21 December 2021

Northern Midlands Council
PO Box 156
Longford TAS 7301

Dear Sir of Madam

INVITATION FOR COMMENT DRAFT NORTHERN MIDLANDS PROVISIONS SCHEDULE – TASMANIAN PLANNING SCHEME

We would like to thank you for the opportunity to comment on the Draft Northern Midlands Local Provisions Schedule.

While Hydro Tasmania has no comment to make on the Local Provisions Schedule specifically, we would like to take this opportunity to recommend alterations to the zoning of land and application of codes in the vicinity of Hydro Tasmanian assets in the Northern Midlands Council Municipal area. The purpose of these recommendations is to ensure the consistent application of zones to support the ongoing operation, maintenance, upgrade, replacement and redevelopment of electricity generating assets (i.e. dams, power stations, and water conveyances) that are of critical importance to the social and economic development of the State.

Specifically we recommend that the following hydro-electric infrastructure should be zone Utilities rather than Agriculture or Rural under the Northern Midlands LPS –

- Poatina Penstock (Parts of CT100739 and CID 809692, 30m either side of the penstock)
- Poatina Tailrace (CT53397/9, CT34/6257, CT150837/1, CT34/6258)
- Poatina Reregulation Pond (CT137226/1, CT137226/2, CT137226/3, CT43/6859)

Attachment A includes Plans providing the indicative extent of the proposed zoning. A copy of the final shapefiles of our assets and zones can be provided to allow you to understand the 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.

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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 l and for water storage facilities for the purposes of water supply directly associated with major utilities infrastructure, such as dams or reservoirs.*

As such is it necessary 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 careful application of the Utilities Zone that reflects the asset footprint 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, Central Highland Interim Planning, and more recent the Meander Valley LPS.

Scenic Protection Code

Similar to the application of the Utilities Zone, we would recommend alterations to the mapping of the Scenic Protection Code in relation to Hydro Tasmania infrastructure within the Great Western Tiers Scenic Protection Area (NORC8.1.5).

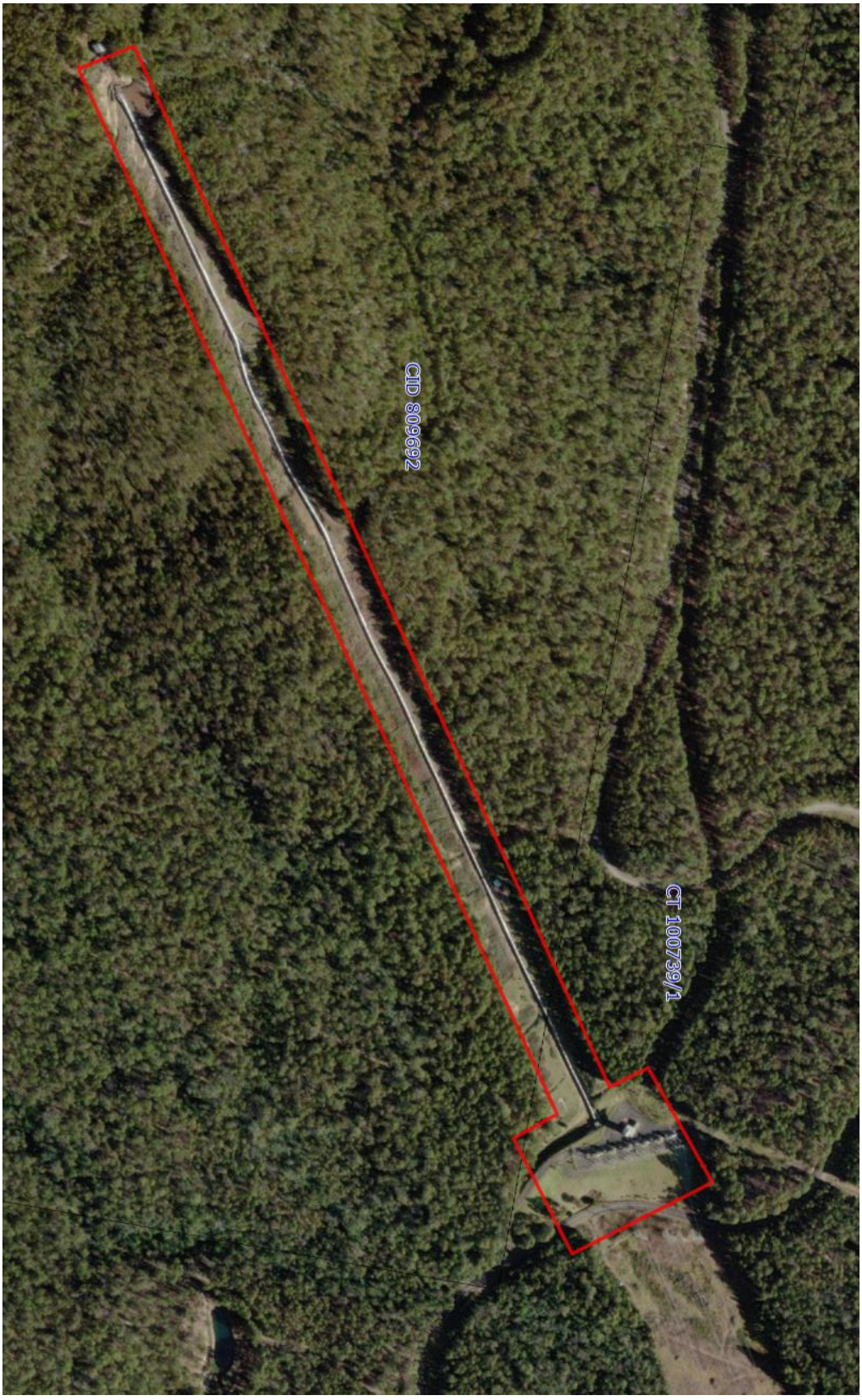
While the proposed Scenic Protection Code seeks to protect the values of the Great Western Tiers, the mapping of the code already excludes a number of notable assets, such as the Poatina Power Station access and workshops. Consistent with this approach, and our recommended zoning of the Poatina Penstocks, we propose that the mapping of the Western Tiers Scenic Protection Area (NORC8.1.5) not be applied to the land.

