

From:

Friends of Dempster Creek, and the Sale family

The terms of reference for this committee do not include those who are adversely affected by the NWTB. Technically we might be considered ‘beneficiaries’ in that some compensation might be paid, but we do not see it in that way. Nonetheless, we are clearly ‘stakeholders’ in this process.

In 1983, the Sale family participated in a group purchase of land in the Loongana Valley so as to prevent the area from being clear-felled and converted to plantation. Through this process, the family became owners of a parcel of land bound by the Leven River to the south, and traversed by Dempster Creek, a substantial and permanent tributary of the Leven. The area had been logged in the distant past and remnant infrastructure remained including bridgeworks and an access track.

More recently, the Sale family and some residents of the Loongana Valley have established a Landcare group, Friends of Dempster Creek (inc).

We are aware that over many years local people and others made use of the land for recreational purposes, in part because it provided access to the Leven River. Bushwalkers, 4WD users, anglers, kayakers, photographers and artists, and ‘citizen scientists’ are regular visitors. The land has been designated Land for Wildlife, and most of the area is now subject to a Conservation Covenant. We welcome responsible visitors.

Key natural values include the presence of a significant stand of White Gum forest, a threatened forest community. Rainforest species such as Leatherwood, Sassafras, Myrtle and Blackwood occur along the watercourses. A breeding pair of Masked Owls use the area for nesting, as does a pair of Grey Goshawks. Freshwater crustaceans including *Astacopsis gouldii* (Giant Freshwater Crayfish) and *Astacopsis tricornis* have been recorded. In addition, numerous native mammals have been observed including Platypus, Tasmanian Devils and Quolls.

In short, this is an area worth cherishing and protecting. In the longer term the owners had hoped to formalise what was in effect an informal reserve by gifting the land to the community.

Approximately 4 years ago we learned that TasNetworks wished to build an electricity transmission line through the valley as part of the North West Transmission Development (NWTd) and Marinus Link. The proposed route transected our land. A substantial easement would be sought.

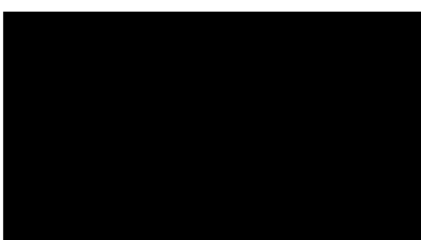
We will not labour on the experience of ‘engaging’ with TasNetworks but there have been several changes in their plans and provision of information has been delayed or misleading. This caused us anguish and distress.

The Hampshire-Staverton section of the NWTd is now ‘on hold’ but the TasNetworks plan as it stands involves a HVOTL ‘overflying’ our land between 93-metre towers close to our eastern and western boundaries. While this is a considerably less damaging prospect than a wide clearance along an easement, our experience with TasNetworks leads us to lack confidence that their plans will not change again.

In any event, an array of high voltage lines swooping over our land will forever change the ambience of this place, will present a hazard to wildlife and will increase or aggravate the risk of wildfire.

We claim no expertise in electrical engineering and generation, and are therefore not in a position to challenge TasNetworks’ judgement that a HVOTL though Loongana is essential. However, our experiences with TasNetworks over the last four years have caused us to lack confidence and trust in their expertise and judgement. We suspect that the Loongana route was chosen because other routes faced more influential opposition, or greater cost, and this outweighed any environmental concerns.

We would submit that wherever possible HVOTLs should not pass through wild areas. The environmental impact of HVOTLs and their construction is enormous - erosion, weed and feral species invasion, aggravation of fire risk, risk to wildlife, and degradation of scenic values. Future generations will not thank us for allowing TasNetworks and associated entities to operate without robust oversight of their social and environmental impact.



Dr Ian Sale, on behalf of the Sale family and Friends of Dempster Creek
(Chair)



Easement terms as provided by TasNetworks - we have highlighted a section that causes significant alarm. We would submit that any change in ownership of TasNetworks should not include an automatic transfer of easements. As jaundiced as we are with TasNetworks, some unknown 'successor, perhaps overseas entity would likely be a worse prospect.

ELECTRICITY INFRASTRUCTURE EASEMENT WITH THE BENEFIT OF A RESTRICTION AS TO USER OF LAND MEANS:

FIRSTLY all the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants agents and contractors (hereinafter called "TasNetworks") at all times hereafter:

