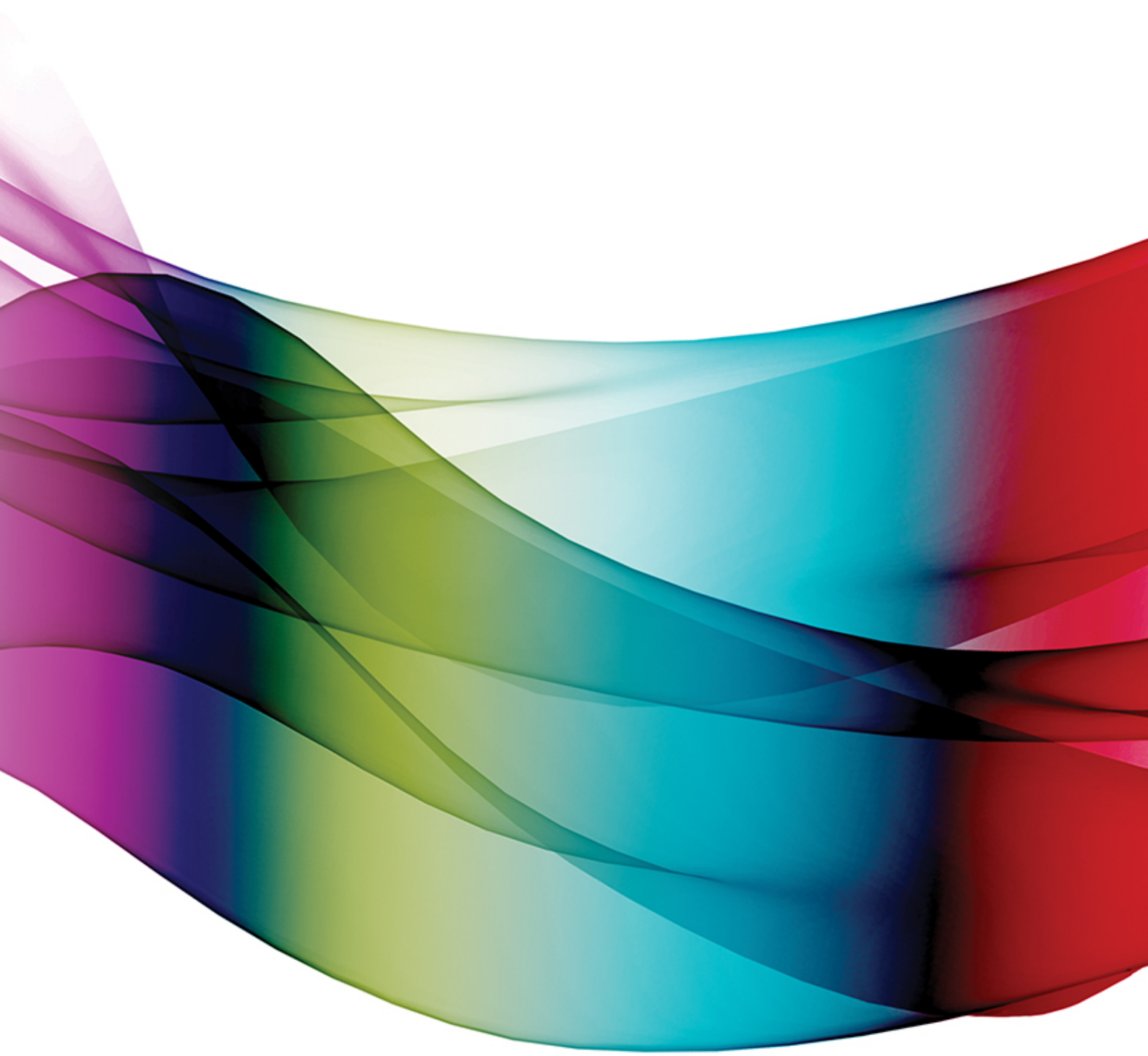


# Meander Valley LPS

TasNetworks Submission

December 2018



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## 1. Who is TasNetworks

TasNetworks was formed on 1 July 2014, through a merger between Aurora Energy's distribution network (the poles and wires) and Transend Networks (the big towers and lines). We're a Tasmanian state-owned corporation that supplies power from the generation source to homes and businesses through a network of transmission towers, substations and powerlines.

### **Transmission**

TasNetworks own, operate and maintain 3564 circuit kilometres of transmission lines and underground cables, 49 transmission substations and six switching stations.

### **Distribution**

TasNetworks own, operate and maintain 22,400km of distribution overhead lines and underground cables, 227,000 power poles, 18 large distribution substations and 33,000 small distribution substations. There's also 20,000 embedded generation and photovoltaic (PV) grid-connected installations connected to the distribution network.

### **Communications**

TasNetworks own, operate and maintain communication network infrastructure to enable safe and efficient operation of the electricity system.

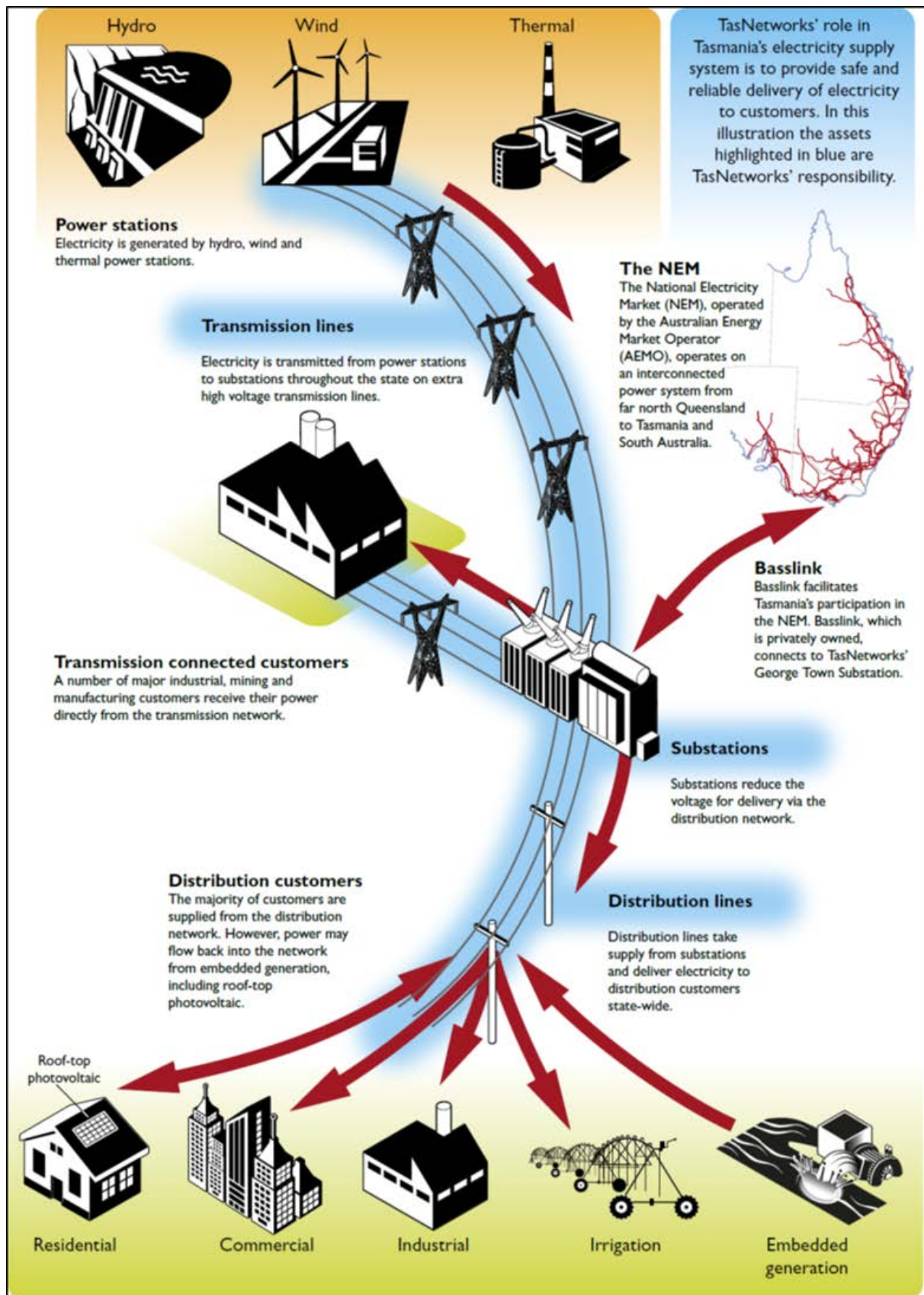


Figure 1 TasNetworks' role in Tasmania's Electricity Supply System

## 2. Executive Summary

TasNetworks, as a referral agency, has been notified of the public exhibition of Meander Valley Council's Draft Local Provisions Schedule (LPS) under section 35B of the *Land Use Planning and Approvals Act 1993* (LUPAA). Council has been given direction by the Tasmanian Planning Commission to publicly exhibit the LPS and invite representations. TasNetworks has undertaken a review of the LPS and makes the following representation with a view of seeking a statewide consistent approach to major electricity infrastructure.

TasNetworks assets within the Meander Valley Local Government Area include one substation, eight electricity transmission corridors and eight communications facilities. Three of the communications facilities are co-located with Hydro Tasmania major infrastructure. TasNetworks supports the submission made by Hydro Tasmania with respect to Zoning and Overlay application to its sites.

Electricity Transmission Infrastructure is protected by the Electricity Transmission Infrastructure Protection Code (ETIPC) under the State Planning Provisions. The Code applies to transmission lines, terminal (or transmission) substations and switching stations and transmission communication assets. The Code purpose is:

- To protect use and development against hazards associated with proximity to electricity transmission infrastructure;
- To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure;
- To maintain future opportunities for electricity transmission infrastructure.

The LPS includes the ETIPC Overlay maps which is based on data provided by TasNetworks. As part of its review, TasNetworks has examined the ETIPC Overlay map to ensure that it applies to all relevant assets and that the locations of these asset is correct.

The LPS also includes the spatial application of zoning and any overlays via the mapping. In preparing this representation, TasNetworks has reviewed the LPS maps for each of its assets. This representation seeks to ensure:

- Utilities zoning is applied to existing substations and communication facilities; and
- Scenic Protection Code Overlay and/or Natural Asset Code – Priority Vegetation Overlay is *not* applied to a TasNetworks electricity transmission corridor.

These submissions are consistent with those previously made by TasNetworks (and formerly Transend) on the State Planning Provisions and Council Interim Planning Schemes.

The LPS and the potential impact on future developments has also been reviewed. These considerations include whether there is a permissible approval pathway for Utilities under the Particular Purpose Zone or Specific Area Plans; and any Local Area Objectives or Site Specific Qualifications. TasNetworks representation is made having regard to the LPS requirements under LUPAA.



### 3. Glossary

Table 1 Definitions

Term	Definition
Commission	Tasmanian Planning Commission
Council	Meander Valley Council
D	Discretionary
ESI exemption	Activities classified as ‘work of minor environmental impact’ for the purposes of Regulation 7 of the <i>Electricity Supply Industry Regulations 2008</i> .
ETC	electricity transmission corridor
ETIPC	Electricity Transmission Infrastructure Protection Code
Guideline	<i>Guideline No. 1 – Local Provisions Schedule Zone and Code Application</i> (Tasmanian Planning Commission, 2018)
IPA	Inner Protection Area
LPS	Local Provision Schedule
LGA	Local Government Area
NPR	No Permit Required
NRLUS	Northern Regional Land Use Strategy (2018)
P	Permitted
SPP	State Planning Provisions
TPS	Tasmanian Planning Scheme
UWA	Unregistered Wayleave Agreement

## 4. Background

### 4.1. Existing Assets

Meander Valley LGA is located across TasNetworks Northern and North West planning geographic areas. A significant part of the Tasmanian transmission electricity network is contained within the boundaries of the Meander Valley LGA. This includes:

- A number of 220kV and 110kV transmission lines which transfer power via Hadspen substation:
  - o The 220kV transmission lines transfer power from Hydro power stations in the Mersey Forth power scheme, the Basslink DC interconnector and power transfer east-west from the West Coast hydro generation and north-south between George Town and Palmerston Substation;
  - o The 110kV transmission lines connect renewable energy generation and customer loads in the North and North East of the state;
- Hadspen Substation which has 220kV and 110kV transmission assets and provides an integral switching and transfer point for transmission lines. Hadspen Substation is also a main 22kV distribution supply point for local customers;
- A network of communication sites that are used in the operation of the electricity transmission network, Hydro power stations and some government agencies.

Notification and negotiation of work or changes in land use around these assets is critical for the safety and operation of the power network, the safety of people working on these assets and the general public whether living near or traversing the transmission network areas.

Some of the existing communications assets are co-located with Hydro Tasmania power stations. In the case of the Hydro Tasmania sites, TasNetworks supports the submission of Hydro Tasmania on the LPS in relation to these sites.

The following table and figure details TasNetworks assets within Meander Valley LGA. It includes one substation, eight communication sites and eight electricity transmission corridors (or part thereof).

