

16 October 2020

General Manager
West Coast Council
PO Box 63
QUEENSTOWN TAS 7467

Dear Mr Midson

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

Reference is made to your letter of 17 August 2020 providing Hydro Tasmania with the opportunity to comment on the West Coast Council Draft Local Provisions Schedule (LPS).

While Hydro Tasmania has no specific comment to make on the content of the LPS, amending the zoning of our key assets (dams, major water conveyances, and power stations) to Utilities, as opposed to the current Rural Resource or Environmental Management zones, is recommended.

Hydro Tasmania's generating infrastructure is essential to the delivery of reliable and secure electricity to the Tasmanian community and forms an integral component of the Government's Renewable Energy Action Plan. As such, we believe it is important that zone and development standards that provide long-term certainty for protection, modification and redevelopment of these assets are essential.

Hydro Tasmania's key hydro-electric infrastructure within the West Coast local government area includes –

- Lake Margaret Power Stations, Lake Margaret Dam, and water conveyances (Part of CID 971147)
- Halls Rivulet Canal, White Spur Dam, Henty Dam (Part of CID 968961), Anthony Dam (Part of CID 968930), and Tribute Power Station (CID 968728)
- Mackintosh Power Station, Murchison Dam, and Mackintosh Dam (Part of CID 1284990)
- Bastyan Power Station and Bastyan Dam (Part of CID 1342602)
- Reece Power Station and Reece Dam (CID 1127634 and CID 1349133)
- John Butters Power Station (CID 974857), Crotty Dam (Part of 1127175) and Darwin Dam (Part of CID 1127175)
- A variety of major above-ground water conveyances connecting water storages and power stations.

Attachment A provides plans showing the extent of the required zoning. The area of land shown in these plans is indicative of the footprint of development that is likely to be necessary to facilitate the major refurbishment or redevelopment of these assets.

The implementation of zones under the LPS requires consideration of the State Planning Provisions (SPPs), Regional Land Use Strategies and supporting guidance documentation.

State Planning Provisions

The SPPs recognise 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. This position is further clarified and supported through the application of *Section 8A Guideline No.1 Local Provisions Schedule – LPS Zone and Code Application* (the guidelines) for the implementation of Local Provision Schedule.

In particular, the guidelines identify:

UZ1 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.

UZ4 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.

Cradle Coast Regional Land Use Planning Framework

The Cradle Coast Regional Land Use Planning Framework (the land use strategy) identifies existing renewable energy assets and resources as a natural advantage that have the ability to improve social and economic wellbeing significantly. In response, the land use strategy includes specific policies and goals supporting the protection, promotion and enhancement of renewable energy developments throughout the region.

Land Use Policies

5.5 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

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*

Having regard for the provisions of the SPPs, the guidelines, and the land use strategy, Hydro Tasmania believes that the application of the Utilities Zone will:

- better reflect the primary use of the existing assets,
- allow for the protection, modification and redevelopment of these assets,
- 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 assets.

It is worth noting that Hydro Tasmania will be seeking a State-wide approach to the application of zones across all LPS for our assets.

If you wish to discuss any aspect of this submission, please contact Ian Jones, Environmental Planning and Policy Specialist on 0402 822 265 or ian.jones@hydro.com.au.

