

Received
17/04/2023

Our ref: 2188

Exhibited

References

Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors) Australian Rainfall and Runoff: A Guide to Flood Estimation, © Commonwealth of Australia (Geoscience Australia), 2019.

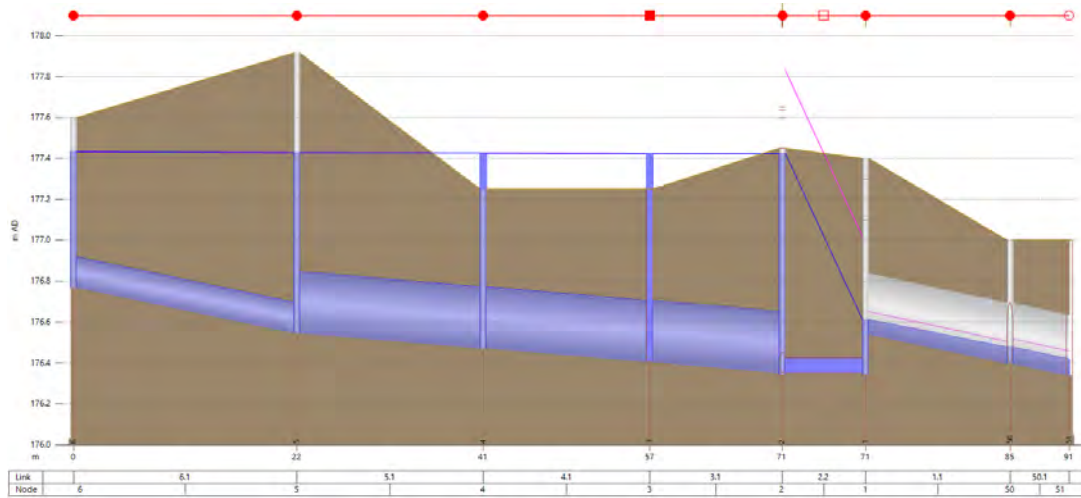
Australian Institute for Disaster Resilience 2017, Australian Disaster Resilience Handbook Collection Guideline - Flood Hazard Second edition. © Commonwealth of Australia 2017

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17/04/2023

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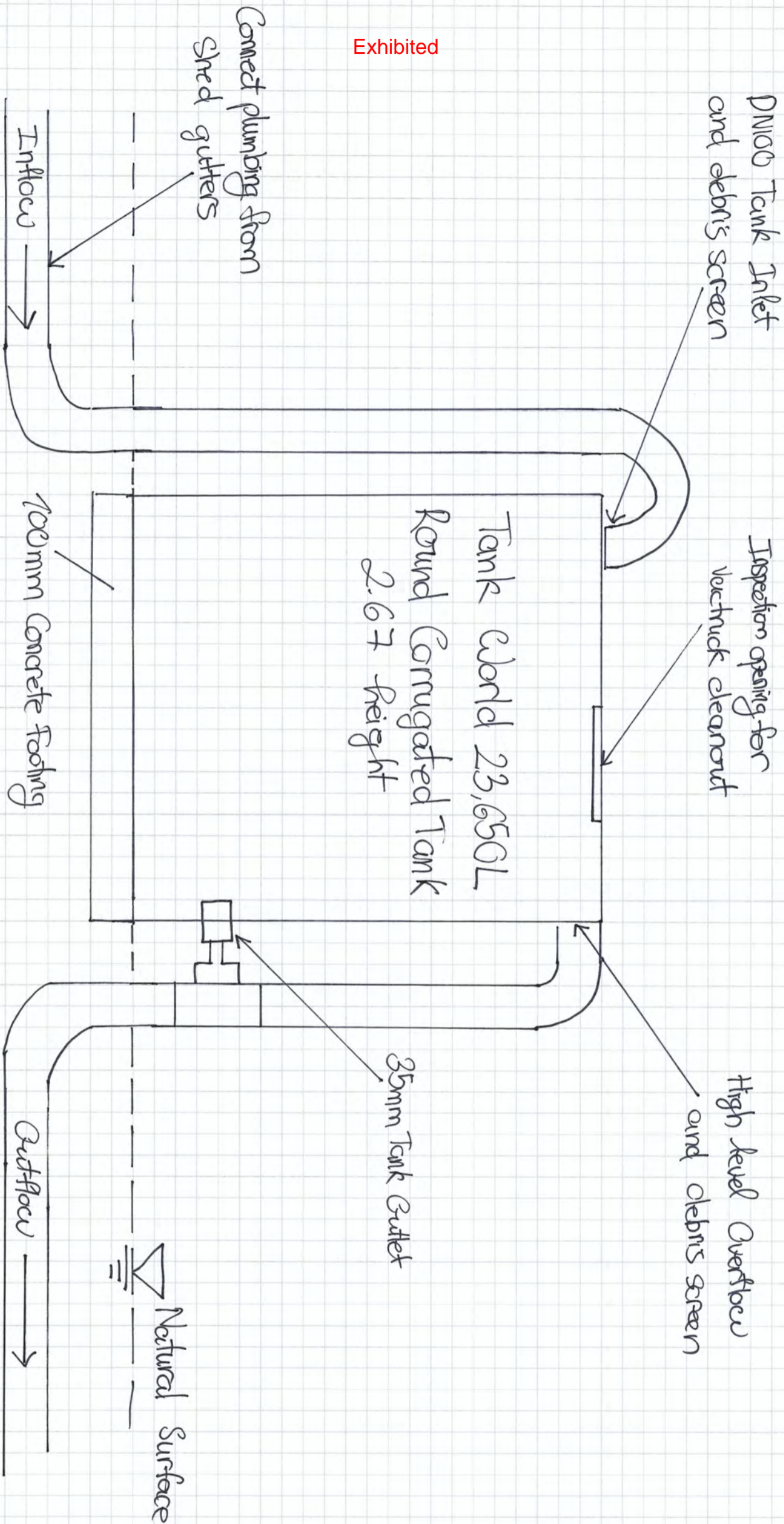
Exhibited

Appendix A – 3 Hughes Court – Detention Longsection – Peak Level



Note: Outlet pipe 1.1 representing council's infrastructure has been raised 300mm to provide outlet control, as discussed with Council's stormwater engineer.

