (Aboriginal relics)

54.4 Noise and vibration management plan

The CEMP must include a noise and vibration management plan (NVMP), to control, manage and mitigate noise and vibration impacts on sensitive receivers during construction (including decommissioning).

The plan must:

1. specify the approved construction hours of work (condition **36** and additional requirements for works in the 'high priority noise management zones' below)
2. identify noise and vibration sensitive receivers within 500m of the project site
3. specify measures to be implemented to control, manage and mitigate the impacts from noise and vibration emissions on sensitive receivers
4. specify a schedule of works that reduces the duration of exposure of sensitive receivers to elevated noise levels
5. identify potentially noisy work phases and the proposed means to minimise impact on sensitive receivers
6. identify potentially vibration causing activities and the proposed means to minimise impact on sensitive receivers
7. specify that vehicles, plant and equipment are to be turned off when not in use, or throttle down when used intermittently
8. specify dedicated details for the CEMP communications and complaints protocol for notifying sensitive receivers that noisy and vibration causing activities are going to be undertaken, prior to those activities being undertaken, and for dealing with any breaches of the NVMP and establish a means of recording, managing, and responding to any complaints or breach notifications
9. detail a monitoring and reporting protocol for noise and vibration levels.

In addition, for the 'high priority noise management zones' identified in the maps in Appendix D of the Marhsall Day Noise and Vibration Assessment Report (7 Mar 2025), the plan must specify:

10. works on Saturdays, Sundays and public holidays must be avoided
11. low noise emission plant must be used (i.e. selection of plant which incorporates dedicated noise control measures, or fitting plant with additional noise control measures)
12. dedicated community notification and consultation details for the CEMP communications and complaints protocol.

Noise and vibration levels, and details of breach notifications and complaints, must be made available to the Commission on request.

54.5 Helicopter noise management plan

The CEMP must include a helicopter noise management plan, to manage impacts on sensitive receivers.

The plan must:

1. specify the approved construction hours of work (condition **36** and **54.4**)
2. identify sensitive receivers within flight path and land zones
3. specify measures to minimise noise impacts
4. require the CEMP communications and complaints protocol to have dedicated section dealing with helicopter noise
5. detail a monitoring and reporting protocol for noise levels.

54.6 Demolition and construction waste management plan

The CEMP must include a demolition and construction waste management plan.

The plan must be in accordance with TasNetworks' waste management hierarchy (in TasNetworks' Environmental Handbook, 2017), and at a minimum must include:

1. details of how demolition and construction waste, including contaminated waste, will be handled, stored and disposed of
2. details of recycling opportunities.

54.7 Monitoring and compliance auditing

The CEMP is subject to the monitoring and compliance auditing requirements in condition **60**.

Post-Construction and Operational Phase

55. Operational eagle mortality plan

Prior to the stringing of conductors (and optical ground wires) within 1km of a Tasmanian Wedge-tailed Eagle or White Bellied Sea Eagle nest (known or active), an operational eagle mortality plan must be submitted to and approved by the Commission.

The plan must include:

1. assessment and risk modelling of Tasmanian Wedge-tailed Eagle and White Bellied Sea Eagle collision with the transmission line
2. mitigation strategies to be implemented, including at a minimum the application of bird diverters (or similar) on at least the optical ground wires where they are higher than the surrounding canopy and in the vicinity of Tasmanian Wedge-tailed Eagle and White Bellied Sea Eagle nests
3. a requirement for post construction Tasmanian Wedge-tailed Eagle and White Bellied Sea Eagle strike surveys to be undertaken, including defining the survey area, search method, survey frequency, and survey period
4. actions to be implemented, including additional mitigation actions and offsets, if Tasmanian Wedge-tailed Eagle or White Bellied Sea Eagle carcasses are identified in the survey area
5. offset triggers, where offsets are proposed as an action to be implemented under 4.

The plan must be implemented once approved.

56. Visual impact – vegetation management

The following specific ongoing vegetation management measures must be undertaken:

1. for towers 140-157 in the Palmerston to Sheffield section of the transmission line, towers and poles 52-64 in the Sheffield to Burnie section of the transmission line, and towers 14-29 in the Burnie to Hampshire Hills section of the transmission line, excluding the areas of tower foot pads and access tracks, groundcover vegetation within the easement must:
 - i. be maintained or replanted if it dies
 - ii. have a varied edge condition in shape to present a less continuous form
 - iii. be allowed to grow to a modest height (1.5m minimum)
 - iv. be of a variety of types (i.e. ground covers, shrubs, and small trees).
2. for towers and poles 52-64 in the Sheffield to Burnie section of the transmission line to reduce the contrast between the cleared easement and adjacent contiguous vegetation:
 - i. pruning must include creating a varied height in the vegetation underneath the transmission line
 - ii. the vegetation clearing along the easement must not be in a straight line

- iii. bare areas must be rehabilitated.

Note: Condition corrected pursuant to section 55 of the Land Use Planning and Approvals Act 1993 and approved by the Commission on 11 September 2026.

57. Visual impact – screening vegetation

Prior to commissioning of the transmission line, screening vegetation to the eastern boundary of the new works at the Sheffield substation and the north and east of the Burnie substation must be planted and maintained, to a mature height adequate to provide visual screening of the substations (2m minimum).

58. Visual Impact – off-site landscaping program

Prior to commissioning of the transmission line, an off-site landscape screening program to reduce the visual impact of the transmission line must be implemented at TasNetworks' cost, applicable to the following locations:

- a. on titles occupied by a dwelling within 50m of poles T94 to T98 in the Sheffield to Burnie section of the transmission line and towers T2 to T5 of the Burnie to Hampshire Hills section of the transmission line
- b. on titles within 400m of a pole or tower that are occupied by a dwelling, zoned Rural, Agriculture, Landscape Conservation or Rural Living under the Tasmanian Planning Scheme applying in the municipal area, and not subject to any easement associated with electricity transmission.

The off-site landscaping screening program must specify:

- 1. all titles located within the areas identified in a. and b. above
- 2. the extent of landscaping to be offered to the owners of the identified titles
- 3. the typical plant types to be used for the screening, including their height when planted, and their height and spread at maturity.

On those titles where the owner has consented, landscaping must be planted within 12 months of commissioning of the transmission line.

59. Decommissioning of approved electricity infrastructure

The electricity infrastructure approved by this permit must be removed at end of life, and the land rehabilitated, in accordance with best practices (unless otherwise approved for another use and development).

Monitoring and Auditing

60. Condition scope

This condition applies to all stages of the project (pre-construction, construction including decommissioning of the old 220 kV transmission line, commissioning, operation, and final decommissioning) and to all permit obligations, including but not limited to the Construction Environmental Management Plan and its sub-plans, protocols, and strategies.

Where a plan, protocol or strategy required by another condition specifies more stringent monitoring or reporting than this condition, the more stringent requirement prevails.

60.1 Monitoring

The permit holder must implement monitoring programs adequate to verify compliance and performance under this permit. This includes, but is not limited to, in relation to the following:

1. workforce accommodation
2. construction management
3. vegetation management, including adherence to clearing limits and methods, and rehabilitation works
4. raptor nest management
5. den management
6. roadkill management
7. watercourse crossing management
8. Burnie Burrowing Crayfish impact management
9. noise and vibration management (including helicopter noise)
10. soil, water, and dust management
11. stormwater management
12. biosecurity, weed, disease, and hygiene management
13. karst and springs management
14. groundwater and dewatering management
15. visual impact management
16. operational eagle mortality.

60.2 Auditing

During construction, an independent auditor must conduct annual compliance audits covering relevant matters in the permit, including but not limited to those specified in condition **60.1**.

For the first 24 months of operation after commissioning of the transmission line, an independent auditor must conduct annual compliance audits covering relevant matters in the permit.

The independent auditor must produce a written audit report for each audit.

60.3 Auditing reports

The permit holder must provide the audit reports to the Commission and relevant councils within 30 days of their completion.

All monitoring results, registers and raw data must be retained and made available to the Commission on request.

60.4 Adaptive management

The permit holder must implement adaptive management where monitoring or audits indicate controls are ineffective or risks have changed. This includes but is not limited to the matters in condition **60.1**.

60.5 Public information

The permit holder must maintain a project webpage (or equivalent) providing a summary of construction status, staging, contact details for complaints, and (once issued) non-confidential audit summaries and community notifications.

Schedule 1 – Definitions

Access track: a track that allows entry to a tower site for construction and ongoing maintenance.

Agricultural land: all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.

Commission: the Tasmanian Planning Commission established under the *Tasmanian Planning Commission Act 1997*.

Ecological Protection Zones: those zones described in 7.1.5 of Part E Appendix B Ecology Assessment Report, Entura Rev 0 28 July 2025.

Ecologically Sensitive Zones: those zones described in section 7.1.4 and depicted in Appendix A4 of Part E Appendix B Ecology Assessment Report, Entura Rev 0 28 July 2025.

Ground cover: clearing which retains vegetation up to approximately 1m to 1.5m above ground level, such as grasses, forbs and low-growing shrubs, as depicted on the approved plans Figure A8.12 Overhead transmission line site plans – vegetation clearance.

Ground level: clearing which removes all vegetation to the surface of the ground, as depicted on the approved plans Figure A8.12 Overhead transmission line site plans – vegetation clearance.

Habitat: the area, locality, site or environment, or any part of them, occupied or used by any flora or fauna.

Hazard tree: any tree at risk of striking any transmission line assets.

Karst: a type of landform composed of limestone or dolomite and characterized by underground drainage systems, sinkholes, gorges, etc., formed by dissolution.

Karst feature: a characteristic of karst, for example a cave or sinkhole.

Mid storey: clearing which retains vegetation to varying heights, generally 6 to 15m above ground level, as depicted on the approved plans Figure A8.12 Overhead transmission line site plans – vegetation clearance.

Native vegetation: plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes.

Notified corridor: as depicted on the approved plans Figure A8.8 Overhead transmission line site plans – project infrastructure.

Potential habitat: All habitat types within the potential range of a species that are likely to support that species in the short and/or long-term. It may not include habitats known to be occupied intermittently (such as occasional foraging habitat).

Sensitive receiver: noise and vibration sensitive locations where environmental noise and vibration levels are assessed. Includes buildings and areas used by people for extended periods, except in the course of their employment or for recreation, such as residential premises, schools, hospitals, and caravan parks.

Significant habitat: habitat within the known range of a species that is known to be of high priority for the maintenance of breeding populations throughout the species' range, as provided in the Forest Practices Authority Biodiversity Values Database.

Spring: a place where water wells up from an underground source.

Streamside reserves: all land within the distance specified in Table 7 of the Forest Practices Code 2020 from the banks of a watercourse, lake, artificial storage or tidal waters.

Slash and chip materials: material left on the ground after harvesting, including tree heads, shrubs and other woody material.

Watercourse: a defined channel with a natural or modified bed and banks that carries surface water flows for part or all of the year for most years.

Schedule 2 – TasWater’s Submission to Planning Authority Notice

Submission to Planning Authority Notice

Application details

TPC Ref: DOC/25/51882
TPC notice date 23/05/2025
TasWater Reference No. TWDA 2025/00554-BCC
Date of response 03/06/2025
TasWater Contact AI Cole
Phone No. 0439605108

Response issued to

Name Tasmanian Planning Commission
Contact details tpc@planning.tas.gov.au
Development details
Address various
Property ID (PID) multiple
Description of development North West Transmission Upgrades Project (Remaining NWTD)

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Tetra Tech Coffey	Map Series	N/A	14/03/2025
TasNetworks	Planning Report	N/A	March 2025

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

INFRASTRUCTURE WORKS

- Section 5.1.4 of the Planning report states that no mobile plant can encroach within 6m of the Overhead Transmission lines (OHTL), or within 15m of towers during plant operation. TasWater requires that no tower(s) or associated infrastructure, including the OHTL, be located, or easement(s) created, that restricts or prevents TasWater's current unfettered ability to access, operate, maintain and replace TasWater's existing infrastructure, with or without mobile plant and equipment. Prior to any development works or use commencing, the applicant must submit plans to TasWater outlining compliance with 5.1.4 of the planning report and receive written consent to continue with the development. See **Advice** below on service location.
- The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

3. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

4. For any property title that contains TasWater infrastructure, prior to the creation of any new easements that cross and/or pass over TasWater infrastructure, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions.

Advice: The applicant is invited to discuss the wording of proposed easements with TasWater, to ensure that our current rights are maintained.

