

19 December 2018

General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

Dear Mr Gill

**RE: INVITATION FOR COMMENT DRAFT MEANDER VALLEY LOCAL PROVISIONS SCHEDULE –
TASMANIAN PLANNING SCHEME**

Reference is made to your letter of 16 October 2018 providing Hydro Tasmania the opportunity to comment on the Draft Meander Valley Local Provisions Schedule (LPS).

While Hydro Tasmania has no comment to make on the Local Provisions Schedule specifically, we would like to take this opportunity to suggest Meander Valley Council consider amending the zoning of our dam and power station assets as Utilities, opposed to Rural Resource or Environmental Management.

Specifically our major hydro-electric infrastructure within the Meander Valley Local Government Area includes –

- Lake Mackenzie Dam
- Fisher Power Station
- Parangana Power Station and Dam
- Rowallan Power Station and Dam
- Lemonthyme Power Station
- Western Bluff Communications site

We would also seek that this zoning be applied to any major canals, flumes, penstocks and other water conveyances such as those transferring water between Lake Mackenzie and Fisher Power Station and Lake Parangana and Lemonthyme Power Station. Attachment A includes Plans providing an indicative extent of the proposed zoning. A copy of shapefiles of our assets can be provided, upon request, to allow you to understand the specific location of our assets and necessary extent of zone boundaries.

This request is consistent with the Tasmanian Planning Commission's Guideline No. 1 - Local Provisions Schedule (LPS): zone and code application which provides the Utilities Zone should be

applied to land that is used, or intended to be used for major utilities infrastructure including electricity production facilities including power stations.

Northern Tasmania Regional Land Use Strategy

This recommendation of zoning Hydro Tasmania's assets as Utilities is consistent with the Strategic Direction Goal 1.2 of the Northern Tasmania Regional Land Use Strategy –

Coordinate provision of transport, energy, communities and other infrastructure services with appropriately zoned and located land for development.

As well as Strategic Direction Goal 3.2(d) –

Support renewable/alternative energy by:

- *Promoting and protecting future renewable energy opportunities including wind, tidal, geothermal and hydro generation; and*
- *Strengthening strategic support for the development of renewable energy infrastructure.*

State Planning Provisions

The State Planning Provisions (SPP) recognises the purpose of a Utilities Zone as providing land for major utilities installations and corridors, as well as other compatible uses where they do not adversely impact on the utility.

Hydro Tasmania is of the opinion that a Utilities Zone will:

- better reflect the primary use of the site,
- protect redevelopment options for the asset lifespan,
- appropriately reflect the nature of the asset and allow for the future operation, maintenance and development requirements of the asset, and
- communicate a clear message to the community about the existing and long term use of the site.

Section 8A Guideline No.1 Local Provisions Schedule – LPS Zone and Code Application

The Guideline states that *the Utilities Zone should be applied to land that is used, or intended to be used, for major utilities infrastructure, including: (d) energy production facilities, such as power stations.* It also states that *the Utilities Zone may be applied to land for water storage facilities for the purposes of water supply directly associated with major utilities infrastructure, such as dams or reservoirs.*

In respect of Hydro Tasmania infrastructure within the Tasmanian Wilderness World Heritage Area (TWWHA) we also recommend the application of the Utilities Zone to this infrastructure. While the Environmental Management Zone is typically applied to land that forms part of the TWWHA, it is important to recognise that the primary objective in the application of particular zones is to achieve

the zone purpose to the greatest extent possible. As such we feel that the application of the Utilities Zone is more appropriate and will provide for the protection of existing use rights of infrastructure that is of critical importance to the economic development of Tasmania.

Further, the application of the Utilities zone in this way is consistent with application decisions of the TPC in assessing the Derwent Valley Interim Planning Scheme and the Central Highland Interim Planning.

