

Landholder Q&A

North West Transmission Developments

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Public



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TasNetworks acknowledges the palawa (Tasmanian Aboriginal community) as the original owners and custodians of lutruwita (Tasmania). TasNetworks, acknowledges the palawa have maintained their spiritual and cultural connection to the land and water. We pay respect to Elders past and present and all Aboriginal and Torres Strait Islander peoples.

Where can I find information about the Notified Corridor?

The North West Transmission Developments (NWTDD) project is subject to the issue of a permit by the Tasmanian Planning Commission (TPC) under the Major Infrastructure Development Approvals Act 1999 (Tas) (MIDAA). Before an application for a permit to construct the works can be submitted to the TPC, a 'notified corridor' (also declared under MIDAA) must be in place.

To ensure landholders are well informed about the Notified Corridor, TasNetworks has developed some fact sheets, available on the TasNetworks website: www.tasnetworks.com.au/resources

The [Notified Corridor Q&A fact sheet](#) answers most commonly asked questions, such as what the notified corridor is, how it impacts landholders and applicable compensation.

The [Notified Corridor – Claiming compensation for Injurious affection fact sheet](#) answers questions specifically around claiming injurious affection if a landholder is 'injuriously affected' (i.e. is limited in what activities can be carried out on the land because of the proposed corridor)

How is compensation determined?

TasNetworks engages suitably qualified valuers to value the land and the easement interest. The valuation is prepared by the valuer in accordance with the requirements as set out under the Land Acquisition Act 1993 (Tas) (LAA). The LAA stipulates the factors that are to be considered when assessing compensation.

While TasNetworks and landholders are required to work within the regulatory requirements when negotiating landholder compensation payments, TasNetworks recognises the disturbance and impacts to landholders.

In recognition of these impacts, TasNetworks has introduced additional payments to landholders. These payments are over and above the compensation paid for an easement or land as prescribed by the LAA. For further information please refer to the [Easement and Compensation fact sheet for Landholders](#).

TasNetworks has also committed to paying landholders a strategic benefit payment which will be in addition to the compensation prescribed by the LAA. The details of the strategic benefit payment scheme are still being co-designed with impacted landholders.

For information about the compensation process, please refer to the [TasNetworks Land Access, Land and Easement Acquisition and Compensation Process](#).

These fact sheets are available on the TasNetworks website: www.tasnetworks.com.au/resources

Does the Land Acquisition Act (LAA) account for uses not yet envisaged that may be prevented by the project in the future?

The LAA is designed to assess value and compensation at a certain point in time and only allows for current and proposed (with evidence) land use – i.e. it does not and cannot deal with hypothetical scenarios.

How will tax affect compensation?

Landholders should obtain their own independent tax advice considering their own individual circumstances to which TasNetworks will reimburse agreed reasonable cost.

TasNetworks has investigated obtaining an ATO special ruling, however, has been advised that this is not a feasible option due to the varying circumstances of landholders and different taxation classes.

How does compensation account for disturbance to the soil on my property?

Disturbance compensation is calculated on a two-year model – i.e. a longer period than construction is anticipated to take. This is in line with national valuation practices.

Will TasNetworks get advice on the soil quality and effectiveness of the project's rehab pre-and-post-project?

The Construction Environmental Management Plan (CEMP) will include various requirements in relation to avoiding potential contamination from construction activities.

TasNetworks' development permit will include requirements in relation to remediation and TasNetworks will be obligated to act in accordance with those requirements.

In addition, the Property Management Plan will provide landholders with the opportunity to detail requirements specific to their land. TasNetworks is committed to working with all landholders to reduce impacts and rectify issues arising because of the project.

Is the JMME cost benefit analysis report on undergrounding independent?

TasNetworks is designing the NWTD project to meet Tasmania's energy future needs, while ensuring this is the most efficient and affordable upgrade for Tasmanians.