Exhibited



No.	Revisions	Approved	Date
A3	Drawing no.	Scale N.T.S	Rev

Client: Engineering Plus
 Project: 3 Hughes Court
 Title: Detention Tank Longsection



Infrastructure Planning & Design
 39 Paterson St Launceston - Tasmania 7250
 P: (03) 6331 8068 M: 0419 574 975
 E: admin@ipdconsulting.com.au



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-0253	Council notice date	10/08/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01079-NMC	Date of response	16/08/2023
TasWater Contact	Shaun Verdouw	Phone No.	0467 901 425
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	3 HUGHES CT, WESTERN JUNCTION	Property ID (PID)	2774253
Description of development	Proposed Shed		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Engineering Plus	27722 – A01	C	08/08/2023
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. ADVISE: <i>The water connection will need to be size correctly to meet fire protection & backflow requirements.</i>			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
3. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
DEVELOPMENT ASSESSMENT FEES			
4. The applicant or landowner as the case may be, must pay a development assessment fee of \$389.86 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			



Advice			
General			
For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards			
For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form			
Developer Charges			
For information on Developer Charges please visit the following webpage - https://www.taswater.com.au/building-and-development/developer-charges			
Water Submetering			
As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.			
Service Locations			
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.			
(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.			
(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies.			
(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

SECS MANAGEMENT PTY LTD

ACN 009 583 537
714 DEVIOT ROAD
DEVIOT TAS 7275

Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

Re: PLN-22-0253

As owners of 17 Johns Street, we wish to make a submission regarding the stormwater discharge from the development at 3 Hughes Court, Western Junction.

In the report written by IPD Consulting it states that "A portion of the site noted as Council Detention Basin is an existing detention basin, owned and maintained by Council that forms part of the public stormwater system." This is incorrect.

The detention basin is privately owned and NOT maintained by the council to an acceptable standard. Before allowing anymore development in this area council should divert the storm water from Hughes Court and above through a culvert in a naturally occurring lower point along the fence line between 15 and 17 Johns St. If that is not suitable it should purchase the land used as a detention basin from the current owners.

We have no objection to the proposed building as such, but we do have an objection to the council continuing to allow private development without doing anything to improve the public infrastructure in this area. Western Junction ratepayers pay a premium above other ratepayers in the municipality, but the council appears to not want to spend any money improving facilities there.

The owner of 3 Hughes Court as well as us at 17 Johns Street should have unfettered access to ALL the property that we own and should not have other property owner's stormwater diverted onto our properties and not be locked off our properties by this untidy fenced off area full of weeds and rubbish.

Yours sincerely



Don & Jennie Jessup
Directors

25/08/2023

This planning application is open for
public comment until
25 August 2023

Reference no	PLN-23-0097
Site	2 HUGHES COURT WESTERN JUNCTION
Proposed Development	Extension to Shed (Translink SAP)
Zone	19.0 General Industrial
Use class	Manufacturing and Processing
Development Status	Discretionary

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

PLANNING APPLICATION Proposal

Description of proposal:Proposed extension to existing Concrete Panel Making Shed

.....
.....
.....
.....
.....

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: ...2 Hughes Court, Western Junction.....

.....

CT no: ...12/150770.....

Estimated cost of project \$150,000..... *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? YES
If yes – main building is used as ...concrete panel making shed and office.

If variation to Planning Scheme provisions requested, justification to be provided:

Refer to attached planning submission.

.....
.....
.....
.....

(attach additional sheets if necessary)

Is any signage required? ...existing approval in place, no change.....
(if yes, provide details)



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 150770	FOLIO 12
EDITION 6	DATE OF ISSUE 03-Jun-2020

SEARCH DATE : 15-Jun-2020

SEARCH TIME : 11.11 AM

DESCRIPTION OF LAND

Parish of BREADALBANE Land District of CORNWALL
 Lot 12 on Sealed Plan 150770
 Derivation : Part of 324 Acres Gtd. to Thomas Gee
 Prior CT 7189/2

SCHEDULE 1

M822912 TRANSFER to BINC HOLDINGS PTY LTD Registered
 03-Jun-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP150770 EASEMENTS in Schedule of Easements
 SP150770 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



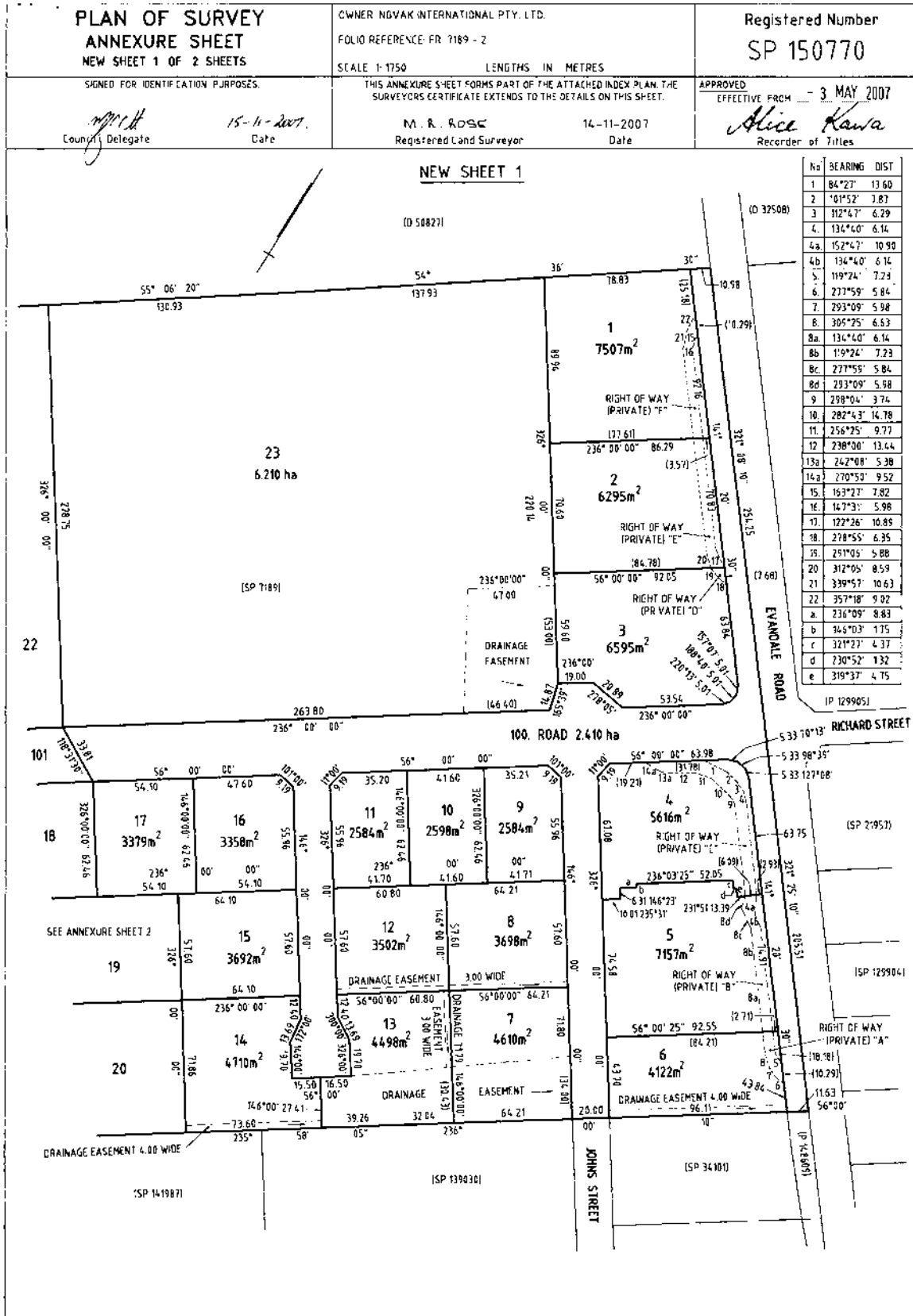
OWNER: NOVAK INTERNATIONAL PTY. LTD.		PLAN OF SURVEY		Registered Number
FOLIO REFERENCE: FR 7189 - 2		BY SURVEYOR	M.R. ROSE OF	SP 150770
GRANTEE: PART OF 81a - 2r - 19p GRANTED TO WILLIAM KITSKY, PART OF 324 ACRES GRANTED TO THOMAS GEE		LOCATION		APPROVED EFFECTIVE FROM
		LAND DISTRICT OF CORNWALL PARISHES OF BREADALBANE & PERTH		- 3 MAY 2007
		SCALE 1 3000	LENGTHS IN METRES	<i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL (CODE No 113 (5040-55))	LAST UPI No 4700470	LAST PLAN: SP. 7189	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