If you wish to discuss this suggestion further, please do not hesitate to contact me on 0402 822265 or at ian.jones@hydro.com.au.

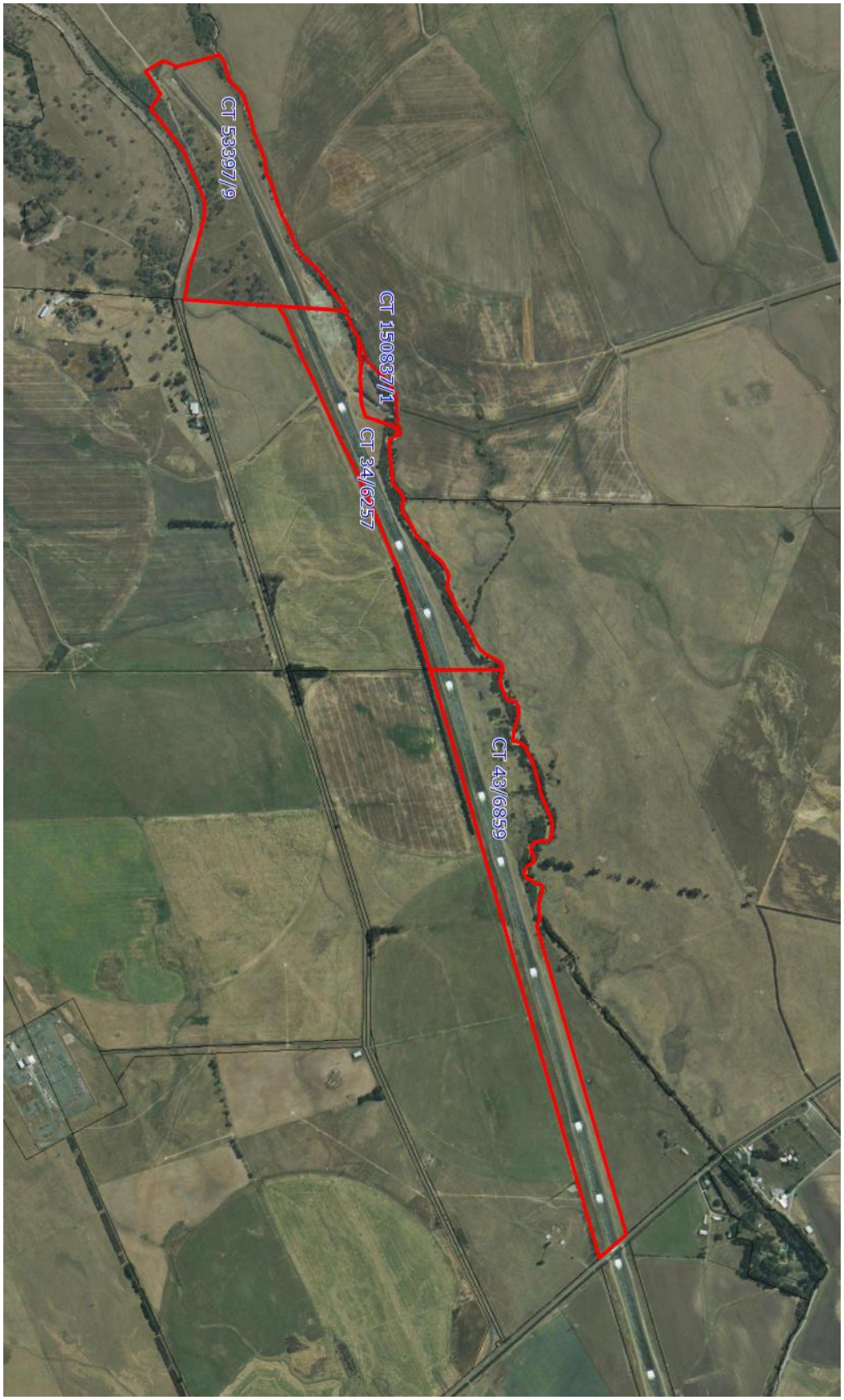