Table 2 TasNetworks Assets in Meander Valley

Asset	Location
Substation sites (terminal)	1. Hadspen
Substation sites (zone)	1. None in this municipal area
Communication sites	1. Cluan Tiers 2. Martha Creek Hill 3. Western Bluff 4. Fisher Penstock 5. Parangana Power Station 6. Fisher Forbay



Asset	Location
Electricity Transmission Corridors	7. Rowallan Power Station
	8. Lake Mackenzie Dam
	1. Hadspen – Norwood (110kV)
	2. Hadspen – Trevallyn No. 2 (110kV)
	3. Lemonthyme Spur (220kV)
	4. Palmerston – George Town (220kV)
	5. Palmerston – Sheffield (220kV)
	6. Palmerston – Trevallyn (110kV)
	7. Sheffield – Fisher (220kV)
	8. Kimberley (UWA)

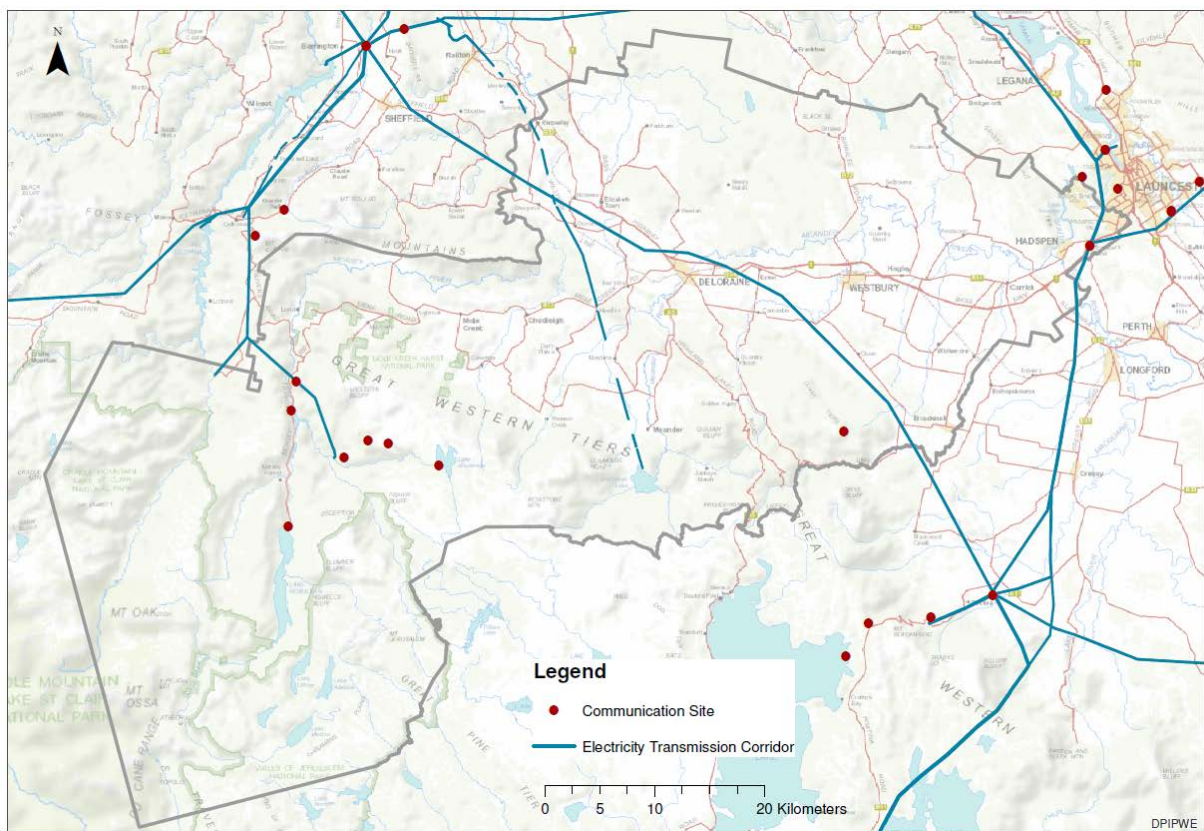


Figure 2 TasNetworks' Assets & Meander Valley LGA

#### 4.2. Planned Future Development

As Tasmania's transmission and distribution network service provider, we have a responsibility to ensure the infrastructure to supply Tasmanians with electricity evolves to meet customer and network requirements in an optimal and sustainable way. We achieve this through our network planning process to ensure the most economic and technically acceptable solution is pursued.

The need for network changes can arise for a number of factors. Annually TasNetworks undertakes a planning review that analyses the existing distribution and transmission networks and considers their future requirements to accommodate changes to load and

generations, and whether there are any limitations in meeting the required performance standards. For example, within the Meander LGA, TasNetworks has identified further works are required to the Westbury urban reliability area to reduce the community exposure to outages.

Integrated into our planning process is our [network transformation road map 2025](#). This ensures that what we do in the next 10 to 15 years facilitates an efficient and orderly transition of the network to its new roles in a changing energy sector. This includes consideration of impact of large scale wind farms, solar systems, pumped hydro (battery of the nation) batteries, electric vehicles, and a potential second inter connector. Given this context, it is important that the LPS provides for appropriate approval pathways for potential future TasNetworks development works.

## 5. Submission

### 5.1. Overview

TasNetworks is seeking statewide consistency across all LPSs in the treatment of its assets. The policy position is summarised in Table 3 and is further detailed below.

Table 3 Policy Position - Submission Summary

LPS Mapping/Controls	Submission	Rationale
Zoning	Substations (terminal and zone) to be zoned Utilities	- Reflects the primary use of the site
	Communication sites to be zoned Utilities	- Protects the long asset lifespan - Utilities zone appropriately reflects the nature of the asset and allows for the future operation, maintenance and development requirements. - Clear message to the community about the existing and long term use of the site.
	No specific zoning is to be applied to electricity transmission corridors	- Allows for other compatible uses to occur in corridor - Corridors are protected by ETIPC
Scenic Protection Code Overlay	Not to be applied to - substations, - communication sites, or - electricity transmission corridors	- Assets are required to be cleared for safety and maintenance - Where asset already exists impact on scenic quality / natural assets have already been assessed/ approved and will continue to be impacted for the lifespan of the asset
Natural Asset Code – Priority Vegetation Overlay	Same as above	Same as above
Utilities Use Approval Status	In all zones, PPZ and SAPs the Use Class for Utilities or Minor Utilities must be	The ability to consider Utilities Use Class in all Zones is a requirement for the effective planning and development of linear utility infrastructure, which is required to

LPS Mapping/Controls	Submission	Rationale
	either No Permit Required, Permitted or Discretionary.  Utilities must not be Prohibited	be located in a range of areas and will be subject to multiple zonings.
SAPs or Local Area Objectives	Not to apply to substations	To ensure that future development on these sites is not unreasonably affected by SAP.
PPZ or SAP use and development standards	Are drafted with a discretionary approval pathway. For example:  - No absolute height limit  - Allow subdivision for utilities	Consistent with policy in SPPs that enables consideration of Utilities in all Zones and no finite quantitative development standards.
ETIPC	Is mapped and applied to relevant transmission infrastructure	Consistent with policy in SPPs

## 5.2. Zoning

This review has identified that the Hadspen substation is zoned Utilities and no specific zoning has been applied to electricity transmission corridors. However, all TasNetworks communications sites are currently zoned either Environmental Management or Rural including the Hydro Tasmania power station sites. An amendment is therefore sought to rezone these sites to Utilities. This is sought to reflect the primary purpose of these sites, to provide for efficient provision for further development, and to protect these sites from land use conflict.

TasNetworks requests the LPS maps be updated to apply Utilities Zone to existing communication facilities. As discussed with Council, a 20m (radius) buffer area has been used to accurately identify sites that do not have a dedicated title. This approach has been taken to enable identification of the sites with a cadastre and sites without a site specific cadastre. This application is necessary as the asset is generally located within large parcels of land not owned by TasNetworks. In this case, it is land owned by Hydro Tasmania. This approach has been developed in consultation with Hydro and is supported by both businesses. The area identified represents the extent of land disturbed and used for the purposes of the asset. It is smaller than the 55 metre ETIPC Overlay which currently applies to the site.

It is important to note that whilst these sites may appear isolated, each one is a vital link in a broader network that is essential to the safe and reliable operation of the electricity system in Tasmania.

This request is consistent with the Commission's Guidelines which provides that the Utilities Zone should be applied to land that is used, or intended to be used for major utilities infrastructure including electricity production facilities such as a power station and major electricity substation facilities. Further, the request to rezone the power stations sites was previously considered by the Commission as part of the review of the Meander Valley Interim Planning Scheme 2013 and Hydro Tasmania's representation. The Commission's Panel agreed that some of the Hydro infrastructure is appropriate to rezone to Utilities including power stations. TasNetworks supports this approach as it will ensure its communications sites that are within Hydro power station sites are included in the Utilities Zone.

### 5.3. Scenic Protection Code Overlay

This review has identified that the Scenic Protection Code Overlay has not been applied to the Hadspen substation or any TasNetworks communications sites, however it has been applied to six of the eight ETC's in the Meander Valley LGA. TasNetworks requests that the Scenic Protection Code Overlay be removed where it dissects the ETIPC ETC Overlay. This is sought to recognise the presence of the electricity infrastructure and implement the purpose of the ETIPC; facilitate continued use or augmentation of existing corridors and to ensure that future development (that is not otherwise exempt) can be efficiently provided.

The purpose of the Scenic Protection Code is to recognise and protect landscapes that are identified as important for their scenic values. In accordance with the Commission's Guidelines the Code is applied where: *SPC2 The scenic protection area overlay and the scenic road corridor overlay should be justified as having significant scenic values requiring protection from inappropriate development that would or may diminish those values.*

The ETIPC Code Purpose is to:

- *To protect use and development against hazards associated with proximity to electricity transmission infrastructure.*
- *To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure.*
- *To maintain future opportunities for electricity transmission infrastructure.*

TasNetworks submits the Scenic Protection Overlay mapping is inconsistent with the ETIPC purpose to retain electricity transmission infrastructure in these locations and to maintain future development opportunities. It also believes that applying this Code to the ETC is inconsistent with the application guidelines for these locations given the presence of TasNetworks transmission infrastructure and associated State based and SPP vegetation clearance exemptions for existing and future electricity infrastructure.

The removal of the Scenic Protection Code Overlay would also remove the perception of controls affecting this land. For example, under the ESI exemption TasNetworks can clear vegetation to the extent necessary for the protection of electricity infrastructure or public safety. It also has exemptions under the SPPs for vegetation clearance. Accordingly it can undertake vegetation clearance, notwithstanding the Code.

For works that do not have the benefit of these exemptions, it would be difficult to comply with the Scenic Protection Code standards. Further, these assets form part of a wider network that is essential to the safe and reliable provision of electricity to Tasmania which is recognised in the Northern RLUS.

#### 5.4. Priority Vegetation Overlay

This review has identified that this Overlay applies to the Hadspen substation, a number of TasNetworks communications sites and various ETC's within Meander Valley LGA. The associated values as they relate to TasNetworks' assets is set out in the Section 5 of this document. TasNetworks requests that the Natural Asset Code – Priority Vegetation Overlay be removed where it dissects the ETIPC ETC Overlay, the Hadspen substation and its communications sites. This is sought to recognise that vegetation management and clearance is required as a critical function of maintaining the safety of TasNetworks assets, and to recognise that vegetation removal is already approved in accordance with other Acts.

The Priority Vegetation Overlay applies to threatened native vegetation communities as identified in TASVEG Version 3 mapping, threatened flora species as per DPIPWE's Natural Value Atlas, significant habitat for threatened fauna, and areas of native vegetation which have been identified as being of local importance. The Natural Asset Code however does not apply to all zones, and in particular does not apply in urban locations.

Under the *Electricity Supply Industry Act 1996* and associated *Electricity Supply Industry Regulations 2008* vegetation clearance for the safe and reliable operation of electricity infrastructure is classified as 'work of minor environmental impact' and as such, is not considered development for the purposes of LUPAA and is not subject to that Act in any way.

The SPP provides for vegetation clearance exemptions under Table 4.4. Relevant to TasNetworks this includes: Clause 4.4.1(b) *harvesting of timber or the clearing of trees, or the clearance and conversion of a threatened native vegetation community, on any land to enable the construction and maintenance of electricity infrastructure in accordance with the Forest Practices Regulations 2007.*

This exemption recognises that vegetation removal by TasNetworks is undertaken in accordance with an Environmental Management Systems (EMS) endorsed by the Forest Practices Authority. This endorsement recognises that TasNetworks EMS is sufficient to minimise the need for clearance and conversion of threatened native vegetation communities with respect to the construction and maintenance of its infrastructure.

TasNetworks also has agreement with Parks and Wildlife Services in relation to Reserve Activity Assessments – Electricity Entities Operation Plan. This Plan identifies works that do not require formal assessment and includes those that relate to existing infrastructure within the existing transmission infrastructure footprint.

TasNetworks submits that it is inconsistent with the *Electricity Supply Industry Act 1996* and SPP vegetation exemptions and more broadly Schedule 1 of LUPAA to apply the Priority Vegetation Overlay over the ETIPC Overlay. The objectives of the planning process established under Schedule 1, Part 2 of LUPAA relevantly provides under subsection e) *to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals.*

### 5.5. Utilities Approval Status

The draft LPS may include provisions that modify the application of the SPPs to a particular area via the PPZ, SAP or site specific provisions. This review identifies that no such provisions apply to existing assets.

The LPS provisions have also been reviewed to assess the potential impact on future Utilities use and development. This review has identified some SAPs or PPZ provisions do impact on the approval pathways for Utilities infrastructure. TasNetworks submits that this is inconsistent with the SPP which provide for the permissible consideration of Utilities in all Zones. Representation is therefore made to make amendments to allow for the permissible consideration of Utilities under the use, development and subdivision standards consistent with the SPP policy approach and the statewide nature of TasNetworks' assets.

### 5.6. ETIPC

Transmission infrastructure assets are often protected within easements. These are not however always easily apparent to developers and land owners. The application of the ETIPC Overlay provides for the spatial protection of these assets and then the opportunity for TasNetworks and developers to negotiate outcomes at the planning phase of a development. It also provides an opportunity to highlight the ongoing responsibilities associated with the easement.

TasNetworks has reviewed the ETIPC Overlay mapping and identified some modifications. The removal of three ETIPC Communications station buffer area overlays is requested as these sites are co-located with major Hydro infrastructure and primarily service that infrastructure.

### 5.7. Practical implications of requests for change by TasNetworks

TasNetworks has provided GIS data with its submission to assist Meander Valley Council and the Commission to accurately identify locations where amendment is requested.

### 5.8. SPP Issues



Please note, this aspect of TasNetworks' representation should not be taken as a request to change or amend the SPPs. However, this information is provided to highlight fundamental land use conflict issues that could occur as each LPS implements the SPPs across the State.

In this representation, TasNetworks would like to highlight a failing in the SPPs that causes a fundamental conflict between existing electricity transmission easement rights and SPP Exemptions and will prevent implementation of the Electricity Transmission Infrastructure Protection Code (the Code) Purpose. This failing is resulting from not applying the Code, in particular, the Electricity Transmission Corridor (ETC) and Inner Protection Area (IPA) to certain exemptions that would:

- On almost every occasion, conflict with easement rights (and have the potential to impact human safety) and compromise the Purpose of the Code;
- Unless, managed appropriately, have the potential to conflict with easement rights (and have the potential to impact human safety) and the Purpose of the Code.