NEW INDEX PLAN



FOLIO PLAN
RECORDER OF TITLES

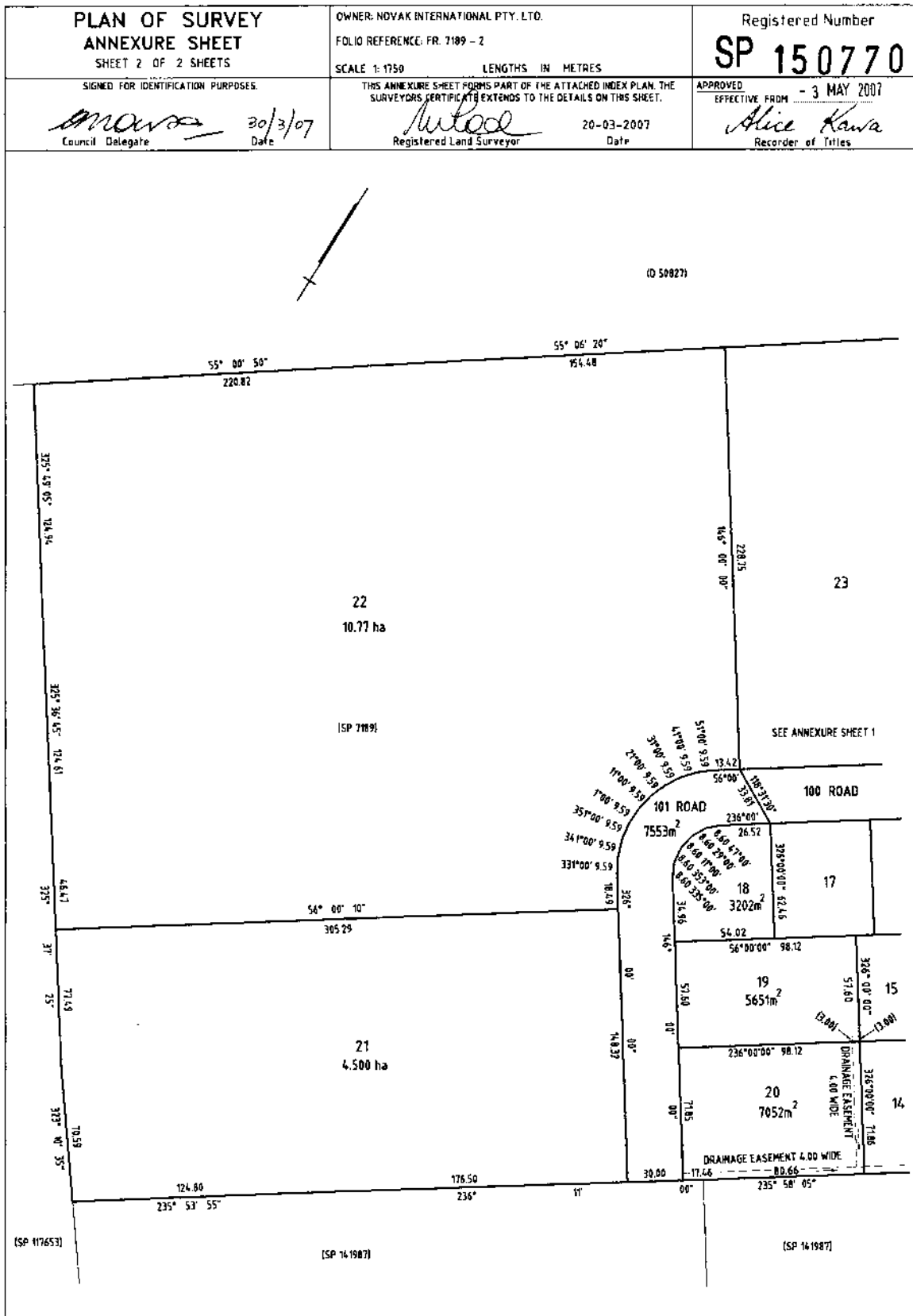
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FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 15 07 70

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 6, 7, 8, 12, 13, 14, 19, 20 and 23 are subject to a right of drainage (appurtenant to the Northern Midlands Council) over the lands marked DRAINAGE EASEMENT 3.00 WIDE, DRAINAGE EASEMENT 4.00 WIDE and DRAINAGE EASEMENT passing through those lots on the plan

Lot 1 is subject to a right of carriageway (appurtenant to lots 2 and 3) over the land marked RIGHT OF WAY (PRIVATE) "F" passing through that lot on the plan

Lot 1 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "D" and RIGHT OF WAY (PRIVATE) "E" on the plan

Lot 2 is subject to a right of carriageway (appurtenant to lots 1 and 3) over the land marked RIGHT OF WAY (PRIVATE) "E" passing through that lot on the plan

Lot 2 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "D" and RIGHT OF WAY (PRIVATE) "F" on the plan

