



Draft Planning Criteria for the Major Infrastructure Development (North West Transmissions Upgrade Project) Order 2020

Draft planning criteria prepared by the Tasmanian Planning Commission as required under section 12 of the *Major infrastructure Development Approvals Act 1999*

30 November 2020

Foreword

The draft planning criteria set out the requirements for use and development of land in relation to the major infrastructure project declared under the *Major Infrastructure Development (North West Transmission Upgrades Project) Order 2020* in accordance with the *Major Infrastructure Development Approvals Act 1999*.

The draft planning criteria includes the schedules.

The provisions of the draft planning criteria should be read together with the requirements of the *Major Infrastructure Development Approvals Act 1999* and the *Land Use Planning and Approvals Act 1993*.

The foreword, table of contents, headings and footnotes have been included to assist users' understanding of the planning criteria and its relationship with the *Land Use Planning and Approvals Act 1993*.

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1.0 Interpretation

1.1 Planning terms and definitions

1.1.1 Terms in these planning criteria have their ordinary meaning unless they are defined in:

- (a) the *Land Use Planning and Approvals Act 1993* (the Act);
- (b) the *Major infrastructure Development Approvals Act 1999* (the MIDA Act); or
- (c) are specifically defined in schedule 1.

2.0 Planning criteria operation

2.1 Operation of planning criteria

2.1.1 The controls for use or development of land are set out in the planning provisions and environmental impact statement requirements.

2.2 Compliance with planning criteria

2.2.1 The use or development must:

- (a) comply with each applicable standard in the planning provisions; and
- (b) take into account the ESD principles for matters set out in the environmental impact statement requirements.

2.2.2 A standard is an applicable standard if the standard deals with a matter that could affect, or be affected by, the proposed use or development.

2.2.3 The planning authority may consider the purpose of the relevant objective in an applicable standard to determine whether the use or development satisfies that standard.

3.0 Assessment of an application for use or development

3.1 Application requirements

3.1.1 An application must be made for any use or development for which a permit is required under these planning criteria.

3.1.2 An application must include:

- (a) a signed letter making application;
- (b) any written permission and declaration of notification required under section 52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- (c) a copy of any notice required under section 11(2) of the MIDA Act;
- (d) details of the location of the proposed use or development;
- (e) a list of the current folio of the Register for all land to which the permit sought is to relate, including identification of any agreements under section 71 of the Act on the land;
- (f) a full description of the proposed use or development; and
- (g) a report addressing the planning criteria, including the planning provisions and environmental impact statement requirements.

3.1.3 In addition to the information that is required by clause 3.1.2, the planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards or allow the planning authority to take into account ESD principles for matters set out in the environmental impact statement requirements, applicable to the use or development including:

- (a) a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing Australian Height Datum (AHD) levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
 - (vii) the location and capacity and connection point of any existing services and proposed services;
 - (viii) the location of easements on the site or connected to the site;
 - (ix) existing pedestrian and vehicle access to the site;
 - (x) the location of existing and proposed buildings on the site;
 - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xii) any natural hazards that may affect use or development on the site;
 - (xiii) proposed roads, driveways, parking areas, loading or unloading areas and footpaths within the site;

- (xiv) the route of roads, tracks and the like, for transporting on-site materials;
 - (xv) the location of raw material storage areas;
 - (xvi) proposed subdivision lot boundaries;
 - (xvii) the number of towers, transmission line length, and transmission line easement width;
 - (xviii) a landscape character and visual impact assessment; and
 - (xix) planning history of the site, including the potential for site contamination.
- (b) Where it is proposed to erect or demolish any buildings or structures, a detailed layout plan of the buildings or structures with dimensions at a scale of 1:100 or 1:200 as appropriate showing, where applicable:
- (i) external storage spaces;
 - (ii) major elevations of every building to be erected;
 - (iii) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
 - (iv) materials and colours to be used on roofs and external walls.

3.2 Determining Applications

3.2.1 In determining an application for any permit for the major infrastructure project use or development, the planning authority must, in addition to the matters required by section 51(2) of the Act and section 11(1) of the MIDA Act take into consideration:

- (a) all applicable standards and requirements in these planning criteria;
- (b) any representations received pursuant to and in conformity with section 57(5) of the Act; and
- (c) any other submissions received pursuant to and in conformity to a request from the planning authority,

but only insofar as each matter is relevant to the discretion being exercised.

3.2.2 In determining an application for any permit for the major infrastructure project use or development, the planning authority must, in addition to the matters listed in sub-clause 3.2.1, consider the environmental, social and economic impacts, both positive and negative, as a whole, taking into account the ESD principles.

3.3 Conditions and Restrictions on a Permit

3.3.1 When deciding whether to include conditions in a permit, the planning authority may consider matters contained in sub-clauses 3.2.1 and 3.2.2 of these planning criteria.

3.3.2 Conditions and restrictions imposed by the planning authority on the permit may include:

- (a) requirements that specific acts be done to the satisfaction of the planning authority;

- (b) staging of a use and development, including timetables for commencing and completing stages;
- (c) the order in which parts of the use or development can be commenced;
- (d) limitations on the life of the permit;
- (e) requirements to modify the development in accordance with predetermined triggers, criteria or events;
- (f) construction or traffic management; and
- (g) erosion, and stormwater volume and quality controls.

4.0 Environmental impact statement requirements

4.1 Content of environmental impact statement requirements

- 4.1.1 The environmental impact statement requirements are set out in Schedule 2 of these planning criteria.

5.0 Planning provisions

5.1 Land use and development standards

5.1.1 External lighting

Objective: That use does not cause an unreasonable loss of amenity to adjacent sensitive use.

External lighting, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:

- (a) the number of proposed light sources and their intensity;
- (b) the location of the proposed light sources;
- (c) the topography of the site; and
- (d) any existing light sources.

5.1.2 Commercial vehicles

Objective: That use does not cause an unreasonable loss of amenity to adjacent sensitive use.

Commercial vehicle movements and the unloading and loading of commercial vehicles, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:

- (a) the extent and timing of traffic generation;
- (b) the dispatch of goods and materials;
- (c) the existing levels of amenity.

5.1.3 Building height

Objective: That use and development does not cause an unreasonable impact on adjoining properties.

Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:

- (a) the topography of the site;
- (b) the proposed height, bulk and form of the building;
- (c) the height, bulk and form of existing buildings on the site and adjoining properties;
- (d) the nature of the existing uses on adjoining properties; and
- (e) any buffers created by natural or other features.

5.1.4 Siting

Objective: That the siting of buildings minimises potential conflict with use on adjoining properties.

Buildings must be sited to not cause an unreasonable impact on existing use on adjoining properties, having regard to:

- (a) the topography of the site;
- (b) the bulk and form of the building;
- (c) the nature of existing use on the adjoining properties;
- (d) separation from existing use on the adjoining properties; and
- (e) any buffers created by natural or other features.

5.2 Standards for subdivision

5.2.1 Lot design

Objective: That each lot has an area and dimensions appropriate for the intended use.

Each lot, or lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:

- (a) the relevant requirements for development of buildings on the lot;
- (b) location of existing buildings on the lot;
- (c) providing for existing buildings to be consistent with the relevant setback requirements in a planning scheme applicable to the site;
- (d) likely location of buildings on the lot;
- (e) the topography of the site;
- (f) the capacity of the new lots for productive agricultural use;
- (g) any natural or landscape values; and
- (h) the presence of any natural hazards.

5.2.2 Frontage

Objective: That each lot is provided with appropriate frontage to a road.

Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway that is sufficient for the intended use, having regard to:

- (a) the width of frontage proposed, if any;
- (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
- (c) the topography of the site;
- (d) the functionality and useability of the frontage;
- (e) the ability to manoeuvre vehicles on the site;
- (f) the ability for emergency services to access the site; and
- (g) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.

5.2.3 Vehicle access

Objective: That each lot is provided with reasonable vehicle access.

Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;
- (b) the distance between the lot or building area and the carriageway;
- (c) the nature of the road and the traffic, including pedestrians; and
- (d) the pattern of development existing on established properties in the area.

5.2.4 Roads

Objective: That the arrangement of new roads within a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, having regard to:

- (a) any relevant road network plan adopted by a council;
- (b) the existing and proposed road hierarchy;
- (c) maximising connectivity with the surrounding road network;
- (d) access for pedestrians and cyclists, and
- (e) any advice of a road authority.

5.3 Standards for agricultural land

5.3.1 Conversion of agricultural land

This standard applies to agricultural land in a Rural Resource Zone, Rural Zone, or Agriculture Zone in a planning scheme.

Objective: That use must protect land for agricultural use by minimising the conversion of land to non-agricultural use.

The use must minimise the conversion of agricultural land to non-agricultural use, having regard to:

- (a) the area of land being converted to non-agricultural use;
- (b) whether the use precludes the land from being returned to an agricultural use; and
- (c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.

5.3.2 Conversion of prime agricultural land

This standard applies to prime agriculture land identified as Class 1, 2, or 3, shown in the 'Land capability survey' available on theLIST¹, and located in a Rural Resource Zone, Rural Zone, or Agriculture Zone in a planning scheme, unless the site is not identified as Class 1, 2 or 3 in a report by a suitably qualified person, based on the class definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment.

Objective: That use on prime agriculture land must protect land for agricultural use by minimising the conversion of land to non-agricultural use.

The use located on prime agricultural land must be for the major infrastructure project, provided that:

- (a) the area of land converted to the use is minimised;
- (b) adverse impacts on the surrounding agricultural use are minimised; and
- (c) the site is reasonably required for operational efficiency.

¹ <https://www.thelist.tas.gov.au/app/content/home/>

5.4 Standards for natural hazards

5.4.1 Use subject to landslip hazards

This standard applies to landslip hazard areas.

Objective: That use can achieve and maintain a tolerable risk from exposure to landslip for the nature of the intended use.

Use that involves the storage of a hazardous chemical of a manifest quantity, must achieve and maintain a tolerable risk from exposure to landslip, having regard to:

- (a) the type, form and duration of the use;
- (b) a landslip hazard report that demonstrates that:
 - (i) any increase in the level of risk from landslip does not require any specific hazard reduction or protection measure; or
 - (ii) the use can achieve and maintain a tolerable risk for the intended life of the use;
- (c) the health and safety of people;
- (d) any impact on property;
- (e) any impact on the environment; and
- (f) any advice from a State authority, regulated entity or a council.

5.4.2 Building and works subject to landslip hazards

This standard applies to landslip hazard areas.

Objective: That building and works on land within a landslip hazard area can:

- (a) minimise the likelihood of triggering a landslip event; and
- (b) achieve and maintain a tolerable risk from a landslip.

Building and works that does not require authorisation under the *Building Act 2016*, that involves significant works, or is within a medium-active landslip hazard band or high landslip hazard band must:

- (a) minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to:
 - (i) the type, form, scale and intended duration of the development;
 - (ii) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures;
 - (iii) any advice from a State authority, regulated entity or a council; and
 - (iv) the advice contained in a landslip hazard report; and

- (b) demonstrate in a landslip hazard report that the buildings and works do not cause or contribute to landslip on the site or on adjacent land; and
- (c) if landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures.

5.4.3 Use in bushfire-prone areas

Objective: That hazardous uses or a use involving explosives can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard.