In 2021, following concerns raised by landholders and to further inform NWTD's assessment to progress overhead lines in place of underground cable, a feasibility study was commissioned by TasNetworks and conducted by JMME (Jacobs Group Australia). TasNetworks did not influence the outcome of the findings.

The study focused on the Palmerston to Sheffield section of the proposed NWTD route. This section of the route is approximately 80km long and traverses rural farmland, consisting of terrain that is relatively flat, with favourable geotechnical conditions including soft soils with few rocky outcrops and good access compared to other hillier and/or remote sections of the NWTD.

Overall, findings of the Underground Cable Option study conducted by JMME, found that undergrounding this section of the route would be "6 to 10 times more expensive than traditional transmission line construction" and substantially increases the levels of technical complexity and time taken to construct.

The full Memorandum [JMME Memo Palmerston to Sheffield Under Ground options](#) explaining the conclusions in detail can be found on our website: www.tasnetworks.com.au/resources

The findings of the JMME study that undergrounding takes significantly longer to construct and costs the public substantially more to fund, align with the advice of other state's independent studies into undergrounding energy infrastructure, including NSW's 2023 Report of the Parliamentary Inquiry into the Feasibility of Undergrounding Transmission Infrastructure for Renewable Energy Projects.

How are compensation valuations informed? What is considered?

Valuations are undertaken by registered valuers who will assess the impacts in accordance with the LAA. Where access is provided, the valuation will be undertaken at the property and all feedback from the landholder will inform the assessment. The LAA stipulates the factors that are to be considered when assessing compensation. These factors are:

- Market value
- Any special value
- Injurious affection
- Damage caused by severance of the land
- Betterment
- Disturbance

For further information on these factors, please refer to the [Easement and Compensation fact sheet for Landholders](#), available on the TasNetworks website: www.tasnetworks.com.au/resources

How do lease arrangements factor into compensation valuations?

TasNetworks is obligated to engage with the landholder with respect to compensation. The 'disturbance' components of the compensation covering the on-ground and direct effects on crops, livestock, general inconvenience and how they affect any private lease arrangements is for negotiation between the landholder and the lessee (i.e. not with TasNetworks and the lessee).

If the project doesn't proceed, am I still compensated for my time consulting on the project?

Those landholders who have engaged with TasNetworks and allowed access would have received an access licence fee payment and the participation fee payment. Upon entering into the Licence and Easement Option Agreement, landholders will further receive an option fee. These fees all account for the time landholders spend engaging with TasNetworks. If landholders do not engage with TasNetworks and enter these agreements and the project does not proceed, landholders will not receive any payment.

If I consent to a valuation, does it mean I am consenting to the project?

If a landholder consents to a valuation, it does not mean they are consenting to the project. The valuation informs the compensation offer TasNetworks will make to the landholder. The landholder will be entitled to obtain their own valuation with reasonable costs to be paid by TasNetworks up to a set amount. It is not until the landholder enters into the License and Easement Option Agreement that they consent to the project.

Some landholders have 110kV towers already located on their property. Will the existing infrastructure be removed as part of the NWTD project?

The 110kV transmission line is not part of the existing project and will remain in operation at this time. There are a small number of areas of constraint along the SH-HB-BU alignment where 110kV towers will be moved to allow for the 220kV replacement.

When the 110kV transmission line is upgraded separate to the NWTD project, TasNetworks is committed to working proactively with landholders' tower locations to reduce impacts where possible.

Will I be notified before TasNetworks access my property?

TasNetworks' practice is to notify landholders about access to their property in advance of the proposed access. For the North West Transmission Developments, the Land Access Licence and the Licence and Easement Option Agreement detail access conditions which are agreed with the landholder. The only exception to this is in the case of fault or emergency where immediate access is required, and the landholder cannot be reached.

For further information about land access, please refer to the [TasNetworks Land Access, Land and Easement Acquisition and Compensation Process fact sheet](#), available on the TasNetworks website: www.tasnetworks.com.au/resources



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