Where the Code does not apply, easement rights still exist but can only be enforced once a breach has occurred or (at best) is imminent. This can result in a costly process of removal or relocation and in the interim, could pose a safety risk. When the Code applies, it provides developers, Council and TasNetworks an opportunity to avoid or manage this issue early in the application process. See Appendix 1 for benefits that can be realised by considering electricity transmission assets in the planning process and conflict examples.

## 6. Amendments by Asset

### 6.1. Hadspen Substation

The Hadspen Substation located at 4 Pateena Road, Travellers Rest (CT112695/1) is the only substation located within the Meander Valley LGA. This is a regionally significant substation supplying the power to the greater Launceston area and the North East. Under the LPS the site is zoned Utilities and partly subject to the Natural Asset Code – Priority Vegetation Overlay (Priority Vegetation Overlay).

The Priority Vegetation Overlay is based on the Regional Ecosystem Model. The Regional Ecosystem Model Report for the site is attached in the Appendix 2 along with a comprehensive analysis of the site and LPS.

Table 4 and Table 5 provides an overview assessment of the proposed LPS planning controls applied to the site against the TasNetworks planning policy position with respect to substations. This identifies that an amendment is required so that the Priority Vegetation Overlay is removed from the site.

Table 4 Substation policy position summary

Zoning	Overlay	PPZ	SAP	ETIPC
Zoned Utilities	Not applied - Scenic Protection - Natural Asset Code – Priority Vegetation	Not applied or - Utilities use is NPR, P or D. - No finite discretionary development standards	Not applied or - Utilities use is NPR, P or D. - No finite discretionary development standards	Applied

Table 5 Hadspen Substation assessment summary

Asset	Consistent with zone policy (Y/N)	Consistent with code (Overlay) policy (Y/N)	Amendment Required (Y/N)	Amendment Request
1. Hadspen Substation	Y	N	Y	- Remove Priority Vegetation Overlay from site.

## 6.2. Communication sites

There are eight TasNetworks operated communication sites within Meander Valley LGA. Five of which (sites 1-5) form part of the electricity transmission communications backbone. The electricity transmission communications backbone is required to enable communication between power generators and TasNetworks control room to enable safe and reliable operation of the electricity transmission network in Tasmania. The remaining three communication sites, (sites 6-8) are co-located with major Hydro infrastructure and primarily service that infrastructure.

The following tables provide an overview assessment of the proposed LPS planning controls applied to the communication sites against the TasNetworks communication policy. This identifies that all eight communication sites require rezoning to Utilities. Three sites (sites 1, 4 & 5) require the Priority Vegetation Overlay removed and three sites (sites 6, 7 & 8) require the ETIPC communication station buffer area to be removed.

The rezoning of the sites to Utilities applies to all of the sites, however this application has been applied in two ways. Two of the sites (sites 1 & 2) are located on dedicated titles, in this instance it is requested that the entire site be rezoned to Utilities. Sites 3, 4 & 5 are located on large titles where the rezoning of the entire site is not appropriate. In this instance it is requested that a 20m Utilities Zone buffer area be applied to the site. The remaining sites (6, 7 & 8) are co-located with major Hydro infrastructure. TasNetworks supports Hydro's submission regarding the sites to be zoned Utilities.

Table 6 Communication site policy position summary

Zoning	Overlay	PPZ	SAP	ETIPC
<ul style="list-style-type: none"> <li>- All communication sites to be zoned Utilities.</li> <li>- Zoning by cadaster, 20m buffer or based on co-location with other major infrastructure.</li> </ul>	Not applied <ul style="list-style-type: none"> <li>- Scenic Protection</li> <li>- Natural Asset Code – Priority Vegetation</li> </ul>	Not applied or <ul style="list-style-type: none"> <li>- Utilities use is NPR, P or D.</li> <li>- No finite discretionary development standards</li> </ul>	Not applied or <ul style="list-style-type: none"> <li>- Utilities use is NPR, P or D.</li> <li>- No finite discretionary development standards</li> </ul>	Applied to transmission communication backbone sites

Table 7 Communication sites assessment summary

Asset	Consistent with zone policy (Y/N)	Consistent with code (Overlay) policy (Y/N)	Amendment Required (Y/N)	Description
Sites with cadastre to be zoned Utilities				
1. Cluan Tiers Road, Golden Valley (PID 3012277)	N	N	Y	<ul style="list-style-type: none"> <li>- Entire site be rezoned to Utilities Zone</li> <li>- Remove Priority Vegetation Overlay from site.</li> <li>- ETIPC to remain</li> </ul>
2. Martha Creek Hill, Lake Mackenzie Road Mersey Forest (PID 2531227)	N	Y	Y	<ul style="list-style-type: none"> <li>- Entire site to be rezoned to Utilities Zone</li> <li>- ETIPC to remain</li> </ul>
Sites with 20m Utilities Zone buffer to be applied				
3. Western Bluff Aurora Pole 285384 (442184, 5387800)	N	Y	Y	<ul style="list-style-type: none"> <li>- 20m buffer to be rezoned to Utilities</li> <li>- Site located on Hydro land, but not co-located with Hydro infrastructure.</li> <li>- ETIPC to remain</li> </ul>
4. Fisher Penstock Repeater Western Bluff (440012, 5386307)	N	N	Y	<ul style="list-style-type: none"> <li>- 20m buffer to be rezoned to Utilities</li> <li>- Remove Priority Vegetation Overlay from site</li> <li>- ETIPC to remain</li> </ul>
5. Parangana Power Station communication site (435188, 5390591)	N	N	Y	<ul style="list-style-type: none"> <li>- 20m buffer to be rezoned to Utilities</li> <li>- Support Hydro's submission regarding Utilities zoning</li> <li>- Remove Priority Vegetation Overlay from site</li> <li>- ETIPC to remain</li> </ul>

Asset	Consistent with zone policy (Y/N)	Consistent with code (Overlay) policy (Y/N)	Amendment Required (Y/N)	Description
Sites co-located with Hydro infrastructure to be zoned Utilities without ETIPC applied				
6. Fisher Forbay Lake Mackenzie Road (444040, 5387530)	N	N	Y	<ul style="list-style-type: none"> <li>- Support Hydro's submission regarding Utilities zoning.</li> <li>- Site be rezoned to Utilities Zone</li> <li>- ETIPC Communication station buffer area to be removed</li> </ul>
7. Rowallan Power Station, Mersey Main Road (434933, 5379960)	N	N	Y	<ul style="list-style-type: none"> <li>- Support Hydro's submission regarding Utilities zoning</li> <li>- Site be rezoned to Utilities Zone</li> <li>- ETIPC Communication station buffer area to be removed</li> </ul>
8. Lake Mackenzie Dam, Lake Mackenzie Road (448650, 5385535)	N	N	Y	<ul style="list-style-type: none"> <li>- Support Hydro's submission regarding Utilities zoning</li> <li>- Site be rezoned to Utilities Zone</li> <li>- ETIPC Communication buffer station area to be removed</li> </ul>

A comprehensive analysis of each of the communication sites along with the Regional Ecosystem Model Report is attached in Appendix 3.

### 6.3. Electricity Transmission Corridors

There are eight electricity transmission corridors that extend through the Meander Valley LGA. These are located within the ETIPC Overlay Electricity Transmission Corridor and Inner Protection Area, which is supported by TasNetworks. There are a range of zones applied to the land underneath these corridors and as the SPP's allow for consideration of Utilities in all Zones this is also acceptable to TasNetworks. Tables 8 and 9 provide an overview of TasNetworks' policy position regarding the electricity transmission corridors and the application of the draft LPS. This identifies that there are some sections of the corridors where the Scenic Protection and/or Priority Vegetation Overlays apply, which is described in detail in the following sections.

Table 8 Electricity Transmission Corridor policy position summary

Zoning	Overlay	PPZ	SAP	ETIPC
No specific zone applied to corridors	Not applied - Scenic Protection - Natural Asset Code – Priority Vegetation	Not applied or - Utilities use is NPR, P or D. - No finite discretionary development standards	Not applied or - Utilities use is NPR, P or D. - No finite discretionary development standards	Applied

Table 9 Electricity Transmission Corridor assessment summary

Corridor	Scenic Protection Overlay	Priority Vegetation Overlay	Description
1.Hadspen – Norwood (110 kV) (TL414)	Applied	Applied	- Remove Scenic Protection Overlay - Remove Priority Vegetation Overlay
2. Hadspen - Trevallyn No.2 (110kV)(TL471)	Applied	Applied	- Remove Scenic Protection Overlay - Remove Priority Vegetation Overlay
3. Lemonthyme Spur (220kV) (TL513)	Not Applied	Applied	- Remove Priority Vegetation Overlay
4. Palmerston - George Town (220kV) (TL509)	Applied	Not Applied	- Remove Scenic Protection Overlay
5. Palmerston – Sheffield (220kV) (TL503)	Applied	Applied	- Remove Scenic Protection Overlay - Remove Priority Vegetation Overlay
6. Palmerston – Trevallyn (110kV) (TL413)	Applied	Applied	- Remove Scenic Protection Overlay - Remove Priority Vegetation Overlay

Corridor	Scenic Protection Overlay	Priority Vegetation Overlay	Description
7. Sheffield – Fisher (220kV) (TL2512)	Not Applied	Applied	- Remove Priority Vegetation Overlay
8. Kimberley (UWA)	Applied	Applied	- Remove Scenic Protection Overlay - Remove Priority Vegetation Overlay

A series of maps have been created that identify the electricity transmission corridors within Meander Valley LGA and the application of the LPS Scenic Protection Overlay within these corridors. Appendix 4 identifies six instances where the Scenic Road Corridor intersects with Corridor 5 – Palmerston – Sheffield. Four of these relate to the Scenic Road Corridor along the Bass Highway, the other two relate to Scenic Road Corridor along Meander Valley Road.

The Scenic Road Corridor – Bass Highway has also been applied to the ETCs for the following Corridors: Corridor 4 Palmerston – George Town, Corridor 2 Hadsphen – Trevallyn and Corridor 1 Hadsphen – Norwood. The Scenic Road Corridor – Mole Creek Road has also been applied to Corridor 8 – Kimberley.

In addition to this the Scenic Protection Code – Scenic Protection Area Travellers Rest has been applied to Corridor 2 Hadsphen – Trevallyn and Corridor 6 Palmerston – Trevallyn as identified in Appendix 4.

As detailed in the above table, the Priority Vegetation Overlay has been applied under the LPS to portions of each electricity transmission corridor with the exception of Corridor 4 Palmerston – George Town. This is supported by the maps within Appendix 5. The attached Regional Ecosystem Model Report (Appendix 6) provides greater detail regarding the values within the electricity transmission corridor.

#### 6.4. Particular Purpose Zones and Specific Area Plans

The following table provides an overview of TasNetworks policy position regarding Particular Purpose Zones (PPZ) and Specific Area Plans (SAP). Within Meander Valley LGA there is one PPZ and 19 SAPs.

Table 10 PPZ and SAP policy position summary

Application	Policy
<b>Use Standards in PPZ or SAP</b>	Use Class for Utilities or Minor Utilities must be either NPR, P or D. Must not be Prohibited  Use standards must include Utilities as an excluded use (e.g hours of operation)



Application	Policy
<b>Development Standards in PPZ or SAP</b>	Are not drafted without a discretionary approval pathway (e.g not include an absolute height limit)  Allow subdivision for Utilities use in all zones

The following provides an assessment of the PPZ and SAPs within the Meander Valley LPS. A PPZ or SAP has not been applied to the Hadsphen substation site or any of the communication sites. In numerous instances an electricity transmission corridor intersects with an SAP. This being ETC Corridor 2 and the Travellers Rest SAP, ETC Corridor 7 and Karst Management Area SAP and ETC Corridor 8 and Kimberley SAP and the Meander SAP.

Out of the 19 SAPs 11 require amendments. These predominately relate to the development standards for subdivision not allowing subdivision for Utilities. Amendments sought are compatible with SPP drafting guidelines. No amendment is requested for the PPZ.

Table 11 SAP assessment summary

Instrument	Clause	Amendment
MEA-S1.0 Birrallee Road Industrial Precinct SAP	MEA -S1.7.2 Setback to a frontage	A1 Buildings, <i>excluding for Utilities</i> , must have a setback from a frontage of not less than...
	MEA-S1.7.5 Landscaping	A1 Landscaping buffer areas:  (a) adjoining the frontage of Birrallee Road in Figure S1.1, <i>excluding for Utilities</i> , must have...
	MEA-S1.8.1 Lot design	A1 Each lot, or a lot proposed in a plan of subdivision, must: ...  (c) <i>be required for public use by the Crown, a council or a State authority;</i>  (d) <i>be required for the provision of Utilities.</i>
	MEA-S1.8.2 Services	A1 Each lot, or lot proposed in a plan of subdivision, excluding for a drainage <i>or Utilities</i> ....
	MEA-S1.8.2 Services	A3 Each lot, or lot proposed in a plan of subdivision, excluding for a drainage <i>or Utilities</i> ....
MEA S3.0 Carrick SAP	MEA-S3.8.1 Lot design	A1 Each lot, or lot proposed in a plan of subdivision, must be in accordance with the Plan and include the building areas and right of way shown in Figure S3.1.  <i>OR</i>  (a) <i>be required for public use by the Crown, a council or a State authority;</i>  (b) <i>be required for the provision of Utilities.</i>
MEA-S4.0 Harley Parade SAP	MEA-S4.8.1 Lot design	A1 Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the Development Plan in Figure S4.1.  <i>OR</i>

Instrument	Clause	Amendment
		<i>(a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities.</i>
MEA-5.0 Karst Management Area SAP	MEA-S5.7.2	No comment
MEA-S12.0 Pumicestone Ridge SAP	MEA-S12.8.1 New lot prohibition	A1 <i>Except for Utilities</i> , subdivision must not create additional lots.
MEA-S13.0 Jackey's Marsh SAP	MEA-S13.8.1 New lot prohibition	As above
MEA-S14.0 Kimberley SAP	MEA-S14.8.1 New lot prohibition	As above
MEA-S15.0 Upper Golden Valley SAP	MEA-S15.8.1 New lot prohibition	As above
MEA-S16.0 Weegenä SAP	MEA-S16.8.1 New lot prohibition	As above
MEA-S17.0 Western Creek SAP	MEA-S17.8.1 New lot prohibition	As above
MEA-S19.0 Westbury Road SAP	MEA-S19.8.1 Development plan	A1 Each lot, or a lot proposed in a plan of subdivision, must be in accordance with the Development Plan in Figure S19.1. <i>OR</i> <i>(a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities.</i>

## 7. Appendix

### 7.1. Appendix 1 SPP Issues

#### **Benefits of considering electricity transmission assets in the planning process for new development**

The following benefits can be realised if impact on electricity transmission assets are considered in the planning process. (See Table 1 for the list of relevant exemptions):

- Removes the incorrect perception that buildings and other works exempt under the SPPs can safely occur in a transmission line or underground cable easements without the need to consider asset easement rights or operational requirements.
- Empowers the Planning Authority to request further information, condition or refuse a development that conflict with the Code requirements and Purposes.
- Saves developers, Councils, TasNetworks and the community time, cost and distress associated with easement right enforcement after a building, structure or other works have either commenced construction or have been built.
- Reflects the reality with respect to what can and cannot safely occur in an electricity easement.
- Saves developers project delay and cost required as a result of reworking proposals to ensure easement rights are not compromised later in the process.
- Increases the chances of considering the impact of new development on electricity assets early in the planning assessment process, before significant expenditure on project preparation has occurred.
- Prevents land use conflict between existing critical electricity transmission assets and new development.
- Protects human safety.
- Aligns the planning considerations and electricity easement rights.
- Avoids increased acquisition or construction cost for future assets as a result of encroachment (eg: dwelling encroachments within strategically beneficial easements may not cause operational issues for existing assets. However, dwelling acquisition and increased community and social impact of processes required to remove dwellings in the easement if it is required later can be avoided if encroachment is prevented in the first place.