In consideration of the management of assets within the TWWHA, Hydro Tasmania is the Managing Authority for its vested land holdings and seeks to manage our assets in a way which is consistent with the *Nature Conservation Act 2002*, *National Parks and Reserves Management Act 2002*, and obligations under the *Environment Protection and Biodiversity Conservation Act 1999*. Ultimately, this requires us to manage these land holdings in a manner that is broadly consistent with the intent of the Environmental Management Zone.

It is worth noting that Hydro Tasmania will be seeking a Statewide consistency across all Local Provision Schedules (LPS) for our assets.

If you wish to discuss Hydro Tasmania's recommendation further, please do not hesitate to contact Lauren Maher, Environmental Policy Analyst on 0449 792 712 or lauren.maher@hydro.com.au.

Yours sincerely,



Evangelista Albertini
Chief Operating Officer

Attachment A – Proposed extent of Utilities Zone for Hydro Tasmania Assets

Rowallan Dam and Power Station

Lemonthyme Power Station and Penstock

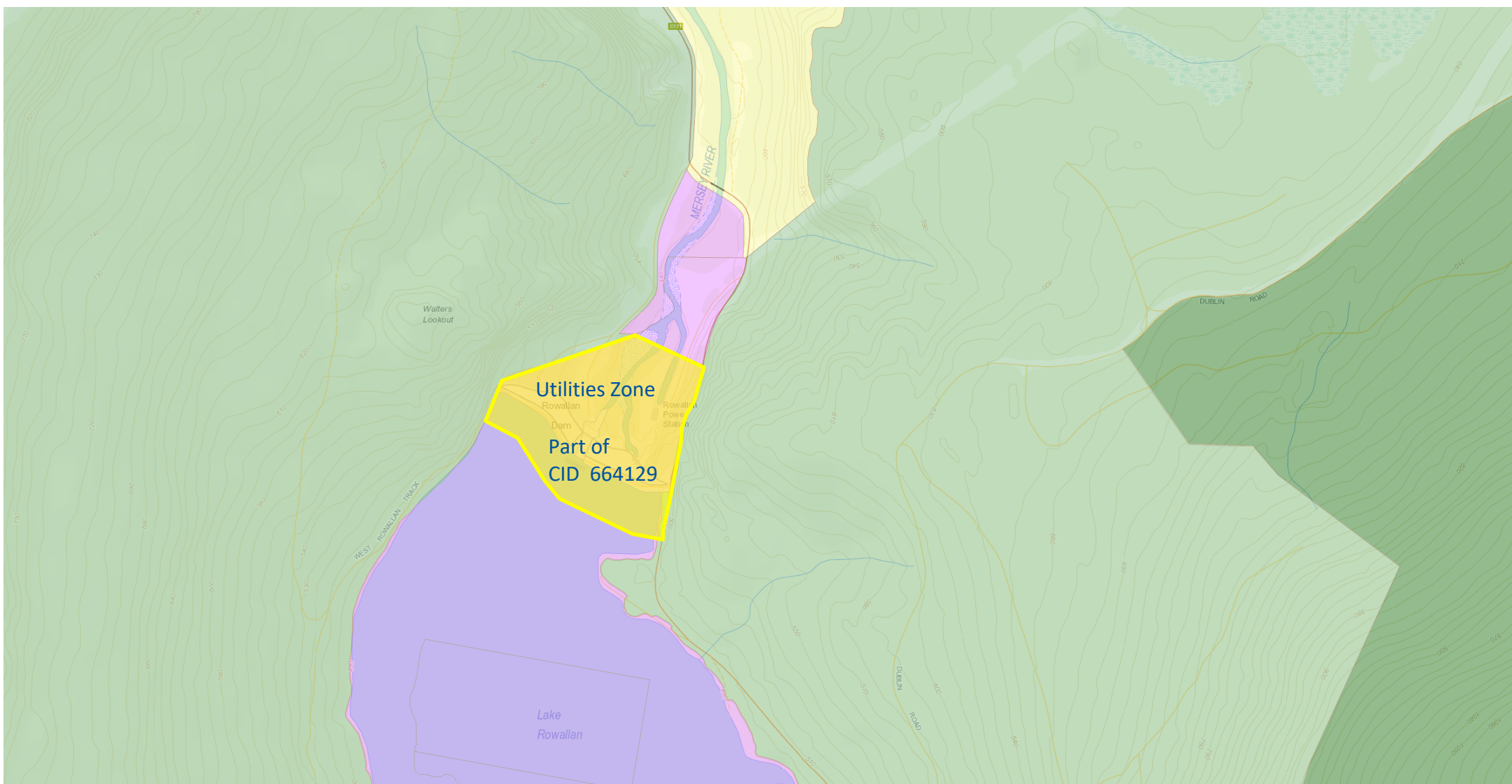
Fisher Power Station and Penstock

Parangana Dam and Power Station

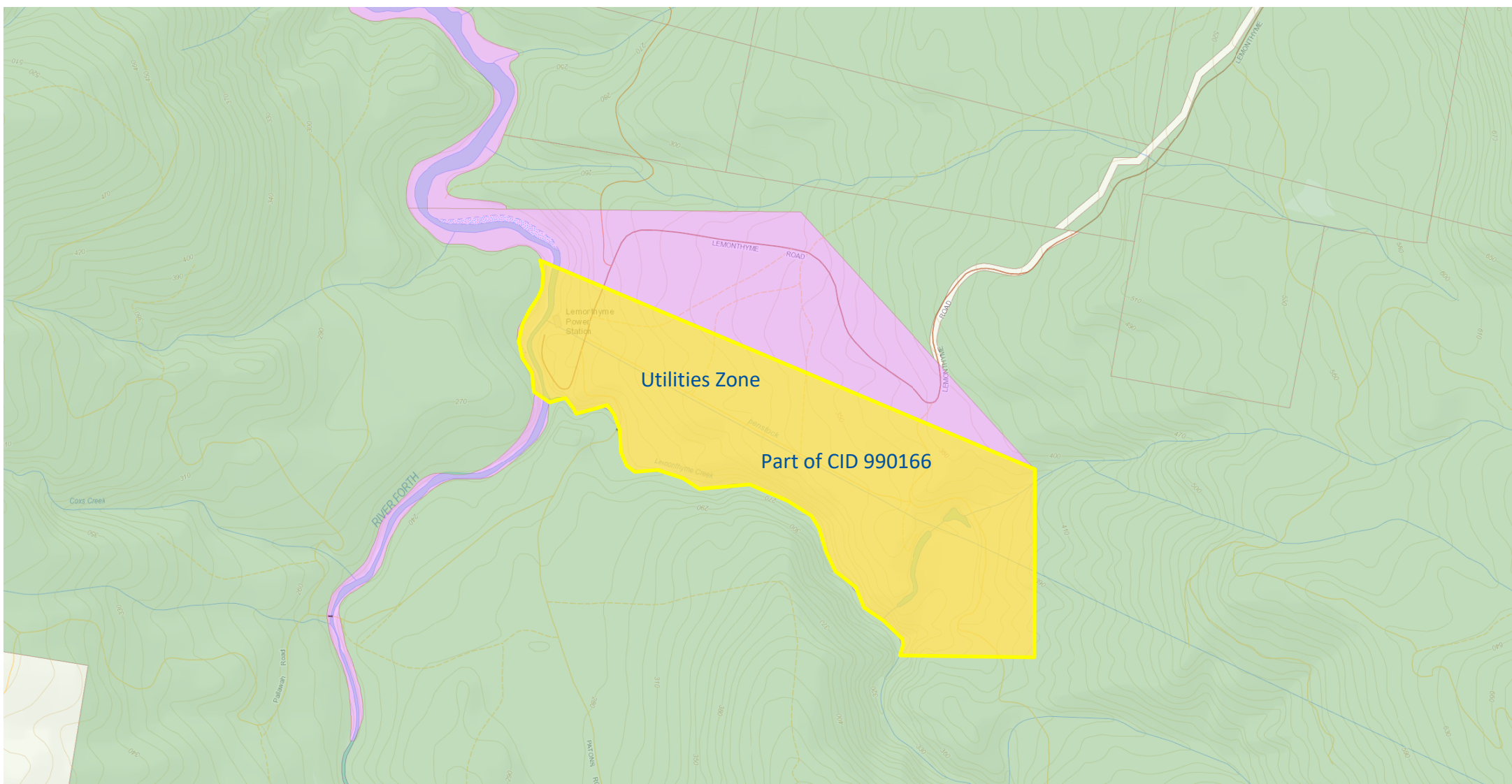