Yours sincerely,



Ian Dunbabin
Head of Production and Environment

Attachment A – Proposed Zoning

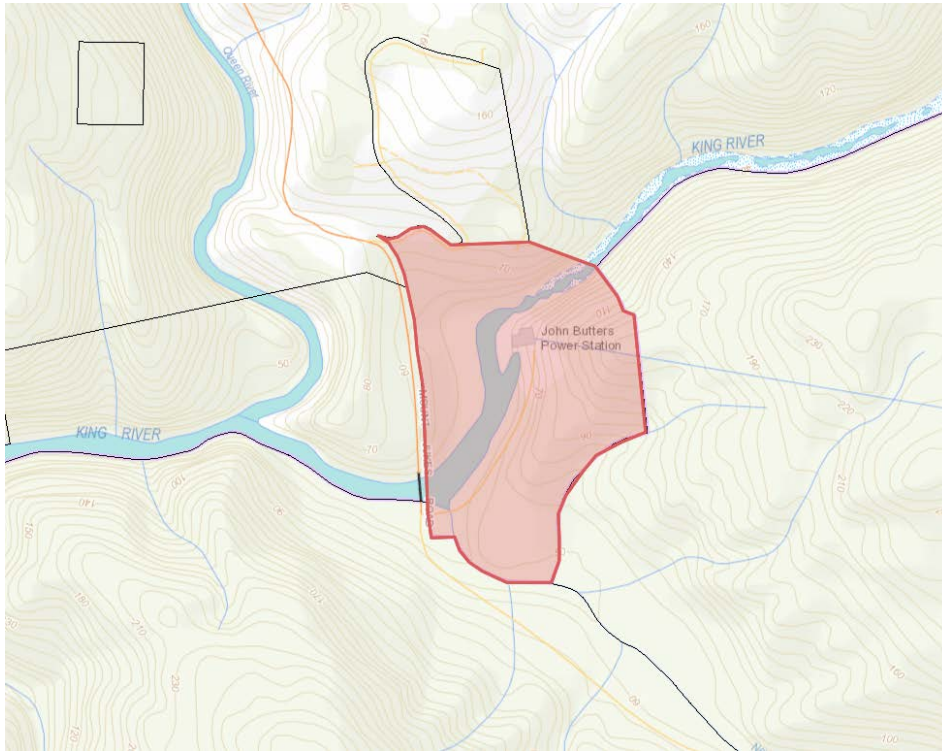


Image 1. Proposed Utilities Zoning - John Butters Power Station

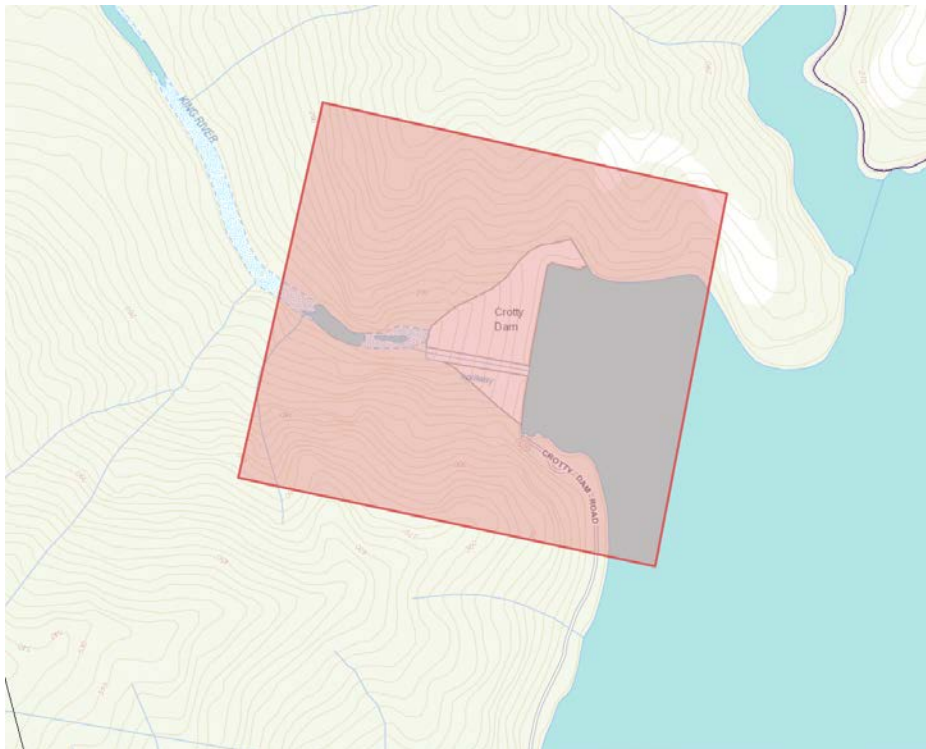


