

**Carolyn Rimmer**

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**From:** Ian Jones <Ian.Jones@hydro.com.au>  
**Sent:** Thursday, 6 July 2023 8:56 PM  
**To:** Submissions; LPS submissions  
**Subject:** Kentish LPS - Representation (Hydro Tasmania)  
**Attachments:** LPS submission - Hydro Tasmania.pdf

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Please find attach a submission from Hydro Tasmania on the Kentish Local Provisions Schedule.

Best regards  
Ian

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3 July 2023

General Manager  
Kentish Council  
69 High Street  
SHEFFIELD TAS

Dear Sir or Madam,

**INVITATION FOR COMMENT KENTISH COUNCIL DRAFT LOCAL PROVISIONS SCHEDULE –  
TASMANIAN PLANNING SCHEME**

Reference is made to your letter of 8 May 2023 providing Hydro Tasmania the opportunity to comment on the Kentish Council Draft Local Provisions Schedule (LPS).

While Hydro Tasmania has no comment to make on the content of the LPS, we have identified the need for changes to the zoning of strategic assets on land owned by Hydro Tasmania.

Hydro Tasmania is the owner and operator of strategic energy assets in the Kentish Council municipal area, that comprise the Wilmot, Cethana, Devils Gate, and Paloona Power Stations, dams and supporting infrastructure. These assets and the protection of their future operation and development potential is essential to the delivery of reliable and secure electricity to the Tasmanian community and forms an essential component of the Government's commitment to energy security and low cost renewable energy.

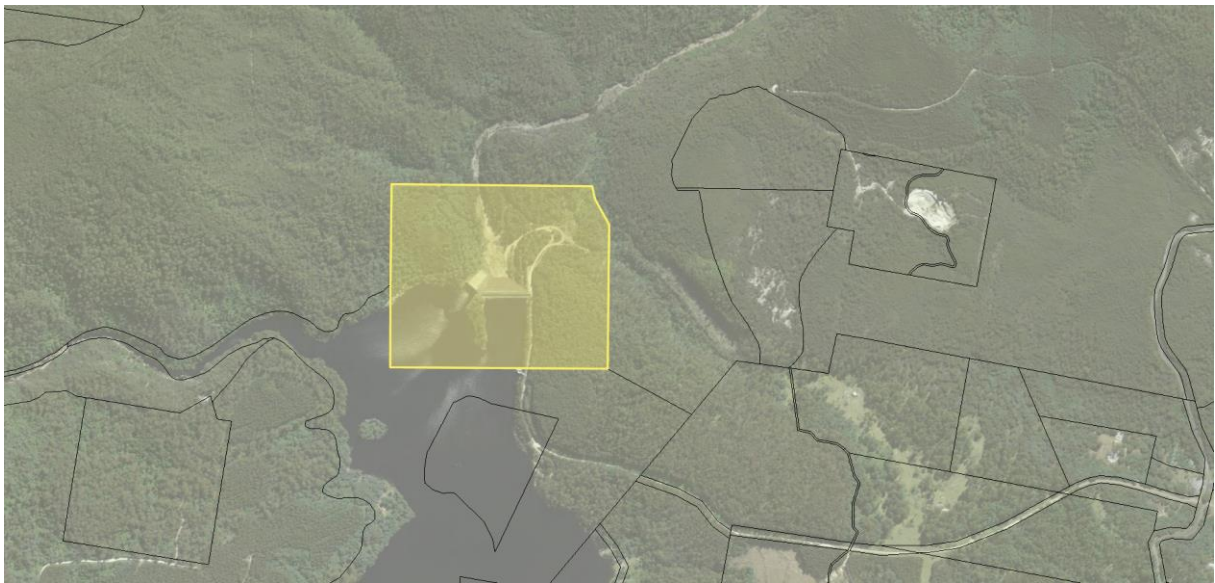
The purpose of these recommendations is to ensure the consistent application of zones to support the ongoing operation, maintenance, upgrade, replacement and redevelopment of electricity generating assets (i.e. dams, power stations, and water conveyances) that are of critical importance to the social and economic development of the State.

Specifically, we recommend that the following hydro-electric infrastructure should be zone Utilities rather than Rural under the Kentish LPS –