Use in bushfire prone areas that includes a hazardous use or explosives stored on a site and where classified as an explosives location or large explosives location as specified in the *Explosives Act 2012* must:

- (a) achieve and maintain a tolerable risk from bushfire, having regard to:
 - (i) the location, characteristics, nature and scale of the use;
 - (ii) whether there is an overriding benefit to the community;
 - (iii) whether there is no suitable alternative lower-risk site; and
 - (iv) other advice, if any, from the Tasmania Fire Service; and
- (b) have an emergency management strategy (hazardous use) endorsed by the Tasmania Fire Service or an accredited person; and
- (c) have a bushfire management plan that contains appropriate bushfire protection measures that are certified by the Tasmania Fire Service or an accredited person.

5.4.4 Use in flood-prone areas

Objective: That hazardous uses located within a flood-prone area can achieve and maintain a tolerable risk from flood.

Use in flood-prone areas that includes a hazardous use, must achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event, having regard to:

- (a) the type form and duration of the use;
- (b) the health and safety of people;
- (c) the impact on property;
- (d) any impact on the environment;
- (e) the advice contained in a flood hazard report; and
- (f) any advice from a State authority, regulated entity or a council.

5.4.5 Building and works in flood-prone areas

Objective: That building and works:

- (a) within a flood-prone area can achieve and maintain a tolerable risk from flood; and
- (b) do not increase the risk from flood to adjacent land.

Buildings and works must achieve and maintain a tolerable risk from a from a 1% annual exceedance probability flood event and not cause or contribute to flood on adjacent land, having regard to:

- (a) the type, form, scale and intended duration of the development;
- (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;
- (c) whether the building and works are likely to cause or contribute to the occurrence of flood on the site or on adjacent land;
- (d) any advice from a State authority, regulated entity or a council; and
- (e) the advice contained in a flood hazard report.

5.5 Standards for coastal inundation

5.5.1 Use within a coastal inundation hazard area

Objective: That use in a coastal inundation hazard area is reliant on a coastal location, and can achieve and maintain a tolerable risk from coastal inundation.

Use within a coastal inundation hazard area must:

- (a) rely on a coastal location to fulfil its purpose, having regard to:
 - (i) the need to access infrastructure available or planned to be available in a coastal location;
 - (ii) any advice from a State authority, regulated entity or a council; and
 - (iii) the advice obtained in a coastal inundation hazards report; and
- (b) be capable of achieving and maintaining a tolerable risk, having regard to:
 - (i) any increase in the level of risk from coastal inundation;
 - (ii) any requirement for specific hazard reduction or protection measures;
 - (iii) the need to minimise any:
 - a. increase in risk to public infrastructure; and
 - b. reliance on coastal protection works;
 - (iv) any advice from a State authority, regulated entity or a council; and
 - (v) the advice obtained in a coastal inundation hazard report.

5.5.2 Hazardous use in a coastal inundation hazard area

Objective: That hazardous use located within a coastal inundation hazard area can achieve and maintain a tolerable risk from coastal inundation.

Use in coastal inundation hazard areas that includes a hazardous use, must achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event, having regard to:

- (a) the health and safety of people;
- (b) any impact on property;
- (c) any impact on the environment;
- (d) the advice contained in a coastal inundation hazard report; and
- (e) any advice from a State authority, regulated entity or a council.

5.5.3 Building and works within a coastal inundation hazard area

This standard does not apply to development that requires authorisation under the *Building Act 2016*, excluding if located in a high or medium coastal inundation hazard band.

Objective: That:

- (a) building and works within a coastal inundation hazard area can achieve and maintain a tolerable risk from coastal inundation; and
- (b) buildings and works do not increase the risk from coastal inundation to adjacent land.

Building and works in coastal inundation hazard areas must achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event and not cause or contribute to coastal inundation on adjacent land, having regard to:

- (a) the type, form, scale and intended duration of the development;
- (b) whether any increase in the level of risk from coastal inundation requires any specific hazard reduction or protection measures;
- (c) whether the use or development is likely to cause or contribute to the occurrence of coastal inundation on the site or on adjacent land;
- (d) any advice from a State authority, regulated entity or a council; and
- (e) the advice contained in a coastal inundation hazard report.

5.6 Standards for coastal erosion

5.6.1 Use within a coastal erosion hazard area

Objective: That use in a high coastal erosion hazard band is reliant on a coastal location, and can achieve and maintain a tolerable risk from coastal inundation.

Use within a coastal erosion hazard area must:

- (a) rely on a coastal location to fulfil its purpose, having regard to:
 - (i) the need to access infrastructure available or planned to be available in a coastal location;
 - (ii) any advice from a State authority, regulated entity or a council; and
 - (iii) the advice obtained in a coastal erosion hazards report; and
- (b) be capable of achieving and maintaining a tolerable risk, having regard to:
 - (i) any increase in the level of risk from coastal erosion;
 - (ii) any requirement for specific hazard reduction or protection measures;
 - (iii) the need to minimise any:
 - a. increase in risk to public infrastructure; and
 - b. reliance on coastal protection works;
 - (iv) any advice from a State authority, regulated entity or a council; and
 - (v) the advice obtained in a coastal erosion hazard report.

5.6.2 Hazardous use in a coastal erosion hazard area

Objective: That hazardous uses located within a coastal erosion hazard area can achieve and maintain a tolerable risk from coastal erosion.

Use in coastal erosion hazard areas that includes a hazardous use, must achieve and maintain a tolerable risk from a coastal erosion event in 2100, having regard to:

- (a) the health and safety of people;
- (b) any impact on property;
- (c) any impact on the environment;
- (d) the advice contained in a coastal erosion hazard report; and
- (e) any advice from a State authority, regulated entity or a council.

5.6.3 Building and works within a coastal erosion hazard area

This standard does not apply to development that requires authorisation under the *Building Act 2016*, excluding if in a high coastal erosion hazard band.

Objective: That:

- (a) building and works within a coastal inundation hazard area can achieve and maintain a tolerable risk from coastal erosion; and
- (b) buildings and works do not increase the risk from coastal erosion to adjacent land.

Building and works in coastal erosion hazard areas must achieve and maintain a tolerable risk from a from a 1% annual exceedance probability coastal inundation event and not cause or contribute to coastal inundation on adjacent land, having regard to:

- (a) the type, form, scale and intended duration of the development;
 - (b) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures;
 - (c) whether the use or development is likely to cause or contribute to the occurrence of coastal erosion on the site or on adjacent land;
 - (d) any advice from a State authority, regulated entity or a council; and
 - (e) the advice contained in a coastal erosion hazard report,
- and not be located on a actively mobile landform.

5.7 Standards for attenuation

5.7.1 Substation noise

This standard applies to substation facilities within 60m of a sensitive use.

Objective: That a substation is located and designed to not cause an unreasonable loss of amenity to a sensitive use, due to noise.

A substation facility must be appropriately located or designed to not cause unreasonable loss of amenity to a sensitive use, due to substation noise emission, having regard to:

- (a) the nature of the sensitive use;
- (b) proximity to the substation facility;
- (c) noise levels generated by the substation facility;
- (d) any existing buffers to noise impacts;
- (e) any mitigation measures proposed; and
- (f) any written advice from a suitably qualified person.

5.7.2 Dust or other airborne particulates from existing uses

This standard applies to land within:

- (a) 60m of a substation facilities; or
- (b) 60m of the centre line of overhead electricity transmission infrastructure.

Objective: That electricity transmission infrastructure is located and designed, so an existing use that produces dust or other airborne particulates, is not unreasonably constrained.

The operation of a substation facility or overhead electricity transmission infrastructure will not unreasonably constrain existing uses specified in Table 1.0, with the potential to create dust or other airborne particulates, having regard to:

- (a) the nature of the existing use and the materials that are stored and handled on the site;
- (b) the conductivity or corrosiveness of any dust or other airborne particulates emitted by the existing use and potential of emissions to affect the operation of the substation electricity transmission infrastructure;
- (c) the proximity to the existing use; and
- (d) any mitigation measures proposed.

Table1.0 Uses subject to clause 5.7.2

Use	Qualification
bulky goods sales	If not located within a building and: (a) for garden and landscaping materials suppliers; (b) for a supplier for extractive industry, resource development or resource processing; or (c) for a timber yard.
crematorium	
extractive industry	If not located within a building.
manufacturing and processing	If not located within a building.
recycling and waste disposal	If not located within a building.
resource processing	If not located within a building.
service industry	If not located within a building.
storage	If not located within a building and: (a) for a liquid, solid or gas fuel depot; or (b) for a woodyard.

5.8 Standards for visual impact

5.8.1 Visual impact

Objective: That:

- (a) destruction of vegetation does not cause an unreasonable reduction of landscape values; and
- (b) buildings and works do not cause an unreasonable reduction of landscape values.

Buildings and works, including the destruction of vegetation, must not cause an unreasonable impact on landscape values, having regard to:

- (a) the nature and area of vegetation to be removed;
- (b) the topography of the site;
- (c) the landscape values;
- (d) the nature of the reduction of landscape values;
- (e) measures to avoid or mitigate adverse impacts;
- (f) a landscape character and visual impact assessment report; and
- (g) the purpose of any management objectives in a planning scheme particular purpose zone, code or specific area plan, related to scenic or landscape values.

5.9 Standards for road and rail assets

5.9.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:

- (a) any increase in traffic caused by the use;
- (b) the nature and duration of the traffic generated by the use;
- (c) the nature of the road;
- (d) the speed limit and traffic flow of the road;
- (e) any alternative vehicle crossing or level crossing;
- (f) measures to minimise any adverse effects;
- (g) any traffic impact assessment;
- (h) any advice received from the rail or road authority; and
- (i) any written consent for a new vehicle crossing or level crossing issued by a rail or road authority.

5.9.2 Number of accesses for vehicles

Objective: That vehicle access to the land:

- (a) minimises the number of new vehicle crossings;
- (b) is safe and efficient for users of the land; and
- (c) does not cause an unreasonable loss of amenity of adjoining uses.

The number of vehicle accesses must be minimised, having regard to:

- (a) the frequency of vehicle access;
- (b) the number and location of existing accesses and vehicle crossings;
- (c) pedestrian safety and amenity;
- (d) traffic safety; and
- (e) amenity of adjoining use.

5.10 Standards for heritage

5.10.1 Compatibility with heritage values

This standard applies to a local heritage place or local heritage precinct listed in a planning scheme and subject to a code or specific area plan related to heritage values, and a declared World Heritage property, excluding a registered place.

Objective: That buildings and works are compatible with the historic heritage significance of a place or precinct.

Buildings and works are compatible with the historic heritage significance of a place or precinct, having regard to:

- (a) the historic heritage significance of the local heritage place or local heritage precinct listed in a planning scheme or where no historic heritage values are identified in a planning scheme, as identified in a report by a suitably qualified person;
- (b) the topography of the site;
- (c) the height and bulk of existing and proposed buildings;
- (d) the separation between buildings with heritage values and proposed buildings and works;
- (e) the design, period of construction and materials of building on the site that have historic heritage values or contribute to the historic heritage values of a local heritage precinct;
- (f) the physical condition and safety of buildings on the site that have historic heritage values or contribute to the historic heritage values of a local heritage precinct; and
- (g) the impact of proposed buildings and works on historic heritage values, and are not located within a declared World Heritage property.

5.11 Standards for signs

5.11.1 Design and siting of signs

Objective: That signs are well designed and located to minimise negative impacts on road safety and pedestrian movement, and not cause an unreasonable loss of visual amenity.

A sign, excluding a regulatory sign and a building site sign only displayed during construction works, must be a community information sign that minimises negative impacts on road safety and pedestrian movement, and not cause an unreasonable loss of visual amenity, having regard to:

- (a) the size and dimensions of the sign;
- (b) the size and scale of the building upon which the sign is proposed;
- (c) the visual amenity of surrounding properties;
- (d) the repetition of messages or information;
- (e) the number and density of signs on the site and on adjacent properties;
- (f) the impact on the safe and efficient movement of vehicles and pedestrians; and
- (g) any advice from a road authority, and

is not an illuminated sign.