- Supports compliance with AS 7000.
- The strategic benefit of existing electricity easements and the strategic purpose of the Code is preserved.

### Conflict Examples

Table 1 presents examples of exempt development where TasNetworks believes conflict with easement rights can occur.

Colour coding indicates the following:

Conflicts with easement rights and may be capable of management to ensure appropriate alignment with easement rights.

Conflicts with easement rights. In almost all cases, this exemption will pose a safety and operational hazard for overhead and underground transmission lines and cables.

Table 1 Exemptions and land use conflict with electricity transmission assets

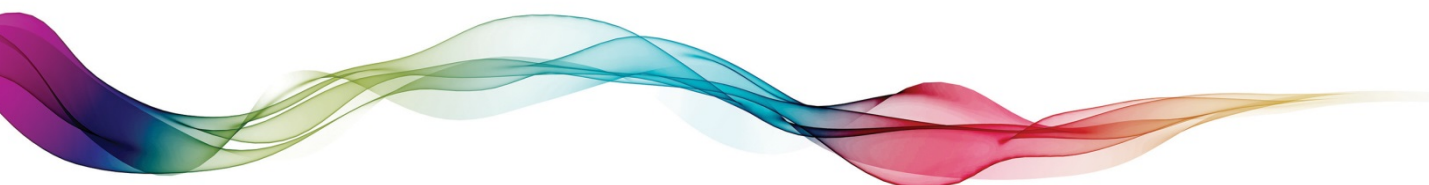
SPP exemption	Comment
4.3.6 unroofed decks	<p>If not attached to a house and floor level is less than 1m above ground level.</p> <p>A deck of this nature can pose an impediment to safe access and due to other exemptions can be roofed without further assessment which is in conflict with easement rights and could compromise safety.</p> <p>A deck over the operational area required for an underground cable would always be unacceptable.</p>
4.3.7 outbuildings	<p>One shed: up to 18m<sup>2</sup>, roof span 3m, height 2.4m, fill of up to 0.5m.</p> <p>Up to two shed: 10m<sup>2</sup>, sides 3.2m, height 2.4m.</p> <p>Similar to PD1.</p> <p>This type of building almost always poses a safety and operational hazard for transmission lines, cables and human safety.</p> <p>This type of building over the operational area required for an underground cable always poses an unacceptable safety risk.</p>



SPP exemption	Comment
4.3.8 outbuildings in Rural Living Zone, Rural Zone or Agriculture Zone	<p>4.3.8</p> <p>Provides for an unlimited number of outbuilding per lot as follows:</p> <p>Floor area 108m<sup>2</sup>, height 6m, wall height 4m.</p>
4.3.9 agricultural buildings and works in the Rural Zone or Agriculture Zone	<p>Already subject to the Local Historic Heritage Code.</p> <p>Slightly broader than PD1.</p> <p>4.3.9</p> <p>New and broader than PD1 exemptions.</p> <p>Provides for unlimited number of outbuilding per lot as follows:</p> <p>Must be for agricultural use, floor area 200m<sup>2</sup>, height 12m.</p> <p>Already subject to the Local Historic Heritage Code and the Scenic Protection Code.</p> <p><b>TN COMMENT:</b></p> <p>These exemptions create a new and potentially more dangerous conflict with electricity transmission lines and cables where a larger and higher building can be constructed in an electricity transmission easement without the need for planning approval.</p> <p>Buildings of this nature can severely impede TasNetworks' ability to safely access, operate and maintain electricity transmission lines. If built, these buildings could also present a threat to human safety.</p> <p>As a result, in almost all cases, if built, buildings covered by these exemptions would necessitate the enforcement of easement rights, either during or after construction and after the planning and building (exemption), process has occurred. This will likely mean relocating the proposal, a further planning assessment and added cost and time to a development.</p> <p>The nature of electricity transmission line assets (ie: running from isolated generation locations into populated areas) means the zones mentioned in this exemption are almost certain to contain (and appropriately so) electricity transmission assets. The cost of</p>



SPP exemption	Comment
	removing substantial agricultural buildings from easements required for new assets also adds to future asset construction costs.
4.3.11 garden structures	<p>Unlimited number, 20m<sup>2</sup>, 3m height max. Already subject to the Local Historic Heritage Code.</p> <p>If not managed appropriately, this type of structure has the potential to compromise clearances and the safe and reliable operation of transmission lines and underground cables. Depending on location within an easement, could also present a threat to human safety.</p> <p>Cost of removal is limited, however still requires post breach enforcement of easement rights.</p>
4.5.1 ground mounted solar energy installations	<p>Each installation can be 18m<sup>2</sup> area. Already subject to the Local Historic Heritage Code.</p> <p>This type of activity has the potential to compromise clearances or adversely impact easement access (especially during emergency repair conditions).</p>
4.5.2 roof mounted solar energy installations	<p>Already subject to the Local Historic Heritage Code. This would likely only apply to existing buildings within easements.</p> <p>Encroachment is likely existing, however, this exemption has the potential to compromise clearances in what may be a compliant situation.</p>
4.6.8 retaining walls	<p>4.6.8 Allows for retaining 1m difference in ground level. This exemption is already subject to the Local Historic Heritage Code and the Landslip Hazard Code. Reflects what was in PD1.</p> <p>4.6.9 Allows for filling of up to 1m above ground level. This exemption is already subject to the Natural Assets Code, Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Flood-Prone Areas Hazard Code and Landslip Hazard Code. Reflects what was in PD1.</p> <p><b>TN COMMENT:</b></p>
4.6.9 land filling	



SPP exemption	Comment
	This type of activity has the potential to compromise ground clearances for existing transmission lines and safe operational separation for underground transmission cables. Subject to appropriate management, this type of activity can usually occur within transmission line easements, however, may pose a more challenging risk for underground cables.
4.6.13 rain-water tanks	Rainwater, hot water & air conditioner exemptions with the 1.2m stand were already included in PD1 and were carried through to the draft and finalised SPPs.
4.6.14 rain-water tanks in Rural Living Zone, Rural Zone, Agriculture Zone or Landscape Conservation Zone	This was one exemption in the draft SPPs and was modified by the Commission into four exemptions. TasNetworks requested the original exemption be subject to the Code.
4.6.15 fuel tanks in the Light Industrial Zone, General Industrial Zone, Rural Zone, Agriculture Zone or Port and Marine Zone	4.6.13: attached or located to the side or rear of a building and can be on a stand height 1.2m high. Subject to the Local Historic Heritage Code.
4.6.16 fuel tanks in other zones	4.6.14 attached or located to the side or rear of a building with no height limit. Subject to the Local Historic Heritage Code.
	4.6.15 no height limit, no requirement is be located near a building. Limited when storage of hazardous chemicals is of a manifest quantity and Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Flood-Prone Areas Hazard Code, Bushfire-Prone Areas Code or Landslip Hazard Code, applies and requires a permit for the use or development.
	4.6.16 must be attached or located to the side or rear of a building, max 1kL capacity, on a stand up to 1.2m high and subject to the Local Historic Heritage Code.
	<b>TN COMMENT:</b>
	These exemptions allow for water tanks on stands and some have no height limit. These developments have the potential to compromise access to the easement, compromise ground clearances for existing transmission lines and safe operational separation for underground transmission cables. Depending on





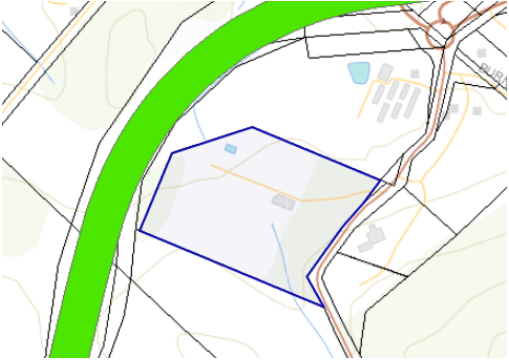

SPP exemption	Comment
	location in the easement, these developments could pose a threat to human safety. Subject to appropriate management, this type of activity may occur within transmission line easements, however, may pose a more challenging risk for underground cables.

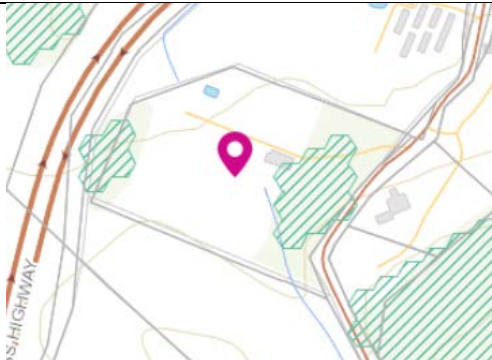
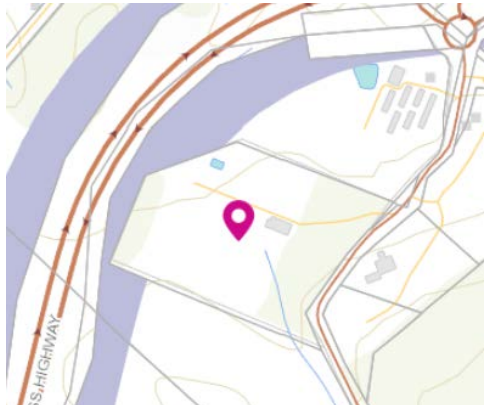




## 7.2. Appendix 2 Substation site analysis



# Substation sites

<b>Site</b>	1. Hadspen Substation 4 Pateena Rd, Travellers Rest CT 112695/1
<b>Planning Controls IPS (existing)</b>	
<b>Zone</b>	Utilities
<b>Overlays</b>	<p>Scenic corridor - note topography of site. Road located below site, not likely to see site from road.</p>  <p>Biodiversity Protection Area or Priority habitat – not identified within site</p>
<b>Planning Controls LPS (proposed)</b>	
<b>Zone:</b>	Utilities
<b>Overlay:</b>	<p>Substation buffer area &amp; substation facility</p> 
<b>Overlays</b>	<p>Inner Protection Area &amp; Electricity Transmission Corridor</p> 
<b>Overlays</b>	Priority Vegetation Area

	
	<p>Scenic Protection Area – NA</p> <p>Scenic Road Corridor –NA</p> 
<b>Consistent with policy position</b>	<p><b>Zoning:</b> yes – zoned utilities</p> <p><b>Overlays:</b> No – remove Priority Vegetation overlay from site. Yes: Scenic protection not applied.</p>
<b>Other TPS Overlay</b>	<p>Local Area Objectives, Site Specific Qualifications, Specific Area Plan, Particular Purpose Zone – NA</p> <p>Waterways and coastal protection</p>  <p>Bushfire prone area</p>  <p>Landslip Hazard - NA</p>

## Notes

The site is zoned Utilities which is consistent with TasNetworks policy position. The following TPS overlays have been applied to the site, all of which are supported

- Substation Facility Buffer Area, Substation Facility,
- Inner Protection Area,
- Electricity Transmission Corridor.

The Waterways and Coastal Protection Area and Bushfire Prone Area overlay have also been applied to the site. It is noted that these overlays describe 'on-ground' conditions and TasNetwork does not hold a policy position in relation to these overlays.

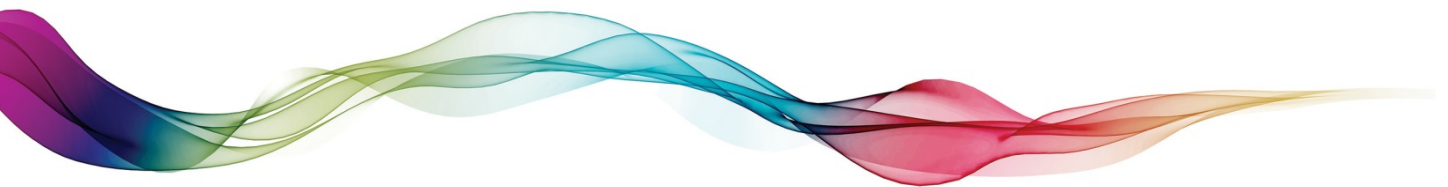
Neither the Scenic Protection overlay, the PPZ or a SAP are applied to the site. TasNetworks is supportive of this.