Lot 3 is subject to a right of carriageway (appurtenant to lots 1 and 2) over the land marked RIGHT OF WAY (PRIVATE) "D" passing through that lot on the plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: NOVAK INTERNATIONAL PTY LTD	PLAN SEALED BY: <i>NORTHERN MIDLANDS</i> BRONCESTONE COUNCIL
FOLIO REF: FR. 7189 - 2	DATE:
SOLICITOR	DA
& REFERENCE: RAE & PARTNERS (P. Lebski)	REF NO. <i>27/003/322</i> <i>903-447</i> Council Delegate <i>[Signature]</i>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 15 0770
SUBDIVIDER: NOVAK INTERNATIONAL PTY LTD FOLIO REFERENCE: FR. 7189 - 2	

Lot 3 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "E" and RIGHT OF WAY (PRIVATE) "F" on the plan

Lot 4 is subject to a right of carriageway (appurtenant to lots 5 and 6) over the land marked RIGHT OF WAY (PRIVATE) "C" passing through that lot on the plan

Lot 4 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" and RIGHT OF WAY (PRIVATE) "B" on the plan

Lot 5 is subject to a right of carriageway (appurtenant to lots 4 and 6) over the land marked RIGHT OF WAY (PRIVATE) "B" passing through that lot on the plan

Lot 5 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "A" and RIGHT OF WAY (PRIVATE) "C" on the plan

Lot 6 is subject to a right of carriageway (appurtenant to lots 4 and 5) over the land marked RIGHT OF WAY (PRIVATE) "A" passing through that lot on the plan

Lot 6 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) "B" and RIGHT OF WAY (PRIVATE) "C" on the plan

Fencing provision

~~The owners of the lots on the plan are subject to the fencing provision created and set forth in Scaled Plan No 7189~~

In respect to the lots on the plan the vendor (NOVAK INTERNATIONAL PTY LTD) shall not be required to fence

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



SCHEDULE OF EASEMENTS

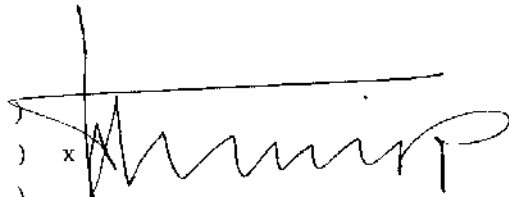
RECORDER OF TITLES

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	Registered Number SP 150770
SUBDIVIDER: NOVAK INTERNATIONAL PTY LTD FOLIO REFERENCE: FR. 7189 - 2	

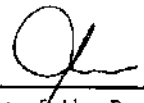
Signed under Section 127 (1) of the Corporations Act 2001 by NOVAK INTERNATIONAL PTY. LTD.
 being the registered proprietors in folio of the Register volume 7189 folio 2 in the presence of-



) x (PAUL NOVAK)
) x (Director/Secretary)

Witness:
 name: *Anna James Robb*
 address: *Level 28 And Place 10 Entab & Brisbane*
 occupation: *Certified Practising Accountant*

EXECUTED by BANK OF WESTERN AUSTRALIA LTD ABN 22 050 494 454 by its duly constituted Attorney under Power of Attorney No. 72/6137 dated 10 April 2001 who has no notice of revocation of such Power of Attorney in the presence of:

BANK OF WESTERN AUSTRALIA LTD
 by its Attorney:


 An Officer of the Bank
 Name (please print): **Alison Madonna Rice**
 C.dec 85558


 Signature **Beverley Lewis**
Manager Operations Team
 Name and Title (please print)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Planning Department
Northern Midlands Council

Received
04/08/2023

Dear Rebecca Green,

Development Application – Additional Information Request – PLN-23-0097

Extension to Shed (Translink SAP) at 2 Hughes Court, Western Junction

Additional information for proposed shed extension at 2 Hughes Court, Western Junction.

- 1. Provide amended plans to demonstrate the offset of the proposed development to the sewer main, if less than 2m a referral will be undertaken to TasWater.***

Please refer to amended plans with dimensions added for the offset between sewer main and the south-eastern wall of the proposed development.

- 2. C2.5.2 Bicycle Parking Numbers to be addressed/shown on amended plans. Table C2.1 requires 1 bicycle space per 5 employees.***

Bicycle parking has been addressed, with plans updated to show parking for 2 bicycles. It is anticipated there will be no more than 10 employees on site at any one time.

- 3. Provide details/amended plans in response to C2.6 Development Standards for Building and Works.***

The proposed shed expansion will be utilised for the manufacturing of concrete panels. The car parking provided addresses/meets the Scheme requirement of 1 space per 200m², with a total floor area of some 1700m², this equates to 9 parking bays. Provision has been made to locate 9 parking bays conveniently at the front of the site for ease of access to office and main shed entries.

- 4. Provide AHD height of the proposed development as the site is subject to the Safeguarding of Airports Code (Airport Obstacle Limitation Area). If development height is not more than 211m AHD, no further requirements, however if higher, provide a written response addressing C16.6.***

Please note the AHD is well under 211m.

- 5. The subject site is located within Area 2 of the Translink Specific Area Plan NOR-S1.0. Amended plans/written planning response is required to demonstrate that the proposed development meets the following provisions:***

- a) NOR-S1.7.2 Setback, as the proposed development is less than 5m to a side boundary the proposal relies on performance criteria P2.***

Received
04/08/2023

P2 - The Translink Avenue setback may be varied if buildings on adjacent properties are at setbacks less than 20m.

There are many precedences in the Translink area of a variation to setbacks, it is also worth noting that those setbacks are really detrimental to smaller blocks and would think that condition is poorly written,

- b) NOR-S1.7.4 Site Coverage A3 requires for the lot size site coverage for buildings and covered storage a maximum of 60% and landscaping minimum 10%. There is no corresponding performance criteria, amended plans are required to demonstrate compliance.***

The proposed development together with the existing panel making shed and office equates to some 1704m², a total site coverage of 48%. Landscaping indicated on the plans equates to some 354m², a total site coverage of the minimum 10%.

- c) NOR-S1.7.5 Open Space and Landscaping requires 3m from an access road to be landscaped to comply with A2. Parking spaces 1 and 4 are of concern in relation to the frontage setback and amended plans are required to demonstrate compliance, whilst still providing for 10 parking spaces.***

d)

As previously stated, the use of the building is for panel making which requires minimal workers but maximum area, we are happy to remove 1 and 4 and increase landscaping accordingly. If that is a condition of permit, we would be comfortable with that.