DEVELOPMENT ASSESSMENT FEES

5. The applicant or landowner as the case may be, must pay a development assessment fee of \$242.85 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- a. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- b. TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Schedule 3 – Project Land



Poatina

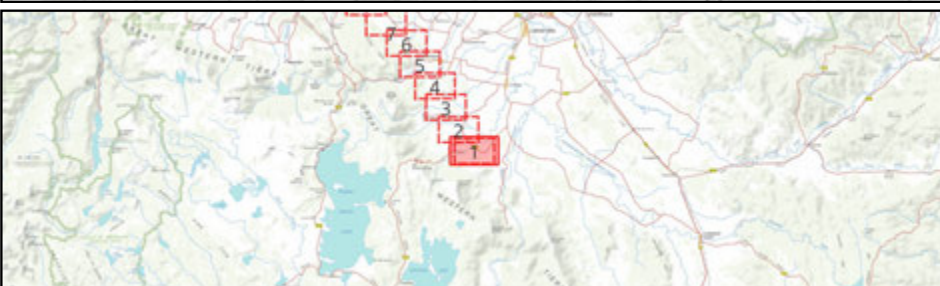
Cressy

0 500 1,000 1,500 2,000 m

TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





Blackwood Creek

Cressy

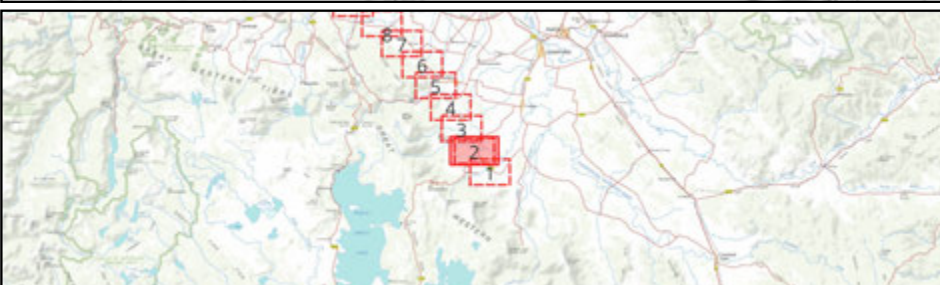
Pootina

0 500 1,000 1,500 2,000 m

TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





Bracknell

Blackwood Creek

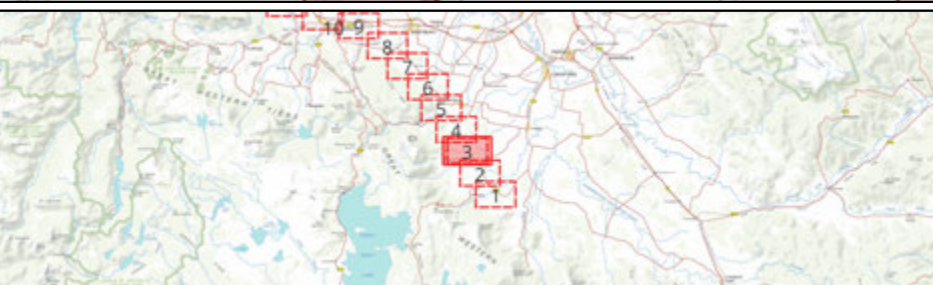
Cressy

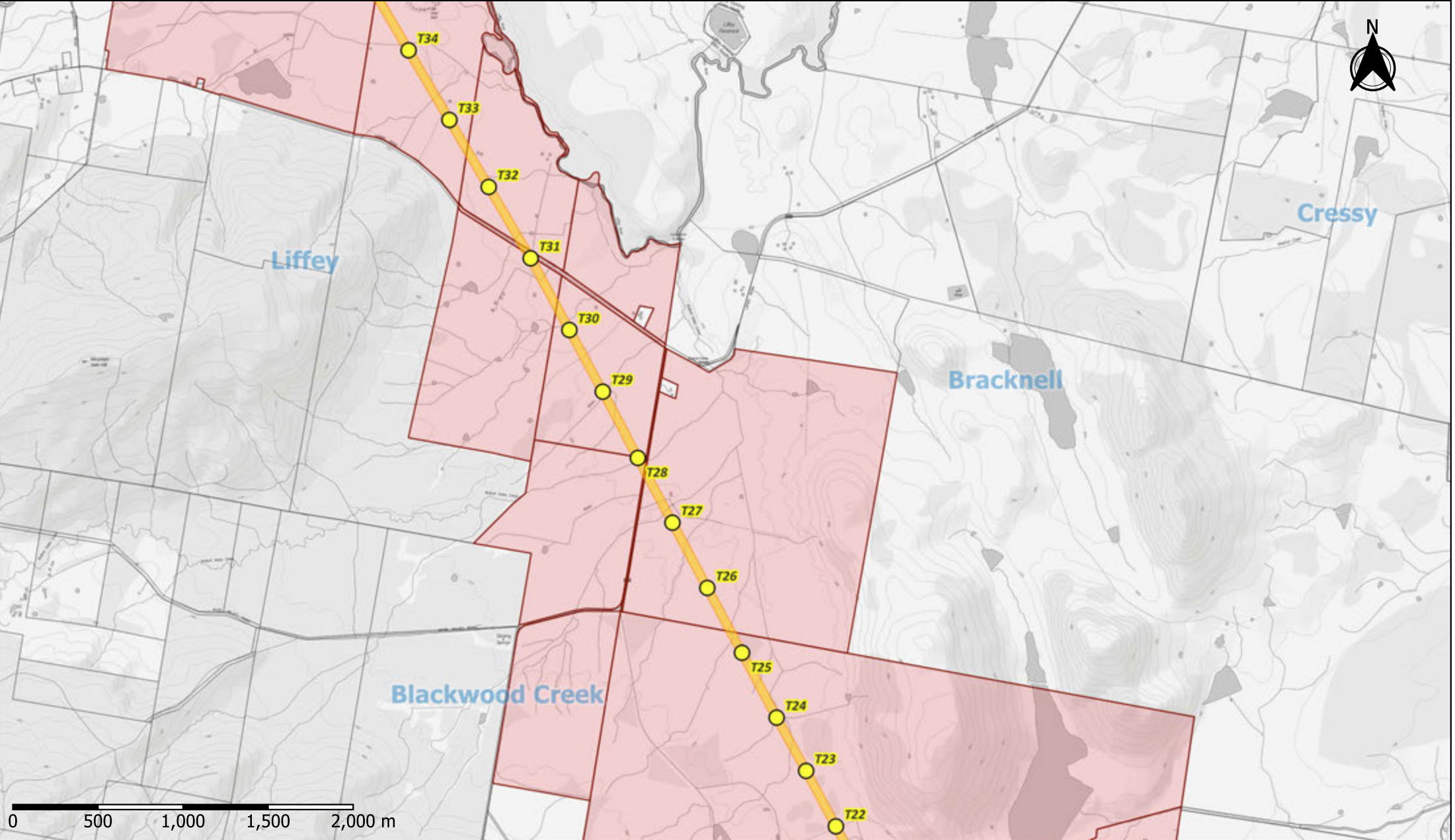
0 500 1,000 1,500 2,000 m

TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

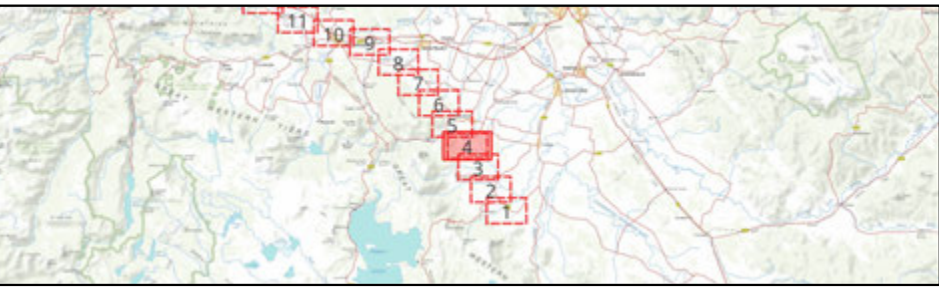
- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA



- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land



Cluan

Bracknell

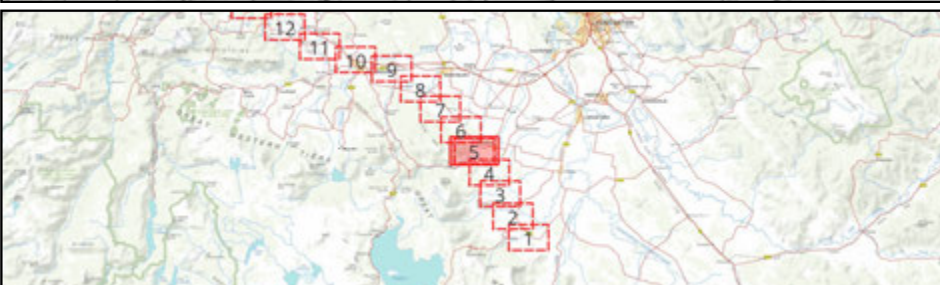
Liffey

0 500 1,000 1,500 2,000 m

TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





Whitemore

Cluan

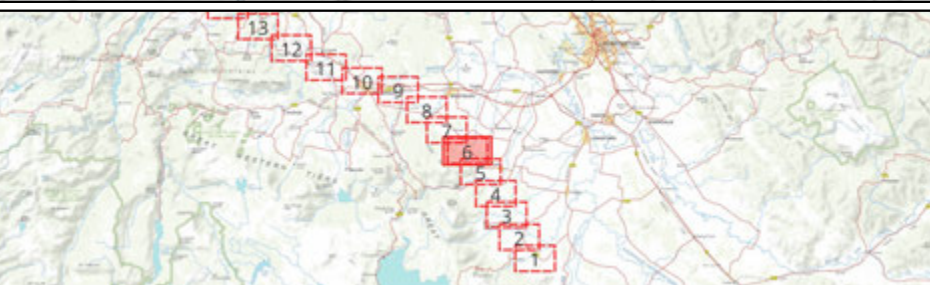
Bracknell

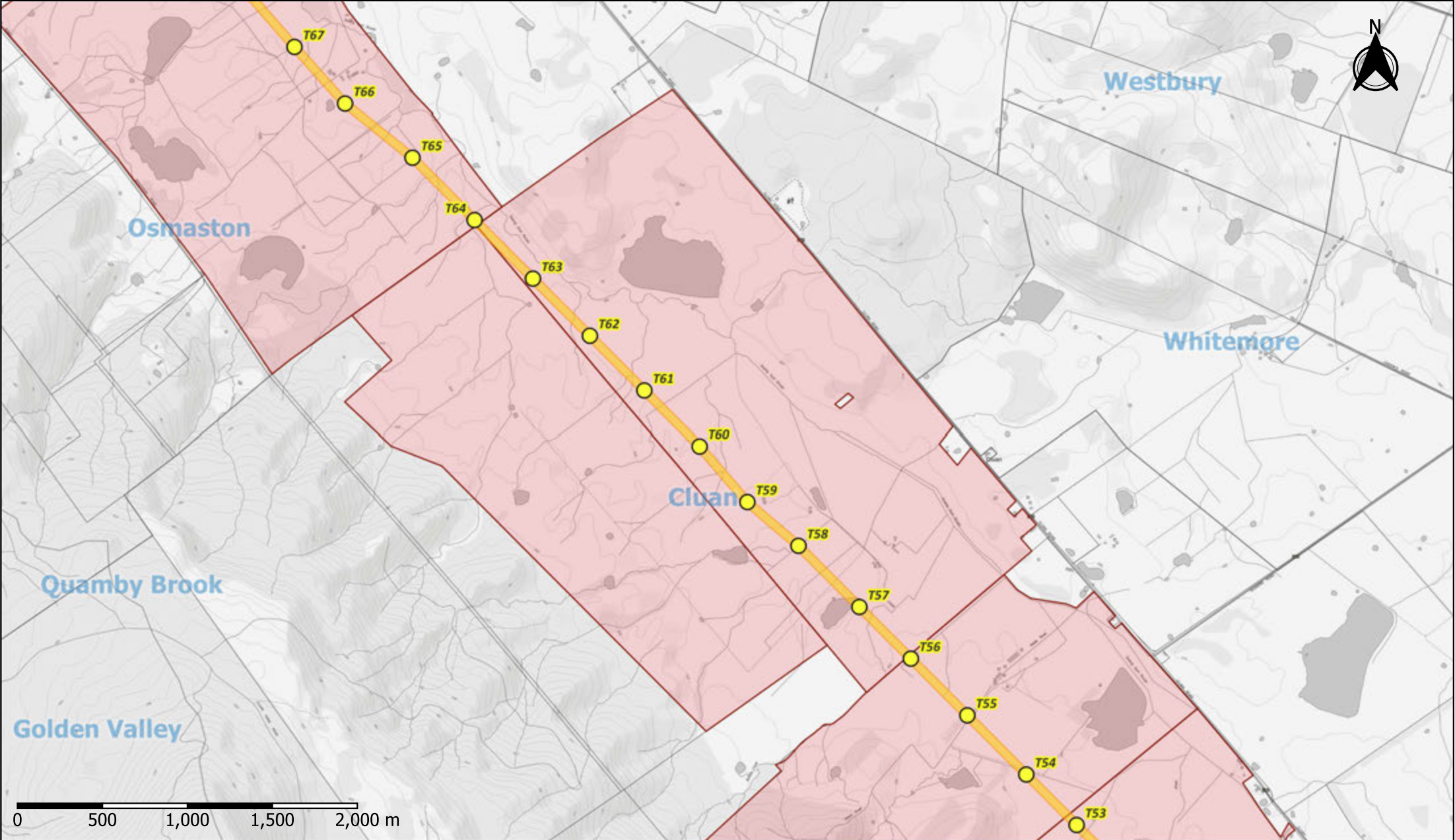
0 500 1,000 1,500 2,000 m

TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

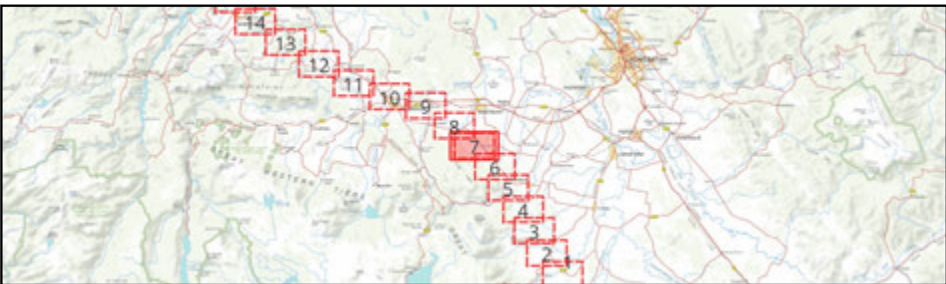
- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA



- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land



Exton

Westbury

Osmaston

Cluan

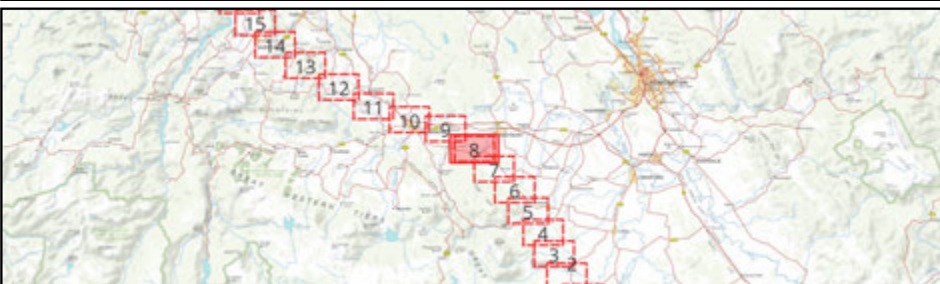
Quamby Brook

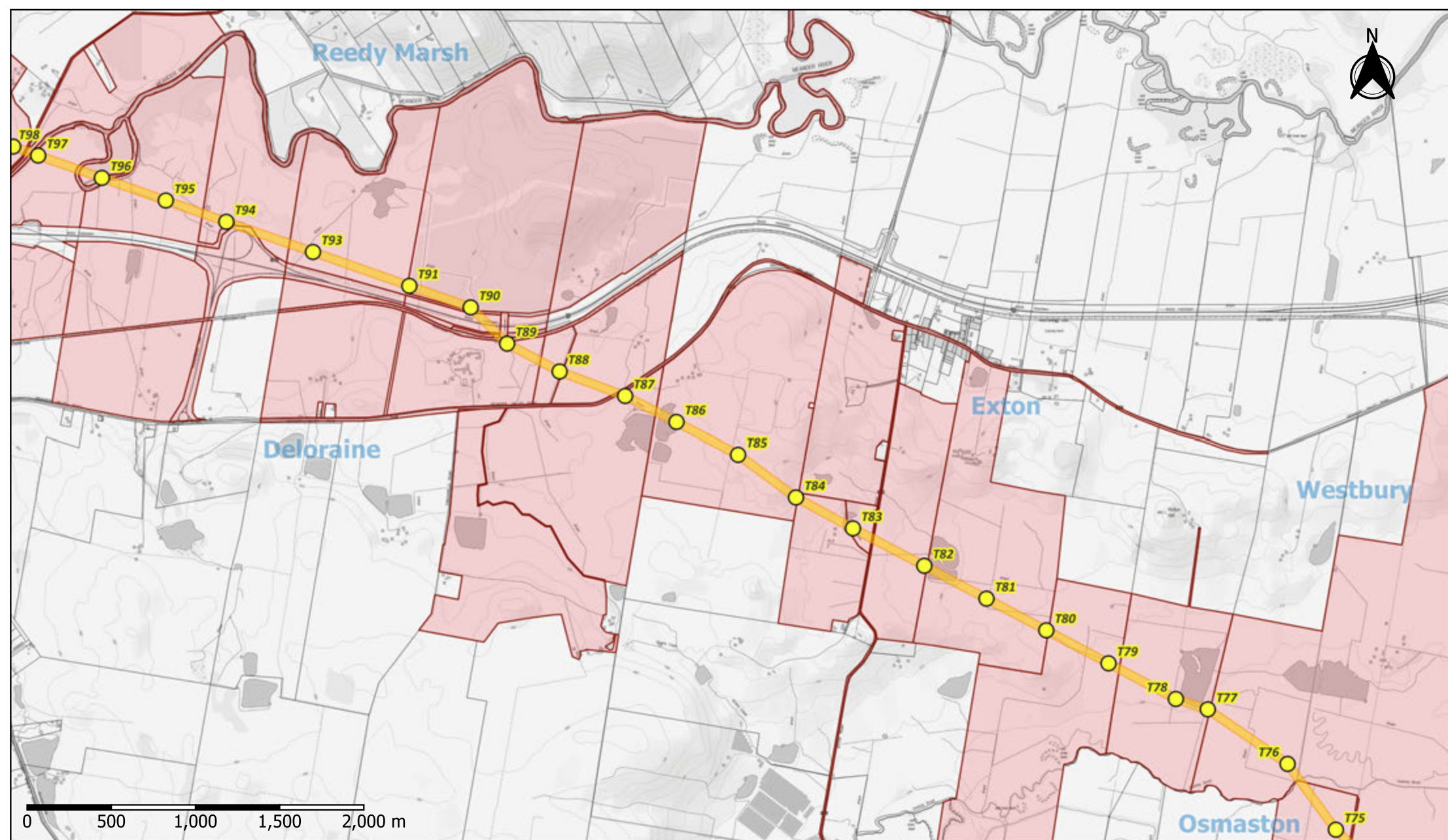
0 500 1,000 1,500 2,000 m

TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

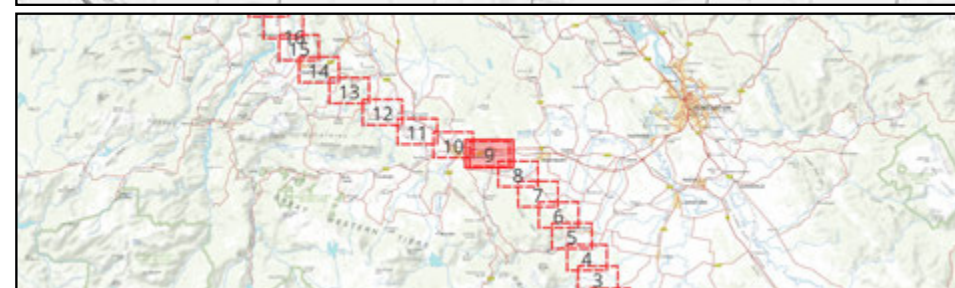
North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





Reedy Marsh

Dunorlan

Deloraine

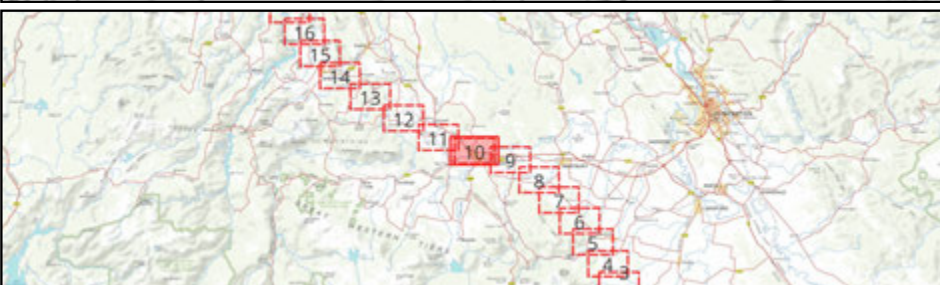
Red Hills

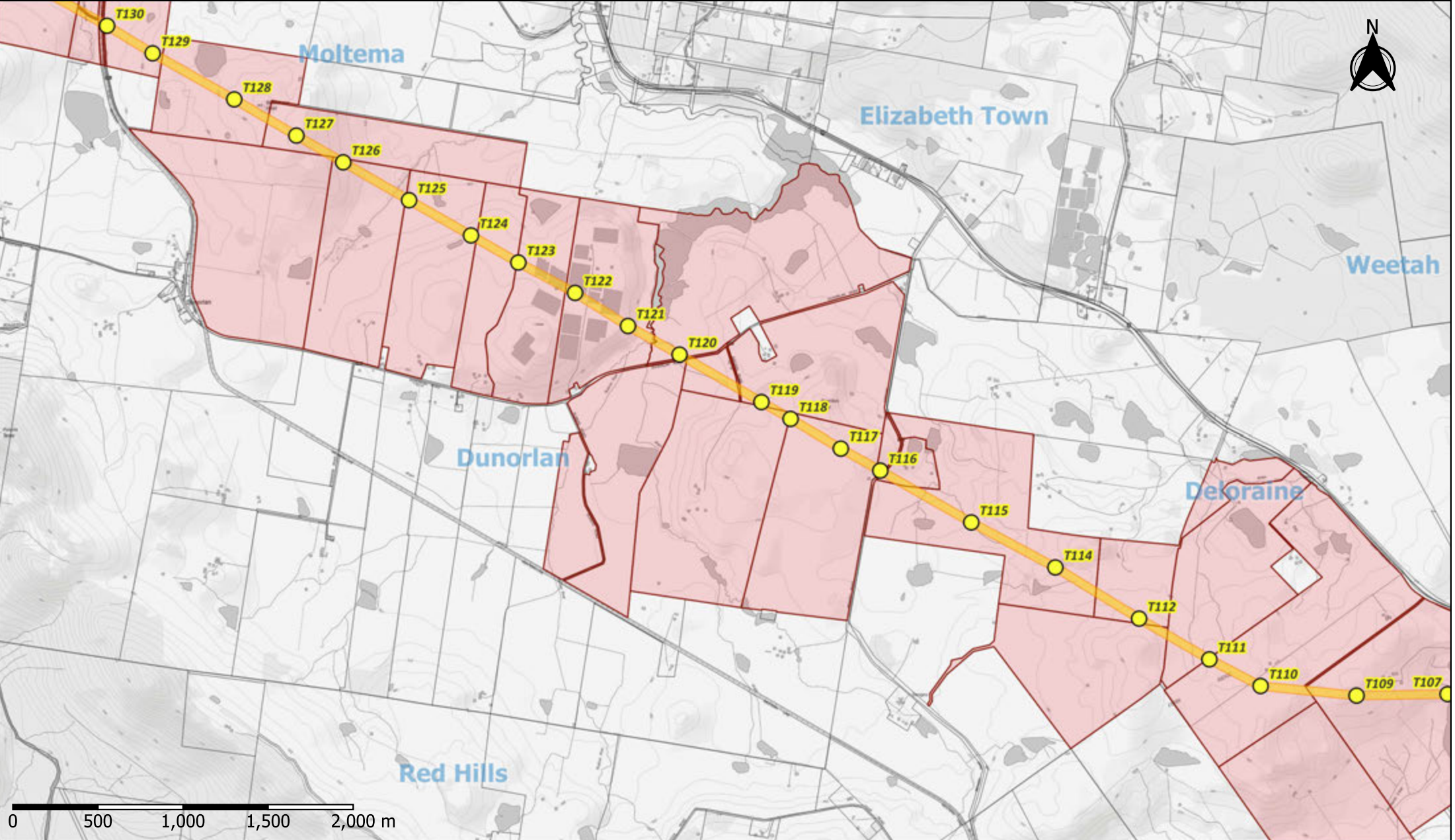
0 500 1,000 1,500 2,000 m

TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

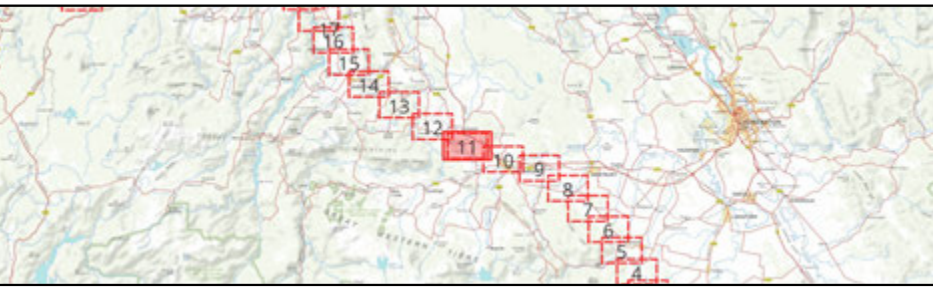
- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA



- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land



Kimberley

Moltema

Lower Beulah

Weegena

Elizabeth Town

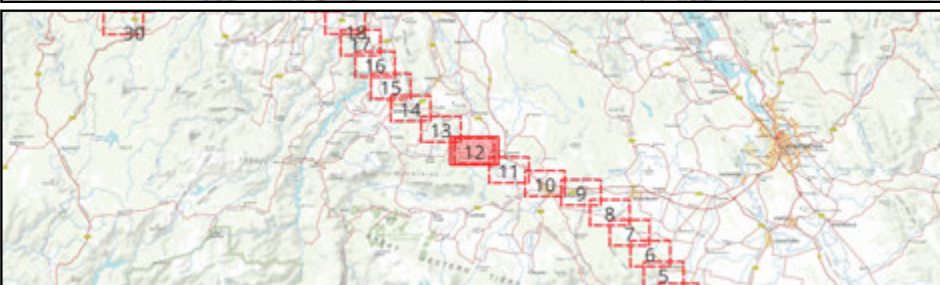
Dunorlan

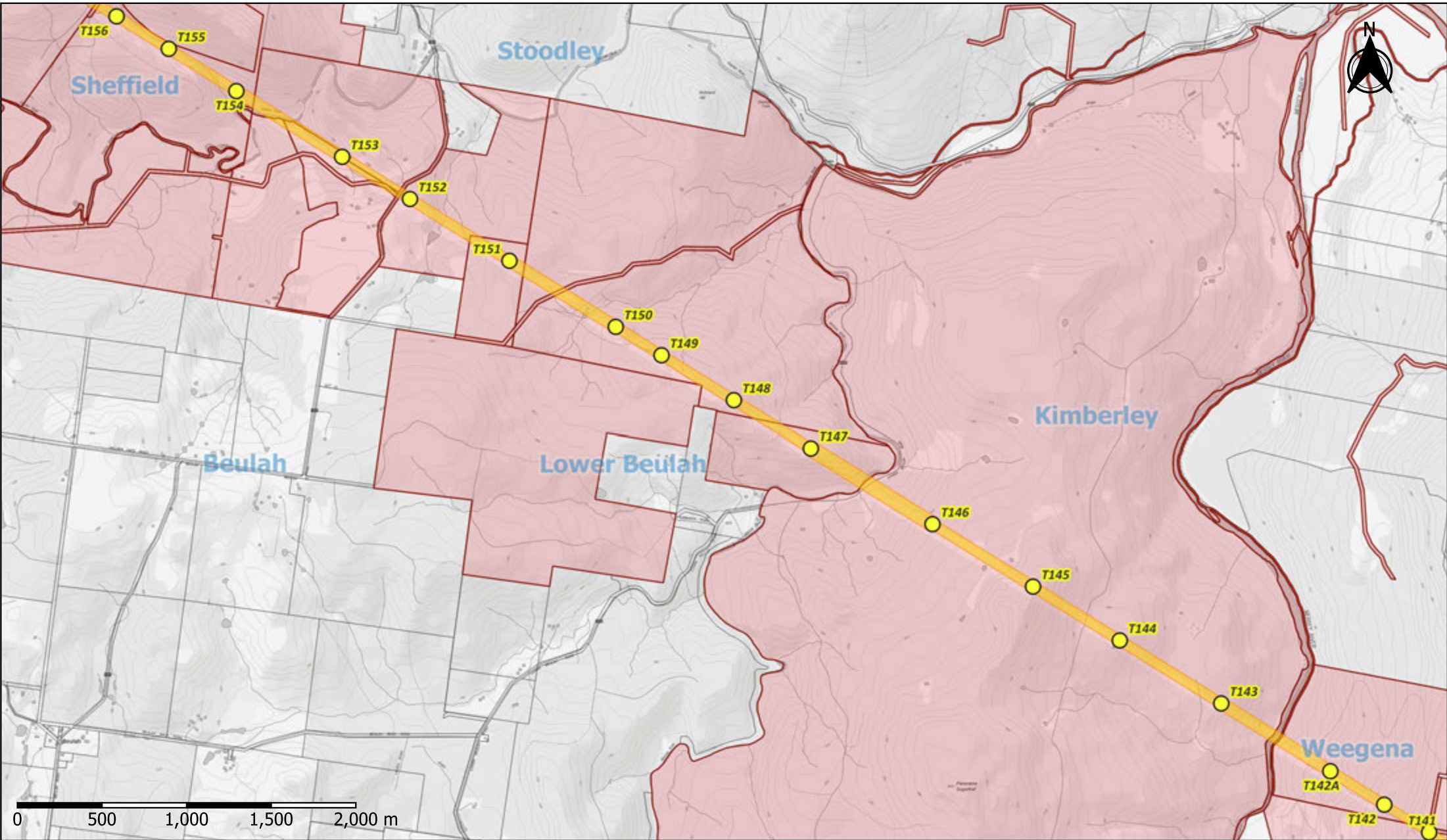
0 500 1,000 1,500 2,000 m

TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

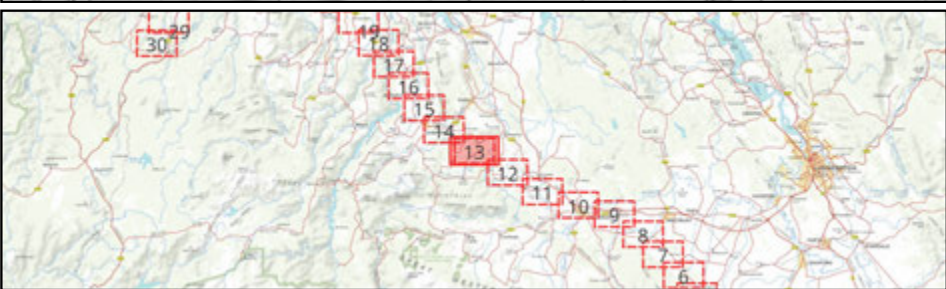
- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA



- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land



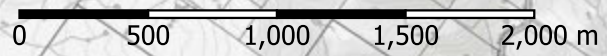
Railton

Stoodley

Sheffield

Paradise

Bellah



T171

T170

T169

T168

T166

T165

T164

T163

T162

T161

T160

T159

T158

T157

T156

T155

T154

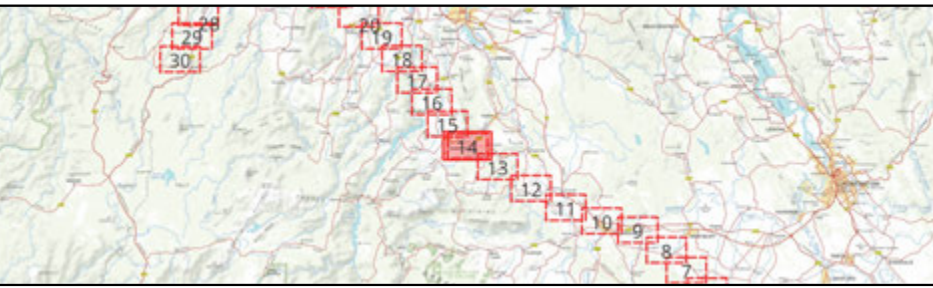
T153

T152

TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project Permit MIPP-2026-01 Schedule 3 – Project Land





Railton

Nook

Barrington

Nowhere Else

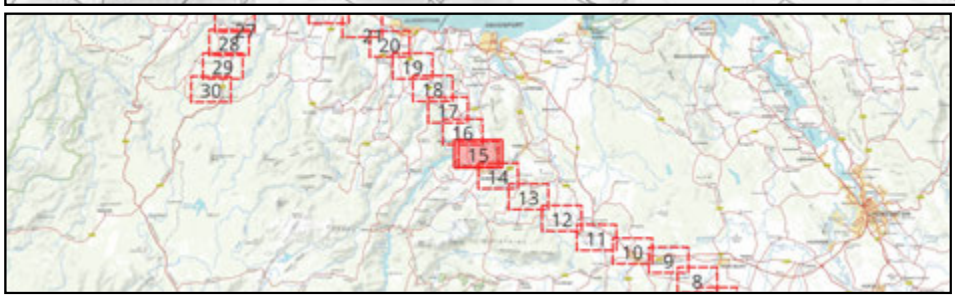
Sheffield

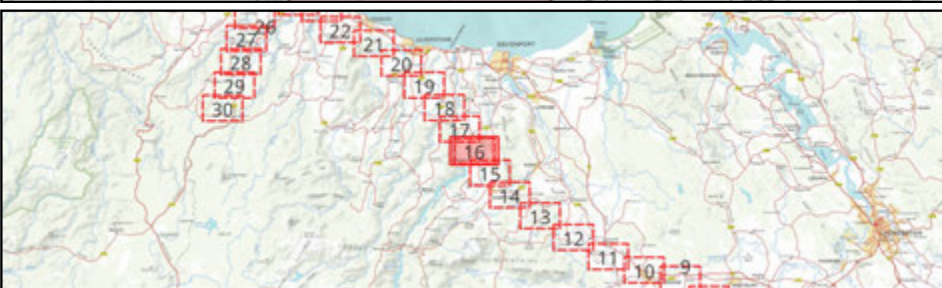
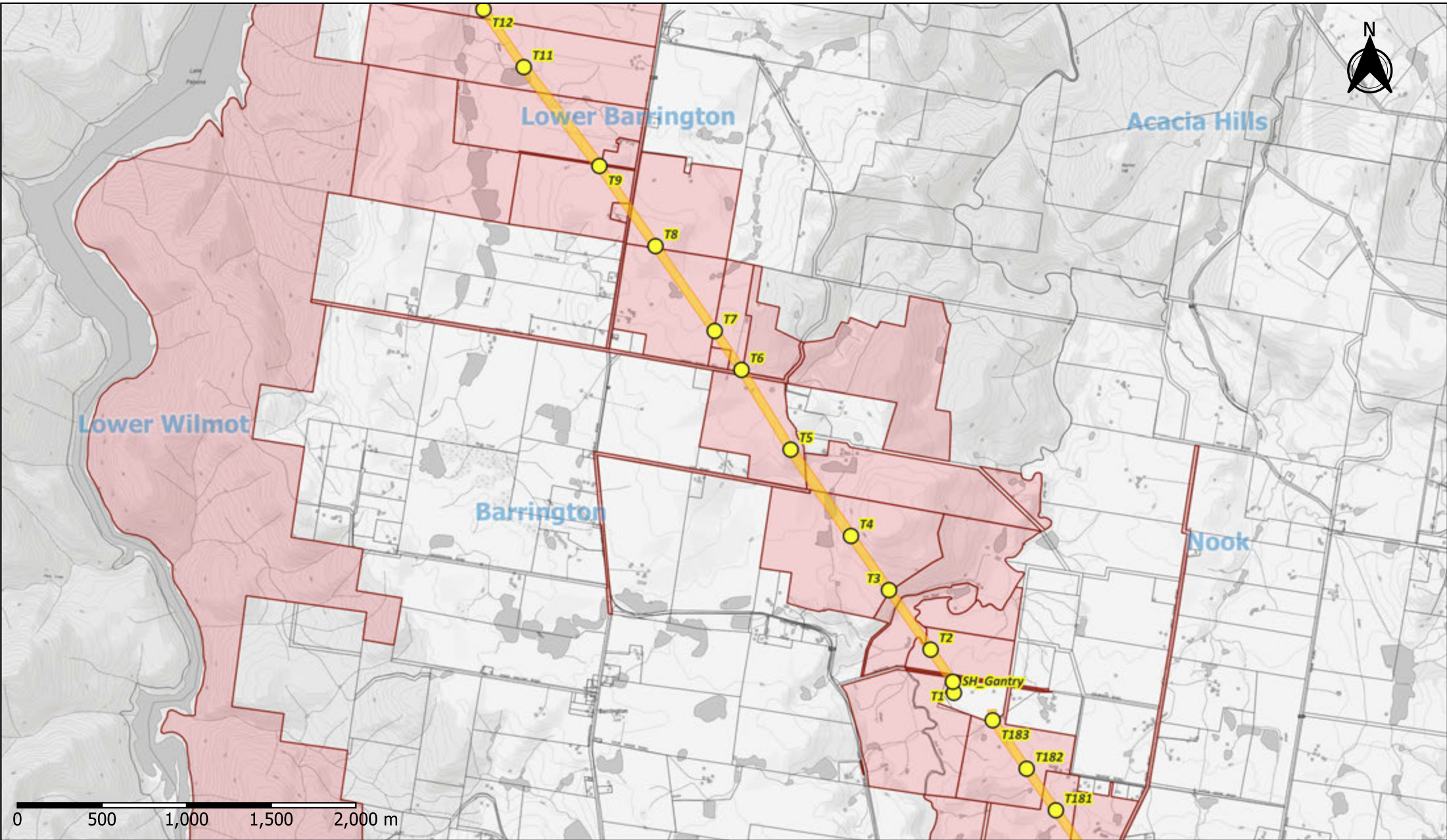


TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

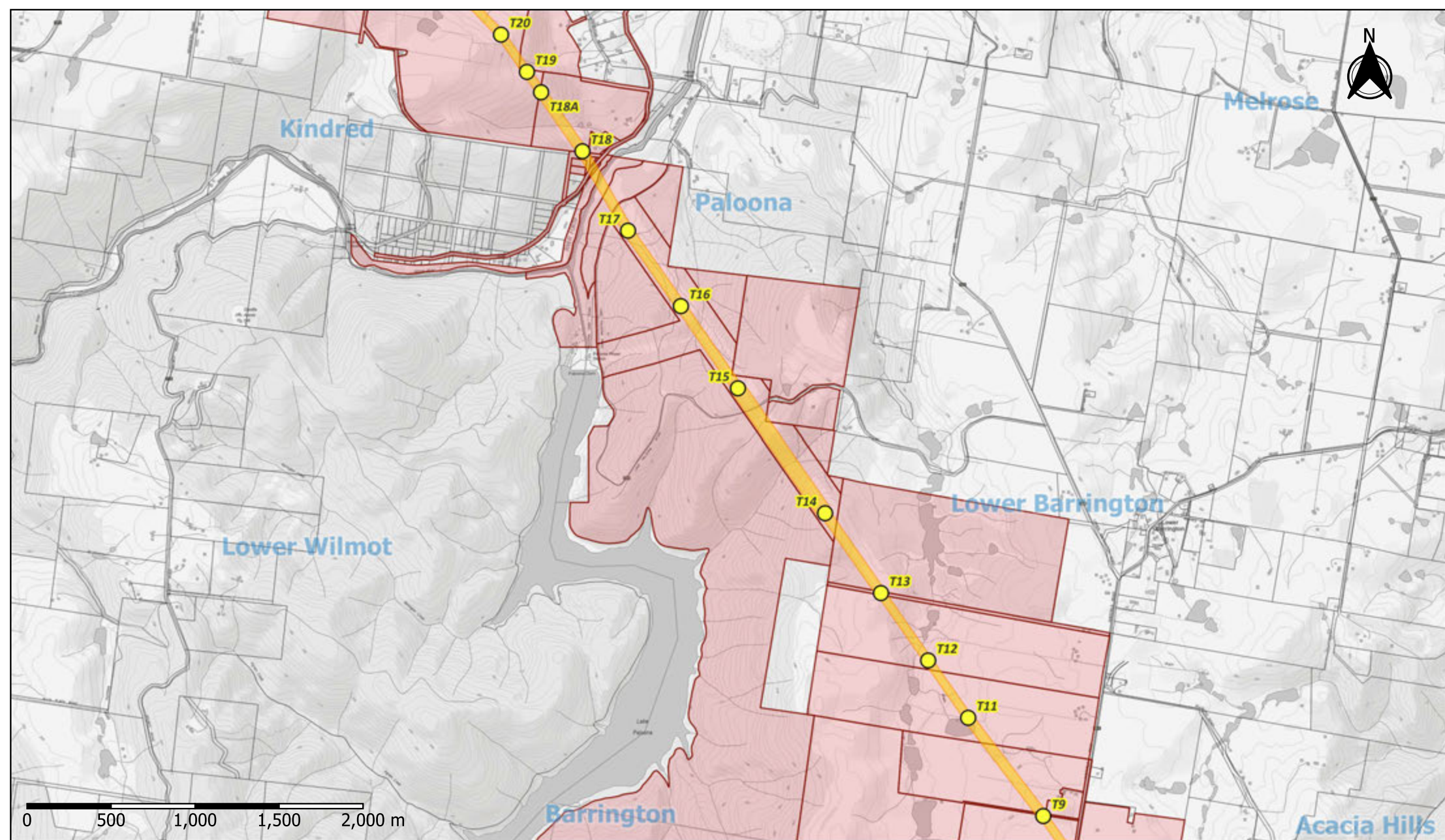
North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





