Department of State Growth

Salamanca Building Parliament Square 4 Salamanca Place, Hobart TAS GPO Box 536, Hobart TAS 7001 Australia Email permits@stategrowth.tas.gov.au Web <u>www.stategrowth.tas.gov.au</u> Ref: SRA-23-160



Emma Riley ERA Planning and Environment By email: emma@eraplanning.com.au

Dear Emma

Crown Landowner Consent Granted - See supporting planning report

I refer to your recent request for Crown landowner consent relating to the development application at St Patricks Plains adjacent to Highland Lakes Road for Wind Farm.

I, Fiona McLeod, Director Asset Management, the Department of State Growth, having been duly delegated by the Minister under section 52 (IF) of the Land Use Planning and Approvals Act 1993 (the Act), and in accordance with the provisions of section 52 (IB) (b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 8 March 2023, and the approved documents, as accessible via the link below:

https://files.stategrowth.tas.gov.au/index.php/s/43XKnA04uqXjFbF

A copy of the Instrument of Delegation from the Minister authorising the delegate to sign under section 52 of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six months from the date of this letter.

In giving consent to lodge the subject development application, the Department notes the following applicable advice:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

Forfurtherinformationpleasevisithttps://www.transport.tas.gov.au/roads_and_traffic_management/permits_and_bookings/new_or_altered_access_onto_a_road_drivewaysor contact permits@stategrowth.tas.gov.au.

On sealed State roads all new accesses must be sealed from the road to the property boundary as a minimum.

Pursuant to Section 16 of the *Roads and Jetties Act 1935*, where a vehicle access has been constructed from land to a State highway or subsidiary road, the owner of that land is responsible for the maintenance and repair of the whole of the vehicular access.

The Department reserves the right to make a representation to the relevant Council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely

eod

Fiona McLeod
DIRECTOR ASSET MANAGEMENT

Delegate of **Minister for Infrastructure and Transport** Michael Ferguson MP

26 April 2023

cc: General Manager, Central Highlands Council

INSTRUMENT OF DELEGATION

Land Use Planning and Approvals Act 1993

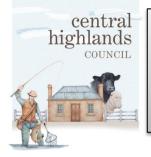
I, MICHAEL FERGUSON MP, being and as the Minister of the Crown responsible for the administration of land under section 52(1B)(a) of the Land Use Planning and Approvals Act 1993 (the Act) pursuant to section 52(1F) of the Act, hereby revoke all previous delegations made under section 52(1B) of the Act as made in the Instrument of Delegation dated 30 June 2021, and hereby delegate the performance and exercise of my functions and powers under the provisions set out below to the persons holding, occupying or acting in the position as listed next to that provision of the said Act, being an office or position within the Department of State Growth.

	Position	Position No
Section 52 (1B)	Chief Executive Officer	372599
	General Manager, State Roads	370470
	Director Network Management	372521
	Director Asset Management	372535
	Director Programming and Delivery	371596
	Manager Transport Network Planning	371844

Dated this 17th day of November 2022

SIGNED:

MICHAEL FERGUSON Minister for Infrastructure and Transport



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

Application No.:

Property ID No.: Date Received:

Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the Land Use Planning and Approvals Act 1993

Applicant / Ov	vner Deta	i ls: See sec	tions 1.4 and 2.3 of	supporting	planning report for ov	wner and pro	ponent details
Applicant Name	ERA Plann	ning and Envi	ronment obo St Pati	ricks Plains	Pty Ltd subsidiary of	Ark Energy	Projects Pty Ltd
Postal Address	Level 1, 125A Elizabeth Street Phone No:			03 6165 04	43		
	Hobart			7000	Fax No:		
Email address	caroline@	eraplanning.c	com.au				
Owner/s Name (if not Applicant)	Various ov	wners - see s	ection 1.4 of the su	pporting pl	anning report		
Postal Address	c/- Applica	int			Phone No:		
					Fax No:		
Email address:	c/- Applica	int					
Description of Address of new use and development:					nd St Patricks Plains	area compris	sing 17 lots
Certificate of Title No:	Volume No	see Table 1 planning re	in supporting port	Lot No:			
Description of proposed use or development:	New wind	farm and ass	ociated infrastructur	e and facili	ties	/ /Shed / F	velling /Additions/ Demolition arm Building / Carport / Pool or detail other etc.
Current use of land and buildings:	See supporting planning report				Eg. Are there any existing buildings on this title? If yes, what is the main building used as?		
Proposed Material	What are th external wa What is the new floor ar	proposed	See supporting p report	lanning	What is the propose What is the estimate all the new work pro	d value of	See supporting planning report \$ 540 million

Is proposed development to be staged: Is the proposed development located on land previously used as a tip site? Is the place on the Tasmanian Heritage Register?	Yes Yes Yes	□ No □ No □ No	X	Tick 🖌
Have you sought advice from Heritage Tasmania? Has a Certificate of Exemption been sought for these works?	Yes	I NO No 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.
- I am the applicant for the planning permit and <u>I have notified the owner/s of the land in writing</u> 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 Plannin	ng and Approvals Act 1993
Land Owner(s) Signature	Land Owners Name (please print)	Date
	The Crown (Parks and Wildlife Service)	
Land Owner(s) Signature	Land Owners Name (please print)	Date
MJeod	The Crown (Department of State Growth	26/04/2023
Delegate of Minister for Infrastructure		

Minister for Infrastructure Michael Ferguson MP

Information & Checklist sheet

		\checkmark
1.	A completed Application for Planning Approval – Use and Development form. Please ensure that the information provides an accurate description of the proposal, has the corre address and contact details and is signed and dated by the applicant.	ct 🗖
2.	A current copy of the Certificate of Title for all lots involved in the proposal. The title details must include, where available, a copy of the search page, title plan, sealed plan or diagra and any schedule of easements (if any), or other restrictions, including covenants, Council notification of conditions of transfer.	
3.	 Two (2) copies of the following information - An analysis of the site and surrounding area setting out accurate descriptions of the following - (i) 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 metres in height in areas of skyline or landscape importance and identification of any nature hazards including flood prone areas, high fire risk areas and land subject to instability; (ii) soil conditions (depth, description of type, land capability etc); (iii) the location and capacity of any existing services or easements on the site or connected to the site; (iv) existing pedestrian and vehicle access to the site; (v) any existing buildings on the site; (vi) adjoining properties and their uses; and (vii) soil and water management plans. b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of nucless than 1:200 or 1:1000 for sites in excess of 1 hectare, showing - (i) a north point; (ii) Australian Height Datum (AHD) levels; (iv) natural drainage lines, watercourses and wetlands; (v) soil depth and type; 	5 al e
	 (vi) the location and capacity of any existing services or easements on the site or connected to the site; (vii) 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; (viii) the use of adjoining properties; (ix) shadow diagrams of the proposed buildings where development has the potential to cause overshadowing; (x) the dimensions, layout and surfacing materials of all access roads, turning areas, parking area and footpaths within and at the site entrance; (xi) any proposed private or public open space or communal space or facilities; (xii) proposed landscaping, indicating vegetation to be removed or retained and species ar mature heights of plantings; and (xiii) methods of minimizing erosion and run-off during and after construction and preventir contamination of storm water discharged from the site. c) Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:10 showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level, including any proposed cut or fill. 	or se as d g
4.	A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Polices and the Central Highlands Interim Planning Scheme 2015, including for industrial ar commercial uses, the hours of operation, number of employees, details of any point source discharges of emissions, traffic volumes generated by the use and a Traffic Impact Statement where the development likely to create more than 100 vehicle movements per day.	id or
5.	Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	as

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** \checkmark 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)