Schedule 1: Planning terms and definitions

Term	Definition
accredited person	means as defined in the Act.
Act	means the <i>Land Use Planning and Approvals Act 1993</i> .
adjacent	means near to, and includes adjoining.
adjoining	means next to, or having a common boundary with.
agricultural land	means 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.
agricultural use	means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.
AHD	means the Australian Height Datum (Tasmania) being the vertical geodetic datum as described in Chapter 8 of the <i>Geocentric Datum of Australia Technical Manual version 2.4</i> , Intergovernmental Committee on Surveying and Mapping.
amenity	means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.
animal saleyard	means use of land to buy and sell farm animals, and hold such animals for purchase or sale.
annual exceedance probability	means the probability of an event with a certain magnitude being exceeded in any one year.
aquaculture	means use of land to keep or breed aquatic animals, or cultivate or propagate aquatic plants, and includes the use of tanks or impoundments on land.
assisted housing	means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.
boarding house	means use of land for a dwelling in which lodgers rent one or more rooms, generally for extended periods, and some parts of the dwelling are shared by all lodgers.
building	means as defined in the Act.
building site sign	means an impermanent sign which identifies architects, engineers, builders or contractors involved with construction on the premises, the name of the building or development, the intended purpose of the building or development or the expected completion date.
bulky goods sales	means use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden

Term	Definition
	and landscaping materials suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.
bushfire hazard management plan	means as defined in the Act.
bushfire protection measures	means the measures that might be used to reduce the risk of bushfire attack and the threat to life and property in the event of bushfire.
bushfire-prone area	means: (a) land shown in a planning scheme as within a bushfire-prone area; or (b) where there is no map in the planning scheme, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.
bushfire-prone vegetation	means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.
coastal erosion	means: (a) erosion of the coastline by water, wind and general weather conditions; or (b) coastal recession, which is the long-term movement of the coastline due to sea level rise.
coastal erosion hazard area	means land shown: (a) on the Coastal Erosion Hazard Bands 20161201, produced by the Department of Premier and Cabinet and available on theLIST; or (b) in a planning scheme as subject to coastal erosion.
coastal erosion hazard report	means a report prepared by geotechnical practitioner and must include: (a) details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise; (c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority; (d) a report of a geotechnical site investigation undertaken consistent with <i>Australian Standard AS 1726-2017 Geotechnical site investigations</i> ; and (e) conclusions based on consideration of the proposed use and development: (i) as to whether the use or development is likely to cause or contribute to the occurrence of coastal erosion on the site or on adjacent land;

Term	Definition
	<p>(ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to:</p> <ul style="list-style-type: none"> a. the nature, intensity and duration of the use; b. the type, form and duration of any development; c. the likely change in the risk across the intended life of the use or development; d. the ability to adapt to a change in the level of risk; e. the ability to maintain access to utilities and services; f. the need for specific coastal erosion reduction or protection measures on the site; g. the need for coastal erosion reduction or protection measures beyond the boundary of the site; and h. any coastal erosion management plan in place for the site or adjacent land; <p>(iii) any advice relating to the ongoing management of the use or development;</p> <p>(iv) as to whether the use or development is located on an actively mobile landform within the coastal zone; and</p> <p>(v) relating to any matter specifically required by a standard related to coastal erosion.</p>
coastal inundation	<p>means the risk of temporary or permanent inundation of land by the sea as a result of:</p> <ul style="list-style-type: none"> (a) storm surge; (b) tides; or (c) sea-level rise.
coastal inundation hazard area	<p>means land shown:</p> <ul style="list-style-type: none"> (a) on the Coastal Inundation Hazard Bands 20161201, produced by the Department of Premier and Cabinet and available on theLIST; (b) in a planning scheme as subject to coastal inundation; or (c) in a coastal inundation investigation area within mapping of points (a) or (b), and where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels in Appendix 9: Coastal inundation hazard band levels of the <i>Coastal Hazards Technical Report</i>, December 2016, Department of Premier and Cabinet.
coastal inundation hazard report	<p>means a report prepared by a suitably qualified person for a site that must include:</p>

Term	Definition
	<p>(a) details of, and be signed by, the person who prepared or verified the report;</p> <p>(b) confirmation that the person has the appropriate qualifications and expertise;</p> <p>(c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority; and</p> <p>(d) conclusions based on consideration of the proposed use and development:</p> <p>(i) as to whether the use or development is likely to cause or contribute to coastal inundation on the site or on adjacent land;</p> <p>(ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to:</p> <p>a. the nature, intensity and duration of the use;</p> <p>b. the type, form and duration of any development;</p> <p>c. the likely change in the risk across the intended life of the use or development;</p> <p>d. the ability to adapt to a change in the level of risk;</p> <p>e. the ability to maintain access to utilities and services;</p> <p>f. the need for specific coastal inundation hazard reduction or protection measures on the site;</p> <p>g. the need for coastal inundation reduction or protection measures beyond the boundary of the site;</p> <p>h. any coastal inundation management plan in place for the site or adjacent land;</p> <p>(iii) any advice relating to the ongoing management of the use or development; and</p> <p>(iv) relating to any matter specifically required by a standard related to coastal inundation.</p>
coastal inundation management plan	means a management plan for a coastal inundation hazard area endorsed by the relevant council.
communal residence	means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building such as a boarding house, residential college and residential care facility.
community information sign	means a sign erected by a State authority for the purpose of providing community information.
controlled environment agriculture	means an agricultural use carried out within some form of built structure, whether temporary or permanent, which mitigates the effect of the natural environment and climate. Such agricultural uses include production techniques that may or may not use imported growth

Term	Definition
	medium such as greenhouses, polythene covered structures, and hydroponic facilities.
council	means as defined in the Act.
crop production	means use of land to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds and vegetables.
declared World Heritage property	has the meaning in section 13 of the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth).
dwelling	means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
EPBC Act	means the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth).
EIS	means Environmental Impact Statement.
electricity transmission infrastructure	means infrastructure for or associated with the transmission of electricity. It includes overhead lines, underground electricity and communication cables, substations, communications station, buildings, structures and access tracks for or associated with the transmission of electricity, and the like.
EMPC Act	means the <i>Environmental Management and Pollution Control Act 1994</i> .
emergency management strategy (hazardous use)	<p>means a strategy that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering:</p> <ul style="list-style-type: none"> (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (b) the ability of occupants of the vulnerable use to: <ul style="list-style-type: none"> (i) protect themselves and defend property from bushfire attack; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of a bushfire; and (c) any bushfire protection measures available to reduce risk to emergency service personnel.
ESD principles ²	<p>means:</p> <ul style="list-style-type: none"> (a) decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations; (b) if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation;

² ecologically sustainable development principles

Term	Definition
	<p>(c) the principle of inter-generational equity—that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations;</p> <p>(d) the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making; and</p> <p>(e) improved valuation, pricing and incentive mechanisms should be promoted.</p>
extractive industry	means use of land for extracting or removing material from the ground, other than resource development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.
flood	means the risk of periodic or permanent flooding of land from a watercourse or other inland water source.
flood hazard report	<p>means a report prepared by a suitably qualified person for a site, that must include:</p> <p>(a) details of, and be signed by, the person who prepared or verified the report;</p> <p>(b) confirmation that the person has the appropriate qualifications and expertise;</p> <p>(c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority; and</p> <p>(d) conclusions based on consideration of the proposed use or development:</p> <p>(i) as to whether the use or development is likely to cause or contribute to the occurrence of flood on the site or on adjacent land;</p> <p>(ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to:</p> <ol style="list-style-type: none"> the nature, intensity and duration of the use; the type, form and duration of any development; the likely change in the level of risk across the intended life of the use or development; the ability to adapt to a change in the level of risk; the ability to maintain access to utilities and services; the need for flood reduction or protection measures beyond the boundary of the site; any flood management plan in place for the site and/or adjacent land; and

Term	Definition
	<p>h. any advice relating to the ongoing management of the use or development; and</p> <p>(iii) any matter specifically required by a standard related to bushfire-prone areas.</p>
flood-prone area	<p>means land shown:</p> <p>(a) in a planning scheme as subject to flood; or</p> <p>(b) in a report by a suitably qualified person as subject to risk from flood or has the potential to cause or contribute to increased risk from flood.</p>
forest operations	means as defined in the <i>Forest Management Act 2013</i> .
geotechnical practitioner	<p>means:</p> <p>(a) a person holding a building services license issued under the <i>Occupational Licensing Act 2005</i> in the class of engineer-civil;</p> <p>(b) a geotechnical engineer acting within their area of competence; or</p> <p>(c) an engineering geologist acting within their area of competence.</p>
hazardous chemicals of a manifest quantity	means a hazardous chemical, as defined in the <i>Work Health and Safety Regulations 2012</i> , if the amount of hazardous chemical stored exceeds the manifest quantity as specified under the <i>Work Health and Safety Regulations 2012</i> . ³
hazardous use	means a use that involves the storage of a hazardous chemical of a manifest quantity.
high coastal erosion hazard band	<p>means land shown:</p> <p>(a) on the Coastal Erosion Hazard Bands 20161201, produced by the Department of Premier and Cabinet and available on theLIST and classified into a high hazard band; or</p> <p>(b) in a planning scheme as subject to coastal erosion and classified into a high hazard band.</p>
high landslip hazard band	<p>means land shown:</p> <p>(a) on the landslide Planning Map – Hazard Bands 20131022, produced by the Department of Premier and Cabinet and available on theLIST and classified into a high hazard band;</p> <p>(b) in a planning scheme as subject to landslip and classified into a high hazard band; or</p> <p>(c) in a report by a geotechnical practitioner as having the potential to cause or contribute to a landslip with a level of risk equivalent to the high hazard band identified in the <i>Landslide Planning Report, version 5, August 2013</i>, Department of Premier and Cabinet.</p>

³ It will be necessary to refer to the relevant Safety Datasheet.