Image 2. Proposed Utilities Zoning – Crotty Dam

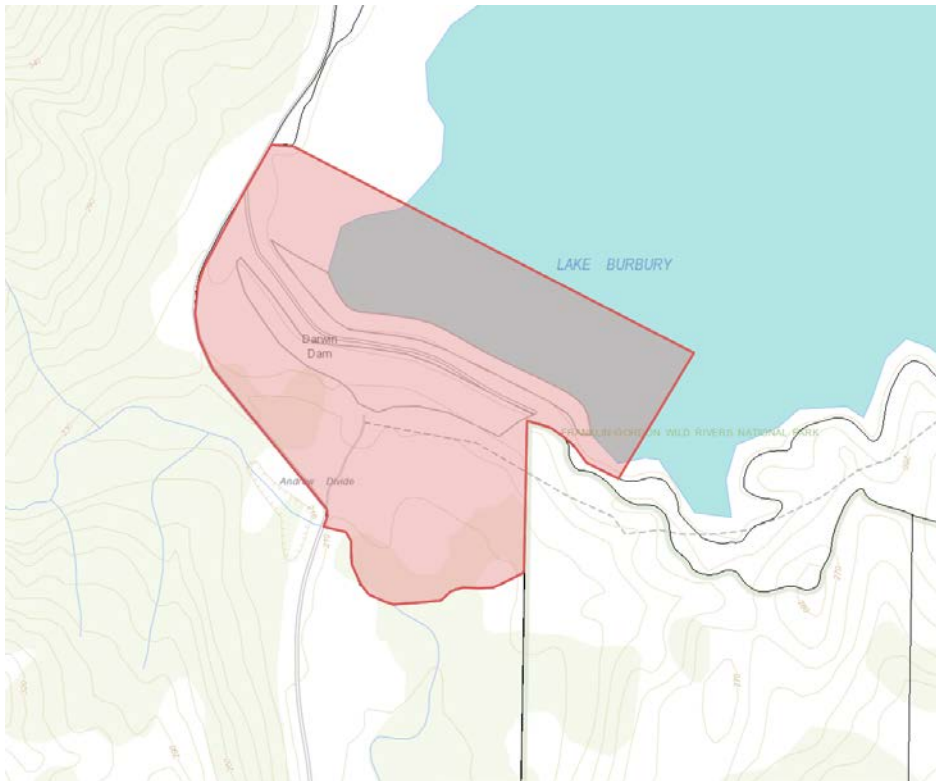


Image 3. Proposed Utilities Zoning – Darwin Dam

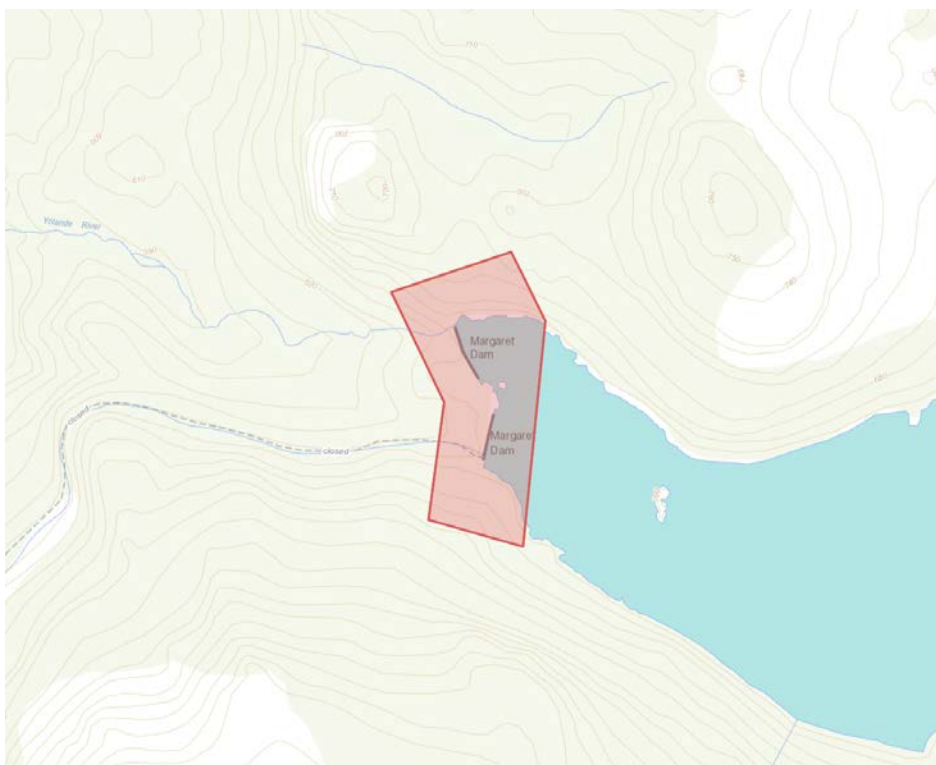


Image 4. Proposed Utilities Zoning – Lake Margaret Dam

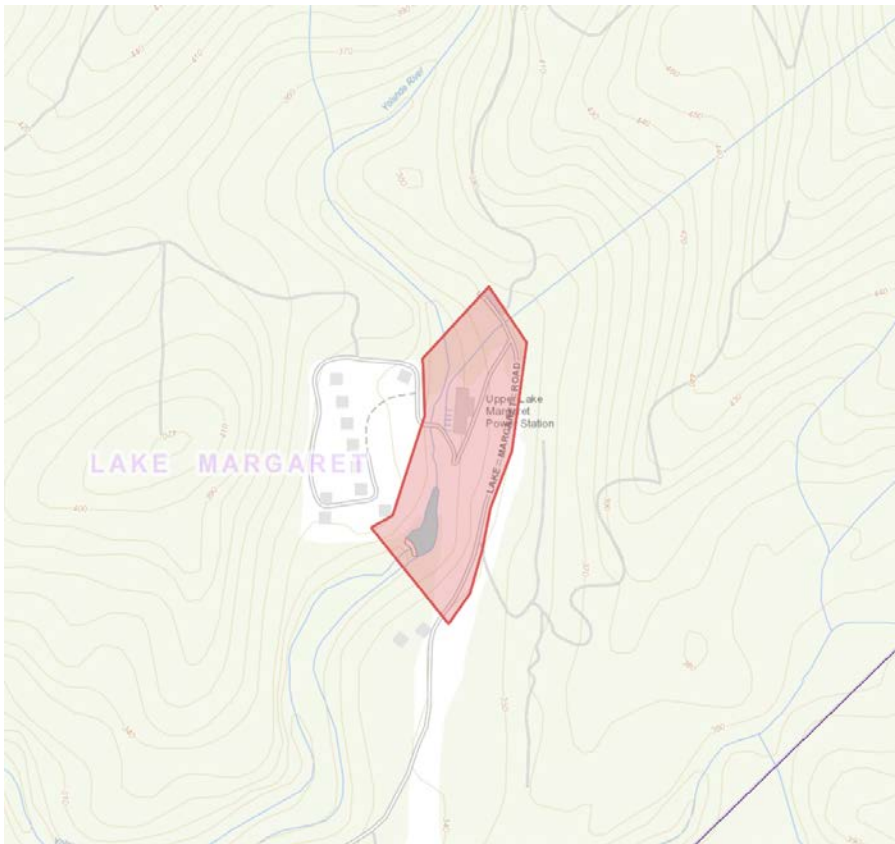