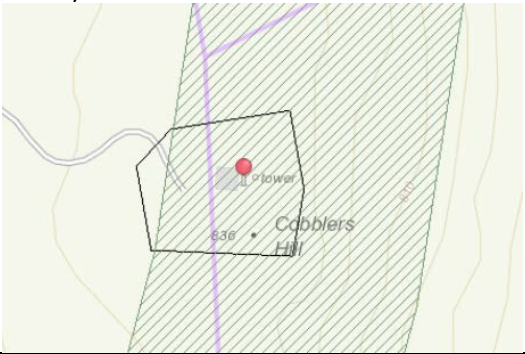
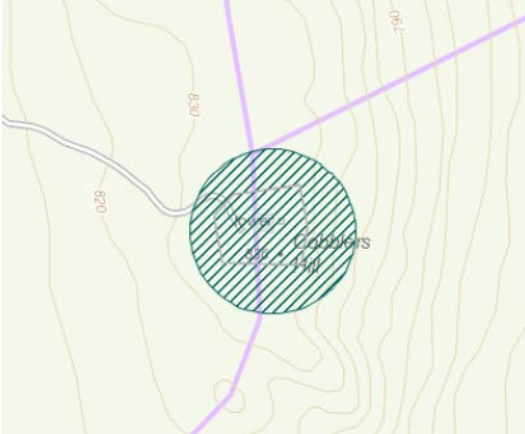

TasNetworks request that the Priority Vegetation Overlay be removed from applying to this site to reflect the SPP policy position and exemptions under other State based legislation relating to vegetation removal and management for electricity infrastructure such as the *Electricity Supply Industry Act 1996* and associated 2008 Regulations and the *Forest Practices Regulations 2017*.

## Regional Ecosystem Model Report Hadspen Summary

Value	Data Source	Reliability
Threatened Flora: <ul style="list-style-type: none"><li>- Blue Pincushion</li></ul>	<ul style="list-style-type: none"><li>- NVA records combined with REM point based modelling rules</li><li>- Generally highly localised</li></ul>	Reasonably reliable – on-ground field verification
Relative Reservation: <ul style="list-style-type: none"><li>- (DAD) Eucalyptus amygdalina forest and woodland on dolerite</li></ul>	TasVeg 3.0	Highly variable
Threatened Fauna Habitat: <ul style="list-style-type: none"><li>- Eastern barred bandicoot</li><li>- Eastern quoll</li><li>- Tasmania devil</li></ul>	<ul style="list-style-type: none"><li>- NVA records combined with REM point based modelling rules</li><li>- Habitat-based models</li></ul>	Variable

### 7.3. Appendix 3 Communication site analysis

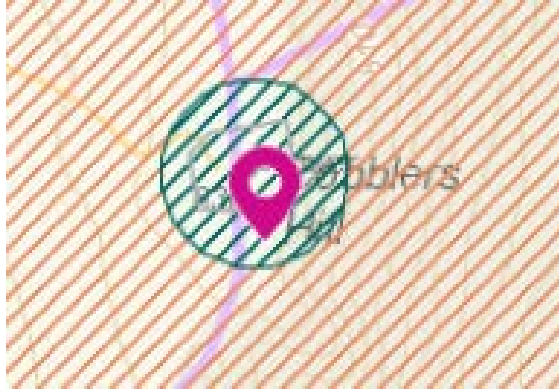


<b>Site</b>	1. Cluan Tiers Road, Golden Valley (PID 3012277)  Tenure: freehold transfer in progress to TasNetworks
<b>Planning Controls IPS (existing)</b>	
<b>Zone</b>	Rural Resource
<b>Overlays</b>	Priority habitat 
<b>Planning Controls LPS (proposed)</b>	
<b>Zone:</b>	Rural Zone
<b>Overlay:</b>	Code Name: Electricity Transmission Infrastructure Protection (ETIP) Category: Communications station buffer area 
<b>Overlays</b>	Priority Vegetation  Scenic Protection Area - NA
<b>Is LPS Consistent with policy position</b>	<b>Zoning:</b> No – site be rezoned to Utilities Zone based on cadastre boundary <b>Overlays</b> No – remove Priority Vegetation overlay from site Yes – Scenic protection not applied ETIPC: Yes, applied





**Other TPS  
Overlays**

Local Area Objectives, Site Specific Qualifications, Specific Area Plan, Particular Purpose Zone – NA  
Substation Facility Buffer Area, Substation Facility, Inner Protection Area & Electricity Transmission Corridor – NA  
Waterways and Coastal Protection Area, Flood Prone Area - NA  
Bushfire Prone Area



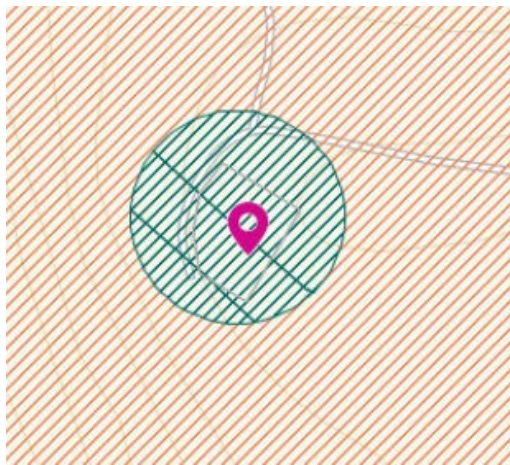
Landslip Hazard Area



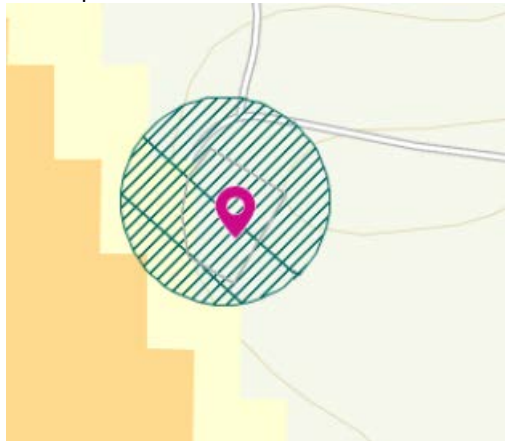
<b>Site</b>	<p>2. Martha Creek Hill Lake Mackenzie Road Mersey Forest (PID 2531227)</p> <p>Tenure: Freehold transfer in progress to TasNetworks. Mostly in operational (easement area) for adjacent to transmission line</p>
<b>Planning Controls IPS (existing)</b>	
<b>Zone</b>	Rural Resource
<b>Overlays</b>	<p>NA</p> 
<b>Planning Controls LPS (proposed)</b>	
<b>Zone:</b>	Rural Zone
<b>Overlay:</b>	<p>Code Name: Electricity Transmission Infrastructure Protection (ETIP)</p> <p>Category: Communications station buffer area</p> 
<b>Overlays</b>	<p>Priority Vegetation - NA</p> <p>Scenic protection - NA</p>
<b>Is LPS Consistent with policy position</b>	<p><b>Zoning:</b> No – rezone to Utilities based on cadastre</p> <p><b>Overlays</b> Yes – Scenic Protection and Priority Vegetation not applied</p> <p>ETIPC: Yes, applied</p>
<b>Other TPS Overlays</b>	<p>Local Area Objectives, Site Specific Qualifications, Specific Area Plan, Particular Purpose Zone – NA</p> <p>Substation Facility Buffer Area, Substation Facility – NA</p> <p>Inner Protection Area &amp; Electricity Transmission Corridor</p>





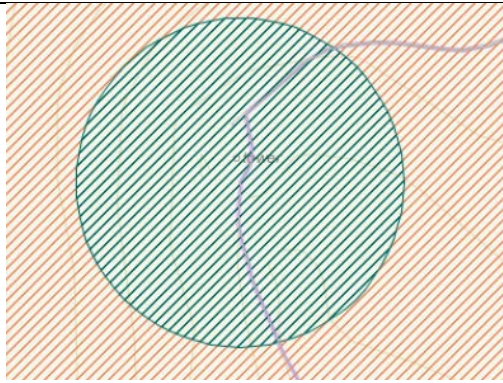
Waterways and Coastal Protection Area, Flood Prone Area - NA  
Bushfire Prone Area



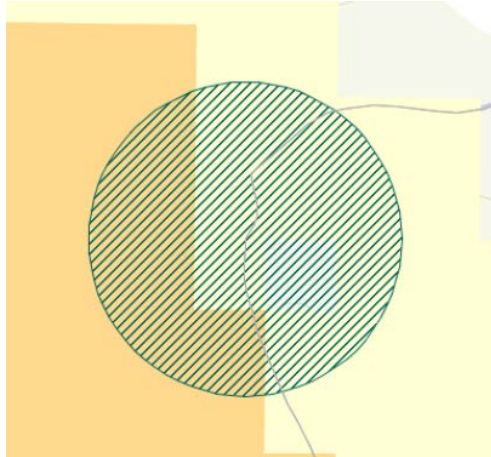
Landslip Hazard Area


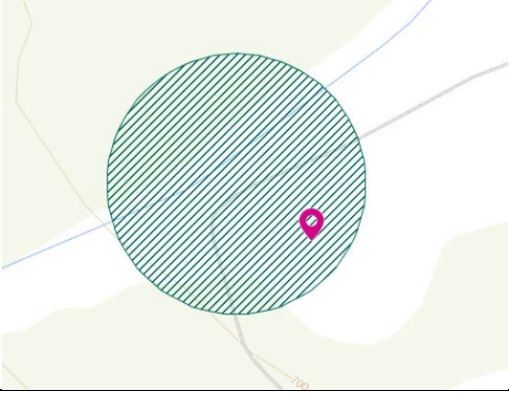
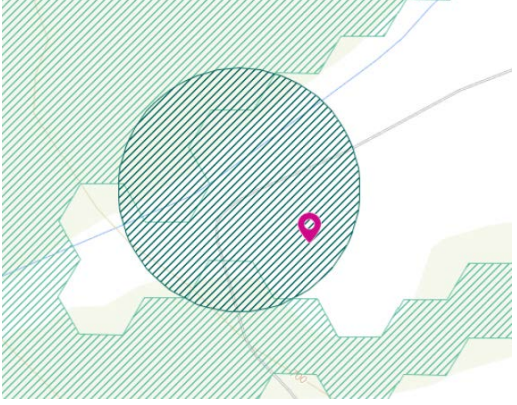


<b>Site</b>	3. Western Bluff Aurora Pole 285384 (442189, 5387791)  Tenure: site on land owned by Hydro, ETIPC buffer straddles Hydro and DPIPW land
<b>Planning Controls IPS (existing)</b>	
<b>Zone</b>	Rural Resource
<b>Overlays</b>	Priority habitat  
<b>Planning Controls LPS (proposed)</b>	
<b>Zone:</b>	Environmental Management Zone
<b>Overlay:</b>	Code Name: Electricity Transmission Infrastructure Protection (ETIP) Category: Communications station buffer area  
<b>Overlays</b>	Priority Vegetation - NA Scenic protection - NA
<b>Is LPS Consistent with policy</b>	<b>Zoning:</b> No – site be rezoned to Utilities Zone based on 20m buffer area <b>Overlays:</b> Yes – no scenic protection or priority vegetation ETIPC: yes applied
<b>Comment</b>	Change in zoning from Rural Resource in IPS to Environmental Management in LPS. Communication station and associated buffer area on title which is owned by DPIPW.
<b>Other TPS Overlays</b>	Local Area Objectives, Site Specific Qualifications, Specific Area Plan, Particular Purpose Zone – NA Substation Facility Buffer Area, Substation Facility, Inner Protection Area & Electricity Transmission Corridor – NA Waterways and Coastal Protection Area, Flood Prone Area – NA Bushfire Prone Area



Landslip Hazard Area



<b>Site</b>	<p>4. Fisher Penstock Repeater Western Bluff (440012, 5386300)</p> <p>Tenure: on land owned by Hydro</p>
<b>Planning Controls IPS (existing)</b>	
<b>Zone</b>	Rural Resource
<b>Overlays</b>	<p>Priority habitat</p> 
<b>Planning Controls LPS (proposed)</b>	
<b>Zone:</b>	Rural Zone
<b>Overlay:</b>	<p>Code Name: Electricity Transmission Infrastructure Protection (ETIP) Category: Communications station buffer area</p> 
<b>Overlays</b>	<p>Priority Vegetation</p>  <p>Scenic protection - NA</p>
<b>Is LPS Consistent with policy position</b>	<p><b>Zoning:</b> No – site be rezoned to Utilities Zone based on 20m buffer</p> <p><b>Overlays:</b> No – remove Priority Vegetation overlay from site. Yes – Scenic protection not applied ETIPC: Yes applied</p>



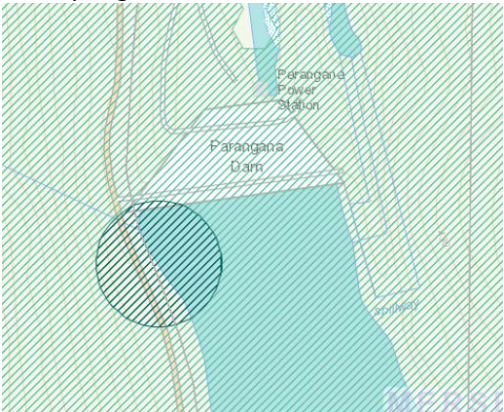


**Other TPS  
Overlays**

Local Area Objectives, Site Specific Qualifications, Specific Area Plan, Particular Purpose Zone – NA  
Substation Facility Buffer Area, Substation Facility, Inner Protection Area – NA  
Waterways and Coastal Protection Area, Flood Prone Area – NA  
Bushfire Prone Area

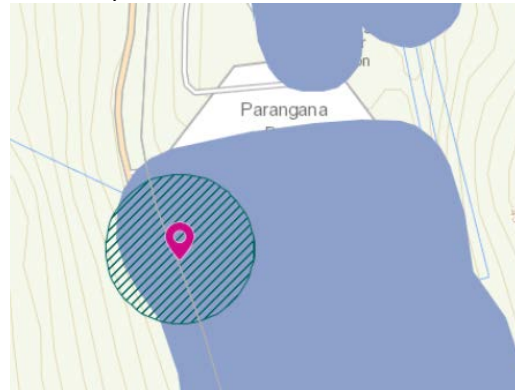


Landslip Hazard Area - NA

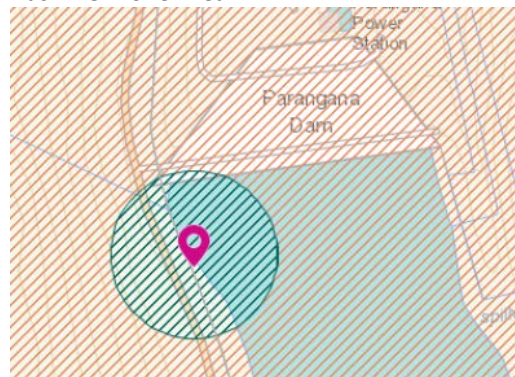
<b>Site</b>	5. Parangana power station communication site (435188, 5390591) Tenure: on land owned by Hydro
<b>Planning Controls IPS (existing)</b>	
<b>Zone</b>	Rural Resource
<b>Overlays</b>	Priority habitat 
<b>Planning Controls LPS (proposed)</b>	
<b>Zone:</b>	Rural Zone
<b>Overlay:</b>	Code Name: Electricity Transmission Infrastructure Protection (ETIP) Category: Communications station buffer area 
<b>Overlays</b>	Priority Vegetation  Scenic protection - NA
<b>Consistent with policy</b>	<b>Zoning:</b> No – site be rezoned to Utilities Zone with 20m buffer (or as part of Hydro Major Infrastructure) <b>Overlays</b> No - remove Priority Vegetation overlay from site Yes – Scenic protection not applied ETIPC: yes applied
<b>Other TPS Overlays</b>	Local Area Objectives, Site Specific Qualifications, Specific Area Plan, Particular Purpose Zone – NA