Term	Definition
high or medium coastal inundation hazard band	<p>means land shown:</p> <ul style="list-style-type: none"> (a) on the Coastal Inundation Hazard Bands 20161201, produced by the Department of Premier and Cabinet and available on theLIST and classified into a high hazard band or medium hazard band; (b) in a planning scheme as subject to coastal inundation and classified into a high hazard band or medium hazard band; or (c) in a coastal inundation investigation area within mapping of points (a) or (b), and where a suitably qualified person has provided a land survey showing an AHD for the land that falls within the high or medium coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels in Appendix 9: Coastal inundation hazard band levels of the Coastal Hazards Technical Report, December 2016, Department of Premier and Cabinet.
historic heritage significance	<p>means significance in relation to a local heritage place or a local heritage precinct, and its historic heritage values as identified in the relevant list, in a planning scheme, because of:</p> <ul style="list-style-type: none"> (a) its role in, representation of, or potential for contributing to the understanding of: <ul style="list-style-type: none"> (i) local history; (ii) creative or technical achievements; (iii) a class of building or place; or (iv) aesthetic characteristics; or (b) its association with: <ul style="list-style-type: none"> (i) a particular community or cultural group for social or spiritual reasons; or (ii) the life or works of a person, or group of persons, of importance to the locality or region, <p>as identified in the relevant list in the planning scheme, or in a report prepared by a suitably qualified person, if not identified in the relevant list.</p>
home-based business	<p>means use of part of a dwelling by a resident for non-residential purposes if:</p> <ul style="list-style-type: none"> (a) the person conducting the business normally uses the dwelling as their principal place of residence; (b) it does not involve employment of more than 2 workers on-site who do not reside at the dwelling; (c) any load on a utility is no more than for a domestic use; (d) there is no activity that causes electrical interference to use on other land; (e) there is no storage of hazardous material on site;

Term	Definition
	<p>(f) the display of goods for sale are not visible from any road or public open space adjoining the site;</p> <p>(g) there is, on the site, no advertising of the business other than 1 sign (nonilluminated) not exceeding 0.2m² in area;</p> <p>(h) there is, on the site, no refuelling, servicing, detailing or repair of vehicles not owned by a resident;</p> <p>(i) no more than 2 commercial vehicles are on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and</p> <p>(j) all vehicles used by the business are parked on the site</p>
home-based child care	means use of a dwelling to mind or care for children for a day or part of a day, by one or more persons residing in the dwelling.
illuminated sign	means a sign that uses a light source or sources to display or highlight the content. This includes internally illuminated signs such as neon signs, light boxes and LED (light emitting diode) screens or panels and signs lit by an external source such as a light bulb or floodlight.
intensive animal husbandry	means use of land to keep or breed farm animals, including birds, within a concentrated and confined animal growing operation by importing most food from outside the animal enclosures and includes a feedlot, poultry farm or piggery.
junction	means an intersection between two or more roads at a common level, including the intersections of on and off ramps, and grade-separated roads.
land	means as defined in the Act.
landscape character and visual impact assessment report	<p>means a report prepared by a suitably qualified person:</p> <p>(a) using the methodology in:</p> <ul style="list-style-type: none"> (i) <i>Guidance Note for Visual Impact Assessment, June 2019, Australian Institute of Landscape Architects;</i> (ii) <i>Guideline for landscape character and visual impact assessment – Environmental Impact Assessment Practice Note EIA-NO4, version 2.2, August 2020, Transport for NSW; or</i> (iii) other best practice guidelines relevant to electricity transmission infrastructure; and <p>(b) that, at a minimum, must include:</p> <ul style="list-style-type: none"> (i) details of, and be signed by, the person who prepared or verified the report; (ii) confirmation that the person has the appropriate qualifications and expertise; (iii) identification of the landscape values; (iv) identifies the sensitivity of the landscape to visual change;

Term	Definition
	<p>(v) identifies representative viewpoints from sites, such as, tourist facilities, public roads and public places; and</p> <p>(vi) assesses the magnitude of change from each viewpoint.</p>
landscape values	<p>means:</p> <p>(a) characteristics of a landscape or view that are considered to be significant; and</p> <p>(b) any applicable scenic values identified in a planning scheme particular purpose zone, code or specific area plan.</p>
landslide	means landslip.
landslip	means the downslope movement of a mass of rock, debris, or earth.
landslip hazard area	<p>means land shown:</p> <p>(a) on the Landslide Planning Map – Hazard Bands 20131022, produced by the Department of Premier and Cabinet and available on theLIST;</p> <p>(b) in a planning scheme as subject to landslip; or</p> <p>(c) in a report by a geotechnical practitioner as having the potential to cause or contribute to a landslip.</p>
landslip hazard report	<p>means a report prepared using the methodology of the <i>Practice Note Guidelines for Landslide Risk Management 2007</i>, Australian Geomechanics Society Landslide Taskforce, Landslide Practice Note Working Group, by a geotechnical practitioner and must include:</p> <p>(a) details of, and be signed by, the person who prepared or verified the report;</p> <p>(b) confirmation that the person has the appropriate qualifications and expertise;</p> <p>(c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority;</p> <p>(d) a report of a geotechnical site investigation undertaken consistent with <i>Australian Standard AS 1726:2017 Geotechnical site investigations</i>;</p> <p>(e) conclusions based on consideration of the proposed use or development:</p> <p>(i) as to whether the use or development is likely to cause or contribute to the occurrence of a landslip event on the site or on adjacent land;</p> <p>(ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the development, having regard to:</p> <p>a. the nature, intensity and duration of the use;</p> <p>b. the type, form and duration of any development;</p>

Term	Definition
	<ul style="list-style-type: none"> c. the likely change in the risk across the intended life of the use or development; d. the ability to adapt to a change in the risk; e. the ability to maintain access to utilities and services; f. the need for specific landslip reduction or protection measures on the site; g. the need for landslip reduction or protection measures beyond the boundary of the site; and h. any landslip management plan in place for the site or adjacent land; <p>(iii) any advice relating to the ongoing management of the use or development; and</p> <p>(iv) relating to any matter specifically required by a standard related to landslip hazard areas.</p>
landslip management plan	means a management plan for a landslip hazard area endorsed by the relevant council.
level crossing	means as defined in section 35 of the <i>Rail Infrastructure Act 2007</i> .
liquid fuel depot	means use of land for the storage, wholesale and distribution of liquid fuel.
local heritage place	means a place that is listed in a planning scheme and identified as having particular historic heritage significance.
local heritage precinct	means an area that is listed in a planning scheme and identified as having particular historic heritage significance because of the collective heritage value of individual places as a group for their streetscape or townscape values
lot	means a piece or parcel of land where there is only one title other than a lot within the meaning of the <i>Strata Titles Act 1998</i> .
magnitude of change	means the extent of change that will be experienced from a viewpoint, including, the proportion of the landscape or view affected, the extent of the area over which the change occurs; the size and scale of the change; the rate and duration of the change and the level of contrast and compatibility.
major infrastructure project	means the major infrastructure project specified in clause 5 of the <i>Major Infrastructure Development Approvals (North West Transmission Upgrades Project) Order 2020</i> .
manufacturing and processing	means use of land for manufacturing, assembling or processing products other than Resource Processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing.
marine farming shore facility	means use of land to provide on shore support infrastructure and facilities for offshore aquaculture but does not include the processing of fish or other marine organisms.

Term	Definition
medium-active landslip hazard band	means land shown: <ul style="list-style-type: none"> (a) on the landslide Planning Map – Hazard Bands 20131022, produced by the Department of Premier and Cabinet and available on the LIST and classified into a medium-active hazard band; (b) in a planning scheme as subject to landslip and classified into a medium-active hazard band; or (c) in a report by a geotechnical practitioner as having the potential to cause or contribute to a landslip with a level of risk equivalent to the medium-active hazard band identified in the <i>Landslide Planning Report, version 5, August 2013</i>, Department of Premier and Cabinet.
motor repairs	means use of land for the business of repairing or servicing motor vehicles, motors and includes the fitting of motor accessories.
multiple dwelling	means 2 or more dwellings on a site.
natural assets	means biodiversity, environmental flows, natural streambank and streambed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values.
panel beating	means use of land for the business of repairing or replacing damaged motor vehicle bodies and panels, and carrying out any associated mechanical work or spray painting.
planning authority	means the Commission as defined in the <i>Tasmanian Planning Commission Act 1997</i> .
planning scheme	has the meaning in section 10(2)(a) of the Act.
plantation forestry	means the use of land for planting, management and harvesting of trees for commercial wood production, but does not include the milling or processing of timber, or the planting or management of areas of a farm for shelter belts, firewood, erosion or salinity control or other environmental management purposes, or other activity directly associated with and subservient to another form of agricultural use.
prime agricultural land	means agricultural land classified as class 1, 2 or 3 land using the class definitions and methodology from the <i>Land Capability Handbook, Guidelines for Classification of Agricultural Land in Tasmania, 2nd edition, 1999</i> , Grose, C. J., Department of Primary Industries Water and Environment
rail network	means as defined in the <i>Rail Infrastructure Act 2007</i> and corridors declared under the <i>Strategic Infrastructure Corridors (Strategic and Recreational Use) Act 2016</i> .
recycling and waste disposal	means use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.
refuse disposal	means use of land to dispose of refuse.

Term	Definition
registered place	means a place as defined in the <i>Historic Cultural Heritage Act 1995</i> and entered on the Tasmanian Heritage Register.
regulated entity	means as defined in the <i>Water and Sewerage Industry Act 2008</i> .
regulatory sign	means a sign that provides notice of laws, regulations and warnings.
residential	means use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
residential care facility	means use of land for accommodation and personal or nursing care. It includes recreational, health or laundry facilities and services for residents of the facility.
respite centre	means use of land for respite care for the sick, aged or persons with disabilities.
retirement village	means use of land to provide permanent accommodation for retired people or the aged and includes communal recreational or medical facilities for residents of the village.
resource development	use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility.
resource processing	means use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery, brewery, cidery, distillery, and sawmilling.
road	means land over which the general public has permanent right of passage, including the whole width between abutting property boundaries, all footpaths and the like, and all bridges over which such a road passes.
scrap yard	means use of land where disused vehicles, materials and machinery or parts are collected and either sold or prepared for being used again, and includes the use or onselling of scrap materials.
secondary residence	means an additional residence which is self-contained and: <ul style="list-style-type: none"> (a) has a gross floor area not more than 60m²; (b) is appurtenant to a single dwelling; (c) shares with the single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters; and (d) may include laundry facilities.

Term	Definition
sensitive use	means a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.
sensitivity of the landscape	means the capacity of the landscape or view to accommodate change without losing landscape values.
service industry	means use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.
sign	means a device, structure, depiction, or the like, that is intended to give information, advertise or attract attention to a place, product, service or event.
significant works	means any of the following: <ul style="list-style-type: none"> (a) excavation equal to or greater than 1m in depth, including temporary excavations for the installation or maintenance of services or pipes; (b) excavation or land filling of greater than 100m³ whether or not material is sourced on the site or imported; (c) felling or removal of vegetation over a contiguous area greater than 1,000m²; (d) the collection, pooling or storage of water in a dam, pond, tank or swimming pool with a volume of more than 45,000L; (e) removal, redirection, or introduction of drainage for surface or groundwater; and (f) discharge of stormwater, sewage, water storage overflow or other wastewater.
single dwelling	means a dwelling on a lot on which no other dwelling, other than a secondary residence, is situated.
site	means the lot or lots on which a use or development is located or proposed to be located.
solid fuel depot	means use of land to sell solid fuel, such as briquettes, coal, and firewood.
State authority	means as defined in the Act.
storage	means use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, self storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and woodyard.
streetscape	means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve. For the purposes of determining

Term	Definition
	streetscape for a particular site, the above matters are relevant when viewed from either side of the same street within 100m of each side boundary of the site.
suitably qualified person	means a person who can adequately demonstrate relevant tertiary qualifications or equivalent) and experience in a recognised field of knowledge, expertise or practice with direct relevance to the matter under consideration.
Tasmanian RFA	means the Tasmanian Regional Forest Agreement.
tolerable risk	means the lowest level of likely risk from the relevant hazard: (a) to secure the benefits of a use or development in a relevant hazard area; and (b) which can be managed through: (i) routine regulatory measures; or (ii) by specific hazard management measures for the intended life of each use or development.
traffic impact assessment	means a study or a statement prepared in accordance with the <i>Guide to Traffic Management Part 12: Traffic Impacts of Development 2009</i> , Austroads Inc, by a person with qualifications and a level of experience appropriate to the significance of the traffic impact.
TSP Act	means the <i>Tasmanian Threatened Species Protection Act 1995</i> .
turf growing	means use of land for growing grass which is cut into sods or rolls containing the roots and some soil for direct transplanting.
use	means as defined in the Act.
vehicle crossing	means a driveway for vehicular traffic to enter or leave a road carriageway from land adjoining a road.
vehicular access	means land over which a vehicle enters or leaves a road from land adjoining a road.
viewpoint	means the specific location of a view.
waste transfer station	means use of land to receive and temporarily store waste before it is removed elsewhere.
works	means as defined in the Act.