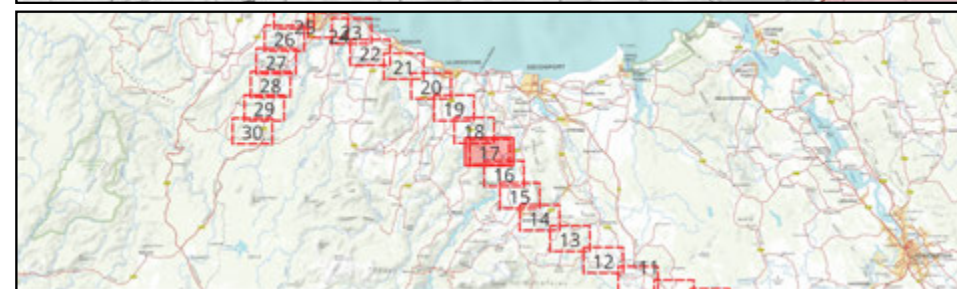
- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

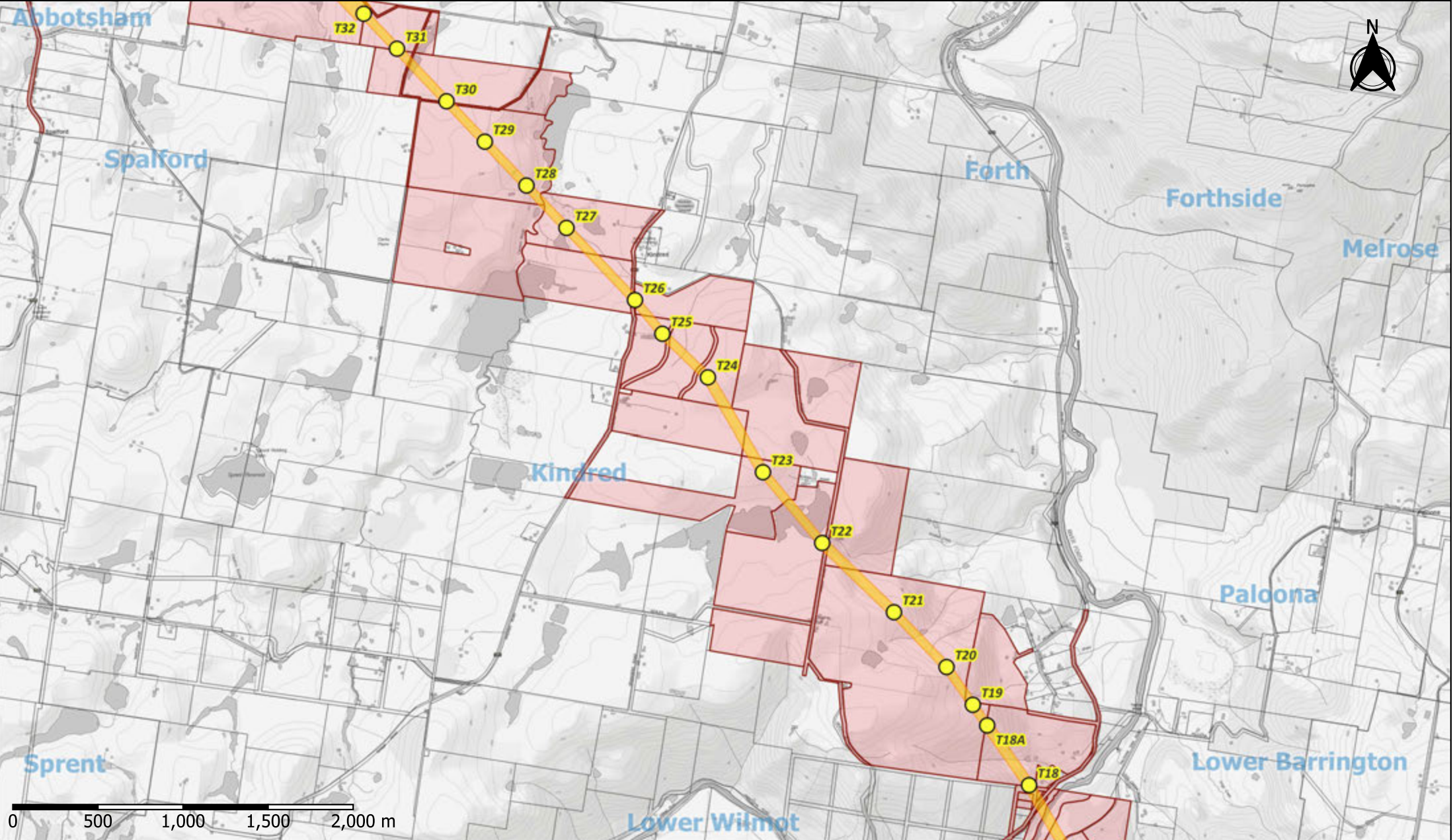
North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land



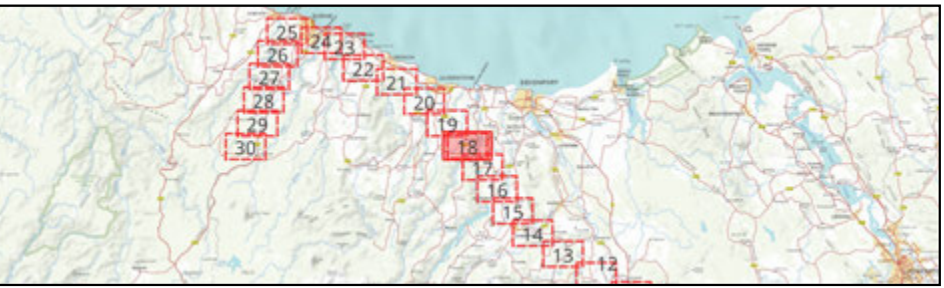
- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land



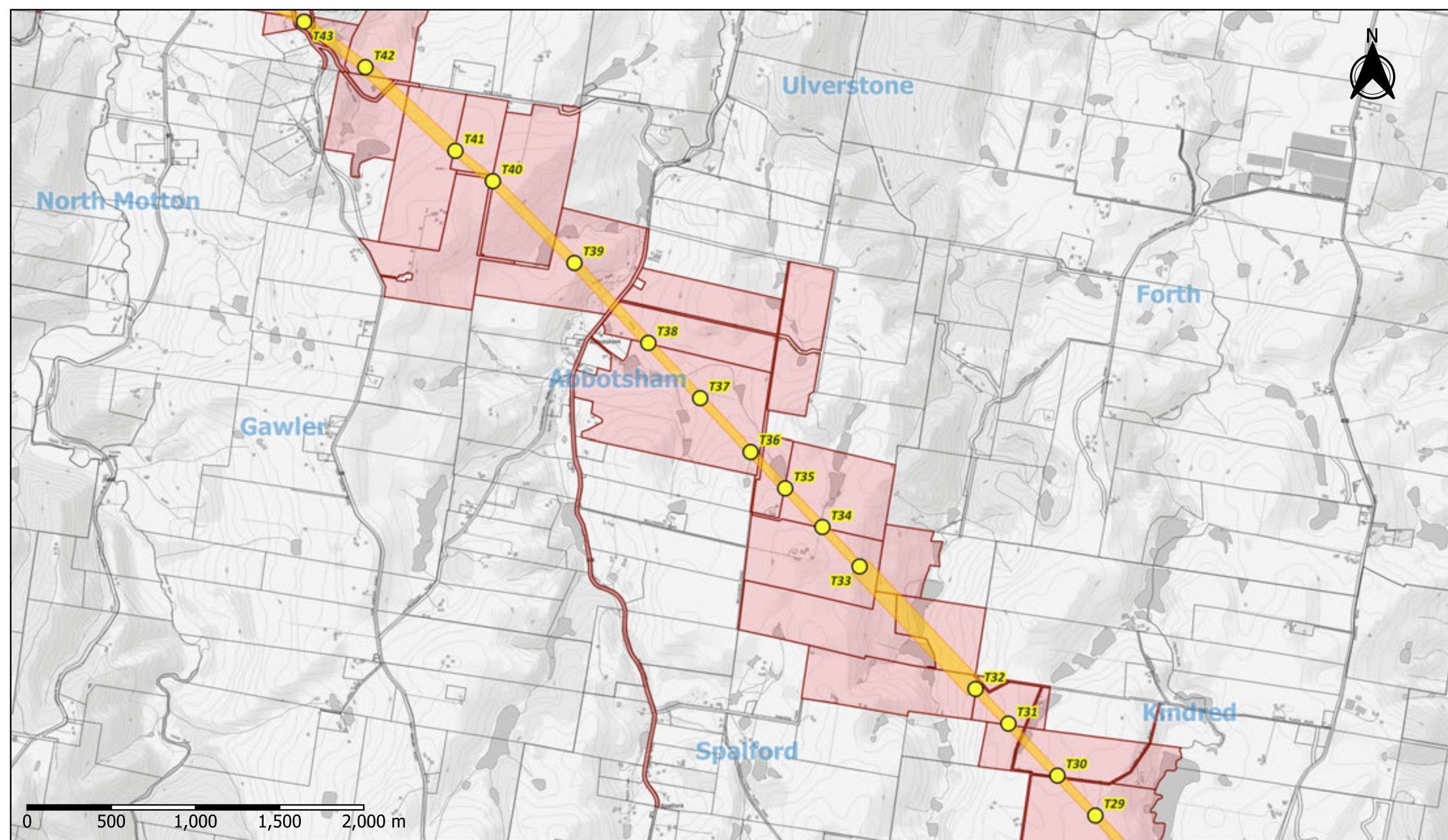


TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA



- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land



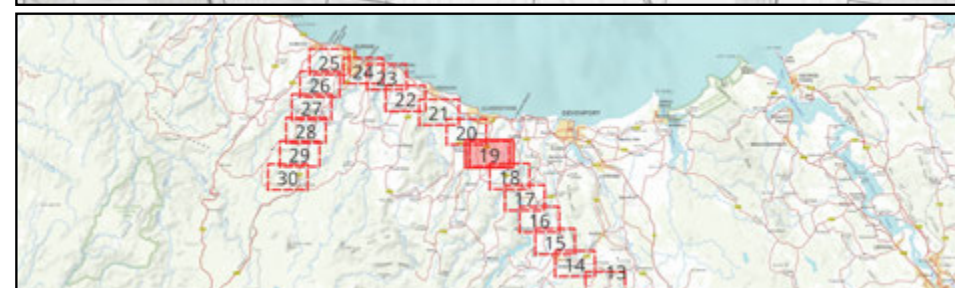
TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

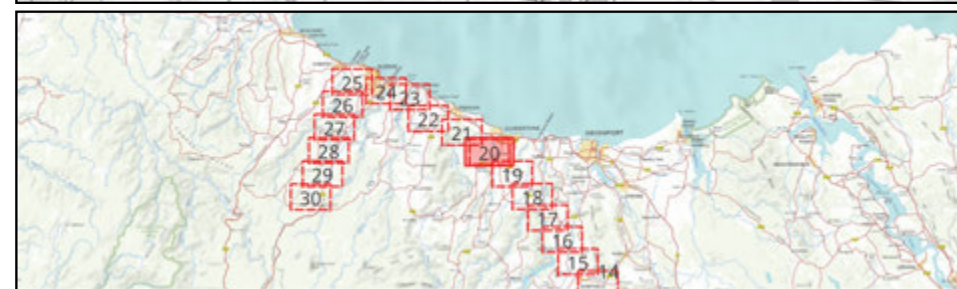
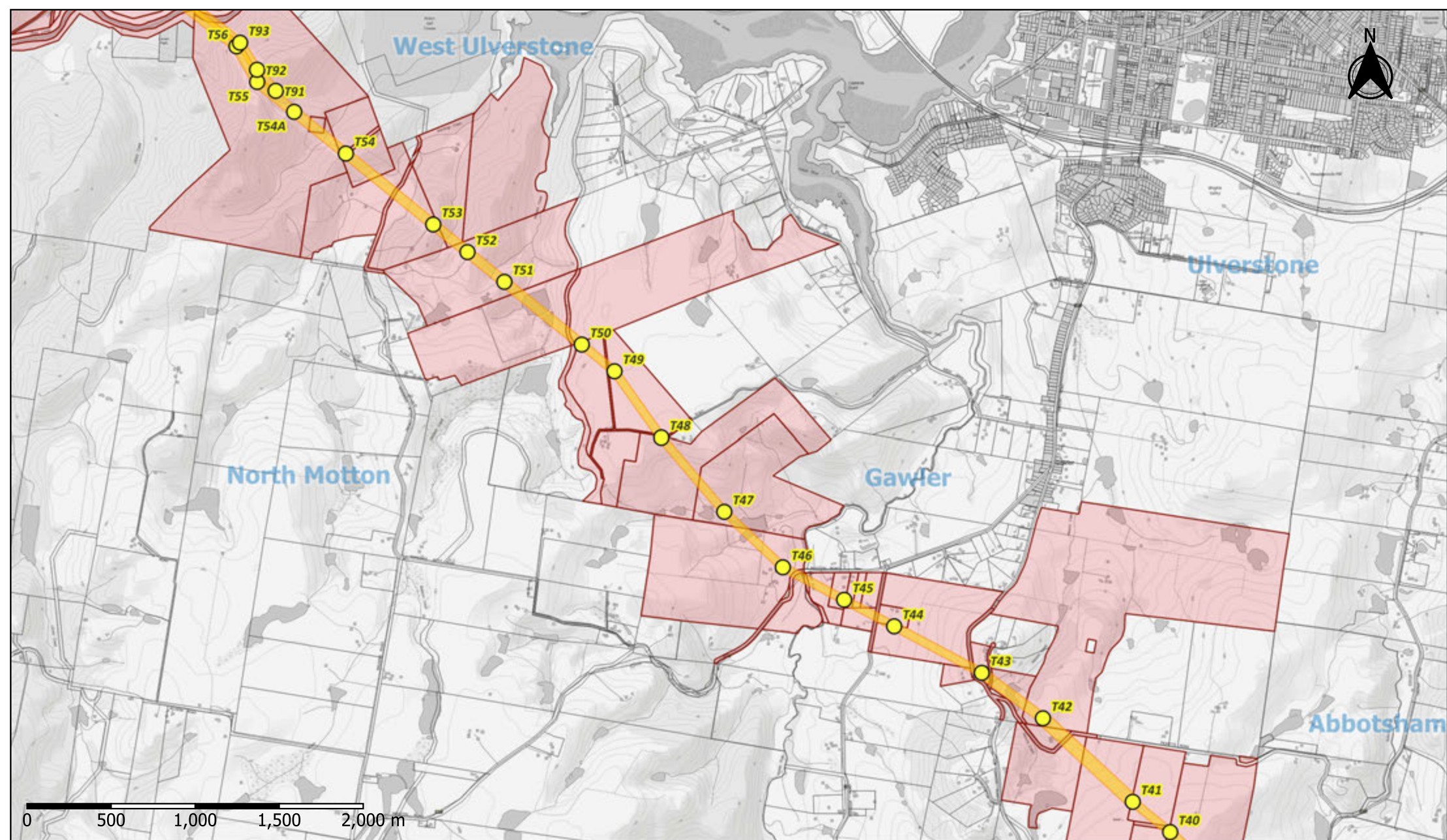
- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project