Image 5. Proposed Utilities Zoning – Upper Lake Margaret Power Station

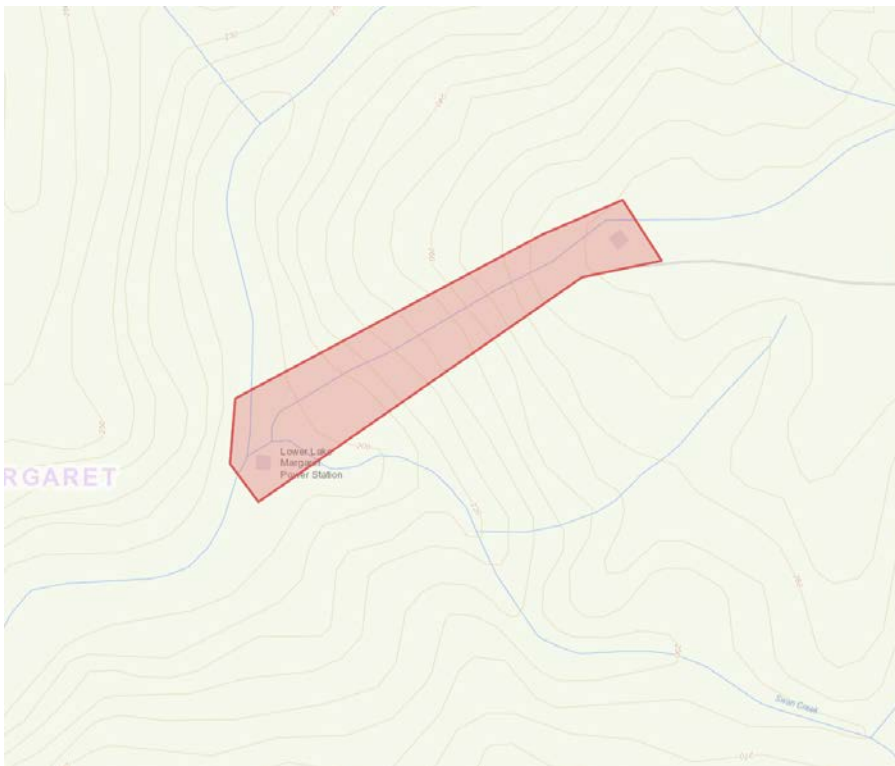


Image 6. Proposed Utilities Zoning – Lower Lake Margaret Power Station

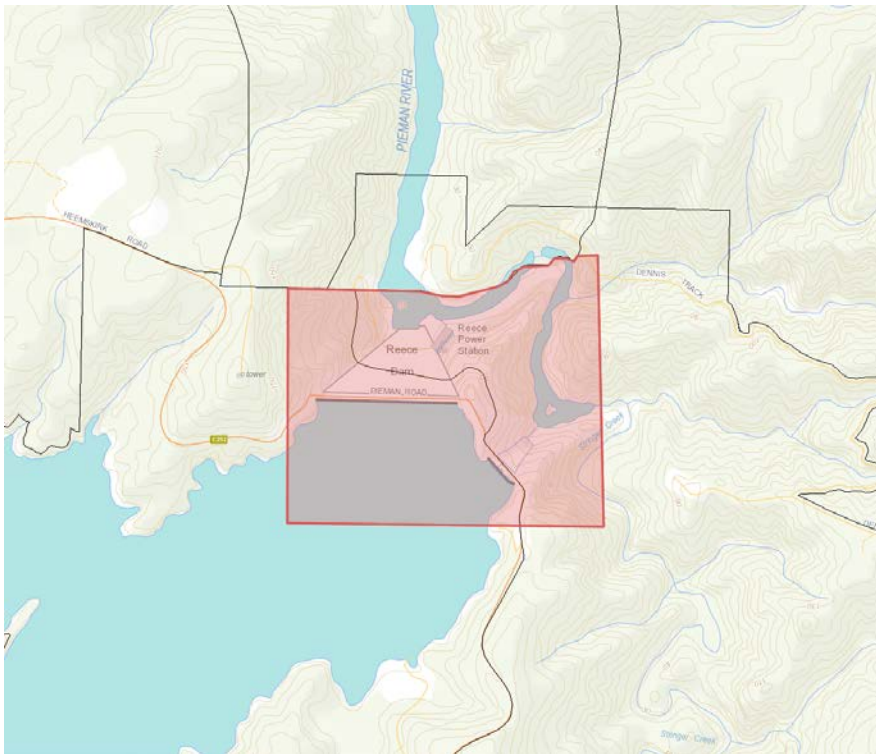


Image 7. Proposed Utilities Zoning – Reece Dam and Power Station