Lake Mackenzie Dam and Fisher Canal

Trevallyn Dam

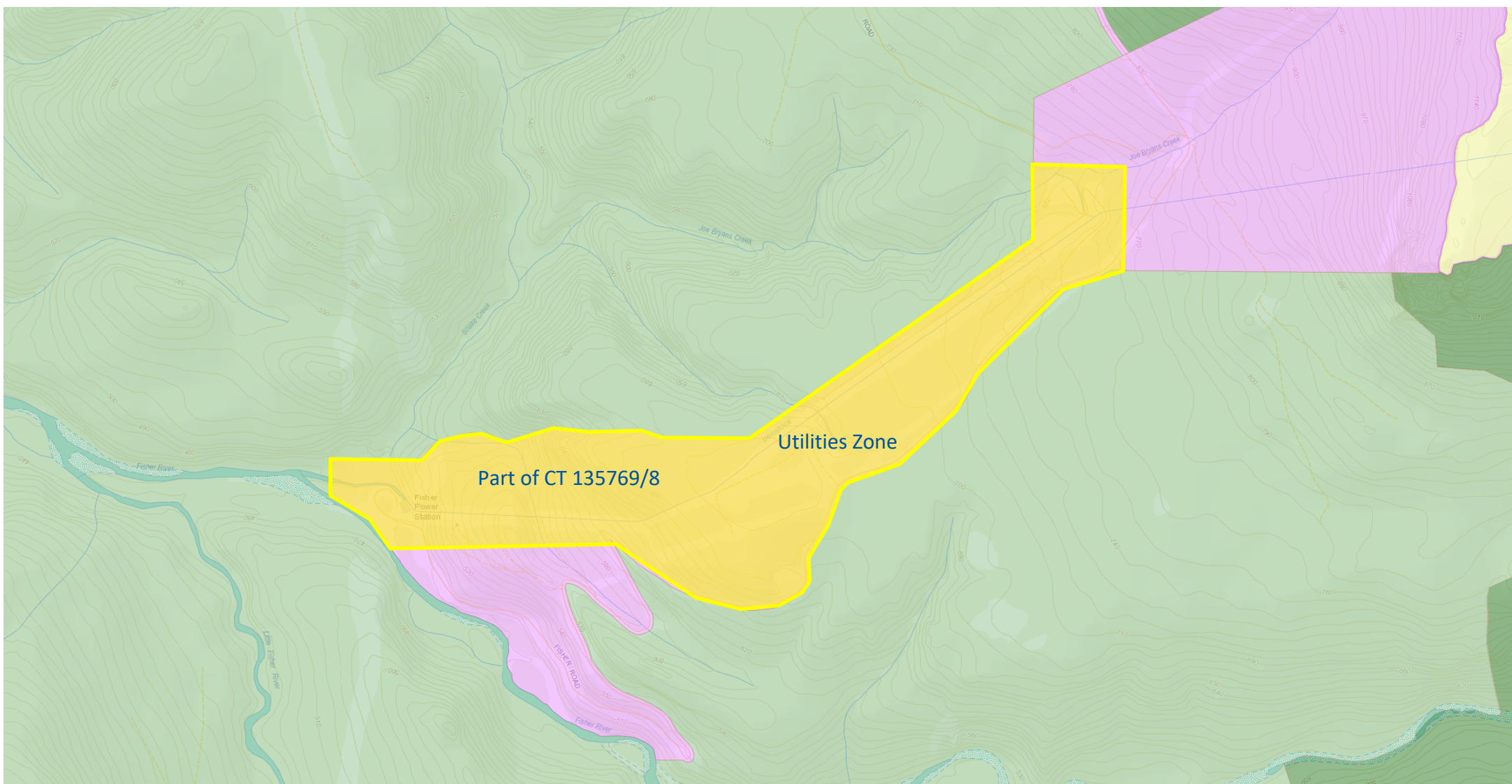
Western Bluff Communications Site



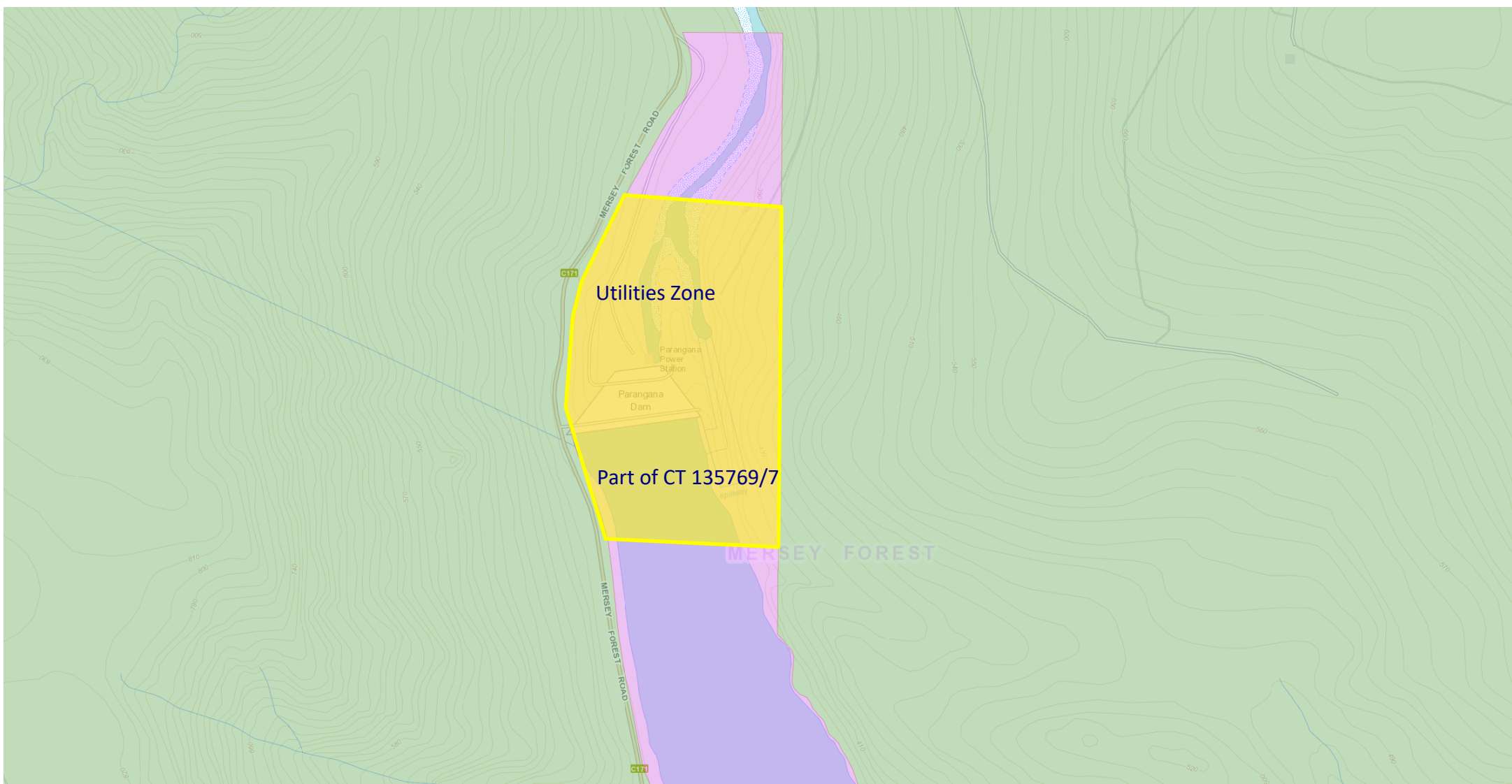
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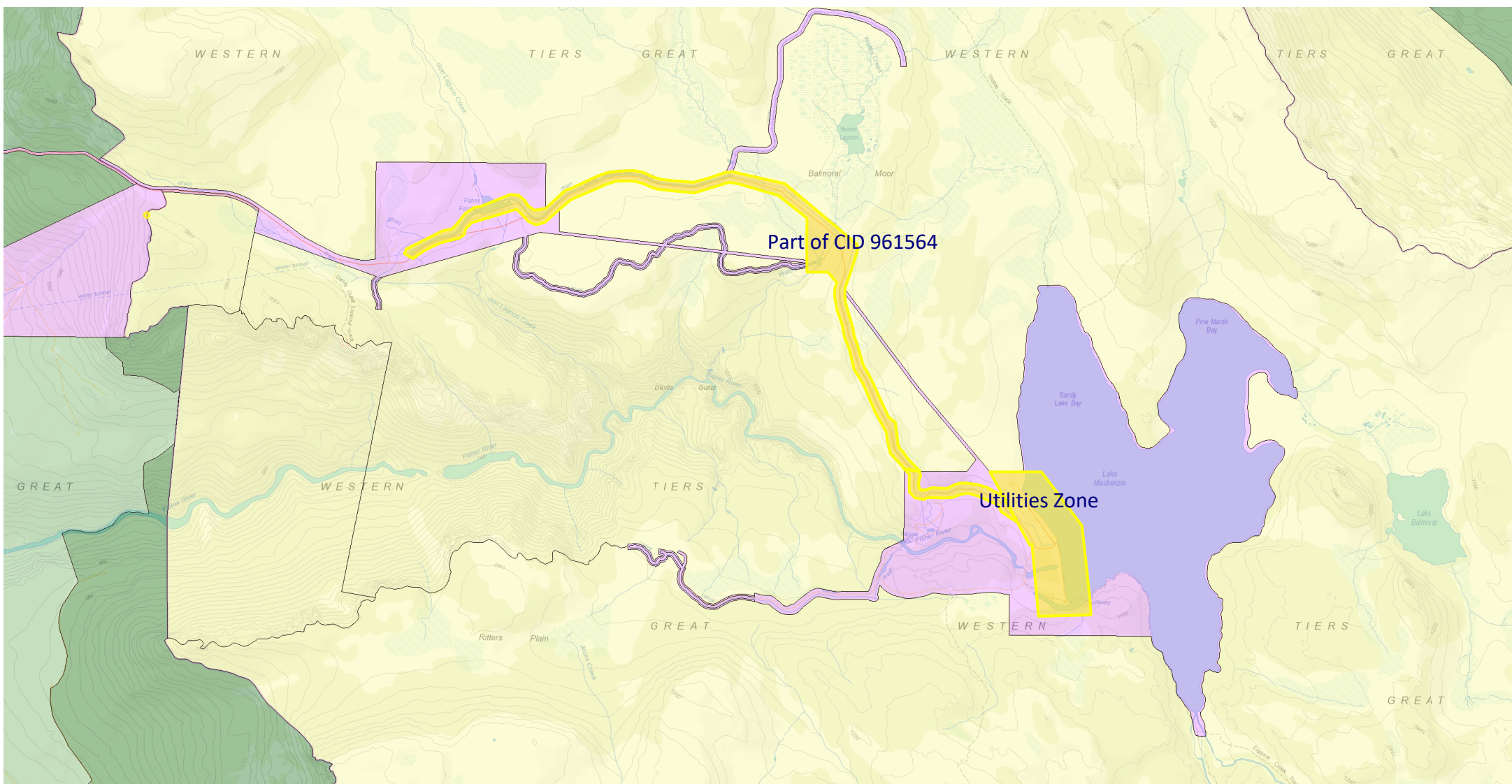
