

Department of Natural Resources and Environment Tasmania



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Our ref: 23/2039

28 May 2023

Ms Emma Riley ERA Planning and Environment Level 1, 125A Elizabeth Street HOBART TAS 7000

E: emma@eraplanning.com.au

Dear Ms Riley,

LODGEMENT OF PLANNING APPLICATION ERA PLANNING AND ENVIRONMENT OBO ST PATRICKS PLAINS PTY LTD SUBSIDIARY OF ARK ENERGY PROJECTS PTY LTD NEW WIND FARM AND ASSOCIATED INFRASTRUCTURE AND FACILITIES LAND LOCATED IN THE CENTRAL HIGHLANDS IN THE STEPPES AND ST PATRICKS PLAINS AREA COMPRISING 17 LOTS

This letter, issued pursuant to section 52(1B) of the Land Use Planning and Approvals Act 1993, is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

This landowner consent is provided to enable the public with an opportunity to review and provide comment through a formal process. Where Council engages with the community through the planning process, the Department requires its position to be fully disclosed.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Jesse Walker

Team Leader (Assessments)

Notice of Termination of Authority and Instrument of Delegation

DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE LAND USE PLANNING AND APPROVALS ACT 1993

I, MICHAEL PERVAN, being and as the Director-General of Lands appointed under section 7 of the Crown Lands Act 1976, acting pursuant to section 23AA(5A) of the Acts Interpretation Act, hereby give notice that the authority of the holders of the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Director (Operations) (position number 708050), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Team Leader (Assessments) (position number 334958) to perform the functions conferred on the Director-General of Lands, as delegated on 7 December 2021 by Tim Baker, then Director-General of Lands, is terminated with immediate effect.

Further, acting pursuant to section 52(1E) of the Land Use Planning and Approvals Act 1993 ("the Act"), I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule I, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Director (Operations) (position number 708050), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Team Leader (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister for Parks, being and as the Minister administering the Crown Lands Act 1976, by instrument dated 7 December 2022.

SCHEDULE I

Provision Description of Functions Section Signing, and providing written permission for, applications for 52(IB) permits in relation to Crown land.

Dated at HOBART this

13Mt day of Occurber.

Michael Pervan

DIRECTOR-GENERAL OF LANDS



Development & Environmental Services 19 Alexander Street BOTHWELL TAS 7030

Phone: (03) 6259 5503 Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY	
OFFICE USE UNLY	
Application No.:	
Property ID No.:	
Date Received:	

Application for Planning Approval Use and Development

Use this form to a	pply for plannir	ng approval i	n accordance with s	section 57 a	and 58 of the <i>Land Us</i>	se Planning a	and Approvals Act 1993	
Applicant / Ov	vner Detail	S: See sect	ions 1.4 and 2.3 of	supporting	planning report for ov	vner and pro	ponent details	
Applicant Name	ERA Planni	ng and Envir	onment obo St Patr	icks Plains	Pty Ltd subsidiary of	Ark Energy	Projects Pty Ltd	
Postal Address	Level 1, 125	Level 1, 125A Elizabeth Street			Phone No:	03 6165 0443		
	Hobart			7000	Fax No:			
Email address	caroline@e	raplanning.c	om.au					
Owner/s Name if not Applicant)	Various ow	ners - see se	ection 1.4 of the su	pporting pla	anning report	, , , , , , , ,		
Postal Address	c/- Applican	t	9	* 10 g	Phone No:	,8 =	1,	
					Fax No:			
Email address:	c/- Applican	t						
Description of								
Address of new use and development:	Land located	I in the Cent	ral Highlands in the	Steppes a	nd St Patricks Plains	area compris	sing 17 lots	
Certificate of Title No:		see Table 1 planning rep	in supporting ort	Lot No:				
Description of proposed use or development:	New wind fa	irm and asso	ciated infrastructure	e and facili	ties	//Shed/F	welling /Additions/ Demolition Farm Building / Carport / Pool or detail other etc.	
Current use of land and buildings:	See support	ing planning	report			on this t	hat is the main building	
Proposed Material	What are the external wall		See supporting pl	anning	What is the proposed	d roof colour	See supporting planning report	
	What is the p				What is the estimated all the new work prop		\$ 540 million	

