
From: Ian Jones <Ian.Jones@hydro.com.au>
Sent: Wednesday, 31 August 2022 3:16 PM
To: Planning
Subject: George Town LPS - Hydro Tasmania
Attachments: George Town LPS - Hydro Tasmania.pdf

Please find attached a submission from Hydro Tasmania regarding the George Town Local Provisions Schedule.

Regards
Ian

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30 August 2022

General Manager
George Town Council
PO Box 161
GEORGETOWN TAS 7253

Dear Sir or Madam,

INVITATION FOR COMMENT GEORGE TOWN DRAFT LOCAL PROVISIONS SCHEDULE – TASMANIAN PLANNING SCHEME

Reference is made to your letter of 4 July 2022 providing Hydro Tasmania the opportunity to comment on the George Town 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 land owned by Hydro Tasmania.

Hydro Tasmania is the owner and operator of strategic assets in the George Town Council municipal area, that comprise the Tamar Valley Power Station (AETV Power Pty Ltd), and the site of the former Bell Bay Power Station (BBPS). While the gas fired Tamar Valley Power Station 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, the BBPS was decommissioned in 2007 and is not expected to be recommissioned as a electricity generator.

Hydro Tasmania is seeking the amendment of zoning of the BBPS site and part of the Tamar Valley Power Station to the west of the west of the BBPS site.

The BBPS site is a site of approximately 13 hectares located at 4055 East Tamer Highway (CT 152399/1). This comprises both terrestrial land, and shoreline areas of the Tamar River that includes wharf and associated infrastructure. To the east of this site is located a portion of vacant land, approximately 10.4 hectares in area, associated with the Tamar Valley Power Station site (CT 152399/2).

In 2010 the Tasmanian Environment Protection Authority and the George Town Council approved the demolition and rehabilitation of the power station site, which commenced with the removal of essential connection infrastructure and fuel tanks. As Hydro Tasmania prepares to commence demolition activities of the BBPS the potential reuse of the site is also being considered.

The site, shown in Image 1 below, is currently zoned Utilities under the Draft LPS, however, given that the site is highly unlikely to be used for a utilities use in the future, we would recommend that consideration be given to amending the zoning to the General Industrial, consistent with the dominant zones in the surrounding Bell Bay Industrial Precinct.



Image 1. Proposed General Industrial Zone .

Under the existing provisions of the State Planning Provisions, the permitted and discretionary uses for the Utilities zone is significantly constrained only allowing for ten uses, only six of which relate to activities of commercial nature. However, if the site was zoned General Industrial, this would allow for up to eighteen different uses (including a utilities use) and is more likely to enable the sustainable reuse of a brownfield site.

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 proposed zoning of the site as General Industrial is not inconsistent with the SPPs as they recognise the purpose of a General Industrial Zone as provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses. 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 that:

The purpose of the General Industrial Zone is:

19.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses.

19.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.

Application Guidelines

GIZ 1 The General Industrial Zone should be applied to land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses. These are likely to include large industrial operations with actual or potential nearby off site impacts. These may be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts.

GIZ 2 The General Industrial Zone should not directly adjoin land zoned for residential purposes unless:

(a) separated by physical buffers such as a major road; or

(b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses.

GIZ 3 The General Industrial Zone should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use.

GIZ 4 The General Industrial Zone may be applied to land without connection to a reticulated sewerage system if:

(a) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses;

(b) unnecessary for the intended industrial use; or

(c) the area is capable of accommodating on-site waste water treatment systems suitable for the intended industrial use.

GIZ 5 The General Industrial Zone may be applied to port and marine facilities that are directly linked to specific higher impact manufacturing, processing, repair, servicing or storage uses.

GIZ 6 The General Industrial Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, industrial activities.

The zoning of the site General Industrial is generally consistent with the application guidelines as it:

- can provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses;
- does not directly adjoin land zoned for residential purposes;
- has ready access to freight transport routes (East Tamar Highway and its own wharf infrastructure) and other utility infrastructure and services (e.g. electricity, water, sewerage); and
- can be applied to land seaward of the high water mark to accommodate the existing wharf infrastructure.

Northern Regional Land Use Planning Framework

ED-P3 Provide a 10 year supply of industrially zoned and serviced land in strategic locations

This is supported by

ED-A3 Identify suitably located land within planning schemes to be zoned for industrial and employment purposes, consistent with the Northern Tasmania Industrial Land Study (2014) and provide for the region to be well placed to capture economic opportunities.

ED-A4 Analyse industrial land demand to 2040 and provide a sufficient supply of land zoned for industrial purposes, supported by adequate infrastructure and network requirements (transport, water, sewerage and energy).

The site at 4055 East Tamar Highway is located within the Bell Bay Industrial precinct and can positively contribute to the long-term supply of industrially zoned and serviced land in the existing Bell Bay Industrial Precinct. The inclusion of this land is consistent with the Northern Tasmania Industrial Land Study as it adds to the range of industrially zoned land of various sizes and attributes that will reinforce the purpose of Bell Bay Industrial Precinct.

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 General Industrial zone to the identified land will:

- not directly adjoin land zoned for residential purposes;
- supports freight transport routes (East Tamar Highway and its own wharf infrastructure) and other utility infrastructure and services (e.g. electricity, water, sewerage);
- provide for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses;
- better aligns with the zoning of the Bell Bay Industrial Precinct and allow for a greater range of uses and more sustainable future for a brownfield asset;
- appropriately reflect the potential development opportunity of and optimisation of land use; and

- provide for the long-term supply of industrial land in an area identified as a priority for the industrial land within the Northern Region.

Please feel free to contact me on 0402 822 265 or ian.jones@hydro.com.au should you wish to discuss any aspect of this submission.

Yours sincerely,



Ian Jones
Environmental Planning and Policy Specialist