Schedule 2: Environmental impact statement requirements

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General Information for the Proponent

Purpose

These requirements provide information on preparing an Environmental Impact Statement (EIS) and are based on guidance provided by the Tasmanian Environment Protection Authority (EPA) and the Australian Department of Agriculture, Water and the Environment (DAWE).

Structure and Formatting of the EIS

The following points should be considered when writing the EIS:

- The title page should include the proponent's name, the activity name, the proposal address or location, EPBC number, the EIS version number, where relevant, and the month and year of publication.
- The main text of the EIS should be written in a clear and concise style that is easily understood by the general reader. Passive language should be avoided and active, clear commitments, such as, 'must' and 'will' are used where appropriate.
- Assertions and assumptions should be supported by adequate argument and evidence relied upon should be referenced.
- Technical terminology should be avoided as far as possible. The detailed technical data and supplementary reports necessary to support the main text should be included in appendices.
- All sources of information should be referenced and the style of referencing should be consistent throughout. The date, source and reliability should be included and the degree of confidence attached to any predictions should be indicated.
- Information should be presented in maps, diagrams and site plans to enhance the level of understanding. All images must be of high quality, high resolution, with all text readily readable, and should be capable of being readily copied and pasted into other documents. All objects in images should be 'grouped'. All colour images must, when printed or photocopied in monochrome, reproduce such that all important features are readily visible. An exception may be made to the above where historical documents or photographs need to be reproduced in the document. For ease of comparison, all maps, plans and aerial photographs should be oriented in the same direction as far as practicable and a north direction arrow and scale should be included. Relevant features including EPBC matters must be clearly labelled.
- When providing maps or referring to spatial databases, the coordinate reference system being used should be specified.
- Specific management measures must be clearly identified in the text and included in the summary table referred to in the management measures section of this document.
- Where appropriate, information provided in other sections or addressing planning provisions should be cross referenced to minimise duplication.

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

On 17 November 2020, the proposal was determined to be a controlled action under the EPBC Act by a delegate of the Commonwealth Minister for the Environment, as it is likely to have a significant impact on listed threatened species and communities (sections 18 and 18A), a matter of national environmental significance that is protected under Part 3 of the EPBC Act.

Assessment of the project under the EPBC Act is being undertaken by the State, via an accreditation of the Tasmanian Government's assessment under the Major Infrastructure Development Approvals Act 1999 (Tas) (MIDA Act). This accredited state assessment process will help avoid process duplication and enable integrated and efficient consideration of related impacts on relevant Commonwealth and Tasmanian

government matters, as well as improve alignment of the mitigation and approval requirements under the relevant Commonwealth and Tasmanian laws. As such, the EIS will need to meet assessment requirements of the planning authority as well as the relevant Commonwealth EPBC Act matters identified for this controlled action (as set out in this document).

Information on the EPBC Act can be obtained from the Australian Department of Agriculture, Water and the Environment website¹ or by calling 1800 803 772.

¹ www.environment.gov.au/epbc/

Contents of the EIS

Executive Summary

An executive summary of the EIS should be included to provide a clear and concise overview of the proposal, its environmental implications, the approvals process and the function of the EIS in the context of the approvals process.

For a longer EIS, it is recommended that the executive summary be written as a stand-alone document, able to be provided on request to interested parties who may not wish to read the full EIS.

Table of Contents

A table of the contents of the report with reference to the relevant page numbers. It should also contain a list of figures and tables.

List of Abbreviations

A list of the abbreviations, acronyms and, if relevant, a glossary of terms used in the EIS.

Key Issues to be addressed

While the EIS should evaluate all potential effects of the proposal, it should be principally focused on the key issues identified in the table below. The level of detail provided on other issues should be appropriate to the level of significance of that issue for the proposal. Variables or assumptions made in the assessment must be clearly stated and discussed. The extent to which the limitations, if any, of available information may influence the conclusions of the environmental assessment should be discussed.

The key issues identified for this proposal, which should be the focus of the EIS, are:

Key Issues	
1.	Potential effects on threatened fauna
2.	Potential effects on threatened flora and ecological communities.

The minimum survey requirements and studies required in relation to these key issues are provided in the relevant sections of these guidelines.

It should be noted that other matters deemed to be significant or matters that emerge as significant from environmental studies, public comments or otherwise during the course of the preparation of the EIS, should not be excluded from consideration.

All discussions and conclusions should include a full justification based on best available information, including relevant conservation advices, recovery plans, threat abatement plans and guidance documents, if applicable. Australian Government documents regarding listed threatened species and ecological communities and listed migratory species can be found at: <http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>

1. Introduction

Provide information on the following:

- Proponent details, including name of proponent (legal entity and trading name), registered address and ABN/ACN number(s) (where relevant).
- General background information on the proponent, such as relevant development and operational experience.
- General background information on the proposal, including the current status of the proposal, an overview of the principal components of the proposal, the proposal location, anticipated establishment costs, likely markets for the product, and the possibilities for future expansion.
- An examination of how the proposal relates to any other proposals that have been or are being developed, or that have been approved in the region affected by the proposal.
- Environmental legislation, standards and guidelines that will be applicable, such as, policies, regulations and industry codes of practice.
- Other relevant Commonwealth, State and local Government policies, strategies and management plans with which the proposal would be expected to comply.
- Details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the person proposing to take the action.
- If the person proposing to take the action is a corporation, details of the corporation's environmental policy and planning framework should be described.

2. Proposal Description

General note

Provide a full description of the proposal, including construction, commissioning, operational and decommissioning phases, as well as any infrastructure and off-site ancillary facilities required for the proposal.

A detailed description should be provided of key physical components of the proposal, including their function, composition, size, capacity, operational life, technical and performance requirements, inter-relationships and method of construction, operation and maintenance.

The information listed below should be provided.

2.1 General

- The major items of equipment and on-site facilities should be described. Detailed technical information on major items of equipment may be included in appendices.
- Details of the transmission line - include all ancillary infrastructure, such as, any underground cable/service, transition structure, associated tracks and temporary laydown areas and construction yards.
- Details of any major infrastructure project activities that may impact on a matter of national environmental significance that is protected under Part 3 of the EPBC Act, where the use or development is not subject to the *Land Use Planning and Approvals Act 1993*.
- Details of remediation activities and operational activities, such as, vegetation management.
- The number of towers, transmission line length, and transmission line easement width should be specified.

2.2 Construction

- A step-by-step description and timetable for significant activities during the construction phase of the proposal. Indicative timeframes for the completion of major steps, and the likely sequencing of steps.
- Details of any pre-construction works, including site preparation works, and any temporary or permanent removal of vegetation including, stockpiling of vegetation, erosion control measures and the potential transport of pollutants, such as, suspended solids, from areas of disturbance during construction.
- Details of any pre-clearance surveys to be carried out prior to commencement of construction, including flora and fauna and geotechnical studies.
- Estimates of the quantities of major raw materials required for construction, such as, gravel, sand, aggregate and water, including how and where these will be sourced, such as, on-site or off site.
- Details of the width of the transmission line easement, requirements for access to the easement and any restrictions on land use, development and access within the easement.
- Nature, capacity and location of temporary construction equipment required on-site, such as, brake and winch sites, staging and laydown areas.
- Volume, composition, origin, destination and route for vehicle movements likely to be generated during the construction phase, including a breakdown for over-dimension and heavy vehicles.
- Information on the number of construction workers required in the various stages of construction, sources of labour, transport of workers to and from the site, accommodation, and support servicing requirements.
- Proposed hours per day and days per week of construction activities.

2.3 Commissioning

A step-by-step description of major commissioning activities, if any, following installation of equipment. Indicative timeframes for the completion of major steps, and the likely sequencing of steps. The point at which commissioning will be considered completed should be described.

2.4 Operation and maintenance

- Description of the operational and maintenance requirements, such as, frequency of maintenance activities, equipment access and hardstand requirements.
- Details of the design life for major project components.
- The volume, composition, origin, destination and route for vehicle movements likely to be generated during the operational phase.

2.5 General location map and site plan

In addition to the application requirements in clause 3.1 of the planning criteria, the EIS must contain a general location map which identifies the following:

- The location of the proposal site (transmission line route/easement, switching station, proposed ancillary infrastructure), proposed access tracks
- Topographical features, aspect and direction of drainage, location of waterways and waterbodies (including ephemeral)
- Existing nearby electricity transmission lines / substations

- Surrounding land use, including areas of conservation or recreational significance.
- Site plans which identify the proposal site and which include the following (where relevant).
- The boundary of the proposal site in relation to land titles. Coordinates of the proposal site should be provided.
- The location of the transmission line route.
- The position of buildings, significant structures on the site (existing and proposed) and proposed tracks.
- The location of all facilities including raw materials storage areas, loading/unloading areas.
- The locations of temporary and permanent storage areas for fuels, oils, reagents and other hazardous goods or chemicals.

3. Project Alternatives

The rationale for the particular project proposed should be described.

Describe the site selection process, including site selection criteria, alternative sites considered and an assessment of those alternatives. The assessment should compare alternatives according to clearly defined environmental, social, economic and technical considerations, and provide a justification for the preferred site. The effect that any community consultation undertaken had on the selection process should be detailed.

A critique of other available technologies and the reason for the selection of the preferred technology, including from an environmental perspective, should be included where relevant. Transparency around alternatives and the criteria on which decisions have been based is encouraged as it can lead to better outcomes. Short, medium and long-term advantages and disadvantages of the options should be discussed.

For any part of the proposal where alternative technologies, materials, design options or management practices with different environmental consequences may exist, the alternatives should be identified, their environmental performance evaluated and the reason for the proposed choice justified, including a comparative description of the effects of each alternative on Matters of National Environmental Significance (MNES).

Alternatives should have regard to best practice environmental management, including those measures listed under section 4(2) of the EMPC Act.

4. Public Consultation

Details of the nature and results of public consultation undertaken, if any, by the proponent during project planning and preparation of the EIS, as well as any proposals for further public consultation during and beyond project implementation.

5. The Existing Environment

Describe the proposed site location and provide an overview of the existing environment, which may be affected by construction, and operation of the proposal, including areas associated with any ancillary activities.

Include details of salient features of the existing environment and, where appropriate, include maps, plans, photographs, diagrams or other descriptive detail.

The following details should be included.

5.1 Environmental aspects

- A description of the general physical characteristics of the site and surrounding area, including topography, local climate, geology, geomorphology, soils including erodibility and acid sulphate soils, vegetation, fauna, groundwater and surface drainage including waterways, lakes, wetlands, coastal areas and the like.
- An assessment of the probability of acid sulfate soils (ASS) being present, with reference to the Tasmanian Acid Sulfate Soil Management Guidelines² (the ASS guidelines).
- A description of natural processes of particular importance for the maintenance of the existing environment, such as, fire, flooding, and the like.
- Any existing conservation reserves located on or within 500m of the site.
- Any high quality wilderness areas identified in the Tasmanian RFA in the vicinity of the site.
- Information on species, including listed threatened species and ecological communities under the EPBC Act, that are likely to be present in the vicinity of the site.
- Information on sites or areas of landscape, aesthetic, wilderness, scientific or otherwise special conservation significance which may be affected by the proposal. Relevant information resources include the LIST³ and the Natural Values Atlas⁴.
- Any available ambient monitoring results for the vicinity of the proposed development, in tabular or graphical form. The results may be summarised, such as, by annual averages, if the summary will provide adequate information.
- If the proposal is associated with an existing activity, information on current regulatory approvals and licences should be provided.