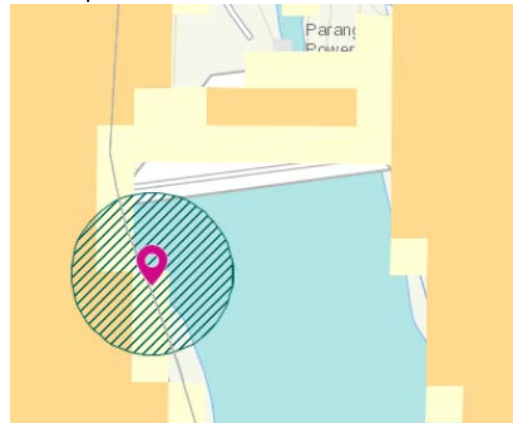
Substation Facility Buffer Area, Substation Facility, Inner Protection Area & Electricity Transmission Corridor – NA  
Waterways and Coastal Protection Area

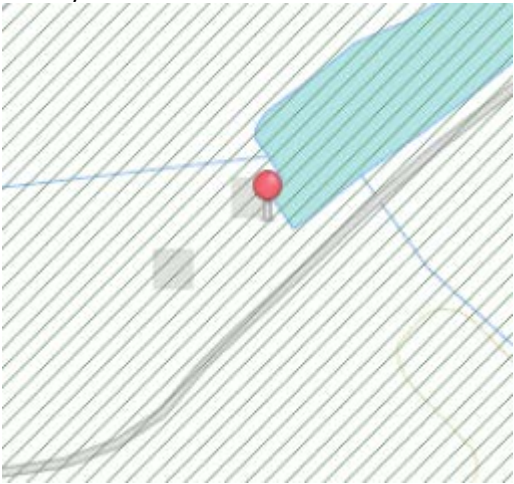





Flood Prone Area – NA  
Bushfire Prone Area

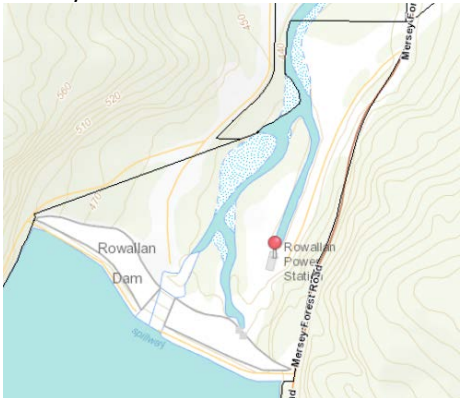

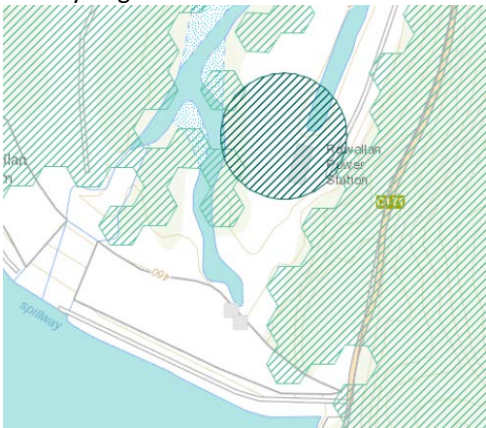


Landslip Hazard



<b>Site</b>	6. Fisher Forbay Lake MacKenzie Rd (444061, 5387530)  Tenure: on land owned by Hydro
<b>Planning Controls IPS (existing)</b>	
<b>Zone</b>	Environmental mangement
<b>Overlays</b>	Priority habitat 
<b>Planning Controls LPS (proposed)</b>	
<b>Zone:</b>	Environmental Management
<b>Overlay:</b>	Code Name: Electricity Transmission Infrastructure Protection (ETIP) Category: Communications station buffer area 
<b>Overlays</b>	Priority Vegetation – NA  Scenic protection - NA

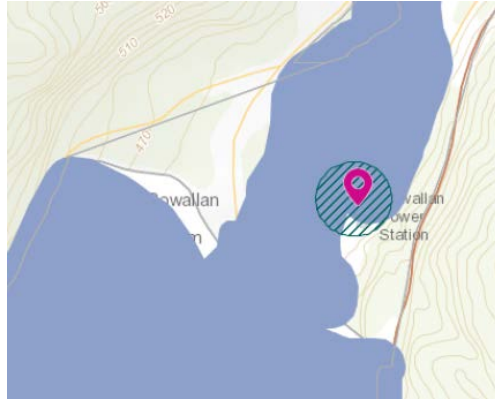
<p><b>Is LPS Consistent with policy</b></p>	<p><b>Zoning:</b> No – site be rezoned to Utilities Zone as part of Hydro Major Infrastructure</p> <p><b>Overlays:</b></p> <p>Yes – Scenic Protection / Priority Vegetation not applied</p> <p>ETIPC: No – remove application of communications station buffer area</p>
<p><b>Other TPS Overlays</b></p>	<p>Local Area Objectives, Site Specific Qualifications, Specific Area Plan, Particular Purpose Zone – NA</p> <p>Substation Facility Buffer Area, Substation Facility, Inner Protection Area – NA</p> <p>Waterways and Coastal Protection Area</p>  <p>Bushfire Prone Area</p>  <p>Landslip Hazard Area - NA</p>

<b>Site</b>	<p>7. Rowallan Power Station (434933, 5379960)</p> <p>Tenure: on land owned by Hydro</p>
<b>Planning Controls IPS (existing)</b>	
<b>Zone</b>	Rural Resource
<b>Overlays</b>	<p>Priority habitat</p> 
<b>Planning Controls LPS (proposed)</b>	
<b>Zone:</b>	Rural Zone
<b>Overlay:</b>	<p>Code Name: Electricity Transmission Infrastructure Protection (ETIP)</p> <p>Category: Communications station buffer area</p> 
<b>Overlays</b>	<p>Priority Vegetation</p>  <p>Scenic protection – Not Applied (NA)</p>
<b>Is LPS Consistent with policy</b>	<p><b>Zoning:</b> No – site be rezoned to Utilities Zone as part of Hydro major infrastructure site</p> <p><b>Overlays:</b></p> <p>No – remove Priority Vegetation overlay from site.</p> <p>Yes – Scenic protection not applied</p> <p>ETIPC: No – remove application of communications station buffer area</p>
<b>Comment</b>	<b>Site co-located with power station.</b>

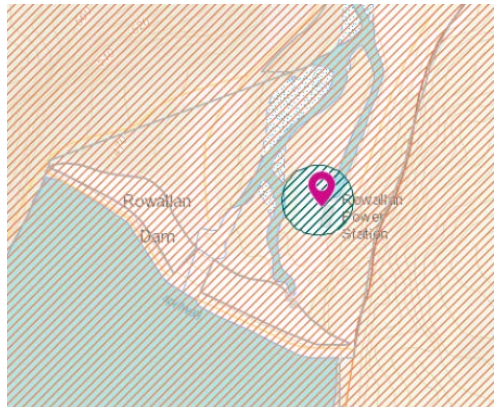


**Other  
Overlays**

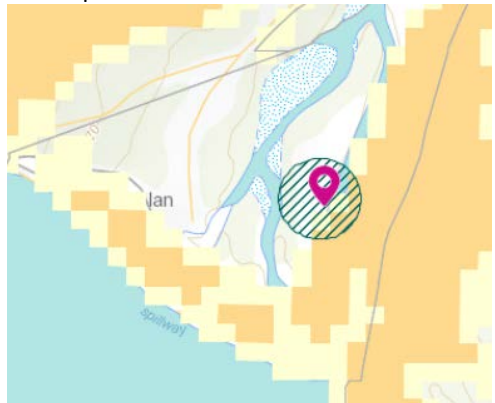
Local Area Objectives, Site Specific Qualifications, Specific Area Plan, Particular Purpose Zone – NA  
Substation Facility Buffer Area, Substation Facility, Inner Protection Area – NA  
Waterway and Coastal Protection Area

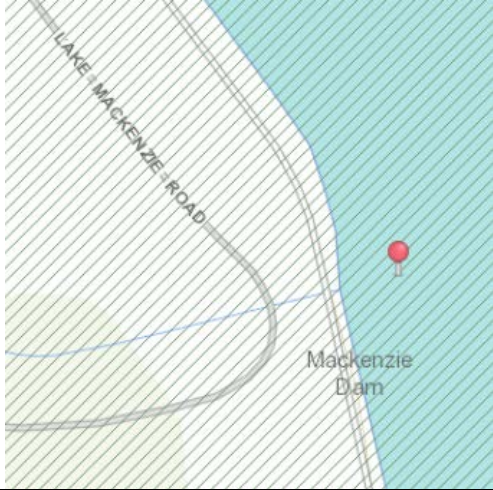
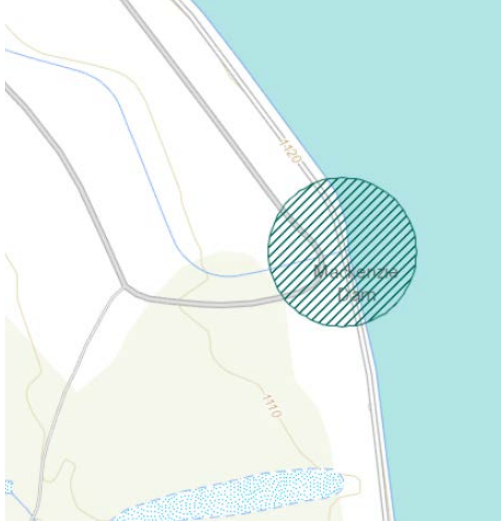





Bushfire Prone Area



Landslip Hazard Area



<b>Site</b>	<p>8. Lake Mackenzie Dam - Lake Mackenzie Rd (448672, 5385540)</p> <p>Tenure: on infrastructure in dam owned by Hydro</p>
<b>Planning Controls IPS (existing)</b>	
<b>Zone</b>	Environmental management
<b>Overlays</b>	<p>Priority habitat</p> 
<b>Planning Controls LPS (proposed)</b>	
<b>Zone:</b>	Environmental management
<b>Overlay:</b>	<p>Code Name: Electricity Transmission Infrastructure Protection (ETIP)</p> <p>Category: Communications station buffer area</p> 
<b>Overlays</b>	Priority Vegetation

		
<p><b>Is LPS Consistent with policy</b></p>	<p><b>Scenic protection - NA</b></p>	<p><b>Zoning:</b> No – site be rezoned to Utilities Zone – this will occur in conjunction with Hydro policy position on application of the Utilities Zone to dams.</p> <p><b>Overlays:</b>          No – remove Priority Vegetation overlay from site          Yes: - Scenic protection not applied          ETIPC – No - co-located with other major electricity infrastructure and will be zoned Utilities as part of Hydro policy position – ETPIC overlay for communications site is not required – remove communications facility buffer area</p>
<p><b>Other TPS Overlays</b></p>	<p>Local Area Objectives, Site Specific Qualifications, Specific Area Plan, Particular Purpose Zone – NA          Substation Facility Buffer Area, Substation Facility, Inner Protection Area &amp; Electricity Transmission Corridor – NA          Waterways and Coastal Protection Area</p> <div data-bbox="395 1126 908 1496">  </div> <p>Bushfire Prone Area</p> <div data-bbox="395 1529 908 1935">  </div> <p>Landslip Hazard Area - NA</p>	

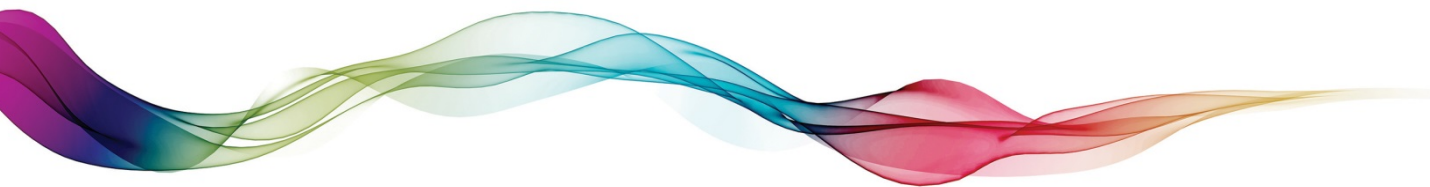
# Regional Ecosystem Model Report Telecommunication sites summary

Site	Value	Data	Reliability
1. Cluan Tiers Road	Threatened Fauna Habitat: - Masked owl	- NVA records combined with REM point-based modelling rules - Habitat-based models	Variable
4. Fisher Penstock Repeater	Relative Reservation: - (DAD) Eucalyptus amygdalina forest and woodland on dolerite	TasVeg 3.0	Highly Variable
5.Parangana Power Station	Threatened Flora - Forth river peppermint Narrowleaf dogwood	- NVA records combined with REM point-based modelling rules Generally highly localised	Reasonably reliable – on-ground field verification
	Threaten Fauna Giant freshwater crayfish	- NVA records combined with REM point-based modelling rules Habitat-based models	Variable
7. Rowallan Power Station	Relative Reservation (DAD) Eucalyptus amygdalina forest and woodland on dolerite	- TasVeg 3.0	Highly variable
	Threatened Fauna Habitat - Masked owl - Spotted-tailed quoll Tasmanian devil	- VA records combined with REM point-based modelling rules - Habitat-based model	Variable
8. Lake Mackenzie Dam	Threaten Flora: - Alpine violet - Slenderwaterpepper	- NVA records combined with REM point-based modelling rules - Generally highly localised	Reasonably reliable – on-ground field verification
	Threatened Fauna Habitat: - Eastern quoll - Spotted-tail quoll - Tasmanian devil	- NVA records combined with REM point-based modelling rules - Habitat-based models	Variable