Is proposed development to be staged:	Yes	No	×	Tick 🗸
Is the proposed development located on land previously used as a tip site?	Yes	No	X	
Is the place on the Tasmanian Heritage Register?	Yes	No	X	
Have you sought advice from Heritage Tasmania?	Yes	No	X	
Has a Certificate of Exemption been sought for these works?	Yes	No	X	

Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

- 1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
- 2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- 3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the Land Use Planning Approvals Act 1993 (or the land owner has signed this form in the box below in "Land Owner(s) signature); Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature	Applicant Name (Please print)	Date
	Caroline Lindus	
(if not the Owner)		
Note: private-land owners have been notified in a	ccordance with section 52(1) of the Land Use Planning	and Approvals Act 1993
Land Owner(s) Signature	Land Owners Name (please print)	Date / /
Nuls	The Crown (Parks and Wildlife Service)	29 5 23
A	JESSE WALKER, TOAM LEAVER (ASSESSMENT	(5)
Land Owner(s) Signature	Land Owners Name (please print)	Date
	The Crown (Department of State Growth	

Information & Checklist sheet

				\checkmark
1.	Pleas	e ens	ed Application for Planning Approval – Use and Development form. ure that the information provides an accurate description of the proposal, has the correct d contact details and is signed and dated by the applicant.	
2.	The to	itle de any sc	opy of the Certificate of Title for all lots involved in the proposal. etails must include, where available, a copy of the search page, title plan, sealed plan or diagram hedule of easements (if any), or other restrictions, including covenants, Council notification or of transfer.	
3.	Two (a)	An ai (i) (ii) (iii) (iv) (v) (vi)	bies of the following information - halysis of the site and surrounding area setting out accurate descriptions of the following - topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability; soil conditions (depth, description of type, land capability etc); the location and capacity of any existing services or easements on the site or connected to the site; existing pedestrian and vehicle access to the site; any existing buildings on the site; adjoining properties and their uses; and	
	b)	less t (i) (ii) (iii) (iv) (v) (vi) (vii) (viii) (xi) (xi) (xiii) Plans	soil and water management plans. In plan for the proposed use or development drawn, unless otherwise approved, at a scale of not than 1:200 or 1:1000 for sites in excess of 1 hectare, showing - a north point; the boundaries and dimensions of the site; Australian Height Datum (AHD) levels; natural drainage lines, watercourses and wetlands; soil depth and type; the location and capacity of any existing services or easements on the site or connected to the site; the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways; the use of adjoining properties; shadow diagrams of the proposed buildings where development has the potential to cause overshadowing; the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance; any proposed private or public open space or communal space or facilities; proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site. and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, increase and levations of proposed and existing buildings, drawn at a scale of not less than 1:100, increase and levations of proposed and existing buildings, drawn at a scale of not less than 1:100, increase and levations of proposed and existing buildings, drawn at a scale of not less than 1:100, increase and levations of proposed and existing buildings, drawn at a scale of not less than 1:100, increase and levations of proposed and existing buildings, drawn at a scale of not less than 1:100, increase and levations of the proposed and existing buildings, drawn at a scale of not less than 1:100, increase and levations of the proposed and existing buildings.	
4.		the e tten s	ing internal layout and materials to be used on external walls and roofs and the relationship of levations to natural ground level, including any proposed cut or fill. ubmission supporting the application that demonstrates compliance with the relevant parts of	
	comm emiss	nercia ions,	Ite Polices and the Central Highlands Interim Planning Scheme 2015, including for industrial and I uses, the hours of operation, number of employees, details of any point source discharges or traffic volumes generated by the use and a Traffic Impact Statement where the development is eate more than 100 vehicle movements per day.	
5.	Presc been		fees payable to Council. An invoice for the fees payable will be issued once application has ved.	

Information If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").	
If you provide an email address, the Council will not provide hard copy documentation unless specifically requested. It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.	
If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box	
Heritage Tasmania	
If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)	
TasWater	
Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)	,