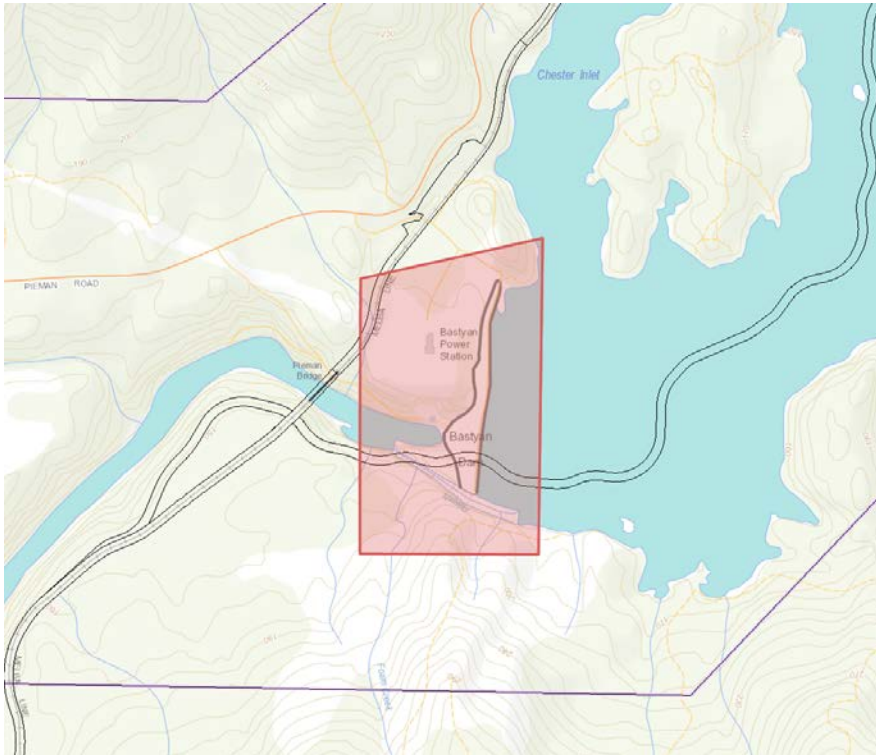


Image 8. Proposed Utilities Zoning – Bastyan Dam and Power Station

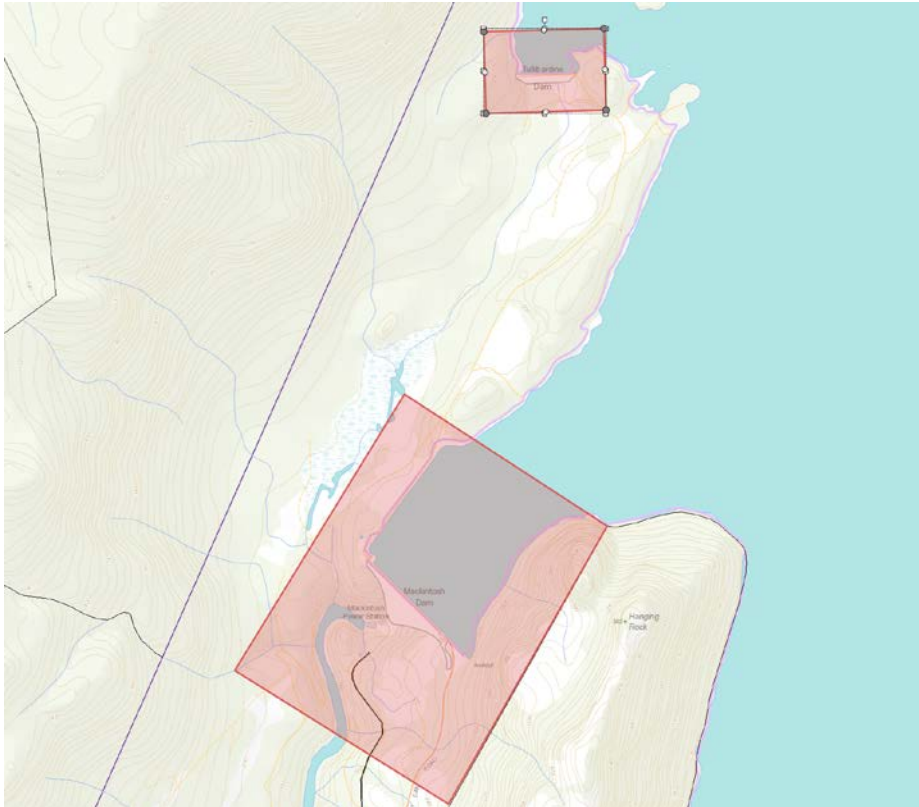


Image 9. Proposed Utilities Zoning – Mackintosh Dam, Power Station and Tullibardine Dam