- e) NOR-S1.7.8 Stormwater requires further information. Council's Works and Infrastructure Department require to address this clause:***

- i) Provide a revised onsite stormwater management plan and design drawings in accordance with the Translink Special Area requirements of the planning scheme.***
- ii) Please provide details of the location of the onsite detention tank and confirm that it is not located under the proposed shed extension.***

Please refer to the drawings for the location of the existing detention tank. Plans confirm that it is not located under the proposed shed.

The size of the tank is 9.6m. x 5.1m. x 1.0m deep but maximum water level is at 720 deep.

We have been told by the client that he has been in touch and you will accept part of the RFI reply, the detention memo is imminent but not with us at this moment, we will send through as soon as it turns up.

If you have any queries, please do not hesitate to contact me,

Yours sincerely,



Todd Wilkin obo of client

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING ASSESSMENT.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE ASSESSMENT IS CONTINUED.

CONFIRM ALL SIZES AND HEIGHTS ON SITE.

DO NOT SCALE OFF PLAN.

THESE DOCUMENTS ARE INTENDED FOR COUNCIL PLANNING APPLICATION ONLY, THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY".

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04/08/2023



wilkin
design

SHED EXTENSION
2 HUGHES CRT WESTERN
JUNCTION TAS 7212

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DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

PROJECT INFORMATION

SHED EXTENSION
2 HUGHES CRT WESTERN JUNCTION TAS 7212

CONTACT

laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

DESIGNER

T. WILKIN
Acc: CC678 X

DATE

4/08/2023

SITE INFORMATION

PID 2774245
TITLE REFERENCE 150770/12
COUNCIL TASMANIAN PLANNING SCHEME
ZONE GENERAL INDUSTRIAL
SOIL CLASS TBC
CLIMATE ZONE 7
WIND CLASSIFICATION TBC
BAL N/A
CORROSION ENVIRONMENT N/A
KNOWN SITE HAZARDS NONE
ALPINE AREA N/A



Received
04/08/2023

ID	REV	NAME
DA01		COVER
DA02		PROJECT INTRODUCTION
DA03		SITE PLAN
DA04		FLOOR PLAN
DA05		ROOF PLAN
DA06		ELEVATIONS
DA07		ELEVATIONS
DA08		3D VIEWS

SATELLITE IMAGERY
1:1000

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]

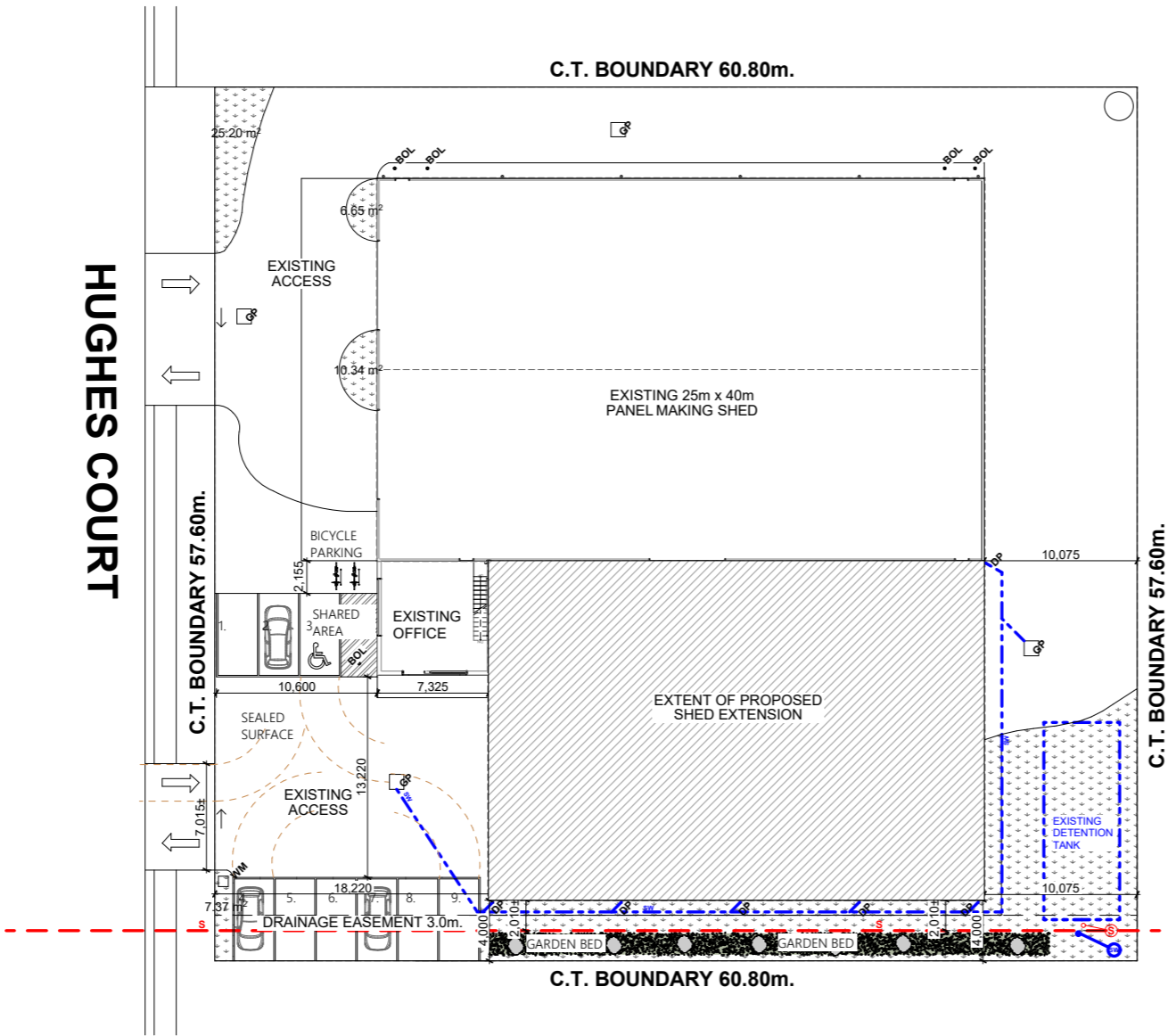


PROJECT SHED EXTENSION 2 HUGHES CRT WESTERN JUNCTION TAS 7212	DATE 4/08/2023	SCALE As shown @ A3	DRAWING TITLE PROJECT INTRODUCTION	NORTH
CLIENT BINC HOLDINGS	CONTACT Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250		DRAWING DA02	
ACCREDITATION NO. CC678X				

