

From: Anita Bourn <[REDACTED]>
Sent: Wednesday, 17 September 2025 9:33 AM
To: Edgell, Chloe <[REDACTED]>
Subject: Landscape Conservation Zone

Hi Chloe,

In addition to what was discussed at the Kingborough LPS hearing (15/09/2025), I'd like to add the following comments which may help with the direction to TasNetworks.

The introduction and subsequent rezoning of land within the ETCs/transmission line easements to the Landscape Conservation Zone may create a number of issues for TasNetworks.

Primarily the Landscape Conservation Zone – Zone Purpose is to provide for the protection, conservation and management of landscape values. This is considered to conflict with the Purpose of the ETIPC which is to maintain future opportunities for electricity transmission infrastructure.

Additionally, development approval for augmentation (which may involve the addition of higher towers and transmission lines) and/or the addition of new transmission lines of an existing corridor/easement under the Landscape Conservation Zone is more onerous than if under the Environmental Living or Rural Resource zones in the interim scheme or the Rural Zone under the SPP. For example: the Acceptable Solution building height requirement in the Landscape Conservation Zone is 6m as opposed to 12m under the Rural Zone.

Further, TasNetworks has concern regarding the rezoning of land within an ETC/ transmission line easement to the Landscape Conservation Zone and the inconsistent messaging it may provide to the public. That being that the land is for 'conservation', where in fact clearing of vegetation within the ETC/ transmission line easement is exempt and augmentation of corridors can occur.

Addressing the question raised at the hearing, regarding land currently zoned Landscape Conservation, in the Clarence municipality area. This may pose as an issue in the future if there is a need to augment existing transmission lines or add additional transmission lines. Fortunately, TasNetworks hasn't encountered any issues yet, as the existing transmission lines have only required regular maintenance, which is exempt under s8 of the ESI Regulations.

Kind regards,



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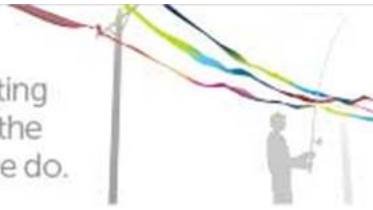
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