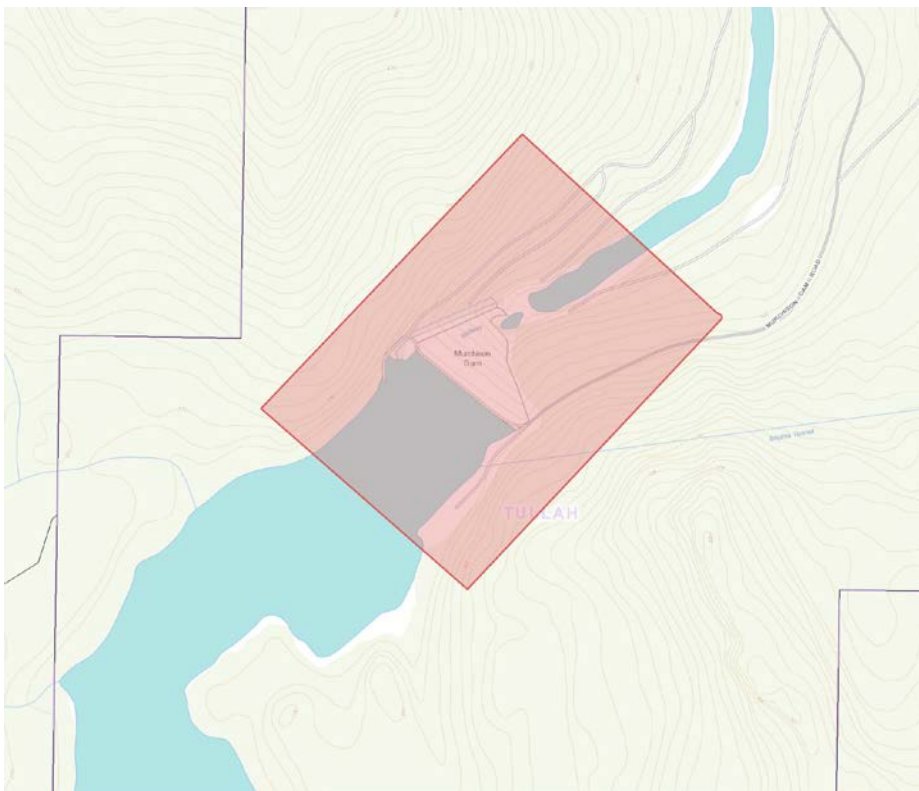


Image 10. Proposed Utilities Zoning – Murchison Dam

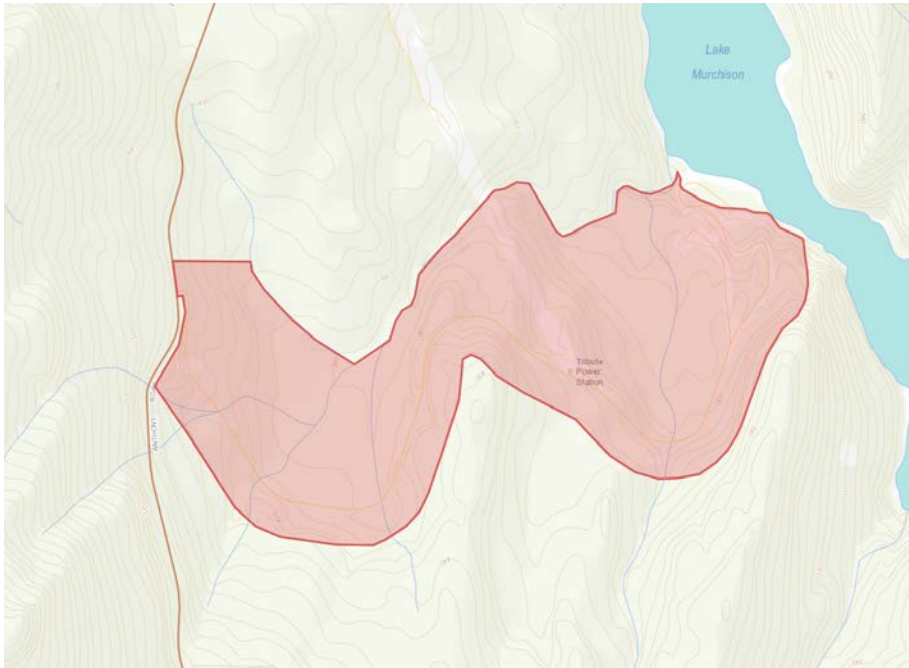


Image 11. Proposed Utilities Zoning – Tribute Power Station

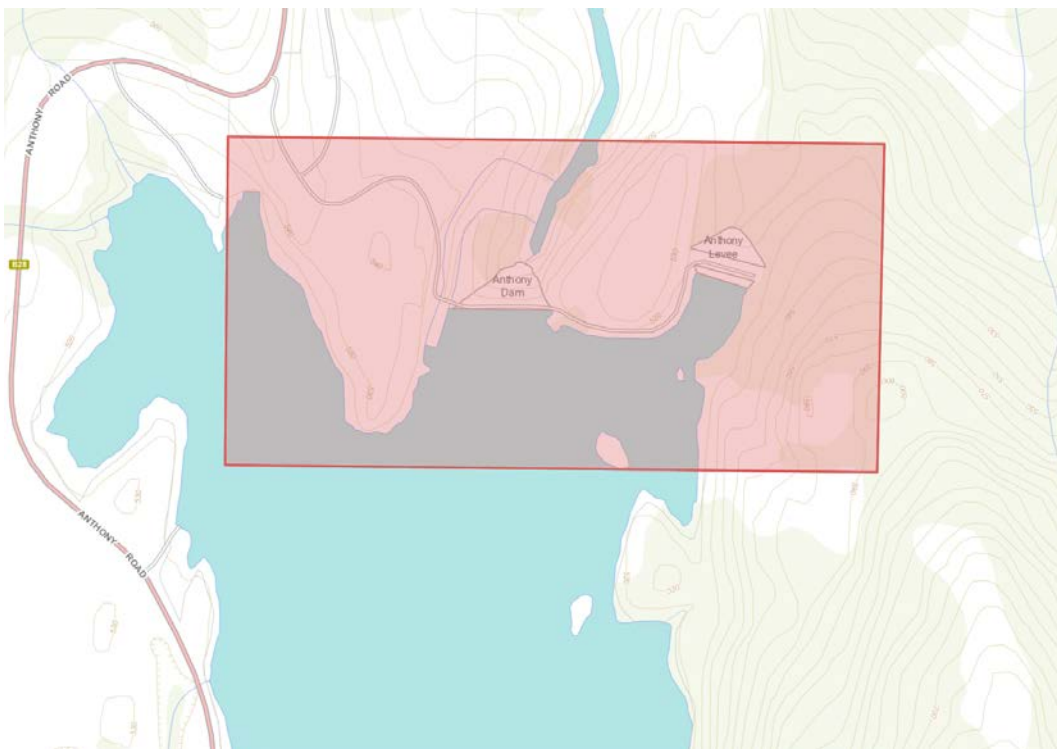