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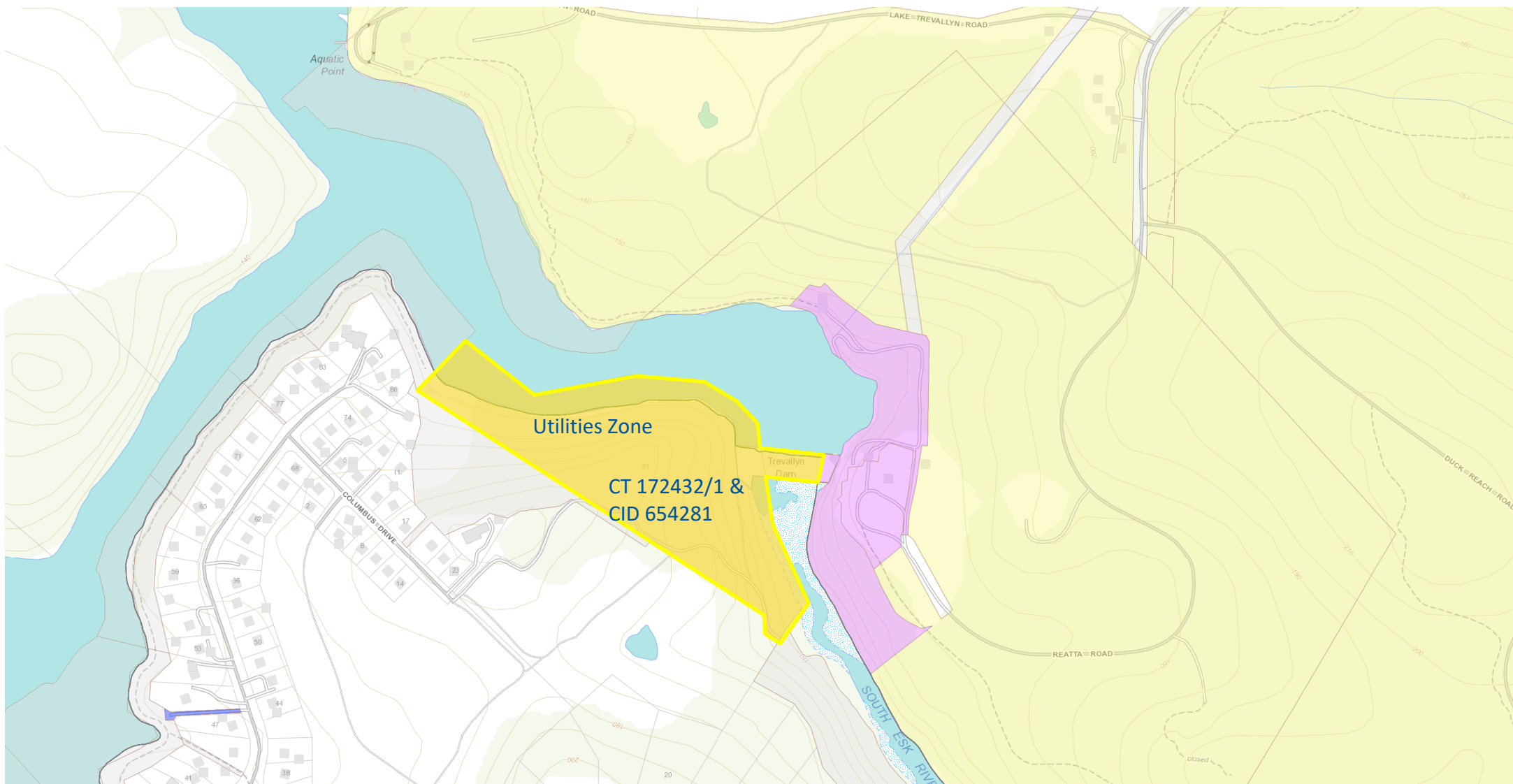
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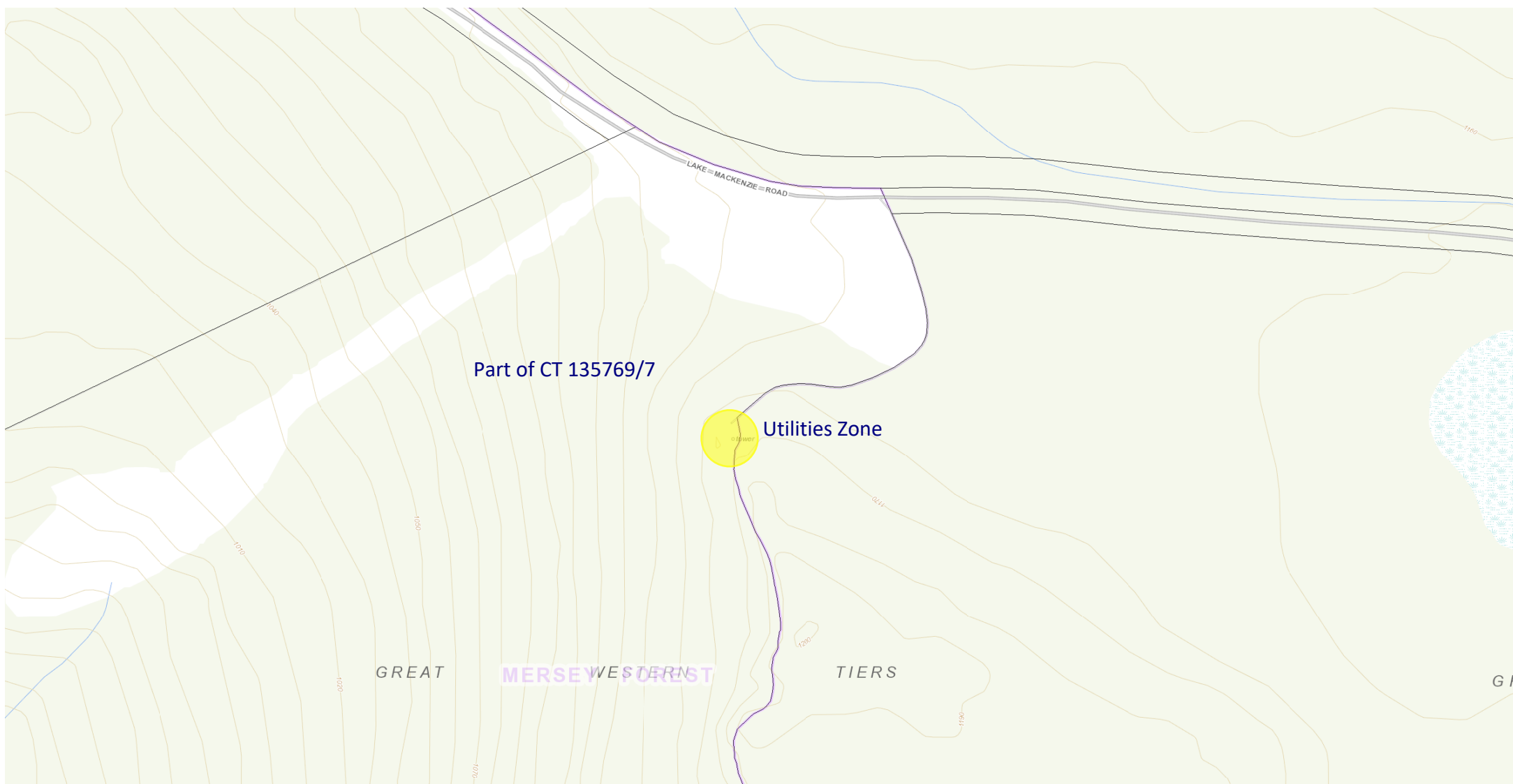
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