5.2 Socio-economic aspects

Briefly describe the existing social and economic environment that may be affected by the proposal, which may include information on the following:

- A summary of the social or demographic characteristics of the population living in the vicinity of the proposal site, identifying any special characteristics which may make people more sensitive to impacts from the proposal than might otherwise be expected.
- A summary of the characteristics of the local and regional economy.

² <http://dpiiwe.tas.gov.au/Documents/ASS-Guidelines-FINAL.pdf>

³ www.thelist.tas.gov.au

⁴ <https://www.naturalvaluesatlas.tas.gov.au>

6. Potential Impacts and their Management

Guide to preparing this section

While some details of the proposal may not be finalised at the time the EIS is submitted, the information in the document should be as up to date as possible. Where information is unavailable or details have not yet been finalised, estimates and the range of alternative options should be provided. However, sufficient technical detail must be provided to enable an appropriate level of assessment. For each potential impact the following should be discussed.

Existing conditions

Outline the existing conditions relevant to the impact.

Performance requirements

Identify the environmental performance requirements to be achieved for each environmental impact and provide evidence to demonstrate that these can be complied with. These may be standards or requirements specified in legislation, codes of practice, state policies, and national guidelines including relevant recovery plans and conservation advices, or as determined by agreement with the assessing agencies. Industry best practice standards should be referred to where appropriate, and all assertions that performance requirements will be achieved must be supported by evidence.

Potential impacts

Outline the potential environmental, social and economic impacts of the proposal, both positive and negative, through all stages, including construction, operation and closure, in the absence of special control measures. Any foreseeable variations in impacts during the start-up and operational phases should be identified.

The level of detail provided on each issue should be appropriate to the level of significance of that environmental issue to the proposal.

Environmental impacts

The EIS must include a description of all of the relevant impacts of the action, including impacts the proposal will have or is likely to have on environmental matters protected under EMPC Act, and EPBC Act listed threatened species and communities (section 18 and 18A)

Impacts during both the construction, operational and (if relevant) the decommissioning phases of the project should be addressed, and the following information provided:

- a detailed assessment of the nature and extent of the likely short-term and long-term relevant impacts;
- a statement whether any relevant impacts are likely to be unknown, unpredictable or irreversible;
- analysis of the significance of the relevant impacts; and
- any technical data and other information used or needed to make a detailed assessment of the relevant impacts.

The EIS should identify and address cumulative impacts, where potential project impacts are in addition to existing impacts of other activities (including known potential future expansions or developments by the proponent and other proponents in the region and vicinity).

The EIS should also address the potential cumulative impact of the proposal on ecosystem resilience. The cumulative effects of climate change impacts on the environment must also be considered in the assessment of ecosystem resilience. Where relevant to the potential impact, a risk assessment should be conducted and documented.

The evaluation of potential impacts should identify plausible worst case consequences, the vulnerability of the affected environment to the potential impacts, and the reversibility of the impacts.. Interactions between biophysical, socio-economic and cultural impacts should be identified.

Predictions and evaluations of impacts should be based on scientifically supportable data. Direct, indirect, cumulative and facilitated impacts should all be identified. The methodologies used or relied on should be referenced, together with the relevant research and investigations supporting them. Assumptions, simplifications and scientific judgements should be stated clearly, and the nature and magnitude of uncertainties should be clearly defined. Where relevant, the choice of a particular methodology over alternative methodologies should be explained. Where impacts are not quantifiable, they should be adequately described.

Where positive benefits are claimed explain what measures are to be taken to ensure that those positive outcomes are realised and sustained.

Economic and social impacts

The economic and social impacts of the action, both positive and negative, must be analysed. Matters of interest may include:

- projected economic costs and benefits of the project, including the basis for their estimation through cost/benefit analysis or similar studies;
- employment opportunities expected to be generated by the project (including construction and operational phases).

Economic and social impacts should be considered at the local, regional and national levels. Details of the relevant cost and benefits of alternative options to the proposed action, as identified in section 3 above, should also be included.

Avoidance and mitigation measures

Describe the measures proposed to avoid or mitigate potential adverse impacts, including having regard to best practice environmental management as defined in the EMPC Act, in order to achieve the environmental performance requirements, such as, through pollution control technology or management practices.

Describe any statutory or policy basis for the proposed measures.

Detail the extent to which the proposed measures will overcome the anticipated impacts should be specified and the ongoing management and monitoring measures, and the party responsible for each measure. Where there are clear, alternative avoidance or mitigation measures for a particular adverse environmental impact, the alternatives should be reviewed and the preferred option justified. Include discussion of the achievability of the measures, including affordability.

Where pollution control equipment or treatment processes are key factors in achieving satisfactory environmental performance, contingencies in the event of breakdown or malfunction of the equipment or processes should be discussed. It should be demonstrated that the maintenance of pollution control equipment can be provided for without causing performance requirements to be exceeded.

Where measures to control environmental impacts are necessary, but will not be undertaken by the proponent, the means by which the proponent will ensure that the necessary measures are implemented should be identified, such as, lease conditions, trade waste agreement, contractual arrangement or other binding third party commitment.

Environmental management plan

Provide a detailed outline of an Environmental Management Plan (EMP) that sets out the framework for management, mitigation and monitoring of relevant impacts of the action, including any provisions for independent environmental auditing.

The EMP must address the project phases (construction, operation, decommission) separately. It must state the environmental objectives, performance criteria, monitoring, reporting, corrective action, responsibility and timing for each environmental issue.

The EMP should also describe contingencies for events such as failure of systems, heavy or prolonged rainfall, and the like.

Assessment of net impacts

Provide an assessment of the overall impacts of the development on the environment after allowing for the implementation of proposed avoidance and mitigation measures. This should include an evaluation of the significance of impacts, the potential for emissions to cause environmental and health impacts and comparison with state, national and international regulations and standards. Any net benefits likely to result from the proposal should be identified.

Discuss the impacts of the proposal in terms of the constraints or benefits it may place on the current or future use of land within the proposal site and surrounding area as a result of environmental impacts or emissions, including impacts on other uses, particularly sensitive uses.

Offsetting unavoidable adverse impacts

If adverse residual environmental impacts from the proposal are considered unavoidable despite the adoption of best practice environmental management avoidance and mitigation measures, then proposals to offset such impacts should be detailed. For example, if the loss of conservation values, community assets or amenities is considered unavoidable, measures to offset these losses should be proposed in proportion to the loss. Any offset actions proposed must be demonstrated to be 'real' actions. Offset actions must have a measurable and relevant benefit which would otherwise not have occurred.

Commonwealth offsets

Describe and evaluate proposed measures to manage residual effects of the project on MNES, including an outline of an offset strategy and Offset Management Plan (OMP) that sets out proposed environmental offsets to satisfy Commonwealth offset policy requirements.

Describe how the offset/s will be secured, managed and monitored, including management actions, responsibility, timing, performance measures and the specific environmental outcomes to be achieved.

Outline the key commitments and management actions for delivering and implementing a proposed offset through an OMP.

Proposed offset must meet the requirements of the *EPBC Act Environmental Offsets Policy* (October 2012)⁵, Australian Department of Sustainability, Environment, Water, Population and Communities.

6.1 Key Issue 1: Threatened fauna

Discuss impacts of the transmission line and any other ancillary infrastructure on threatened fauna including:

- Information about the identification of threatened fauna including survey data and historical records. Details of surveys undertaken, including survey effort, timing and an assessment of the adequacy of the surveys.
- A detailed assessment of any likely impacts that the proposal may facilitate on fauna listed under the relevant sections of the EPBC Act and the *Threatened Species Protection Act 1995* (TSP Act) and/or habitats for those species, including:
 - Spotted-tailed Quoll (*Dasyurus maculatus maculatus*) – vulnerable

⁵ www.environment.gov.au/epbc/publications/epbc-act-environmental-offsets-policy

- Tasmanian Wedge-tailed Eagle (*Aquila audax fleayi*) – endangered
- Tasmanian Devil (*Sarcophilus harrissi*) – endangered
- Eastern Quoll (*Dasyurus viverrinus*) – endangered
- Ptunarra Brown Butterfly (*Oreixenica ptunarra*) – endangered
- Swift Parrot (*Lathamus dicolour*) – critically endangered
- Maps, detailing known recorded populations and known or potential habitat, including habitat in the area surrounding the proposed action.
- Impacts on species and habitats, with particular reference to rare and threatened species, migratory species and habitats, including aquatic fauna and those listed under the relevant Schedules of the EPBC Act and the TSP Act. In particular, an assessment of direct and indirect impacts, including both short and long term, arising from the proposal, including
 - construction of new electricity infrastructure;
 - routine infrastructure inspections;
 - routine and emergency maintenance of infrastructure including vegetation management;
 - use of access tracks for routine and emergency operations and maintenance;
 - unauthorised public access or use via ungated access tracks;
 - the presence of new electricity infrastructure.
- The potential for migration and/or introduction of pests and animal diseases as a result of the proposal, including the potential for cleared easements to facilitate predator access. Reference should be made to potential impacts of vehicle movements on wildlife as a result of the proposal.
- It is recommended that areas of construction activity and infrastructure be sited to avoid locations and potential habitat of threatened fauna, their burrows/nests, and suitable habitat. Where impacts cannot be avoided, any proposed measures to mitigate or offset adverse impacts on biodiversity and nature conservation values should be presented.

Surveys should be undertaken in all areas proposed to be impacted, including but not limited to corridors, tower locations, power stations, substations, switching stations, access tracks and roads, and laydown areas. The land should be surveyed in accordance with the Department of Primary Industries, Parks, Water and Environment (DPIPWE) *Guidelines for Natural Values Surveys related to Development Proposals*⁶.

Threatened eagle species

Impacts of the proposed transmission line are likely to include mortality or injury of avifauna through electrocution and collision with transmission lines as well as habitat loss and disturbance. Species of particular concern include the white-bellied sea-eagle (*Haliaeetus leucogaster*) (listed threatened under the TSP Act) and the wedge-tailed eagle (*Aquila audax subsp. fleayi*) (listed as threatened under the TSP Act and endangered under the EPBC Act), and collision with electricity infrastructure is recognised as a major threat to these species.

An eagle nest survey is required to be undertaken which covers all potentially suitable nesting habitat within the project area and at least 1km outside of the project boundary. The results should be used to inform development activities and infrastructure layout.

⁶ <http://dPIPWE.tas.gov.au/conservation/development-planning-conservation-assessment/survey-guidelines-for-development-assessments>.

Given the use of helicopters in “stringing” distribution lines and the associated risks, including risks to both eagles and humans, from operating hovering helicopters near eagle nests during their breeding season, it is highly recommended that:

- A very high threshold of eagle-nest survey effort be used. Survey effort should be detailed: including the method and route, with search routes provided in an ArcGIS file formats; reviewed along with nest observations, and habitat model data; and should be undertaken by a suitably qualified person.
- If the use of helicopters is likely in maintenance and repair operations of transmission lines during the eagle breeding season, transmission lines should be located not less than 1,000m from known eagle nests. Nest search surveys should take this into account.
- Further monitoring of nest activity be carried out, to determine utilisation of nests identified during eagle-nest surveys.
- Additional nest searches are carried out annually until construction, to detect new nests, so that project works and the siting of infrastructure can be shifted to avoid nests by not less than 1,000m, where possible.