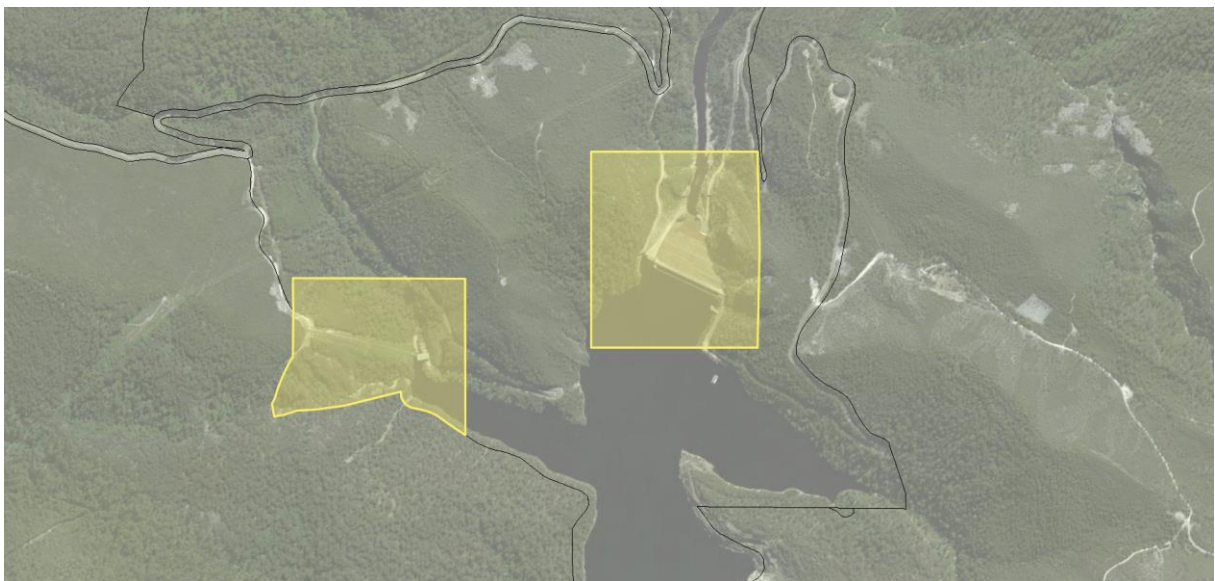
- Wilmot dam (part of CT 135769/5)
- Wilmot Power Station, Cethana Power Station and Cethana Dam (part of CT 135769/4)
- Devils Gate Power Station and Dam (Part of CT 135769/3 and CT 201533/1)
- Paloona Dam and Power Station (Part of CT 135769/2 and CT 135769/1)

The proposed zones indicated in the images below, identifies the footprint necessary to provide for asset protection, refurbishment or redevelopment. 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.