SITE LEGEND

DP	Ø90 DOWNPIPE
WM	EXISTING WATERMETER
GP	600x600mm GRATED PIT
S	Ø100 UPVC SEWER
SW	Ø100 UPVC STORMWATER LINE

Received
04/08/2023



2 HUGHES CRT
 PID: 2774245
 TITLE REF: 150770/12
 SITE AREA: 3502m²
 COUNCIL: TASMANIAN PLANNING SCHEME
 ZONE: GENERAL INDUSTRIAL

AREA SCHEDULE

EXISTING PANEL MAKING SHED	1000m ²
EXISTING OFFICE	56.48m ²
PROPOSED SHED EXTENSION	647.72m ²
(TOTAL)	1704.2m²
SITE AREA	3502m²

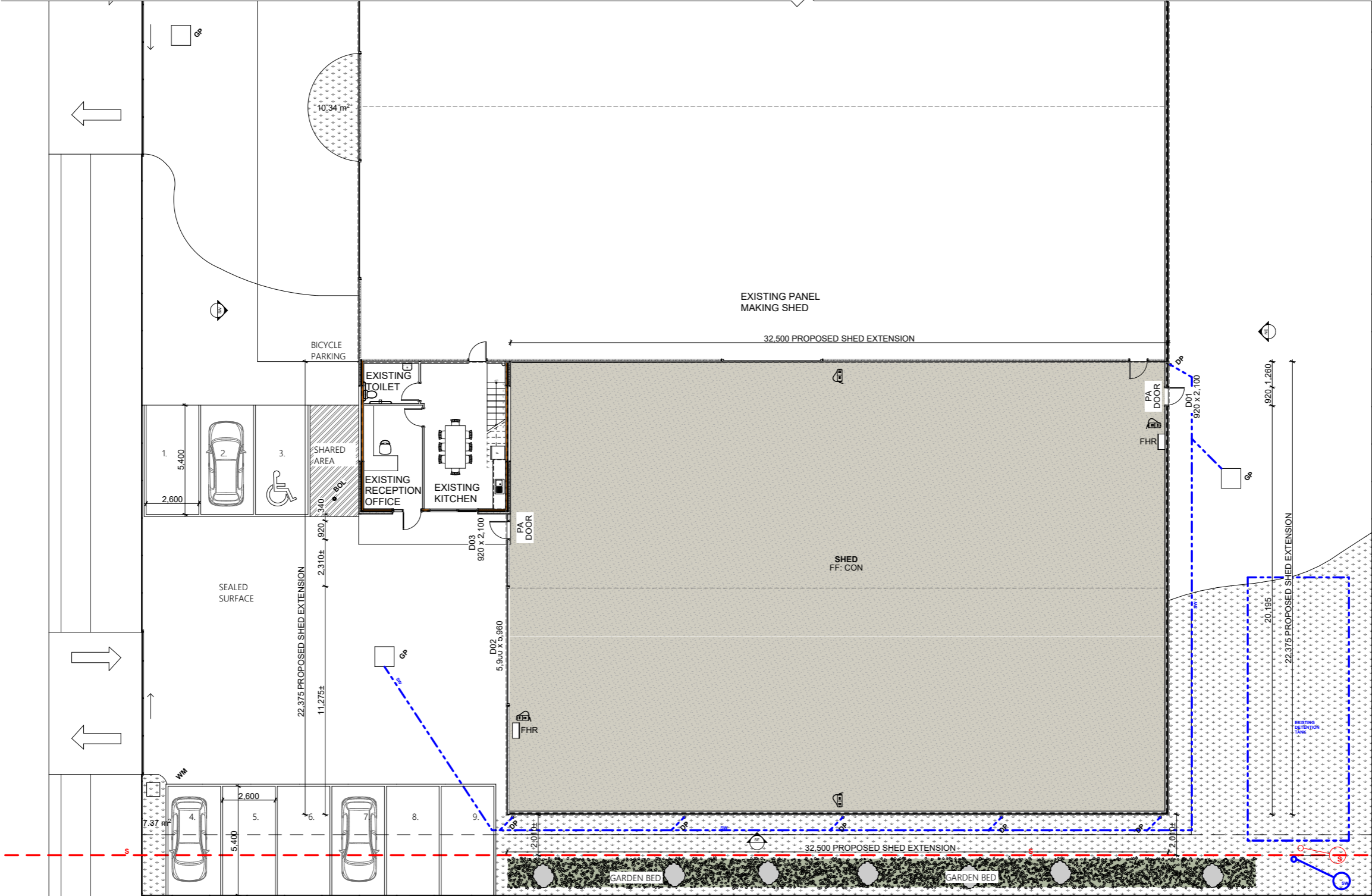
DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



SHED EXTENSION

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
SHED EXTENSION 2 HUGHES CRT WESTERN JUNCTION TAS 7212	4/08/2023	As shown @ A3 1:400	SITE PLAN	
CLIENT	CONTACT		DRAWING	
BINC HOLDINGS	Email: laura@wilkindesign.com.au		DA03	
ACCREDITATION NO.	Phone: 0432 928 361			
CC678X	PO BOX 478 LAUNCESTON, TAS. 7250			

Received
04/08/2023



DEVELOPMENT APPLICATION ONLY
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PROJECT
SHED EXTENSION
2 HUGHES CRT WESTERN
JUNCTION TAS 7212