Surveys should be undertaken following one of the methods outlined in Section 4 of the *Forest Practices Authority (FPA) guidelines*⁷ for nest searches, by a suitably qualified person. If there is not suitable access to undertake surveys on foot, a survey by helicopter will be required (note nest searches should be conducted outside the eagle breeding season, July to January inclusive).

A thorough assessment of the use of the project area by threatened eagles is required, including:

- nest locations and potential nesting habitat;
- viewshed analyses on any nests within 500m of the final alignment;
- the different types of powerline, such as transmission or distribution and the associated risks;
- what commitments will be made to ensure that potential impacts on eagles will be avoided or mitigated;
- where residual impacts remain, how these impacts will be addressed, such as, by offsets; and
- what level of monitoring, post-construction, will be undertaken to detect collisions. Ideally, proposed monitoring activities should be informed by an assessment of the ability to detect carcasses, which in turn may be informed by scavenging and detectability trials.

Other threatened avian species

Other threatened avian species which could be expected to occur within the development area should be identified. An assessment of potential impacts on these species and proposed mitigation measures should be included, where appropriate.

Threatened terrestrial fauna and invertebrates

The area covered by the project includes Tasmanian Devil populations that have been exposed to Devil Facial Tumour Disease, one of the species’ key threats, for a moderate length of time, suggesting that the populations will be small and vulnerable to any increased risk.

Surveys for Tasmanian Devils and Devil dens should be undertaken in accordance with the *DPIPWE Survey Guidelines and Management Advice for Development Proposals that May Impact on the Tasmanian devil*⁸ (the Devil guidelines).

⁷ http://www.fpa.tas.gov.au/_data/assets/pdf_file/0012/110208/Fauna_Tech_Note_1_Eagle_nest_management_May_2015.pdf

⁸ <https://dPIPWE.tas.gov.au/Documents/Devil%20Survey%20Guidelines%20and%20Advice.pdf>

In the absence of specific guidelines for quolls, the Devil guidelines can be applied, given they have similar habitat requirements and are susceptible to a similar range of threats.

Surveys, assessment and proposed management measures should address all potential impacts to the species, including vegetation clearance and ground disturbance, increased habitat fragmentation, impacts to dens, changes to food resources, roadkill management, changes in land use and changes to fire regimes.

Suitable denning habitat is required to be mapped in relation to the position of proposed infrastructure to assist in determining a layout that minimises impacts on devils and quolls. Once the final layout has been determined, den surveys should be conducted prior to construction in accordance with the Devil guidelines.

If any Tasmanian Devil, Eastern Quoll or Spotted-tailed Quoll dens are found within the proposal area, the EIS should provide proposed monitoring and management of the dens in accordance with the Devil Guidelines.

The EIS is required to consider the likely impacts of any increase in traffic on-site and off site, and their potential impacts on native fauna, particularly threatened species. If the proposal is likely to result in an increase in traffic volume or speed, of 10% or more, then measures to mitigate roadkill impacts should be included in the EIS. The EIS should outline how killed and injured fauna will be managed.

If after avoidance and mitigation measures are applied, residual impacts to the species are identified, then an offset proposal should be included in the EIS.

Surveys should be conducted for threatened terrestrial invertebrates including the Ptunarra Brown Butterfly (*Oreixenica ptunarra*)

- mapping of potential habitat and known locations for the species.
- An assessment of the potential impacts of the proposal on the species, and proposed avoidance and mitigation measures.

Disturbing the ground adjacent to Ptunarra Brown Butterfly locations has been shown to lead to an increase in European wasp numbers and consequently increased predation on the butterflies. It is recommended that construction areas, such as hard stands and roads, are sited a minimum distance of 500m away from Ptunarra Brown Butterfly habitat.

Legislative and policy requirements

Regard should be given to the *Significant Impact Guidelines 1.1 - Matters of National Environmental Significance*, the *Environment Protection and Biodiversity Conservation Act Environmental Offsets Policy*, the *Natural Heritage Strategy for Tasmania*⁹ and the *Threatened Species Strategy for Tasmania*¹⁰.

All surveys should make reference to relevant survey guidelines, including an assessment of the adequacy and appropriateness of the surveys with respect to these guidelines. Documents regarding listed threatened and migratory species can be found at: <http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>.

Other threatened fauna species which could be expected to occur within the development area should be assessed. An assessment of potential impacts on these species and proposed mitigation measures should be included, where appropriate.

⁹ [https://dpiwwe.tas.gov.au/conservation/natural-heritage-strategy-\(2013-2030\)](https://dpiwwe.tas.gov.au/conservation/natural-heritage-strategy-(2013-2030))

¹⁰ <https://dpiwwe.tas.gov.au/Documents/threatspstrat.pdf>

6.2 Key Issue 2: Threatened flora and vegetation communities

Discuss impacts of the transmission line and any other ancillary infrastructure on threatened flora species and ecological communities including:

- Information about the identification of threatened flora and vegetation communities including survey data and historical records. Details of surveys undertaken, including survey effort, timing and an assessment of the adequacy of the surveys;
- Information detailing known/recorded populations and known or potential habitat, including habitat in the area surrounding the proposed action;
- A map (or maps) of existing vegetation and type, threatened species and threatened native vegetation communities;
- Clearing and ongoing vegetation management of native vegetation and habitat associated with the construction and maintenance of the proposal and the impact of any clearing on sites, species or ecological communities of special conservation significance, including any impact on the comprehensive, adequate and representative reserve system identified as part of the Tasmanian RFA, maintenance of forest communities under the Tasmanian Government Policy for *Maintaining a Permanent Native Forest Estate 2017*, and wildlife habitat strips under the *Tasmanian Forest Practices Code 2020* and on non-forest communities;
- A detailed assessment of any likely impacts that the proposal may facilitate on flora, and vegetation communities listed under the relevant sections of the EPBC Act and the TSP Act and/or habitat for those species and communities, including:
 - Lowland Native Grasslands of Tasmania ecological community – critically endangered
 - Hoary Sunray, Grassland/ Paper daisy (*Leucochrysum albicans* var. *tricolor*) – endangered
 - Crowded Leek-Orchid (*Prasophyllum crebiflorum*) – endangered
 - Native Wintercress (*Barbarea australis*) – endangered
- This should include details on any direct or indirect loss, disturbance and/or degradation of listed or other protected species and vegetation communities as a result of:
 - construction of new electricity infrastructure;
 - routine infrastructure inspections;
 - routing and emergency maintenance of infrastructure, including vegetation management;
 - use of access tracks for routine and emergency operations and maintenance;
 - unauthorised public access or use via ungated access tracks;
- It is recommended that areas of construction activity and infrastructure be sited to avoid locations and potential habitat of threatened flora and suitable habitat. Where impacts cannot be avoided, any proposed measures to mitigate or offset adverse impacts on biodiversity and nature conservation values should be presented;
- The potential for migration and introduction of pests, weeds and plant and animal diseases as a result of the proposal, including *Phytophthora cinnamomi*;
- Proposed measures to avoid or reduce impacts to threatened flora and vegetation communities;
- Where impacts cannot be avoided, proposed measures to mitigate and/or offset adverse impacts on biodiversity and nature conservation values must be presented; and
- Rehabilitation of disturbed areas following the completion of construction activities and cessation of the activity, including any proposed seed collection and progressive rehabilitation program.

Threatened flora surveys

Flora surveys are required to be undertaken in areas proposed to be impacted by the proposed development. Surveys should be undertaken in all areas proposed to be impacted, including corridors, tower locations, power stations, substations, switching stations, access tracks/roads and laydown areas. Flora surveys should be conducted at appropriate times of the year to detect threatened flora that may occur in the area (i.e. during the flowering periods of candidate species), in accordance with the *Guidelines for Natural Values Surveys related to Development Proposals*¹¹. This is likely to require multiple surveys at different times of the year.

Threatened vegetation communities

Vegetation community ground surveys and vegetation mapping of all areas proposed to be directly and indirectly impacted (i.e. corridors cleared of vegetation may impact adjacent vegetation through edge effects) is required to be undertaken, to verify the actual distribution and condition of communities listed under the *Nature Conservation Act 2002*.

If threatened vegetation communities are present, then information should be provided on the measures that will be taken to avoid, mitigate or offset any potential impacts.

Weeds and diseases

Mapping of weed occurrences should be included in the natural values survey, particularly for areas proposed to be disturbed by the development. A weed and disease management plan should be included with the EIS to outline how this issue will be addressed, and how impacts on natural values will be avoided or mitigated.

Legislative and policy requirements

Regard should be given to the *Significant Impact Guidelines 1.1 - Matters of National Environmental Significance*, the *Environment Protection and Biodiversity Conservation Act Environmental Offsets Policy*, the *Natural Heritage Strategy for Tasmania* and the *Threatened Species Strategy for Tasmania*, *Nature Conservation Act 2002*, *Forest Practices Act 1985*, *Forest Practices Regulations 2017*, the *Forest Practices Code 2020* and *Policy for Maintaining of the Permanent Native Forest Estate 2017*.

All surveys should make reference to relevant survey guidelines, including an assessment of the adequacy and appropriateness of the surveys with respect to these guidelines. Documents regarding listed threatened species and ecological communities can be found at:

<http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>.

¹¹ <https://dpiwwe.tas.gov.au/conservation/development-planning-conservation-assessment/survey-guidelines-for-development-assessments>

6.3 Other Biodiversity and Natural Values

Discuss impacts of the proposal on biodiversity and nature conservation values (terrestrial and aquatic) including:

- Identify any freshwater ecosystems of high conservation management priority using the Conservation of Freshwater Ecosystem Values (CFEV) database¹². The scope of investigation should encompass the vicinity of the proposed development where there is likelihood of alteration to the existing environment. The specific CFEV information used for EISs should be Conservation Management Priority Potential which is appropriate for development proposals. Impacts on sites of geoconservation significance or natural processes, such as, fluvial or coastal features, including sites of geoconservation significance listed on the Tasmanian Geoconservation Database. The following tasks should be undertaken based on both desk top analysis and field surveys of the proposed development site and the surrounding area:
 - Broadly characterise the geodiversity, including geology, geomorphology, soils and hydrology, of the area within the vicinity of the proposal;
 - Review available data and existing reports on geodiversity values and geomorphic process within the vicinity of the proposal;
 - Assess the site for geodiversity values in the vicinity of the proposal. The Tasmanian Geoconservation Database is a source of information about geodiversity features, systems and processes of conservation significance and is available as part of the Natural Values Atlas. However, the absence of identified values at a location may reflect gaps in the database and should not be taken as conclusive evidence that geodiversity values are not present. In that situation, an appropriate site-based assessment may be required;
 - Identify and document the existing condition and sensitivity of geodiversity values and any existing threats to those values within the vicinity of the proposal;
 - Identify any current geomorphic process, such as, karst, fluvial, coastal or soil, including acid sulfate, which could be affected by the proposed development, both on-site and off site;
 - Assess potential impacts of the proposal, by providing an assessment of the likely impacts of the construction and operation of the proposed development on the geodiversity values and geomorphic processes identified;
 - Propose avoidance and mitigation strategies, by providing advice on practicable strategies to avoid, minimise and mitigate the assessed impacts of the construction and operation of the proposed development on the identified geodiversity values and geomorphic processes;
 - Propose offset strategies where there are no practicable measures to avoid or mitigate the assessed impacts of elements of the proposed development on identified values or processes, and provide advice on potential opportunities to offset the residual impacts, as guided by DPIPWEs General Offset Principles in the *Guidelines for Natural Values Surveys related to Development Proposals*;
 - Monitoring success of avoidance, mitigation and offset strategies, by suggesting appropriate monitoring methods to measure the success of proposed avoidance, mitigation and offset strategies; and
 - All the above information should be reported in a format consistent with the *Guidelines for Natural Values Surveys related to Development Proposals* issued by DPIPWE. In addition to prepared maps, relevant spatial data should be supplied in ArcGIS file formats.

