
From: Ian Jones <Ian.Jones@hydro.com.au>
Sent: Tuesday, 26 March 2024 11:12 AM
To: Graham, Linda; TPC Enquiry
Subject: RE: Kentish draft Local Provisions Schedule - Directions
Attachments: Export (6).zip

Hi Linda,
Sorry, I have attached an updated version. The last one missed one of our assts.

Regards
Ian

From: Graham, Linda <Linda.Graham@planning.tas.gov.au>
Sent: Tuesday, March 26, 2024 11:02 AM
To: Ian Jones <Ian.Jones@hydro.com.au>; TPC Enquiry <tpc@planning.tas.gov.au>
Subject: RE: Kentish draft Local Provisions Schedule - Directions

Thanks Ian, Linda

From: Ian Jones <Ian.Jones@hydro.com.au>
Sent: Tuesday, March 26, 2024 10:59 AM
To: TPC Enquiry <tpc@planning.tas.gov.au>
Cc: Graham, Linda <Linda.Graham@planning.tas.gov.au>
Subject: FW: Kentish draft Local Provisions Schedule - Directions

Please find attached the shapefiles for the proposed zones associated with Hydro Tasmania infrastructure under the Kentish LPS.

Regards
Ian

From: Ian Jones
Sent: Monday, March 18, 2024 2:31 PM
To: TPC Enquiry <tpc@planning.tas.gov.au>
Cc: linda.graham@planning.tas.gov.au
Subject: Kentish draft Local Provisions Schedule - Directions

Please find attached a response to the request relating to the Directions from the Tasmanian Planning Commission in respect of the Kentish draft Local Planning Scheme Schedule.

In addition to the written response, copies of relevant shapefiles will be forwarded in coming days.

Regarding your representation, provide a submission on the following relating to Paloona Dam and Power Station, Devils Gate Dam and Power Station, Wilmot Dam and Power Station and Cethana Dam:

- **Reasons for the location of the proposed split zone boundaries outlined in Hydro's representation;**

The proposed zones identified in Hydro Tasmania's submission on the Kentish Local Provisions Schedule(LPS), as with our other submissions on LPS around Tasmania identifies a broader asset footprint

that is indicative of the areas necessary for asset protection, refurbishment or redevelopment. 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.

The proposed zone boundary around these assets is larger the built asset footprint, or indeed what is visible to the occasional viewer. As indicated above, the purpose of this larger zone boundary is also to recognise a number of additional factors relevant to the asset lifecycle (asset protection, refurbishment or redevelopment).

The actual footprint of these assets, particularly in the case of dams, is significantly larger than what may appear on the surface. In respect of Cethana, Wilmot and Paloona Dams, these are rock fill embankment dams, which means that the casual observer is only seeing half of the dam footprint.

In consideration asset lifecycle and the refurbishment or redevelopment of these existing assets, the proposed zone boundary is also required to accommodate a reasonable area to enable ancillary construction activities. This area, to enable ancillary construction activities is based on a reasonable extent of works and will consider aspects such as quarries, laydown areas, accessibility and workforce accommodation.

From the perspective of asset protection, it is important to identify that the operational extent of the asset is in most cases, somewhat larger than the built structures, be they dams, power stations, switchyards, road, or the like. In particular, Hydro Tasmania imposes a number of upstream and downstream exclusion zones for the purpose of public safety, and the fencing and gating of access roads. This also includes vegetation clearance and management to provide for asset protection from fires and physical threats.

Where appropriate the identified zone boundaries have included reference to cadastre boundaries to avoid unnecessary split zoning, if possible and reasonable, taking into account the asset lifecycle.

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.

In summary, and having regard for the provisions of the SPPs, the Guideline No.1 Local Provisions Schedule, 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 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 and surrounds;
- protects redevelopment options for the natural life of the assets;
- 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.
-

A copy of the proposed shapefiles of the proposed zone boundaries will be forwarded in the coming days.

- **details of what infrastructure is located within the areas requested to be zoned Utilities;**

The infrastructure associated with individual locations is summarised below:

- Cethana – Dam, power station, switchyard (underground), intake, spillway, communication infrastructure, and access roads
- Wilmot – Power station, penstock, switchyard, communication infrastructure, and access road
- Lake Gairdner - Dam, intake, spillway, communication infrastructure, and access road
- Devils Gate – Dam, power station, intake, spillway, switchyard, communication infrastructure, and access road

Please note that Lake Gairdner is the water source for the Wilmot Power Station. This is conveyed via a tunnel to the Wilmot penstocks.

- **review of the suggested spatial extent of Utilities Zone on these sites, and consider reducing the zone to only apply to developed areas (can be provided in diagram form); and**

The amendment of the spatial extent of the Utilities Zone to only the physical developed footprint of individual assets would not adequately reflect the nature of the asset or protect the functional operational, or likely future footprint necessary to support refurbishment or redevelopment of assets necessary critical to the current and future energy resources for the Tasmanian community.

- **review of the suggested removal of the priority vegetation area overlay from the entirety of these sites, and consider reducing the removal of this overlay to only developed areas.**

Hydro Tasmania does not believe it is necessary to remove the priority vegetation overlay from the entirety of these sites. As a matter course it would be beneficial to remove the priority vegetation overlay from areas covered by infrastructure, and vegetation clearing associated with asset protection.

Regards
Ian

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