

## **BASSLINK- LAND USE AND DEVELOPMENT CONTROLS, 2002**

### **What is Basslink?**

Basslink is an electricity interconnector, linking Tasmania and the Australian mainland. It allows Tasmania to join the national electricity market. Basslink connects to the Victorian power system at the existing Loy Yang 500 kV switchyard.

The main components in Victoria are:

- Approximately 3 km of 500 kV AC overhead transmission line from the switchyard to a converter station.
- Approximately 57 km of 400 kV DC overhead transmission line carried on approximately 142 transmission towers/poles (each between 36 m and 52 m in height) from the converter station to a transition station.
- Approximately 6.5 km of 400 kV DC underground cable from the transition station to the Ninety Mile Beach.
- A 400 kV subsea cable and metallic return beneath the sea floor from low water mark on the Victorian coast across Victorian waters in Bass Strait to Tasmania.
- A telecommunications fibre-optic cable, bundled together with the electricity interconnector.

### **Approved use and development**

Land identified in the Schedule to Clause 52.03 of the *La Trobe Planning Scheme* or *Wellington Planning Scheme* may be used and developed without a permit for:

- Basslink
- associated buildings and works,
- removal of native vegetation as specified in the Environment Management Plan to be submitted under condition 2 below, and
- subdivision of land to create a site for the converter station and for the transition station.

subject to the conditions in this document.

### **Controls in the scheme that are excluded.**

Any other provision of the *La Trobe Planning Scheme* or *Wellington Planning Scheme* which has the effect of regulating or prohibiting the approved use or development is excluded and does not apply.

## **Conditions**

The following conditions apply to the approved use and development:

### **(1) *Basslink alignment***

Before the use and development starts, amended route alignment plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority.

The approved use and development must be carried out in accordance with the endorsed route alignment plans.

The plans must be drawn to scale and three copies must be provided. The plans must show the detailed alignment of the HVAC transmission line, the HVDC transmission line and the HVDC underground cable; the detailed location of each transmission tower; and the detailed location of the converter station and the transition station.

The plans may be submitted or approved in stages.

The plans must be generally in accordance with plans prepared by Basslink Pty Ltd on 23 July, 2002 and numbered 0800014-000-461, 0800014-000-462, 0800014-000-463, 0800014-000-464, 0800014-000-465, 0800014-000-466, 0800014-000-467, 0800014-000-468, and 0800014-000-469 Rev A.

The route alignment shown on the endorsed plans must not be altered without the written consent of the responsible authority.

### **(2) *Environmental Management Plan***

Before the development starts, an Environmental Management Plan (Strategic) (“EMP”) to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority.

The EMP must address, environmental, land-use management and cultural heritage issues, including, but not limited to, the following:

- Visual amenity, including measures to mitigate visual impacts.
- Landform and soil conservation.
- Vegetation, including vegetation measures to achieve a ‘net gain’ biodiversity offset.
- Fauna.
- Weeds and pathogens.
- Watercourse crossings.
- Water quality.
- Community and landowner relations.
- Archaeology and cultural heritage.
- Land use.

- Noise.
- Air quality.
- Traffic and infrastructure.
- Safety plan and emergency response.
- Waste and hazardous goods.
- Bushfire prevention and control.
- Marine issues.
- A requirement for the party(ies) responsible for construction and operation of the approved use and development to obtain the consent of the Minister for Environment and Conservation for those works on Crown land, including a supporting EMP;
- A program for consultation with relevant authorities and affected interests on specific matters;
- A system for monitoring, compliance and reporting implementation of the EMP, including:
  - a compliance audit program during both construction and operation;
  - a complaints register system;
  - a requirement for a post-construction report to both the responsible authority and the Department of Natural Resources and Environment (DNRE), as well as a regular report to DNRE on easement conditions during operations.

The EMP shall be endorsed by the Minister for Environment and Conservation prior to construction commencing.

**(3) *Compliance with the Environmental Management Plan***

The approved use and development must be developed, maintained and operated in accordance with the EMP.

The EMP may be prepared in stages for a particular area or region before development starts in that area or region. The EMP may be amended from time to time to the satisfaction of the responsible authority.

**(4) *Site layout plans and elevations***

Before any building or works start, site layout plans and elevations to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The plans must show the siting, layout, elevations and surface treatments of individual structures, including towers, poles, underground cable, the transition station and the converter station.

The approved use and development must be carried out in accordance with the endorsed site layout plans and elevations.

The plans submitted must be drawn to scale and three copies must be provided.

All plans must be consistent with the relevant guidelines included in the Visual Amenity section of the approved EMP and consistent with the route alignment plans endorsed under condition 1.

Plans and elevations for such buildings and works must not be altered without the written consent of the responsible authority.

**(5) *Landscaping plans***

Before:

- any landscaping works required for screen planting start, or
- any landscaping works required for mitigating visual impacts start,

a landscaping plan must be submitted to, and approved by, the responsible authority.

The approved use and development must be carried out in accordance with the endorsed landscaping plans.

The plans submitted must be drawn to scale and three copies must be provided.

Plans must be consistent with the relevant guidelines included in the Visual Amenity section of the approved EMP.

A landscaping plan must not be altered without the written consent of the responsible authority.

**(6) *Subdivision***

Before a plan of subdivision is certified under the Subdivision Act 1988, plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority.

The approved use and development must be carried out in accordance with the endorsed subdivision plans.

The plans must be drawn to scale with dimensions, and three copies must be provided.

The plans must be generally in accordance with the Basslink alignment plans endorsed under condition 1.

The subdivision shown on the endorsed plan must not be altered without the written consent of the responsible authority.

(7) ***Spare transformer storage***

Spare transformers can be stored on land set aside for a converter station compound. However, a spare transformer may only be electrically connected to the converter station if it is a direct replacement for another transformer which has ceased to function.

(8) ***Maintenance of buildings, surrounds and parking areas***

Maintenance of all buildings, surrounds and parking areas on any land leased or owned by the operator of the approved use and development shall be carried out in such a manner to render that land neat, clean and tidy at all times. Any land set aside for car parking of vehicles together with driveways and aisles shall be constructed and sealed to the satisfaction of the responsible authority. These shall be satisfactorily drained and be line-marked in such a manner to clearly define each parking space and the direction of movement of traffic negotiating the sections between the parking spaces, all to the satisfaction of the responsible authority.

(9) ***Storage of material or goods***

Material or goods associated with the approved use and development, stored in the open on any land, must be screened from view of persons on adjoining properties, roads and reserves, to the satisfaction of the responsible authority.

(10) ***Expiry of control***

The development must commence within 2 years from the date this document is incorporated into the planning scheme, and must be completed within 5 years of the date of commencement. These time periods may be extended by the responsible authority.

(11) ***Availability of plans for inspection***

The responsible authority must lodge a copy of a plan approved under condition 1, 2, 4, 5 or 6 with Latrobe City Council and/or Wellington Shire Council (as appropriate). The responsible authority and each Council must make the copy available at their respective offices specified below during office hours for any person to inspect free of charge.

- Department of Infrastructure Planning Information Centre, Upper Plaza, Nauru House, 80 Collins Street, Melbourne 3000.
- Department of Infrastructure Eastern Region Office, 120 Kay Street, Traralgon 3844.
- Latrobe City Council Office, 34-38 Kay Street, Traralgon 3844.
- Wellington Shire Council Office, 70 Foster Street, Sale 3850.