Image 12. Proposed Utilities Zoning – Anthony Dam and Levee

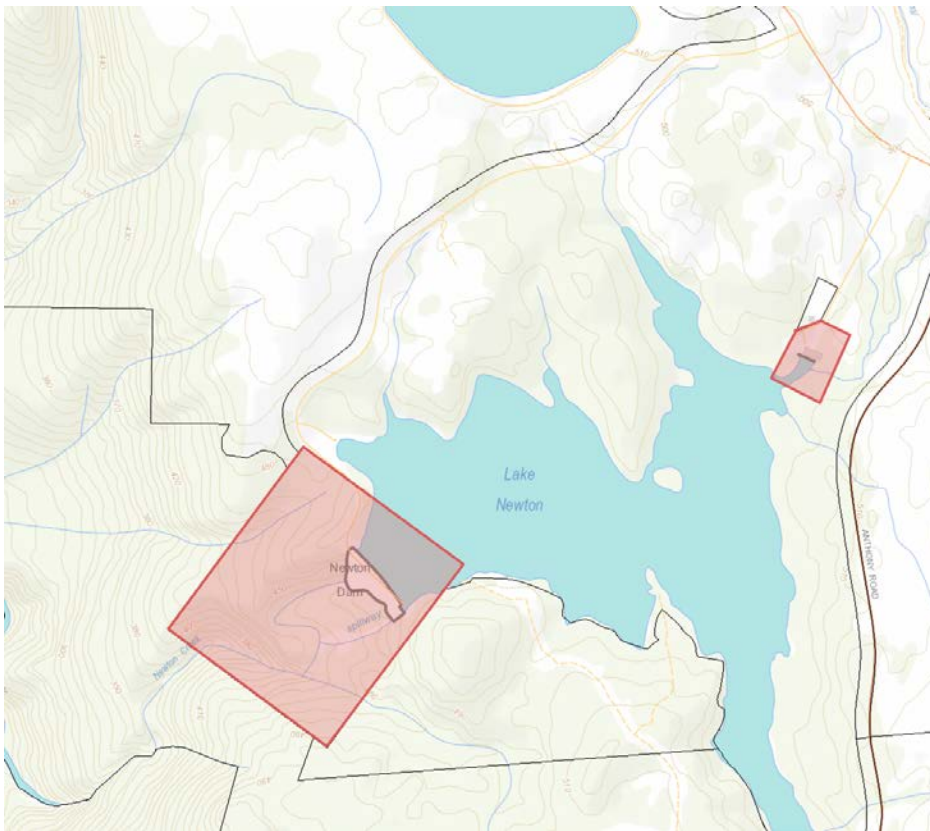


Image 13. Proposed Utilities Zoning - Newton Dam and Pumps

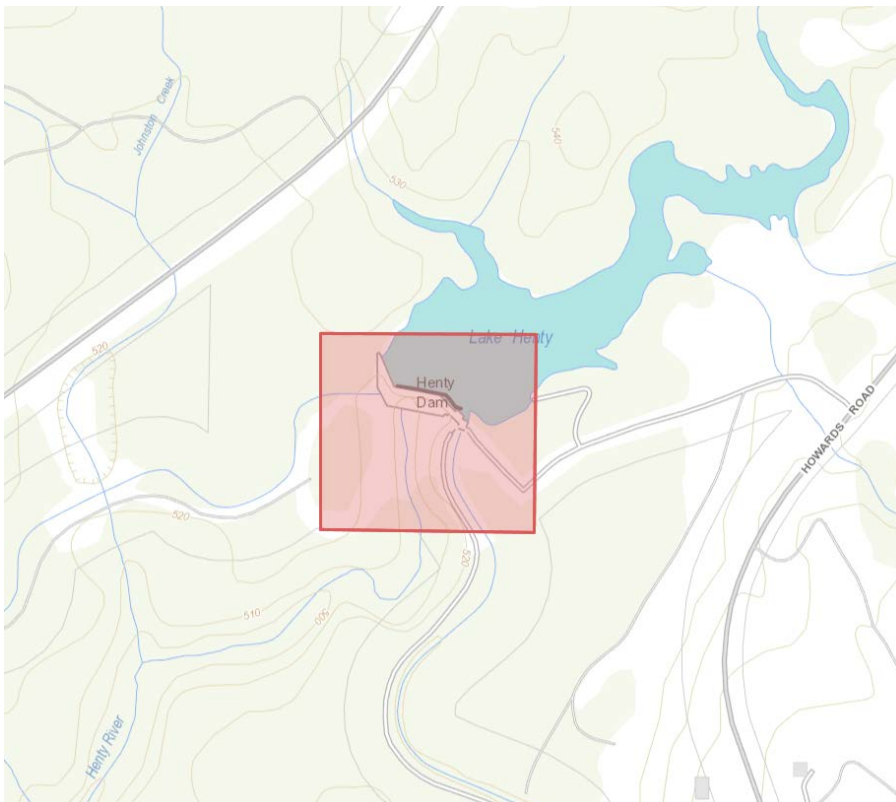