CLIENT
BINC HOLDINGS
ACCREDITATION NO.
CC678X

DATE
4/08/2023

SCALE
As shown @ A3
1:200

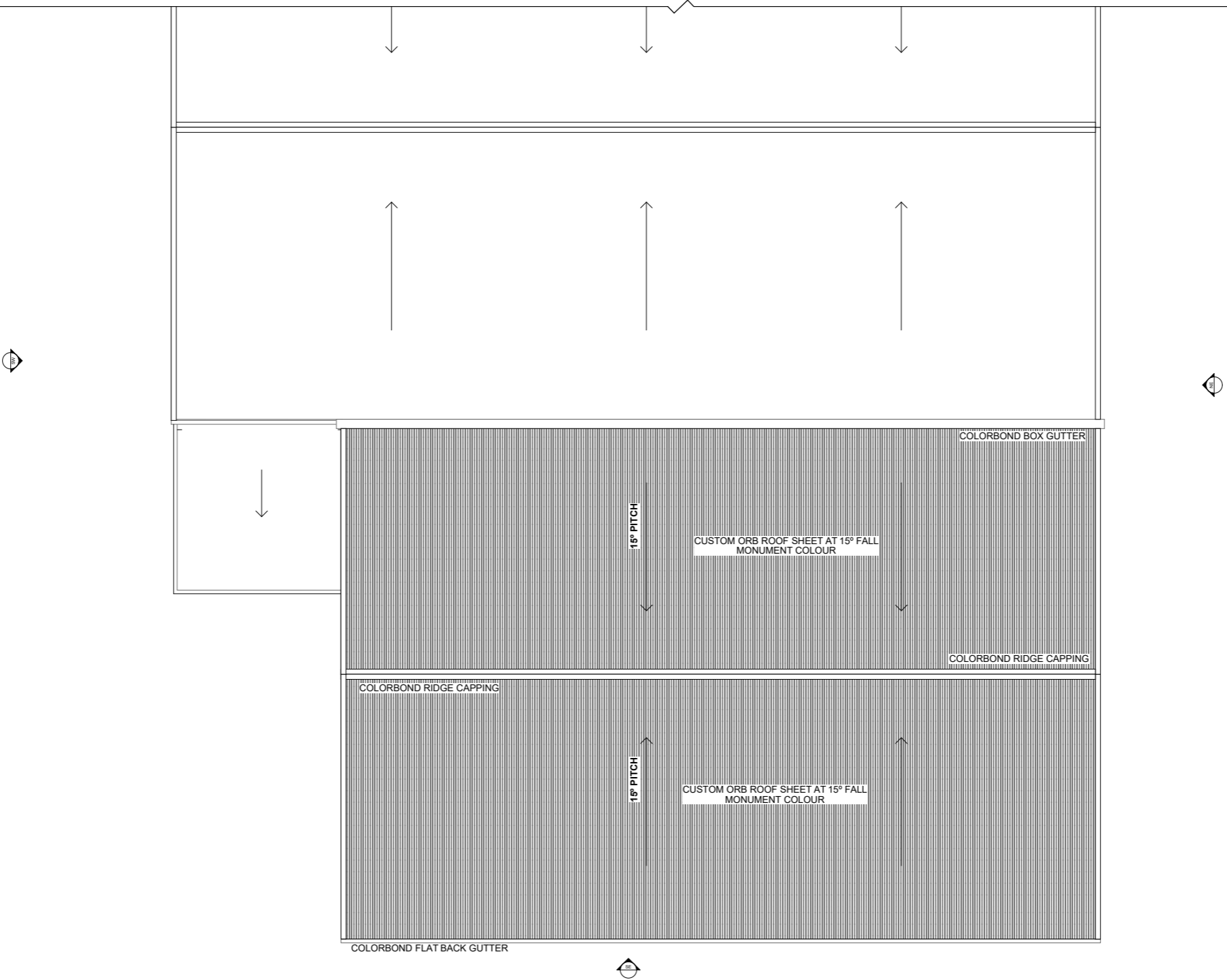
CONTACT
Email: laura@wilkindesign.com.au
Phone: 0432 928 361
PO BOX 478
LAUNCESTON, TAS. 7250

DRAWING TITLE
FLOOR PLAN

DRAWING
DA04

NORTH

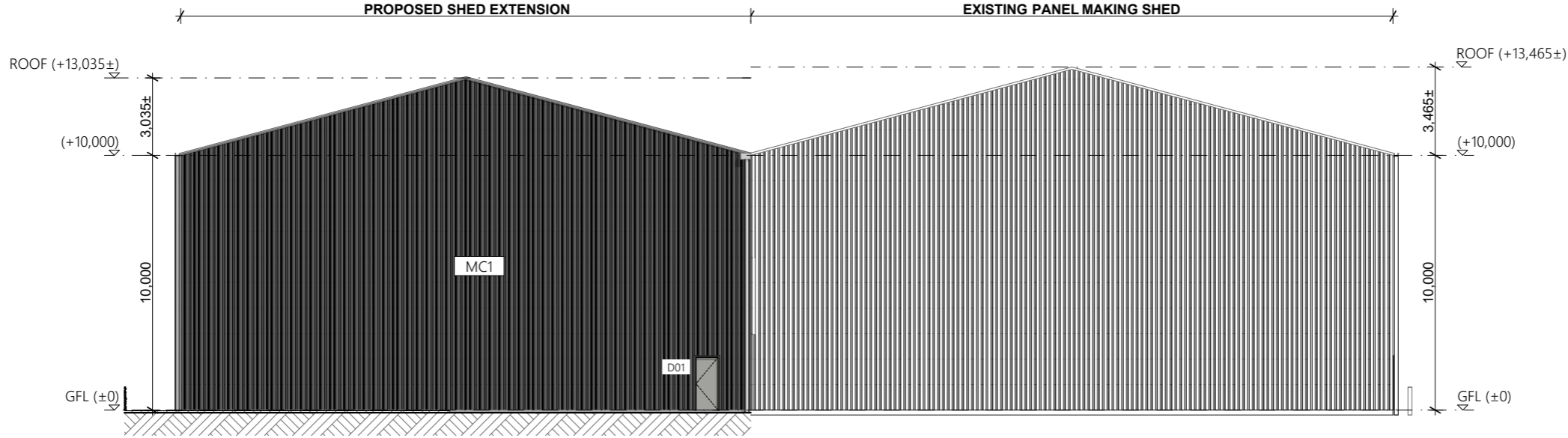
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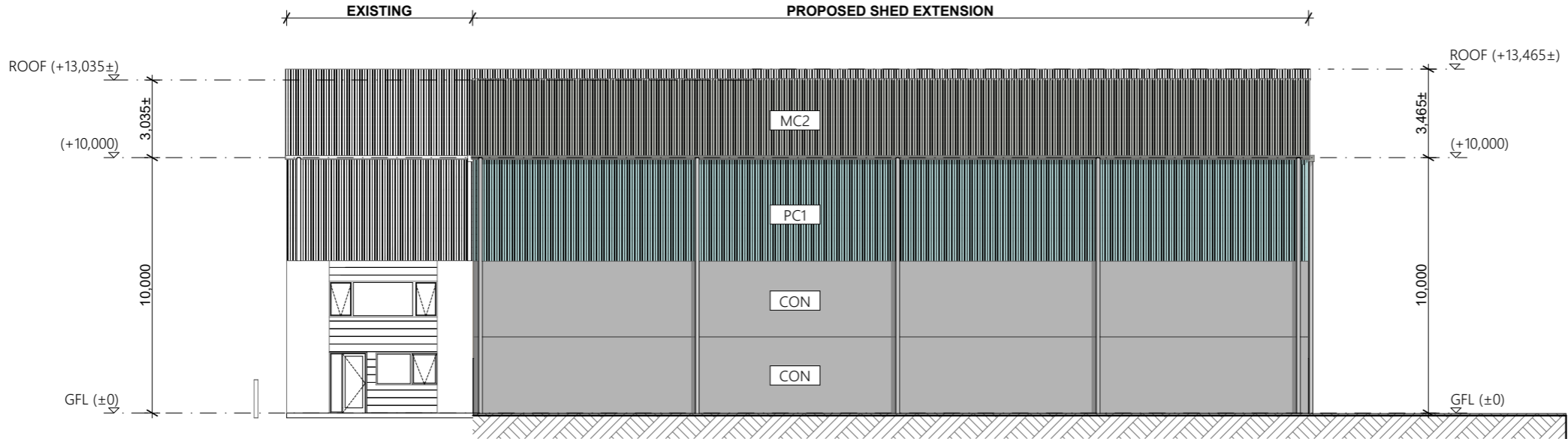
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PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
SHED EXTENSION 2 HUGHES CRT WESTERN JUNCTION TAS 7212	4/08/2023	As shown @ A3 1:200	ROOF PLAN	
CLIENT BINC HOLDINGS ACCREDITATION NO. CC678X	CONTACT Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250		DRAWING DA05	