Permit MIPP-2026-01

Schedule 3 – Project Land



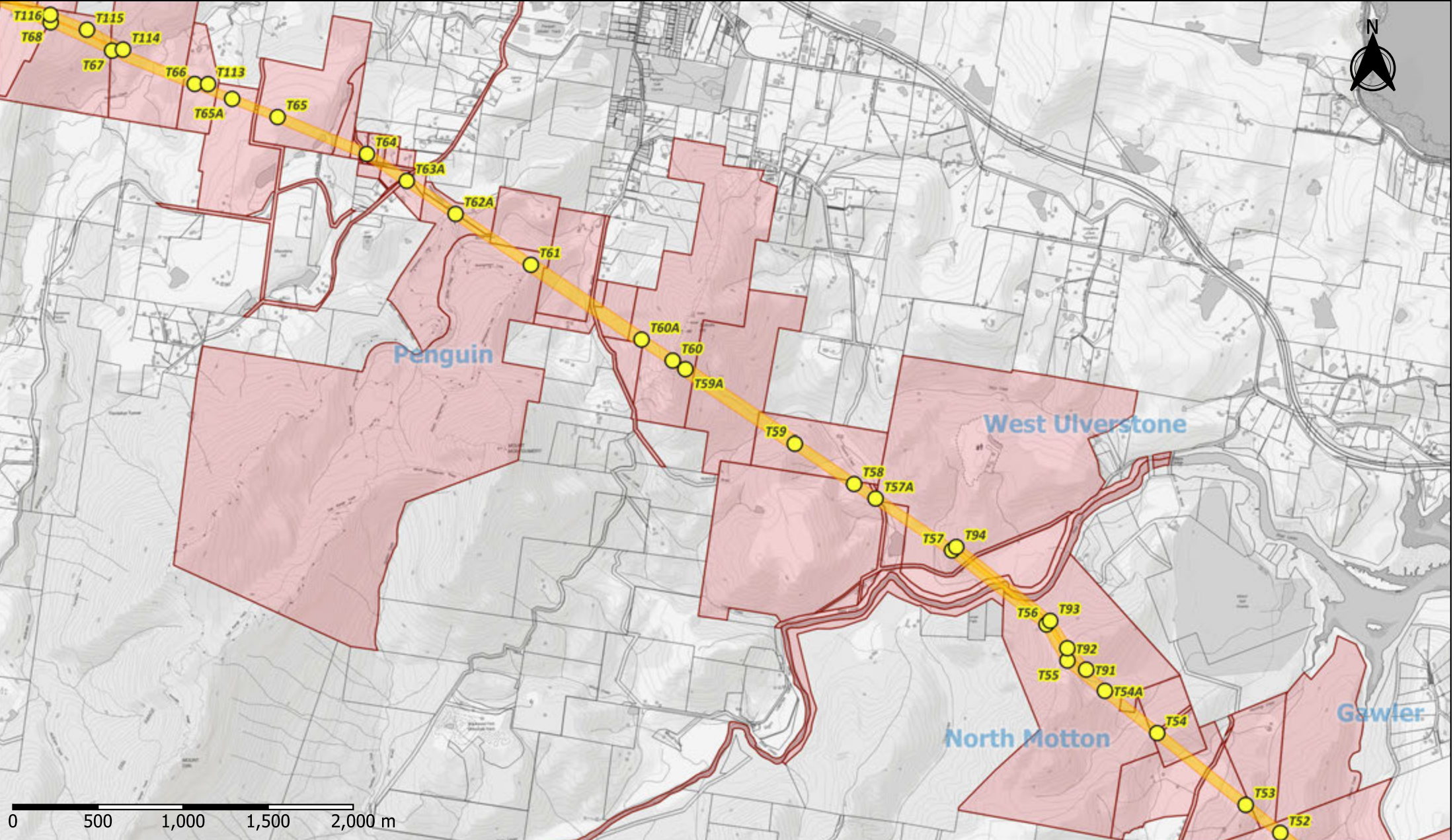


- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

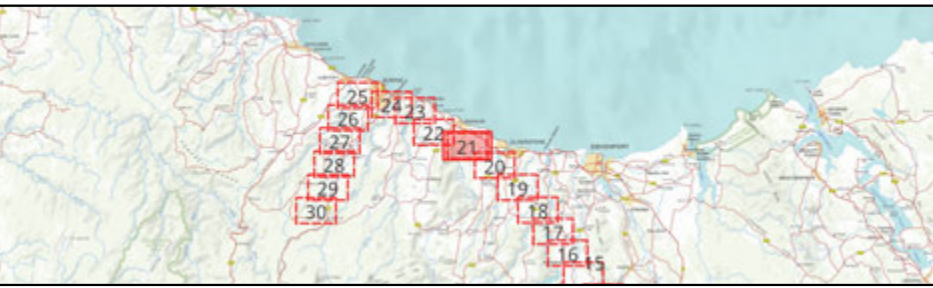
North West Transmission Upgrades Project

Permit MIPP-2026-01

Schedule 3 – Project Land

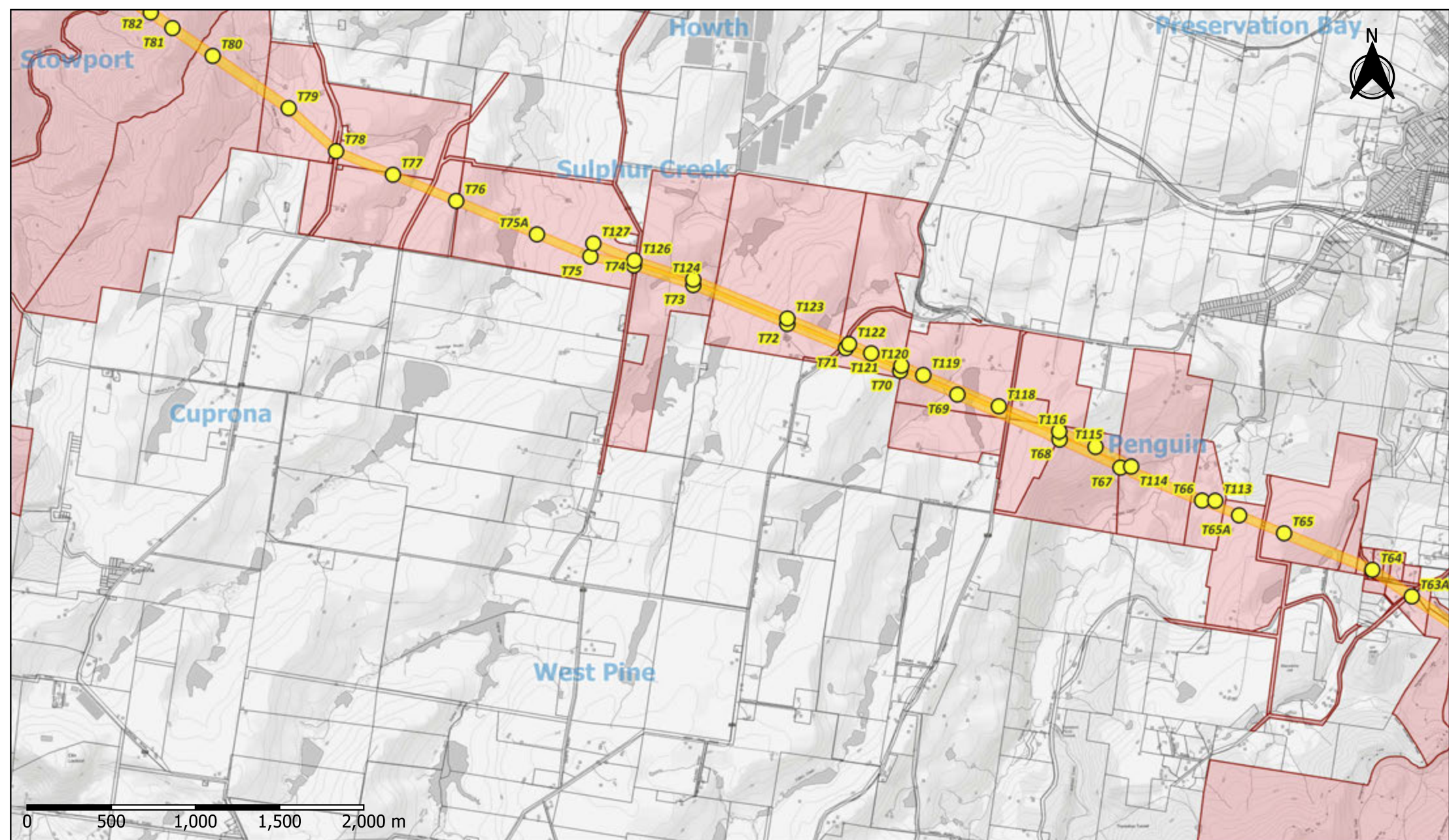


TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA



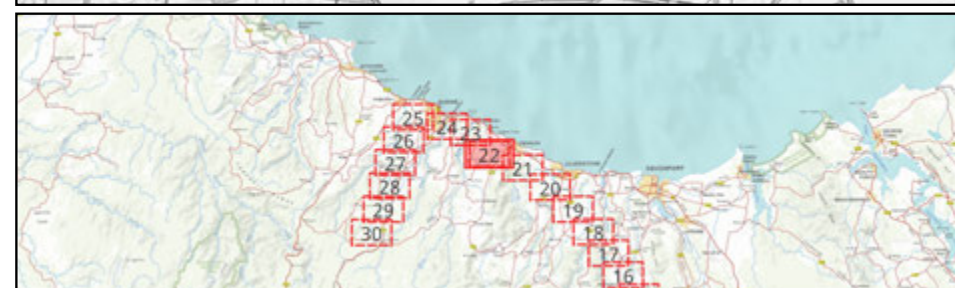
- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

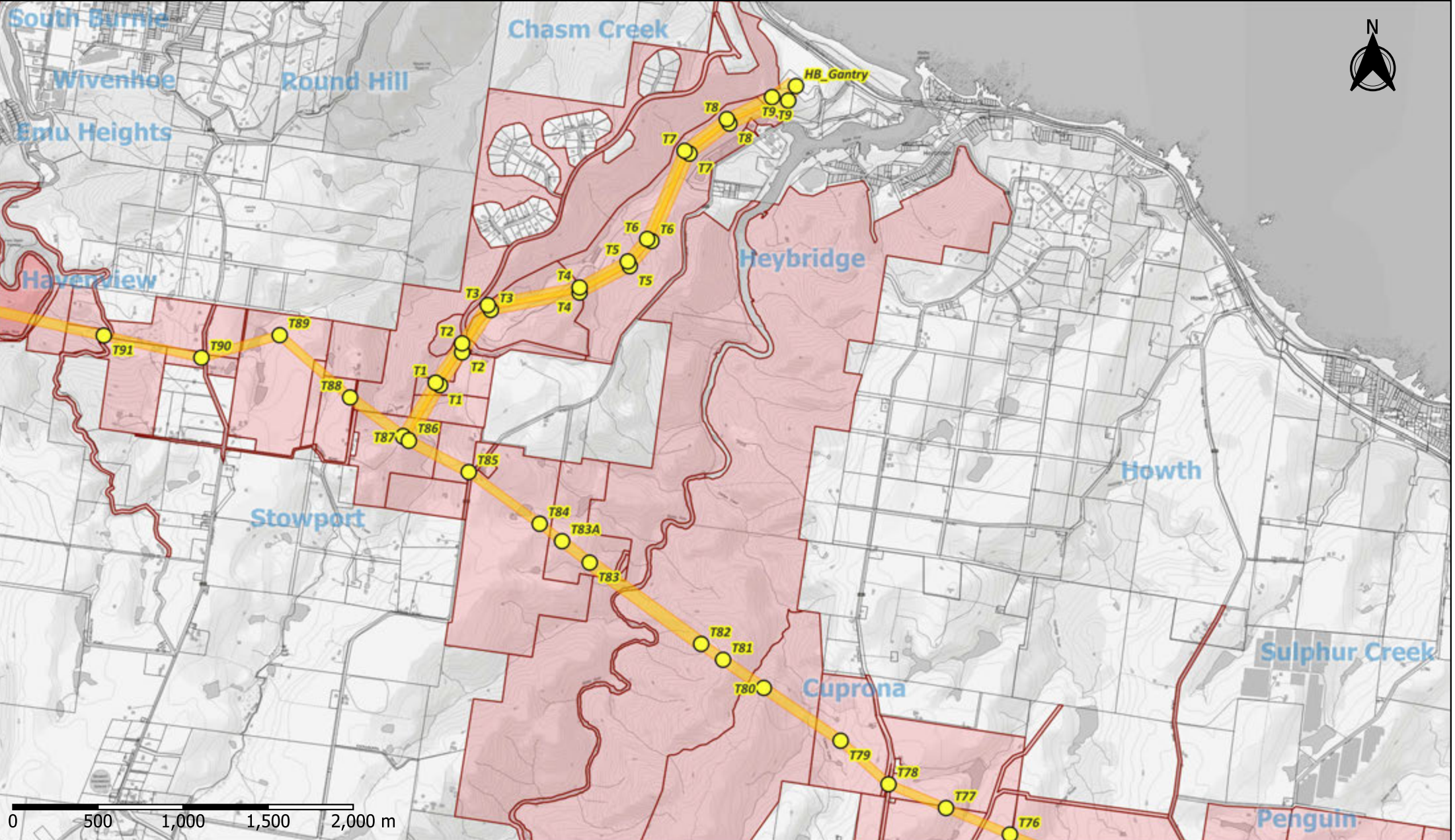
North West Transmission Upgrades Project Permit MIPP-2026-01 Schedule 3 – Project Land



- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land

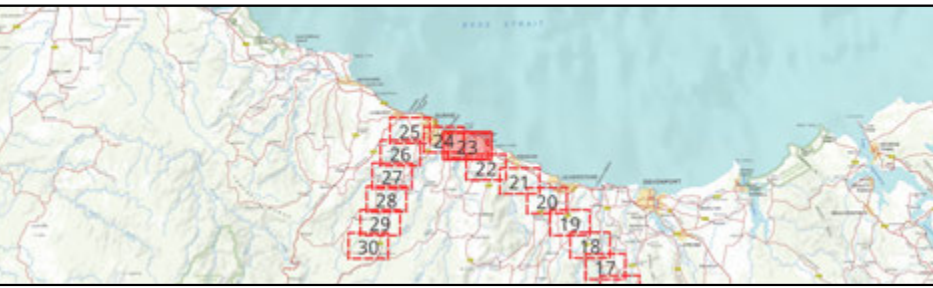


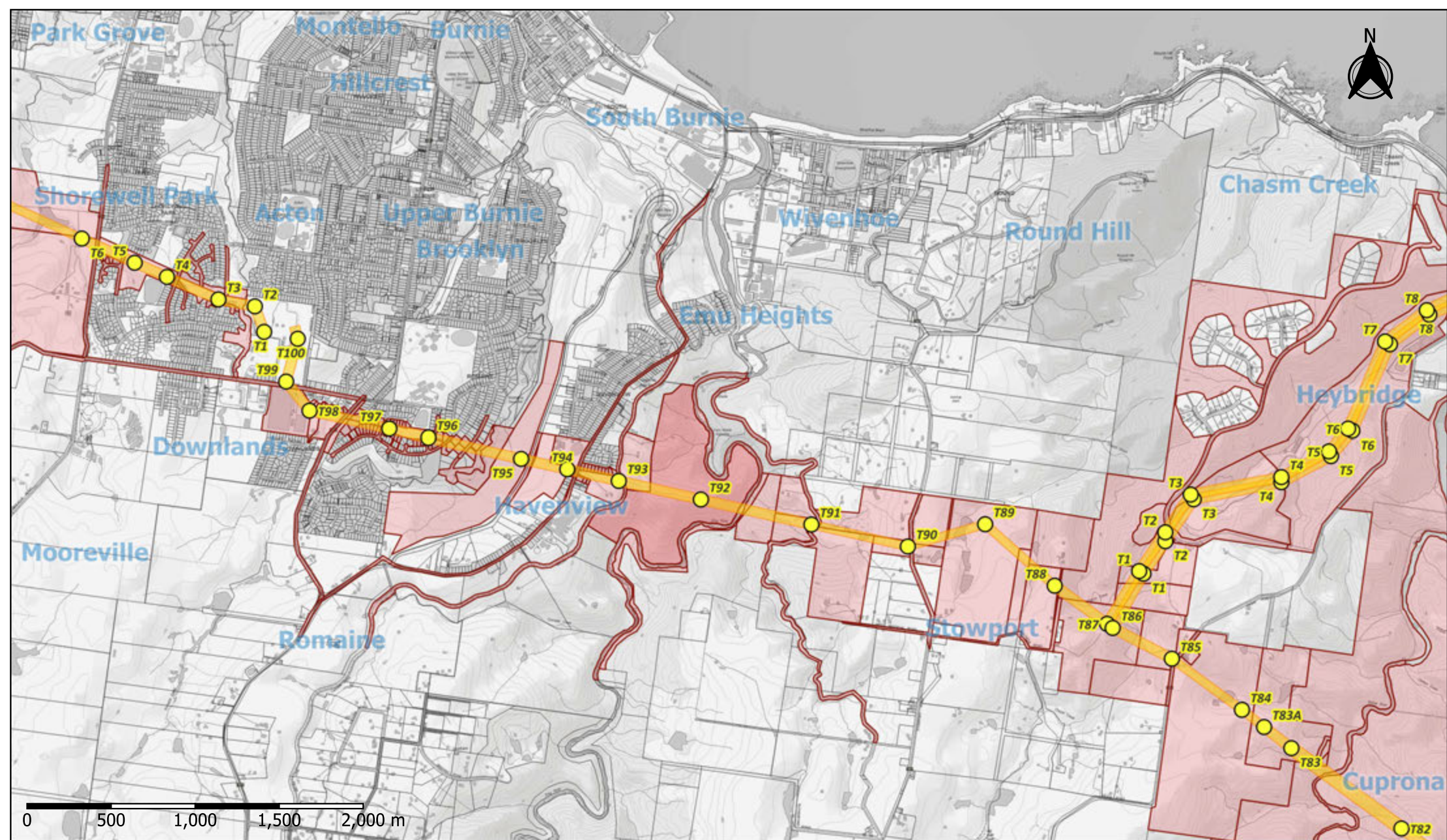


TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

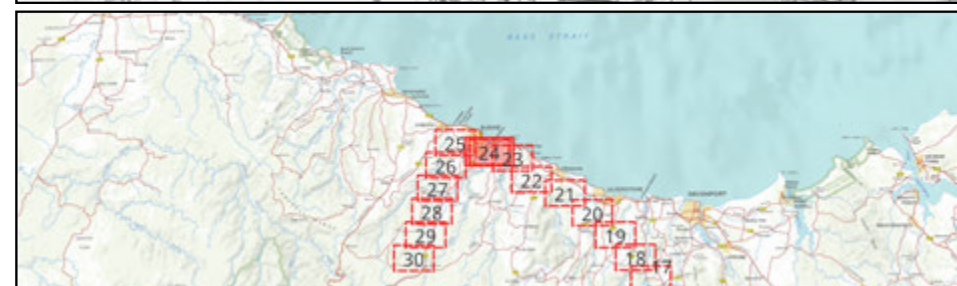
North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land