Image 14. Proposed Utilities Zoning – Henty Dam

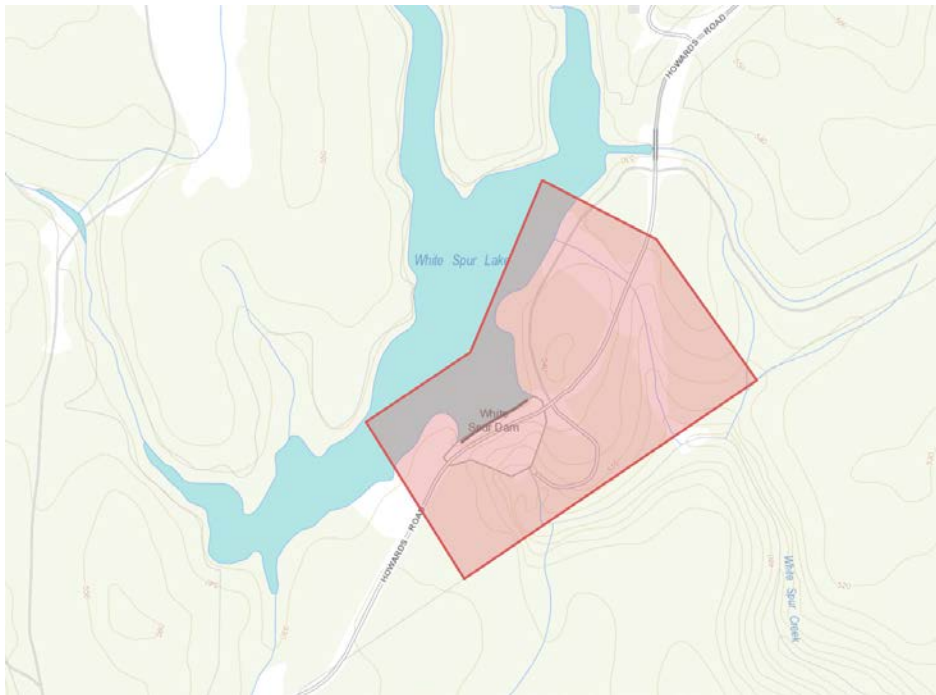


Image 15. Proposed Utilities Zoning – White Spur Dam

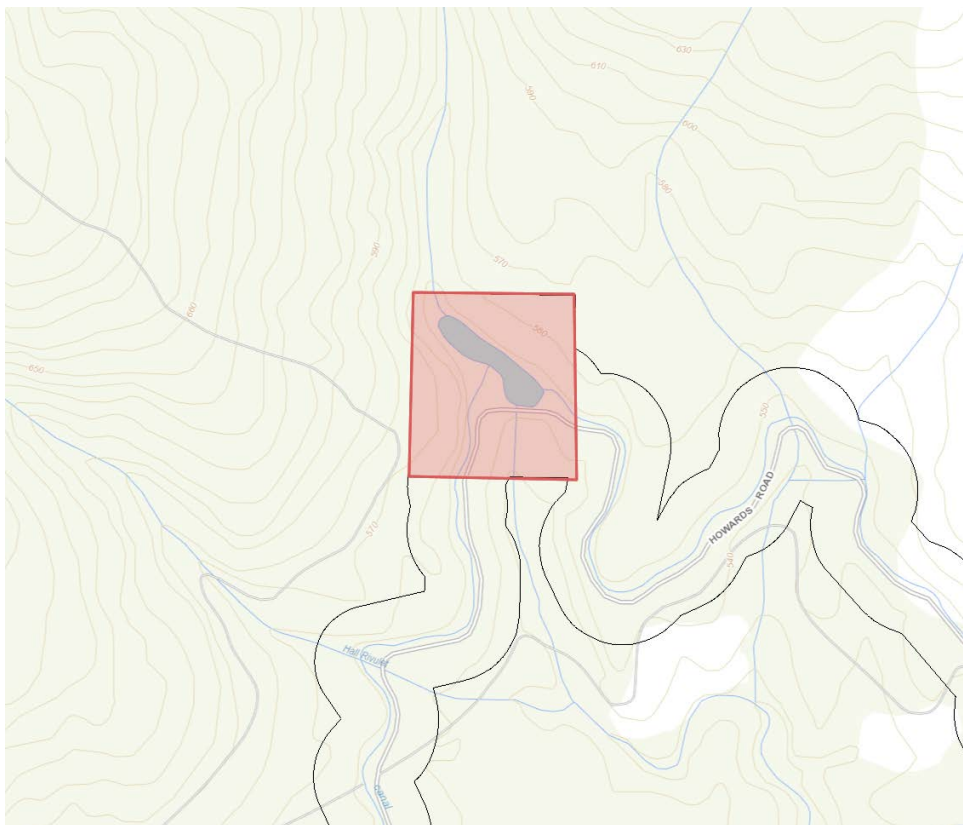


Image 16. Proposed Utilities Zoning - Halls Dam