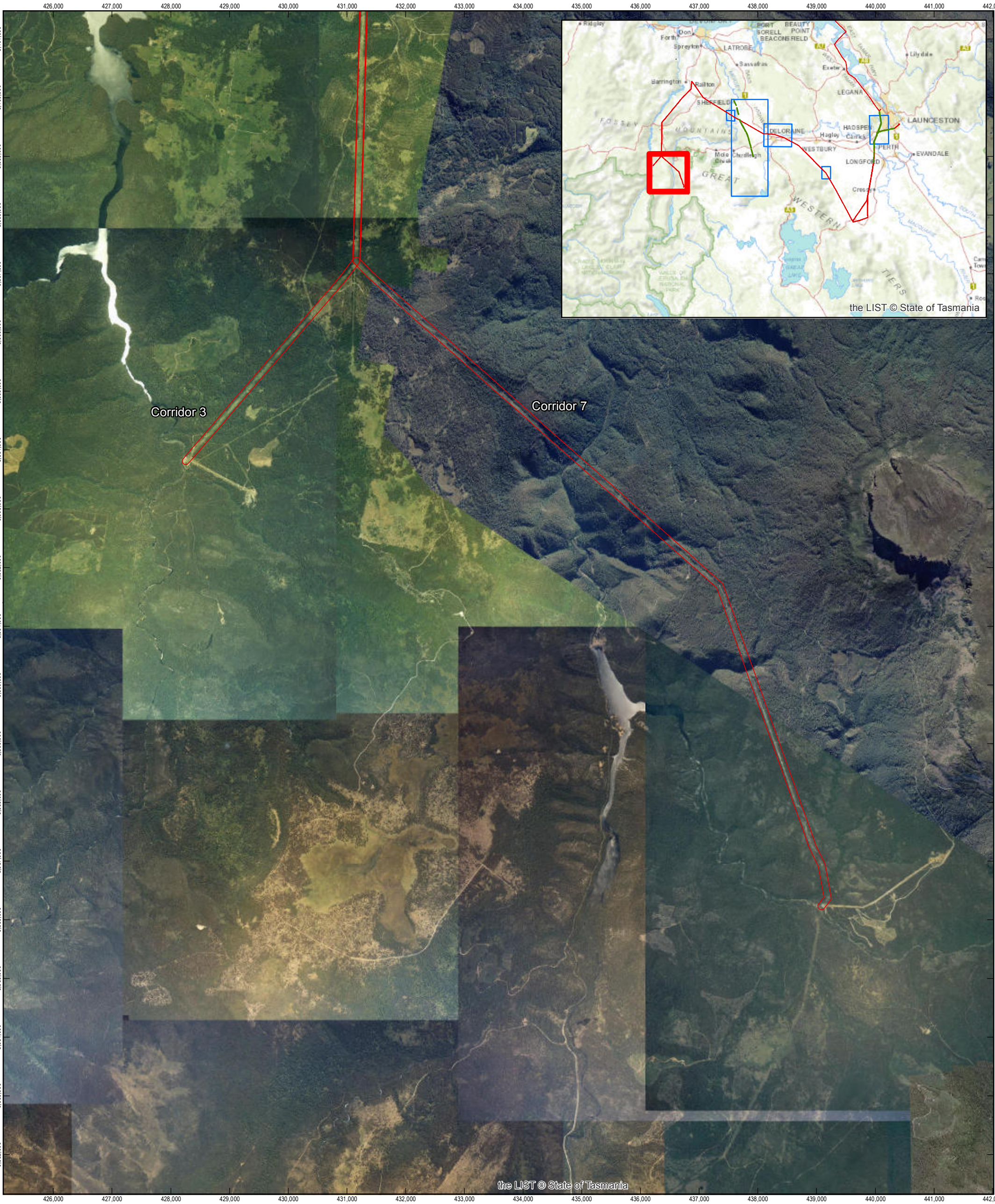




#### 7.4. Appendix 4 ETC Scenic Protection Overlay Analysis Maps







LEGEND

Electricity Transmisson Corridor

Scenic Protection Overlay MVC



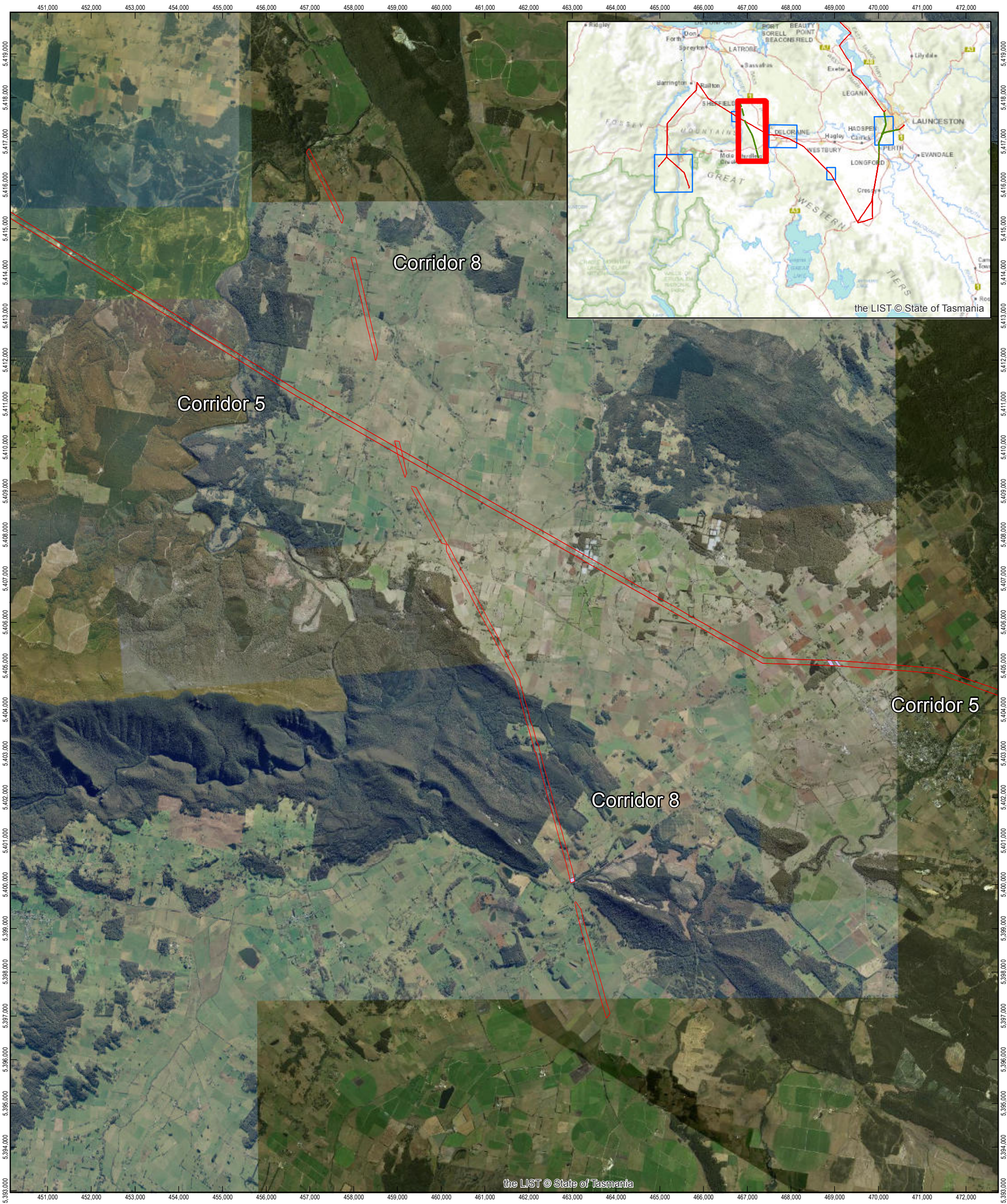


LEGEND

Electricity Transmisson Corridor

Scenic Protection Overlay MVC





LEGEND

Electricity Transmisson Corridor

Scenic Protection Overlay MVC





LEGEND

- Electricity Transmisson Corridor
- Scenic Protection Overlay MVC





LEGEND

Electricity Transmisson Corridor

Scenic Protection Overlay MVC





LEGEND

Electricity Transmisson Corridor

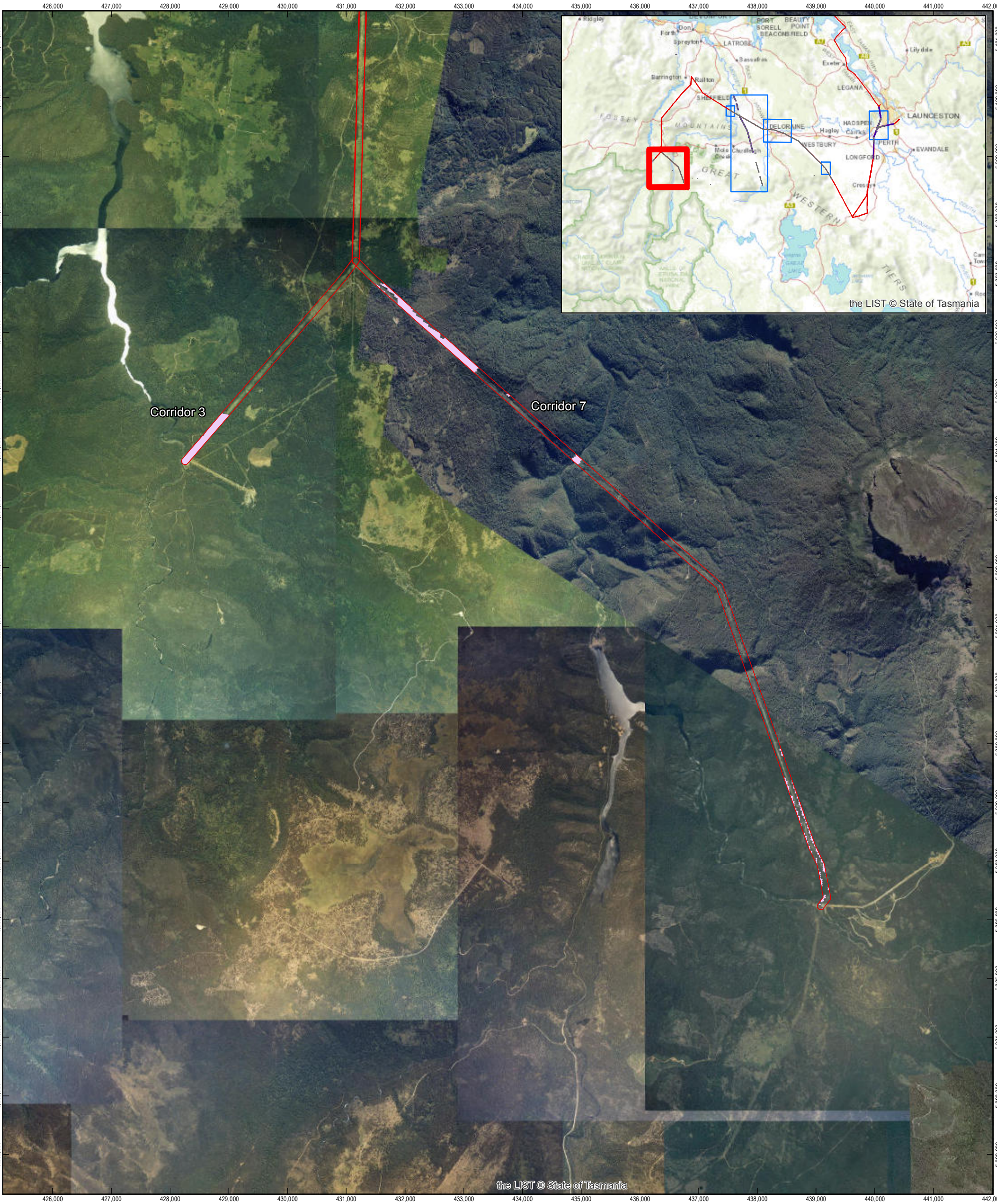
Scenic Protection Overlay MVC



7.5. Appendix 5 ETC Priority Vegetation Overlay Analysis Maps

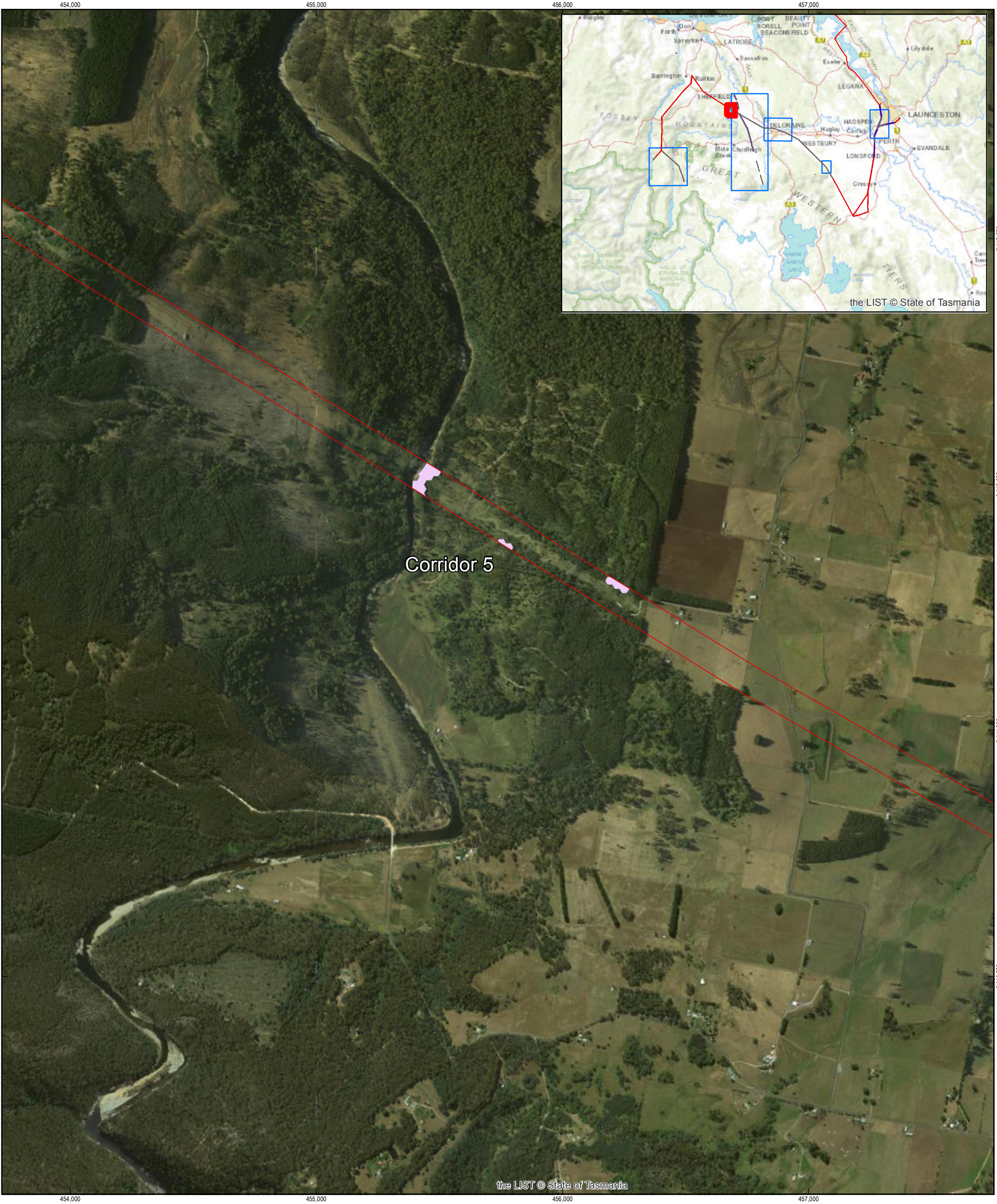






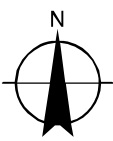
- LEGEND
- Electricity Transmisson Corridor
  - Priority Vegetation Overlay MVC