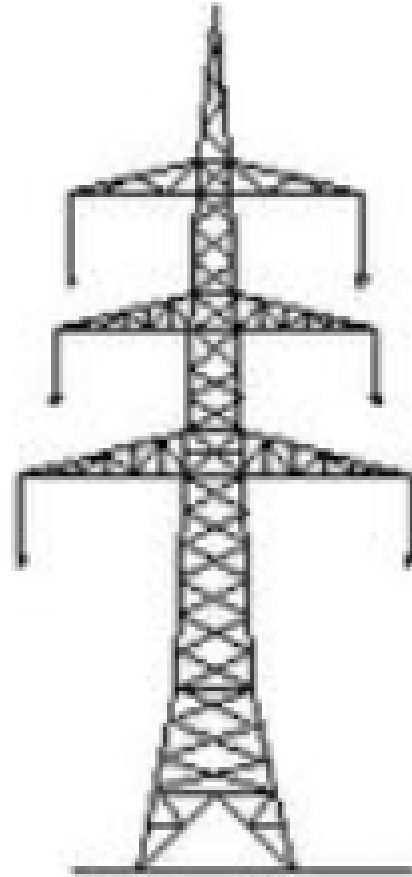
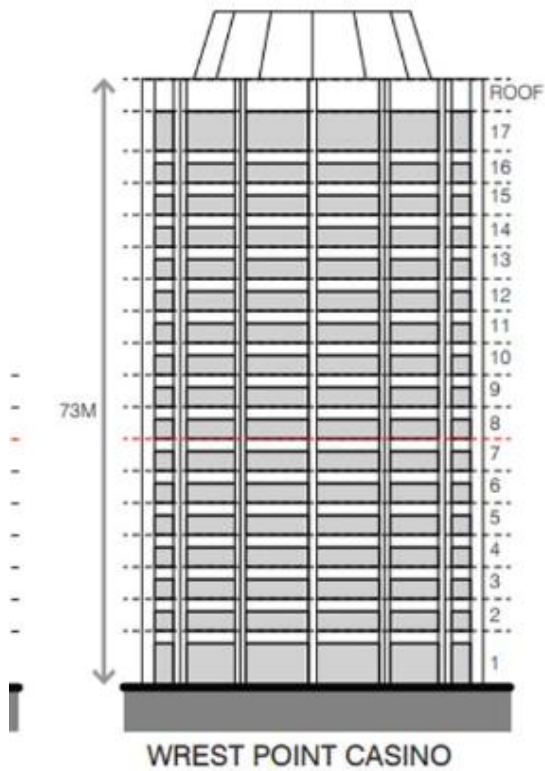
- a) **TO** maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as TasNetworks may determine above, on or under the land respectively marked "Electricity Infrastructure Easement [insert width or replace with description of Easement] WIDE" on the Easement Plan annexed (hereinafter called the "servient land");
- b) **TO** enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby;
- c) **TO** erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of TasNetworks these are necessary for reasons of safety;
- d) **TO** cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure;
- e) **TO** enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietor/s for the purpose of access and regress to and from the servient land;
- f) **NOTHING** herein contained shall prevent the registered proprietor/s for themselves and their successors in title from using the servient land **PROVIDED THAT** such use does not derogate from this grant or, in the opinion of TasNetworks compromise the safe operation of TasNetworks electricity infrastructure located on, above or under the servient land.

SECONDLY the benefit of a covenant for TasNetworks and its successors with the registered proprietor/s for themselves and their successors in title of the servient land not to erect any buildings or place any structures, objects, or vegetation within the said easement without the prior written consent of TasNetworks to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

THIRDLY if it is necessary for the purpose of gaining access to the servient land, TasNetworks has the right and liberty to access, enter and pass over any part of the land with any vehicle and necessary equipment.

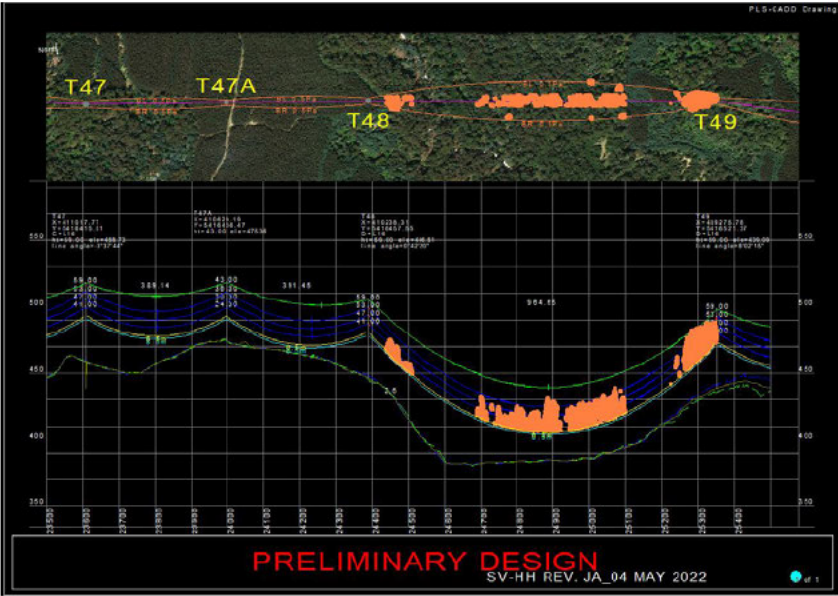
Tower heights at Dempster Creek area 93 metres v Wrest Point, 73 metres.

TasNetworks models of effects of different tower heights on following page



Plans
by

provided



TasNetworks for different tower heights.