¹² <https://wrt.tas.gov.au/cfev>

- Impacts on existing conservation reserves which may be affected by the proposal, with reference to the management objectives of each reserve(s) and its reserve management plan, if any.
- Impacts on any high quality wilderness areas identified in the Tasmanian RFA which may be affected by the proposal.
- Impacts on other species, sites or areas of special conservation significance, including areas of wilderness, scientific, or geodiversity value.
- Information on how impacts to identified values will be avoided.
- In regard to aquatic environments in particular, information on how impacts will be avoided, such as, sedimentation, runoff, erosion controls, protection of riparian vegetation, and the like, noting that:
 - aquatic habitats with records of threatened fauna should be avoided;
 - it is recommended that roading across water bodies/courses be avoided where possible, to prevent ongoing disturbance to aquatic environments;
 - if roading across such stream sections is unavoidable, it is recommended that stream sections are culverted/bridged, and riparian vegetation remain uncleared on either side of access tracks and that siltation traps should be installed in roadside gutters near where water enters the stream (for minimum standards see the *Forest Practices Code 2020*);
 - where riparian vegetation has been retained under a previous Forest Practices Plan, all effort should be made to avoid disturbance/damage to the vegetation¹³;
 - redirection of waterways and flow changes should be avoided in catchments containing threatened species; and
 - buttongrass plains, wetlands and swampy sites should be avoided where practicable, in areas where threatened burrowing crayfish are present.
- Where impacts cannot be avoided, any proposed measures to mitigate or offset adverse impacts on biodiversity and nature conservation values should be presented.

6.4 Air Quality

Discuss potential impacts of the proposal on the local and regional air environment, including:

- identifying any proposed new point source atmospheric discharge points; and
- a description of potential sources of fugitive emissions, including odour and dust that may arise from loading, unloading and transport.

Legislative and policy requirements

Consideration should be given to the requirements of the Tasmanian *Environment Protection Policy (Air Quality)*¹⁴.

¹³ The Forest Practices Authority is able to provide advice on Forest Practices Plans.

¹⁴ <http://epa.tas.gov.au/policy-site/Pages/Air-Quality-EPP.aspx>

6.5 Surface Water Quality

Discuss potential impacts of the proposal on surface water, including:

- identifying any points of crossing or other works or disturbance within or adjacent to waterways for the purpose of the proposal;
- details of stormwater management, including during reasonably foreseeable flood events, particularly during construction, including measures to minimise disturbance, and assessing the potential for pollutants to become entrained in stormwater; and
- identifying any proposed new point source liquid emissions, such as waste water and stormwater).

Legislative and policy requirements

It must be demonstrated that the proposal is consistent with the objectives and requirements of relevant water management policies and legislation including the *Water Management Act 1999*, the *State Policy on Water Quality Management 1997*, and the *Tasmanian State Coastal Policy 1996*.

In particular, it must be demonstrated that the proposal will not prejudice the achievement of any water quality objectives set for water bodies under the *State Policy on Water Quality Management 1997*¹⁵. Where water quality objectives have not yet been set, EPA Tasmania should be consulted to identify the baseline water quality data required to enable the water quality objectives to be determined.

6.6 Noise emissions

Discuss impacts of the proposal on ambient noise levels during construction, including:

- identifying and describing all major sources of noise;
- providing a map of the location of all major sources of noise;
- considering the potential for noise emissions, particularly during construction, to cause nuisance for nearby land users, particularly to a sensitive uses or land in a planning scheme General Residential Zone, Inner Residential Zone or Low Density Residential Zone; and
- considering the potential for the potential for noise emissions to affect terrestrial, marine and freshwater wildlife and livestock.

Legislative and policy requirements

Consideration should be given to the requirements of the Tasmanian *Environment Protection Policy (Noise)*¹⁶.

6.7 Public health

Where not already considered under other environmental issues, discuss any potential impacts of the proposal on public health, including consideration of electromagnetic fields which may be generated by the proposed infrastructure.

¹⁵ <http://epa.tas.gov.au/policy-site/Pages/Water-Quality-Policy.aspx>

¹⁶ <https://epa.tas.gov.au/policy/statutory-policies/state-policies-and-environment-protection-policies/environment-protection-policy-%28noise%29-2009>

6.8 Waste Management

Discuss the impacts of waste generated by the proposal, including:

- identifying the source, nature and quantities of all wastes, such as, liquid, atmospheric or solid, and including general refuse and by-products from the various stages of the process likely to be generated;
- identifying methods and facilities proposed to collect, store, reuse, treat or dispose of each waste stream, including maintenance requirements ; and
- describing the source, nature, quantity, and method of treatment, storage and disposal for each controlled waste should be described¹⁷.

Legislative and policy requirements

Waste management measures must be in accordance with the following hierarchy of waste management, arranged in decreasing order of desirability:

- avoidance;
- recycling/reclamation;
- re-use;
- treatment to reduce potentially adverse impacts; and
- disposal.

6.9 Dangerous goods and environmentally hazardous materials

Discuss impacts of the proposal in relation to dangerous goods and environmentally hazardous materials (any substance or mixture of substances of a nature or held in quantities which present a reasonably foreseeable risk of causing serious or material environmental harm if released to the environment and includes fuels, oils, waste and chemicals), including:

- the nature, quantity and storage location of all environmentally hazardous materials including Dangerous Goods (as defined in the Australian Code for the *Transport of Dangerous Goods by Road and Rail*) that will be used during the construction and operation of the proposal;
- Providing a map showing the location of temporary and permanent storage areas for fuels, oils, and other dangerous goods or chemicals;
- describing the measures, such as, bunded areas or spill trays, to be adopted to prevent or control any accidental releases of dangerous goods and environmentally hazardous materials;
- describing contingency plans for when control measures, equipment breakdowns or accidental releases to the environment occur, including proposed emergency and clean-up measures and notification procedures; and
- identifying any safety management requirements for the protection of human health and safety affecting the community.

6.10 Greenhouse gases and ozone depleting substances

Discuss impacts of the proposal in terms of the evolving national response to climate change and greenhouse gas emissions and the targets set in the *Climate Change Action Plan 2017 – 2021*.

Proponents will need to determine whether they are required to report to the Commonwealth under the *National Greenhouse and Energy Reporting Act 2007*.

¹⁷ Note: controlled waste is defined in the EMPC Act and associated regulations. A non-exhaustive listing of categories of controlled waste can be found on the internet at <http://epa.tas.gov.au/regulation/waste-management/controlled-waste>.

6.11 Socio-economic issues

Discuss the social and economic impacts of the proposal. Details may include the following:

- An estimate of total capital investment for the proposal and where that capital will be expended.
- Operational expenditures and revenues.
- The impacts on local and State labour markets for both the construction and operational phases of the proposal. The number and nature of direct and indirect jobs arising from the proposal must be detailed. Skills and training opportunities should also be discussed.
- The impacts on upstream/downstream industries, both locally and for the State.
- The extent to which raw materials, equipment, goods and services will be sourced locally.
- A qualitative assessment of impacts on local social amenity and community infrastructure, including recreational, cultural, health and sporting facilities and services. Any proposals to enhance or provide additional community services or facilities should be described.
- Community demographic impacts (changes to cultural background, occupation, incomes).
- Impacts on land values, and demand for land and housing.
- Impacts on the local, regional, state and national economies.
- Any publicly funded subsidies or services to be relied upon for the construction or operation of the proposal.
- Any impacts on Local, State and Federal Government rate, taxation and royalty revenues.

The extent to which socio-economic considerations need to be described depends on the nature and extent of any negative impacts or risks to the environment from the proposal.

Modest proposals with relatively low level and localised environmental impacts or risks may only need details of intended capital expenditure, operational expenditures, revenues and employment (distinguishing between direct and indirect employment) and a qualitative discussion of other socio-economic aspects of particular relevance.

Proposals with higher level or broader scale environmental impacts will need a more comprehensive analysis of economic and social benefits. This may include an explanation of the methods used to model impacts and describe the manner and results of engagement with the local community to determine their needs and aspirations in relation to the proposal.

The EIS must provide a brief description of the proposed action in relation to the principles of ecologically sustainable development and the objects and requirements of the EPBC Act, including:

- the long-term and short-term economic, environmental, social and equitable considerations;
- the precautionary principle which states that a lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation where there are threats of serious or irreversible environmental damage;
- the principle of inter-generational equity which states that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations;
- the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making; and
- improved valuation, pricing and incentive mechanisms should be promoted.

The National Strategy for Ecologically Sustainable Development (1992)¹⁸ is available on the Australian Department of Agriculture, Water and the Environment website.

6.12 Infrastructure and off-site ancillary facilities

Discuss potential environmental impacts of the proposal on any significant off-site infrastructure or facilities (including increased use of existing infrastructure, such as roads, ports and quarries), identify measures to avoid and mitigate any possible adverse impacts and assess the overall impacts following implementation of the proposed avoidance and mitigation measures.

Identify roads and other infrastructure to be used by vehicles for the proposal (during both construction and operation). Potential environmental impacts associated with construction and use of such infrastructure should be assessed.

6.13 Cumulative and interactive impacts

This section should contain an assessment of the potential cumulative impacts of the proposal in the context of existing and approved developments in the region, if such impacts have not been addressed in previous sections.

Other proposals which have been formally proposed, and for which there is sufficient information available to the proponent to allow a meaningful assessment of their impacts, should also be considered in that assessment. Uncertainties about potential impacts in such cases should be identified.

Interactions between biophysical, socio-economic and cultural impacts of the proposal should be discussed.

7. Monitoring and Review

This section should provide an outline of any monitoring, review and reporting programmes for the proposal, including a statement of commitment to implement and proposed measures. The programme should be designed to meet the following objectives:

- Monitoring of compliance with emission standards and other performance requirements identified in the EIS.
- Assessing the effectiveness of the performance requirements and environmental safeguards in achieving environmental quality objectives.
- Assessing the extent to which the predictions of environmental impacts in the EIS have eventuated.
- Assessing compliance with management measures defined in the EIS.

A map showing the location of all monitoring sites and a table of proposed monitoring including location, parameters and frequency should be included.

8. Decommissioning and Rehabilitation

The EIS should describe an on-going, staged approach to site decommissioning and rehabilitation throughout the proposal life.

A preliminary Decommissioning and Rehabilitation Plan or Closure Plan should be outlined.

¹⁸ <http://www.environment.gov.au/resource/national-strategyecologically-sustainable-development>

9. Management Measures

This section should contain a consolidated management measures table listing all of the management measures made throughout the EIS. Measures must be sequentially numbered, unambiguous statements of intent. For each measure, the table must specify when it is to be implemented and refer to the section of the EIS where the measure is detailed.

10. Conclusion

The EIS must provide an overall conclusion as to the environmental acceptability of the proposal, including discussion on compliance with the ESD principles and the objects and requirements of the EPBC Act.

11. References

This section should provide details of authorities consulted, reference documents etc.

12. Appendices

As a means of improving readability of the EIS document, detailed technical information which supports the EIS should be included in appendices. The salient features of the appendices should be included in the main body of the EIS. Care should be taken to avoid inconsistencies between technical content of Appendices and the EIS itself, unless carefully explained.

13. Glossary

A glossary should be included.