- LEGEND
- Electricity Transmisson Corridor
  - Priority Vegetation Overlay MVC

1:14,400 @ A3  
0 70 140 280 420 560  
Metres  
Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 55



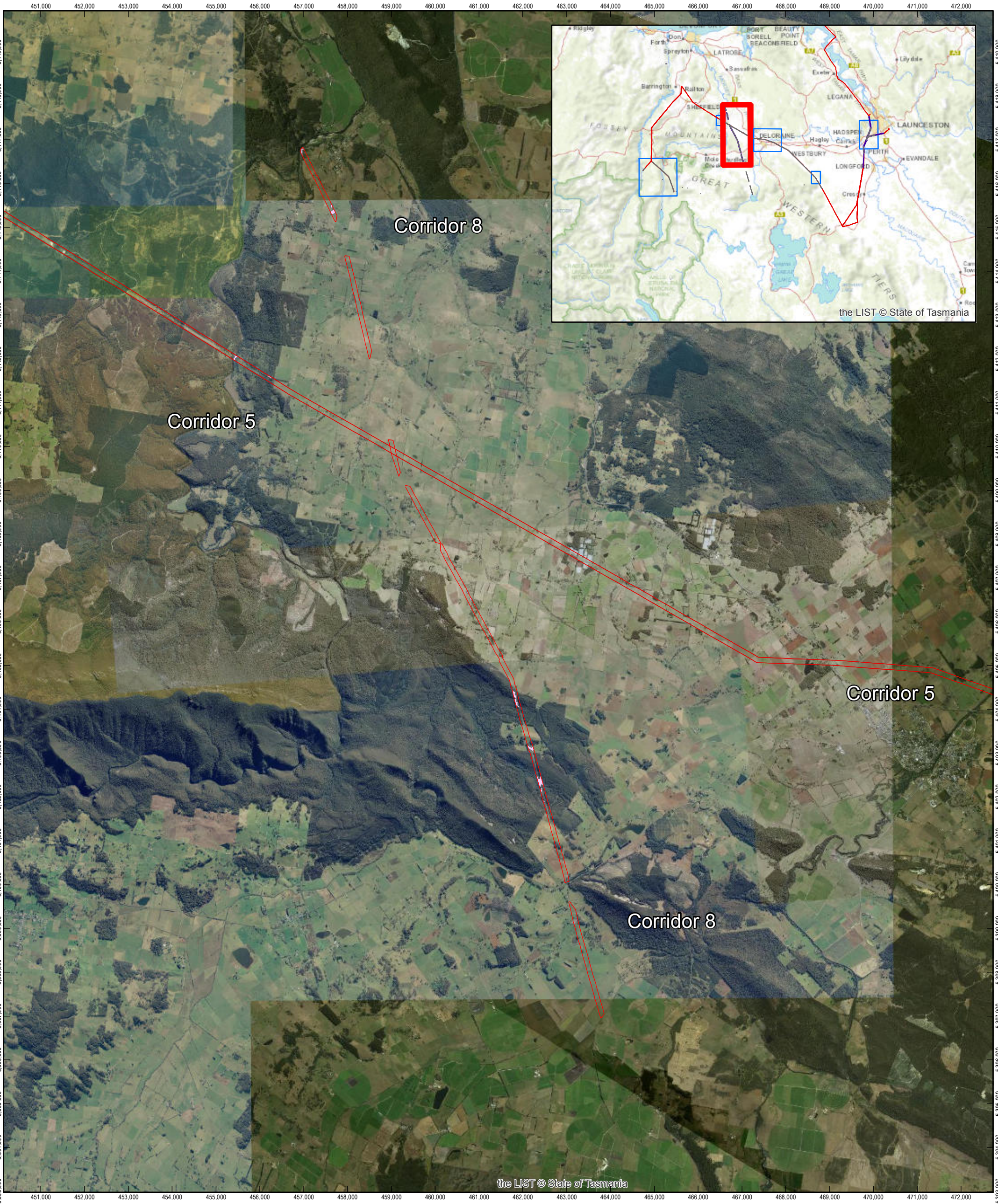
TasNetworks  
Land Use Planning

## Electricity Transmission Corridor Priority Vegetation Overlay MVC

Job Number 32-19065  
Revision A  
Date 12 Dec 2018

Figure 1- 2





- LEGEND
- Electricity Transmisson Corridor
  - Priority Vegetation Overlay MVC





LEGEND

Electricity Transmisson Corridor

Priority Vegetation Overlay MVC





LEGEND

Electricity Transmisson Corridor

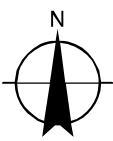
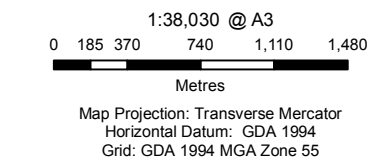
Priority Vegetation Overlay MVC





LEGEND

- Electricity Transmisson Corridor
- Priority Vegetation Overlay MVC



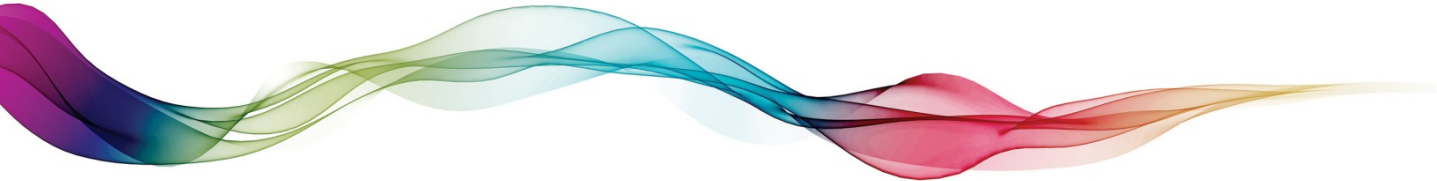
TasNetworks  
Land Use Planning  
**Electricity Transmission Corridor  
Priority Vegetation Overlay MVC**

Job Number 32-19065  
Revision A  
Date 12 Dec 2018

Figure 1- 6



7.6. Appendix 6 ETC Regional Ecosystem Model Report





# ETC Regional Ecosystem Model Report summary

Corridor	Value	Data	Reliability
Corridor 1	Relative Reservation <ul style="list-style-type: none"> <li>- (DAD) Eucalyptus amygdalina forest and woodland on dolerite</li> <li>- (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits</li> <li>- (DVG) Eucalyptus viminalis grassy forest and woodland)</li> <li>- (NBA) Bursaria – Acacia woodland and scrub</li> </ul>	TasVeg 3.0	Highly variable
	Threatened Native Vegetation Communities <ul style="list-style-type: none"> <li>- Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits</li> </ul>		
	Threatened fauna Habitat <ul style="list-style-type: none"> <li>- Eastern barred bandicoot</li> <li>- Eastern quoll</li> <li>- Tasmanian devil</li> </ul>	<ul style="list-style-type: none"> <li>- NVA records combined with REM point-based modelling rules</li> <li>- Habitat-based models</li> </ul>	Variable
Corridor 2	Threatened Flora <ul style="list-style-type: none"> <li>- Trailing speedwell</li> </ul>	<ul style="list-style-type: none"> <li>- NVA records combined with REM point-based modelling rules</li> <li>- Generally highly localised</li> </ul>	Reasonably reliable – on-ground field verification
	Relative Reservation <ul style="list-style-type: none"> <li>- (DAD) Eucalyptus amygdalina forest and woodland on dolerite</li> <li>- (DVG) Eucalyptus viminalis grassy forest and woodland)</li> <li>- (SRE) Eastern riparian scrub</li> </ul>	- TasVeg 3.0	Highly variable
	Threatened Fauna <ul style="list-style-type: none"> <li>- Glossy grass skink</li> <li>- Tasmanian wedge-tailed eagle</li> </ul> Threatened Fauna Habitat <ul style="list-style-type: none"> <li>- Eastern barred bandicoot</li> </ul>	<ul style="list-style-type: none"> <li>- NVA records combined with REM point-based modelling rules</li> <li>- Habitat-based models</li> </ul>	Variable

Corridor	Value	Data	Reliability
	<ul style="list-style-type: none"> <li>- Eastern quoll</li> <li>- Tasmanian devil</li> </ul>		
Corridor 3	Threatened Flora <ul style="list-style-type: none"> <li>- Forth River peppermint</li> </ul>	<ul style="list-style-type: none"> <li>- NVA records combined with REM point-based modelling rules</li> <li>- Generally highly localised</li> </ul>	Reasonably reliable – on-ground field verification
	Relative Reservation <ul style="list-style-type: none"> <li>- (DAD) Eucalyptus amygdalina forest and woodland on dolerite</li> <li>- (DVG Eucalyptus viminalis grassy forest and woodland)</li> </ul>	TasVeg 3.0	Highly Variable
	Threatened fauna <ul style="list-style-type: none"> <li>- Giant freshwater crayfish</li> </ul> Threatened Fauna Habitat <ul style="list-style-type: none"> <li>- Masked owl</li> <li>- Spotted-tail quoll</li> <li>- Tasmanian devil</li> </ul>	<ul style="list-style-type: none"> <li>- NVA records combined with REM point-based modelling rules</li> <li>- Habitat-based models</li> </ul>	Variable
Corridor 5	Relative Rarity <ul style="list-style-type: none"> <li>- (NBA) Bursaria – Acacia woodland and scrub</li> </ul>	TasVeg 3.0	Highly variable
	Threatened Native Vegetation Communities <ul style="list-style-type: none"> <li>- Eucalyptus viminalis wet forest</li> </ul>	TasVeg 3.0	Highly variable
	Threatened Fauna <ul style="list-style-type: none"> <li>- Australian grayling</li> <li>- Giant freshwater crayfish</li> <li>- Green and gold frog</li> <li>- Swift parrot</li> </ul> Threatened Fauna Habitat <ul style="list-style-type: none"> <li>- Eastern quoll</li> <li>- Masked owl</li> </ul>	<ul style="list-style-type: none"> <li>- NVA records combined with REM point-based modelling rules</li> <li>- Habitat-based models</li> </ul>	Variable
	Threatened Flora	<ul style="list-style-type: none"> <li>- NVA records combined with</li> </ul>	Reasonably reliable – on-

Corridor	Value	Data	Reliability
Corridor 6	<ul style="list-style-type: none"> <li>- Trailing speedwell</li> </ul>	<ul style="list-style-type: none"> <li>REM point-based modelling rules</li> <li>- Generally highly localised</li> </ul>	ground field verification
	Relative Reservation <ul style="list-style-type: none"> <li>- (DAD) Eucalyptus amygdalina forest and woodland on dolerite</li> <li>- (DVG) Eucalyptus viminalis grassy forest and woodland)</li> <li>- (SRE) Eastern riparian scrub</li> </ul>	<ul style="list-style-type: none"> <li>- TasVeg 3.0</li> </ul>	Highly variable
	Threatened Fauna <ul style="list-style-type: none"> <li>- Glossy grass skink</li> <li>- Tasmanian wedge-tailed eagle</li> </ul> Threatened Fauna Habitat <ul style="list-style-type: none"> <li>- Eastern barred bandicoot</li> <li>- Eastern quoll</li> <li>- Tasmanian devil</li> </ul>	<ul style="list-style-type: none"> <li>- NVA records combined with REM point-based modelling rules</li> <li>- Habitat-based models</li> </ul>	Variable
Corridor 7	Threatened Fauna Habitat <ul style="list-style-type: none"> <li>- Eastern barred bandicoot</li> <li>- Eastern quoll</li> <li>- Marked owl</li> <li>- Spotted-tail quoll</li> <li>- Tasmanian devil</li> </ul>	<ul style="list-style-type: none"> <li>- NVA records combined with REM point-based modelling rules</li> <li>- Habitat-based models</li> </ul>	Variable
Corridor 8	Relative Reservation <ul style="list-style-type: none"> <li>- (DOV) Eucalyptus ovata forest and woodland</li> </ul>	<ul style="list-style-type: none"> <li>- TasVeg 3.0</li> </ul>	Highly variable
	Threatened Fauna <ul style="list-style-type: none"> <li>- Giant freshwater crayfish</li> <li>- Green and gold frog</li> <li>- Swift parrot</li> </ul>	<ul style="list-style-type: none"> <li>- NVA records combined with REM point-based modelling rules</li> <li>- Habitat-based models</li> </ul>	Variable