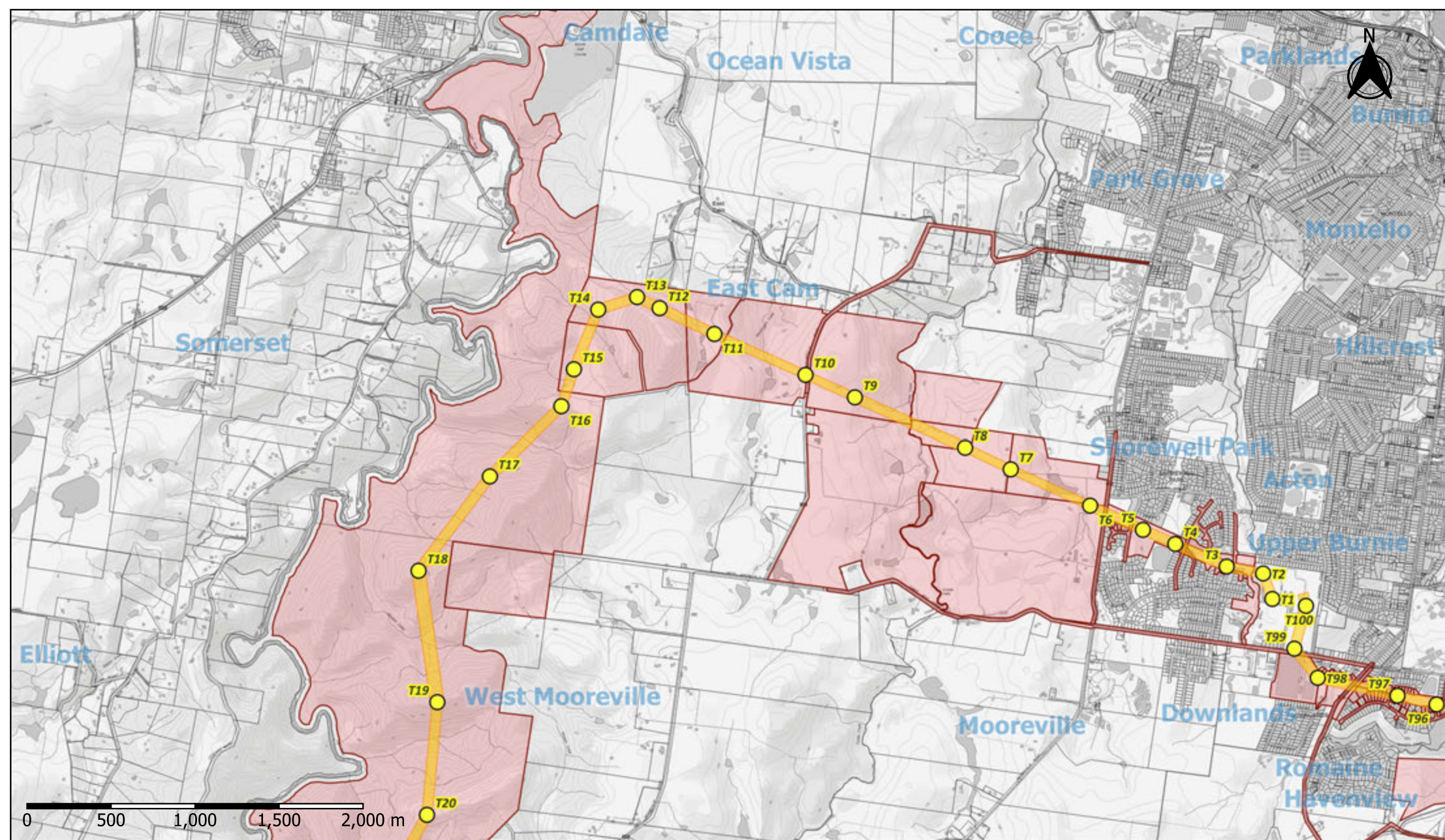




- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land

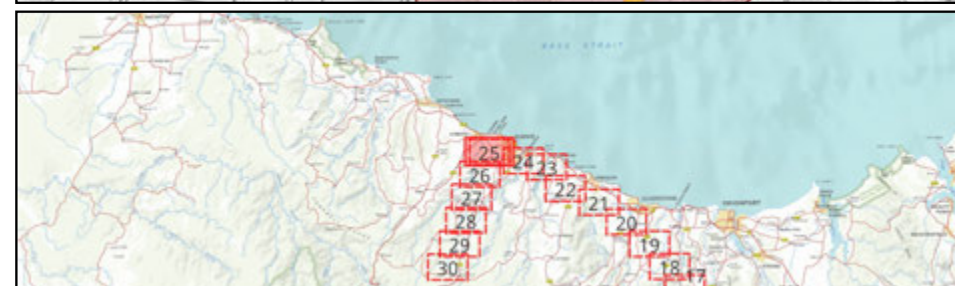


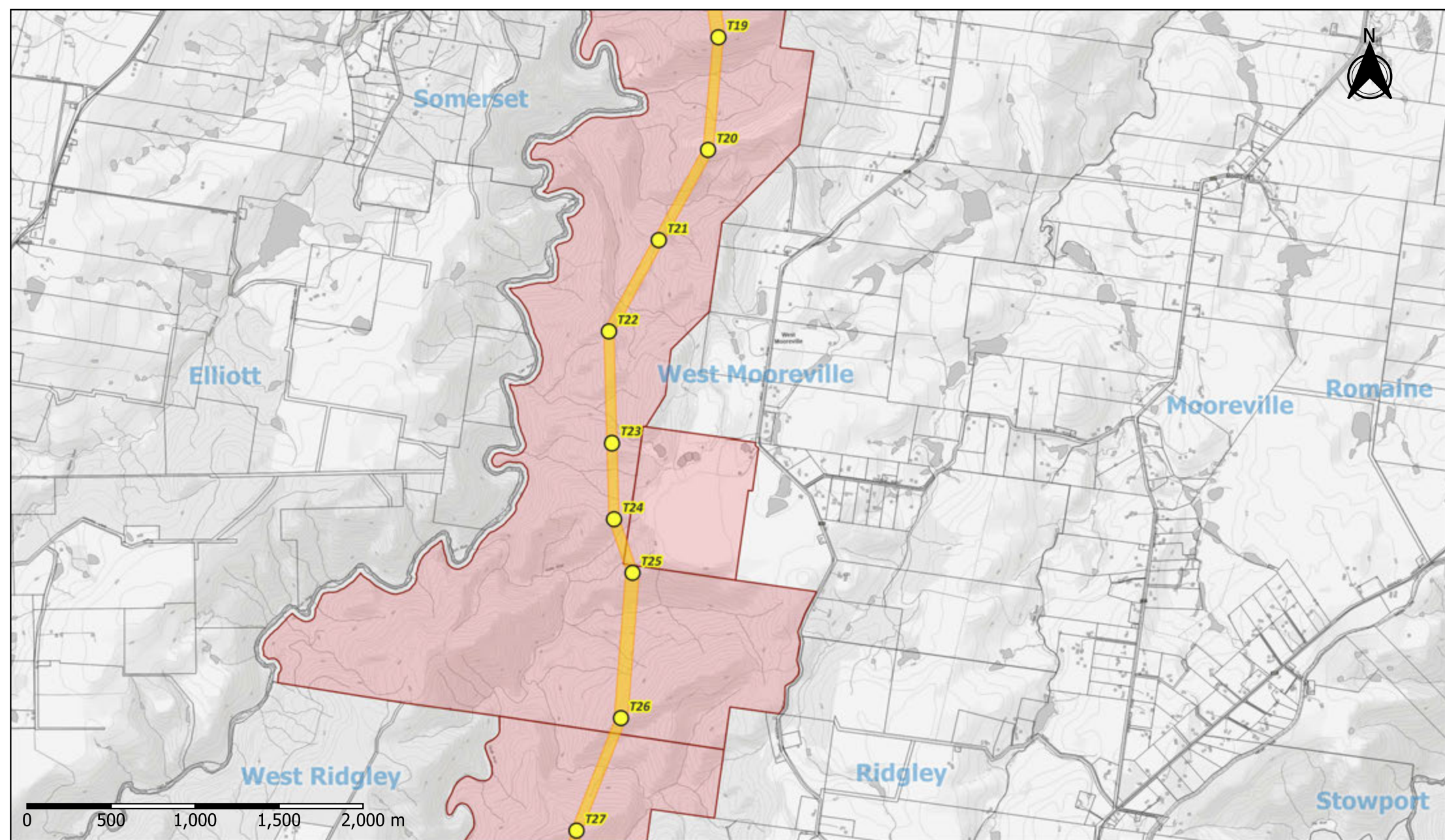


TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land

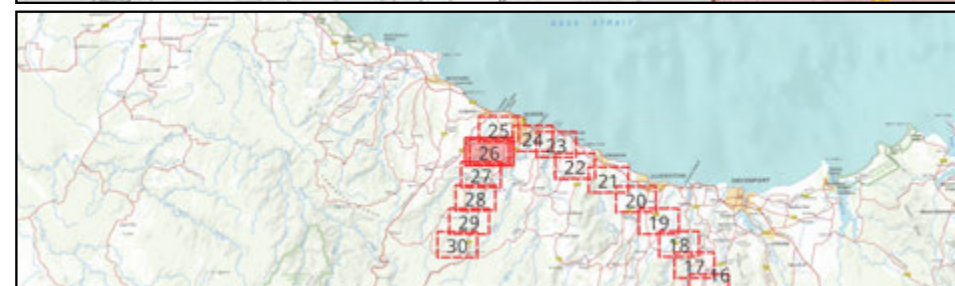


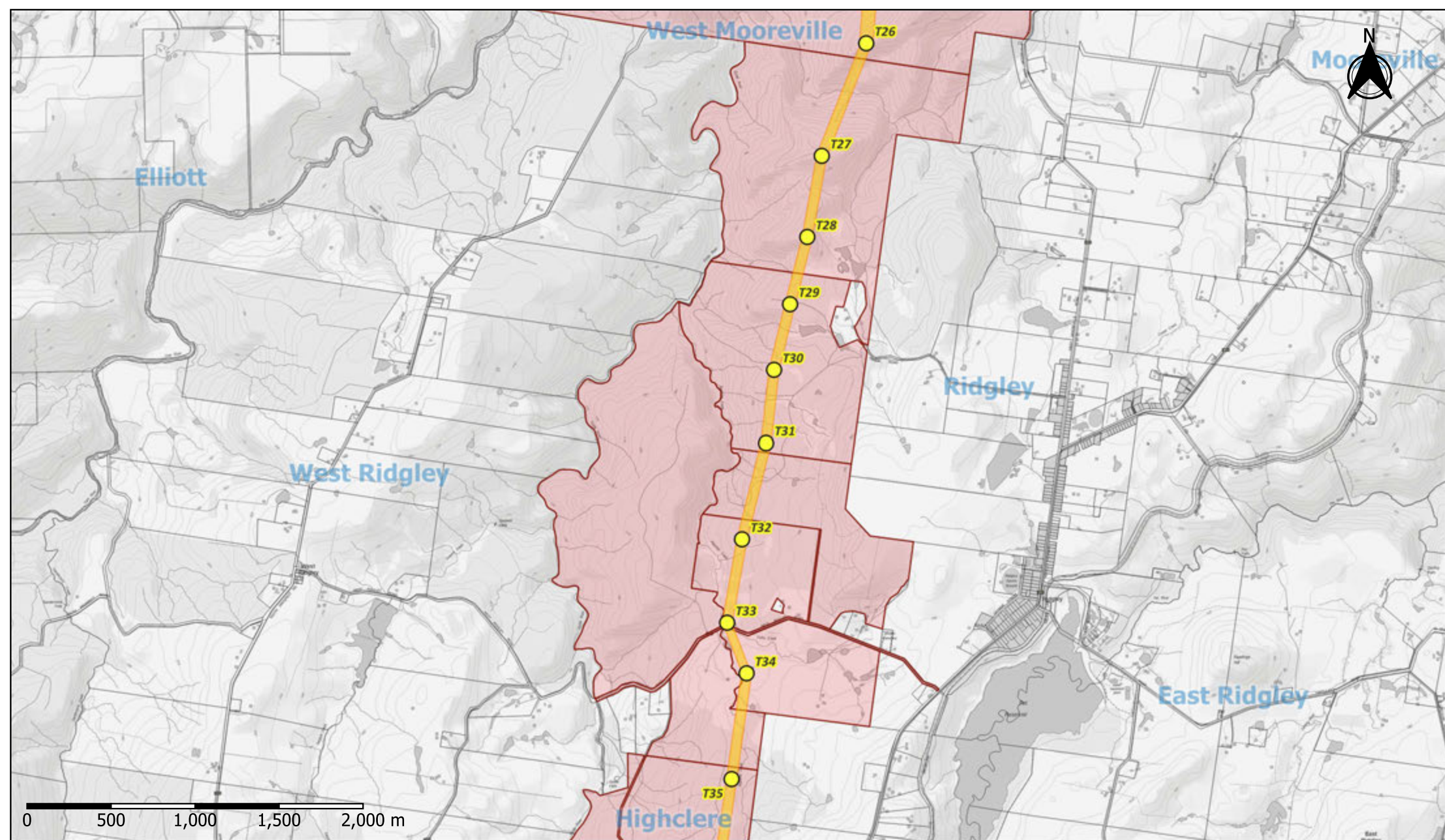


TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





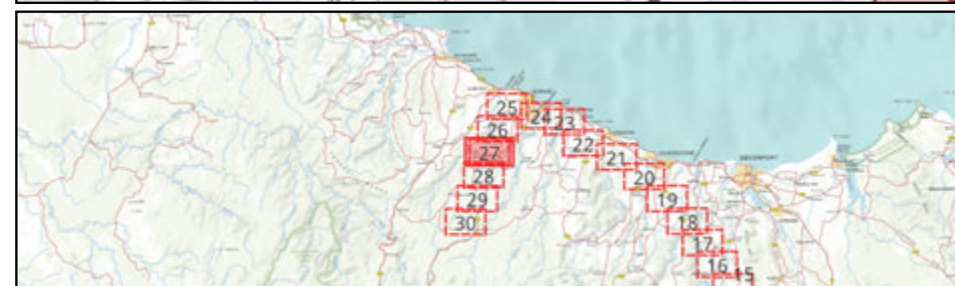
TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project

Permit MIPP-2026-01

Schedule 3 – Project Land





West Ridgley

Ridgley

East Ridgley

Highclere

Tewkesbury

0 500 1,000 1,500 2,000 m

TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





Tewkesbury

Highclere

Hampshire

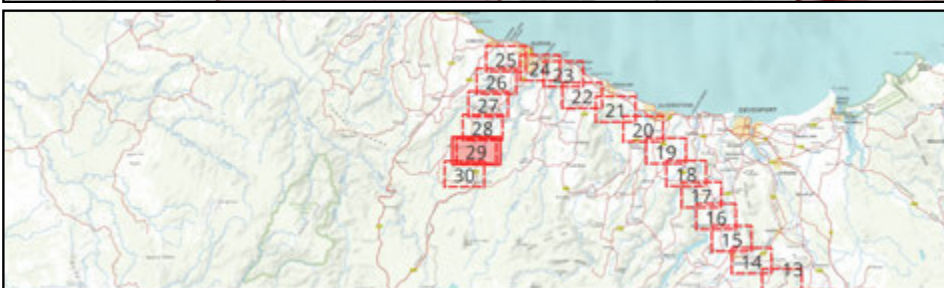
Upper Natone

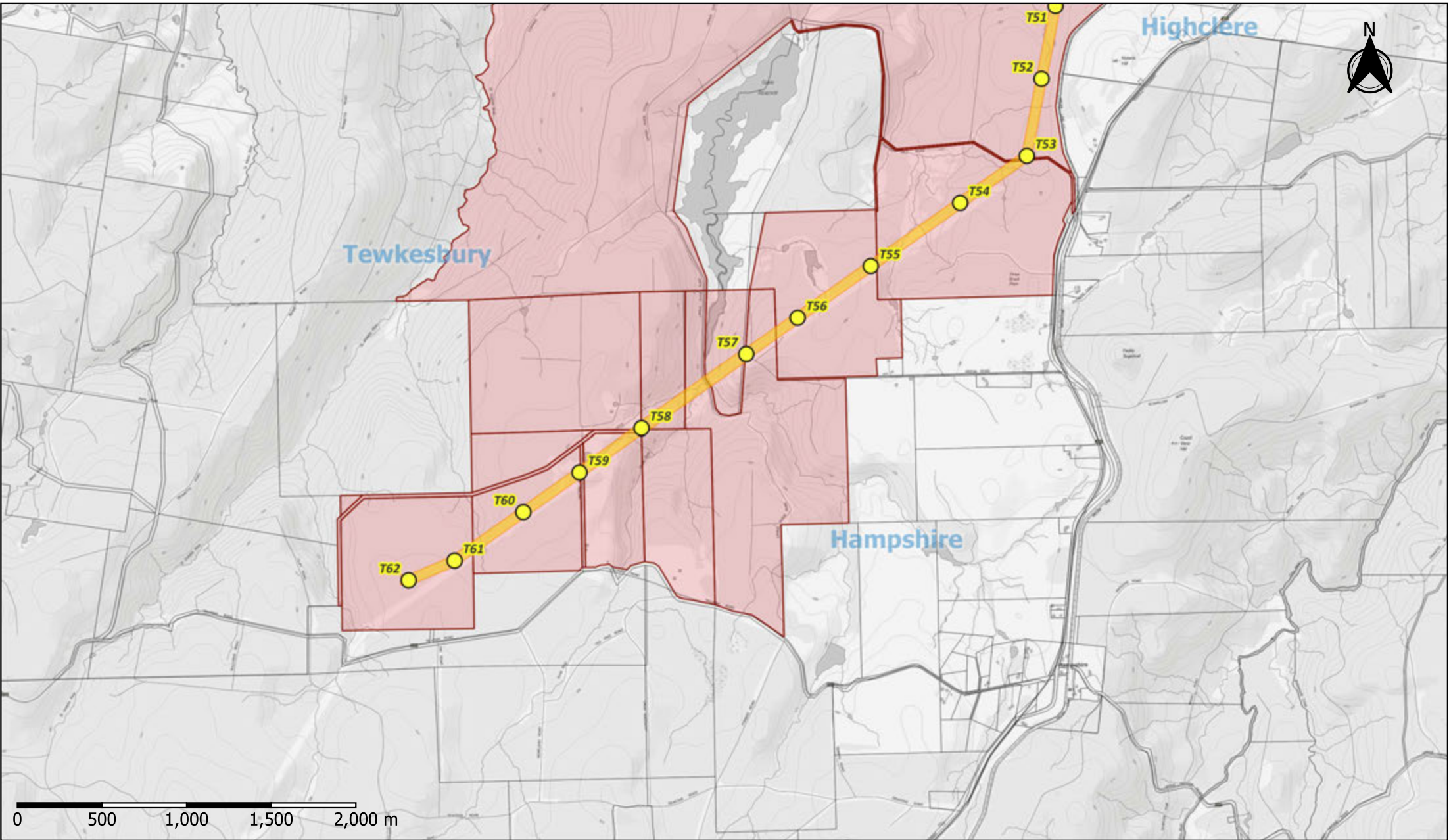
0 500 1,000 1,500 2,000 m

TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA

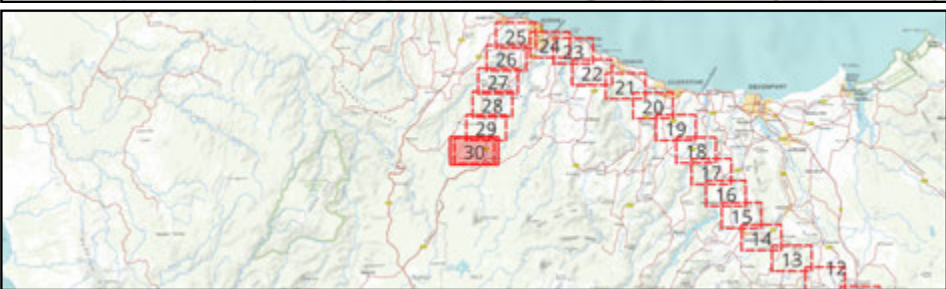
- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land





TOPOGRAPHIC BASEMAP AND LAND TITLE DATA FROM LIST ©STATE OF TASMANIA



- Proposed Towers
- Proposed Easement Area
- Project Land
- Land Parcels (all)

North West Transmission Upgrades Project
Permit MIPP-2026-01
Schedule 3 – Project Land