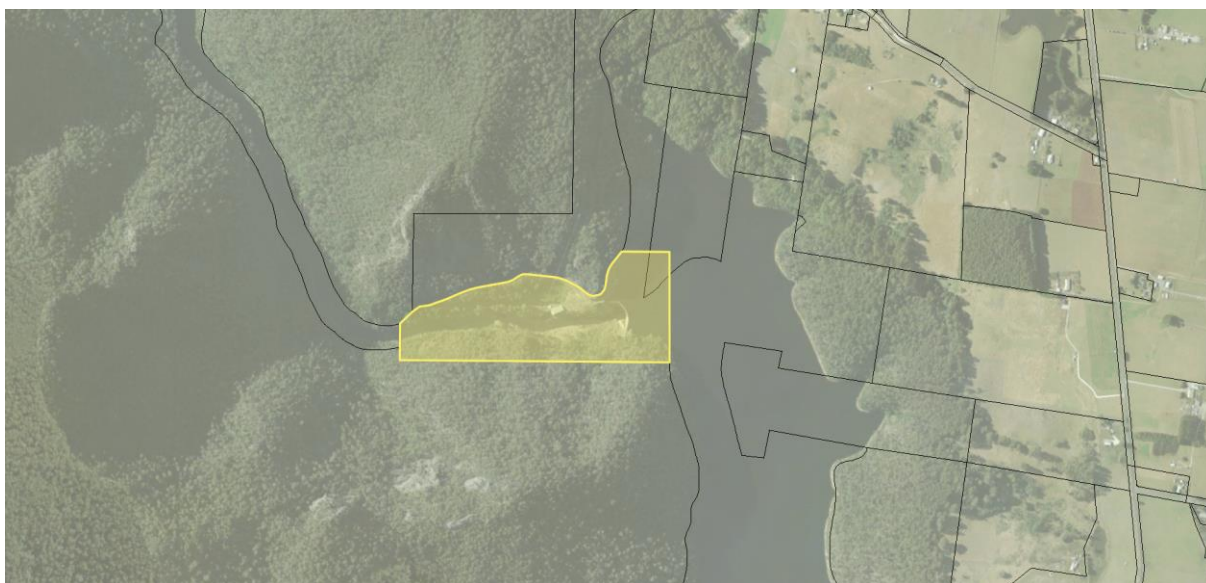


**Image 1.** Proposed Utilities zone Wilmot Dam (part of CT 135769/5)

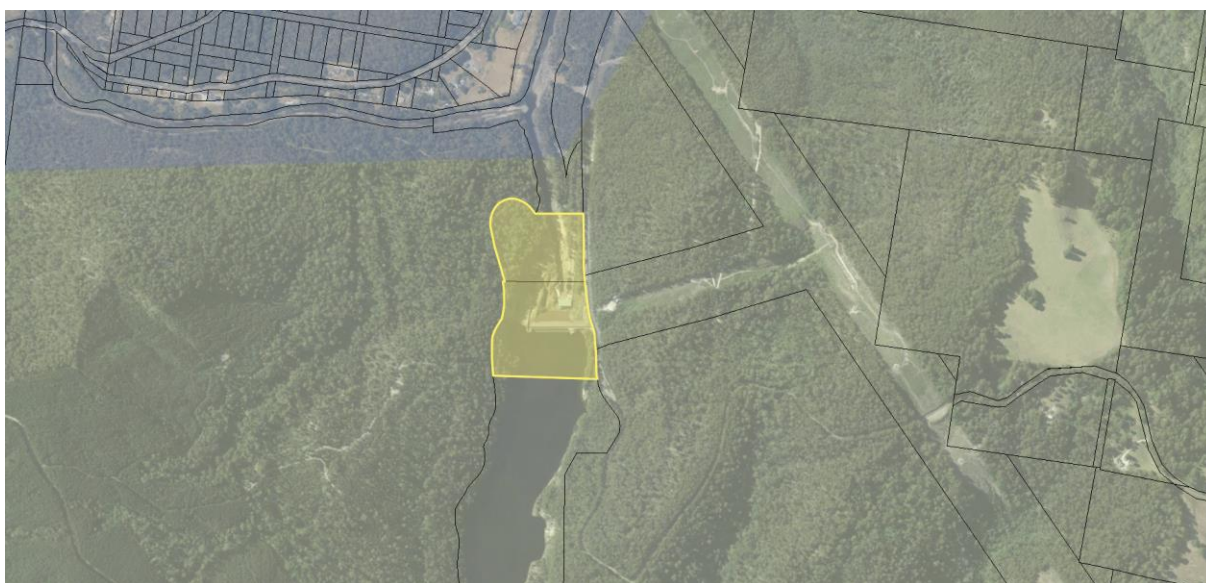


**Image 2.** Proposed Utilities zone Wilmot Power Station and Cethana Power Station and Dam (part of CT 135769/4)





**Image 3.** Proposed Utilities zone Devils Gate Power Station and Dam (Part of CT 135769/3 and CT 201533/1)



**Image 4.** Proposed Utilities zone Paloona Dam and Power Station (Part of CT 135769/2 and CT 135769/1)

The implementation of zones under the LPS requires consideration of the State Planning Provisions (SPPs), Regional Land Use Strategies and supporting guidance documentation. The position supporting the application of the proposed utilities zone is outlined in the following references to the State Planning Provisions, Section 8A Guideline No.1 Local Provisions Schedule – LPS Zone and Code Application, and the Cradle Coast Regional Land Use Strategy.

## 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; and*

*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.*

As such it is 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.

## Cradle Coast Regional Land Use Strategy

In accordance with Part 5.5 of the Cradle Coast Regional Land Use Planning Strategy the proposed zoning of these renewable electricity generation asset will provide for the maintenance of reliable, secure, and sustainable energy.

### *5.5 Land Use Policies for Energy Systems – generation, distribution and supply*

*Land use recognises reliable, secure and sustainable energy is an essential ingredient for economic activity and the wellbeing of communities.*

*Land use planning processes -*

- a. Recognise strategic importance of inter-State connections via BassLink and the Natural Gas Pipeline for the import and export of energy*

*b. Facilitate commercial-scale renewable energy generation*

*c. Facilitate small-scale renewable energy generation and energy efficiency technology and practices in domestic, commercial and industrial use or development*

Further to this position, the application of the Utilities zone to Hydro Tasmania infrastructure is consistent with previous decisions by the Tasmanian Planning Commission in assessing the Derwent Valley Interim Planning Scheme, Central Highland Interim Planning, and more recent the Meander Valley LPS, and Northern Midlands LPS.

Having regard for the provisions of the SPPs, the guidelines, and the land use strategy, Hydro Tasmania is of the opinion that the application the Utilities zone to this land:

- *Recognises reliable, secure and sustainable energy is an essential ingredient for economic activity and the wellbeing of communities;*
- *Is applied to land that is used, or intended to be used, for major utilities infrastructure, including energy production facilities, such as power stations;*
- *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;*
- better reflects the primary use of the site;
- protect redevelopment options for the asset lifespan;
- appropriately reflects the nature of the asset and allow for the future operation, maintenance and development requirements of the asset; and
- communicates a clear message to the community about the existing and long-term use of the site.

Should you wish to discuss any aspect of this submission please contact me on 0402 822 265 or at [ian.jones@hydro.com.au](mailto:ian.jones@hydro.com.au).

Yours sincerely,



Ian Jones MPIA CPP  
Hydro Tasmania