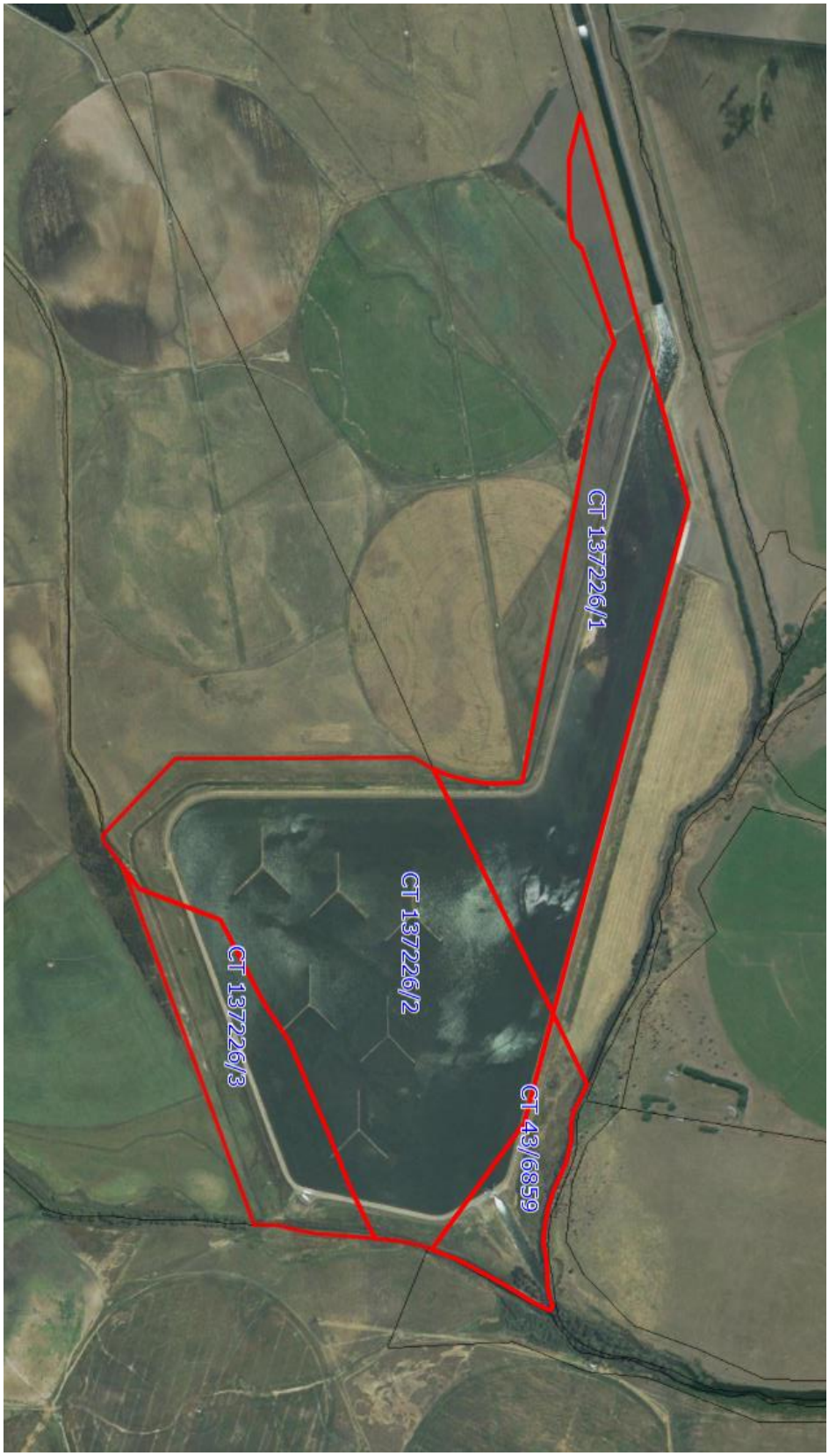
Yours sincerely,

Ian Jones
Environmental Planning and Policy Specialist

Attachment A.
Poatina Penstock



Poatina Tailrace



Reregulation Pond