NORTH EAST ELEVATION
1:200



SOUTH EAST ELEVATION
1:200

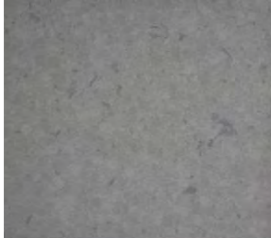
DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



MATERIALS



MC1
LYSAGHT TRIMDEK METAL
CLADDING
COLOUR: TBC



CON
CONCRETE PRE-CAST PANEL



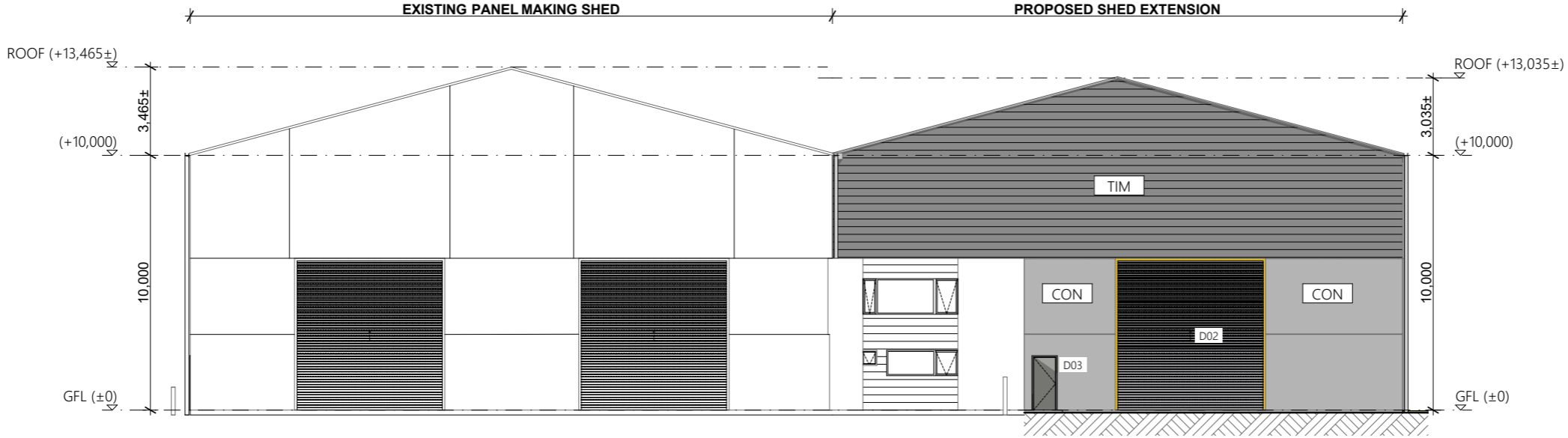
PC1
CLEAR SHEET CLADDING



MC2
LYSAGHT CUSTOM ORB METAL
CLADDING
COLOUR: BASALT

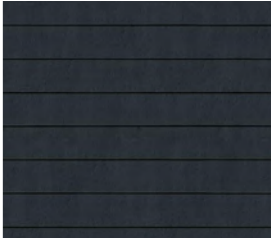
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04/08/2023

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
SHED EXTENSION 2 HUGHES CRT WESTERN JUNCTION TAS 7212	4/08/2023	As shown @ A3 1:200	ELEVATIONS	
CLIENT BINC HOLDINGS ACCREDITATION NO. CC678X	CONTACT Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250		DRAWING DA06	



SOUTH WEST ELEVATION
1:200

MATERIALS

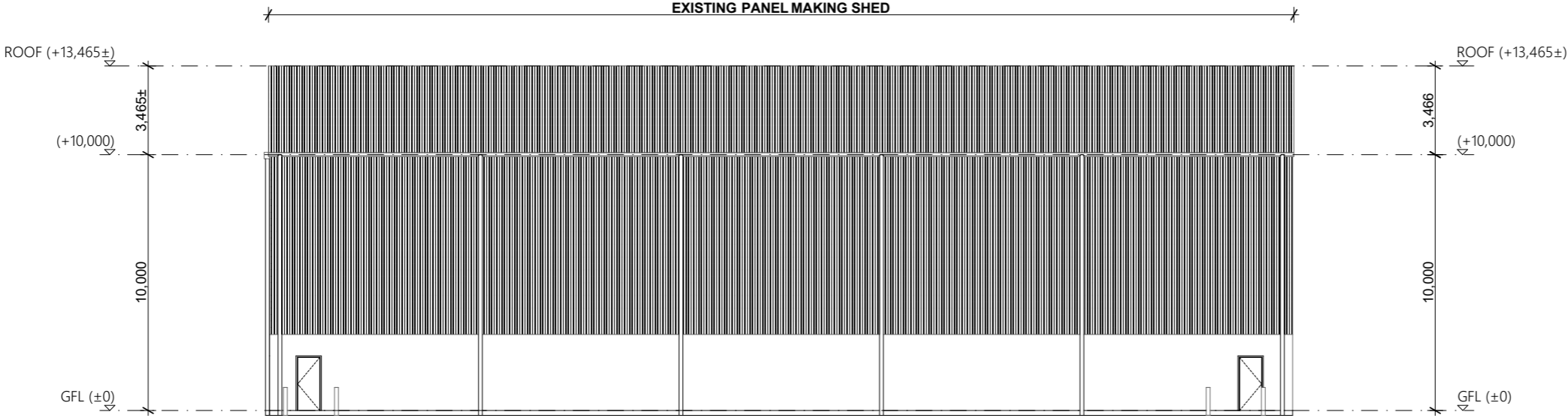


TIM
SHIPLAP SCYON BOARD TO
MATCH EXISTING CLADDING
ON OFFICE (TBC)



CON
CONCRETE PRE-CAST PANEL

Received
04/08/2023



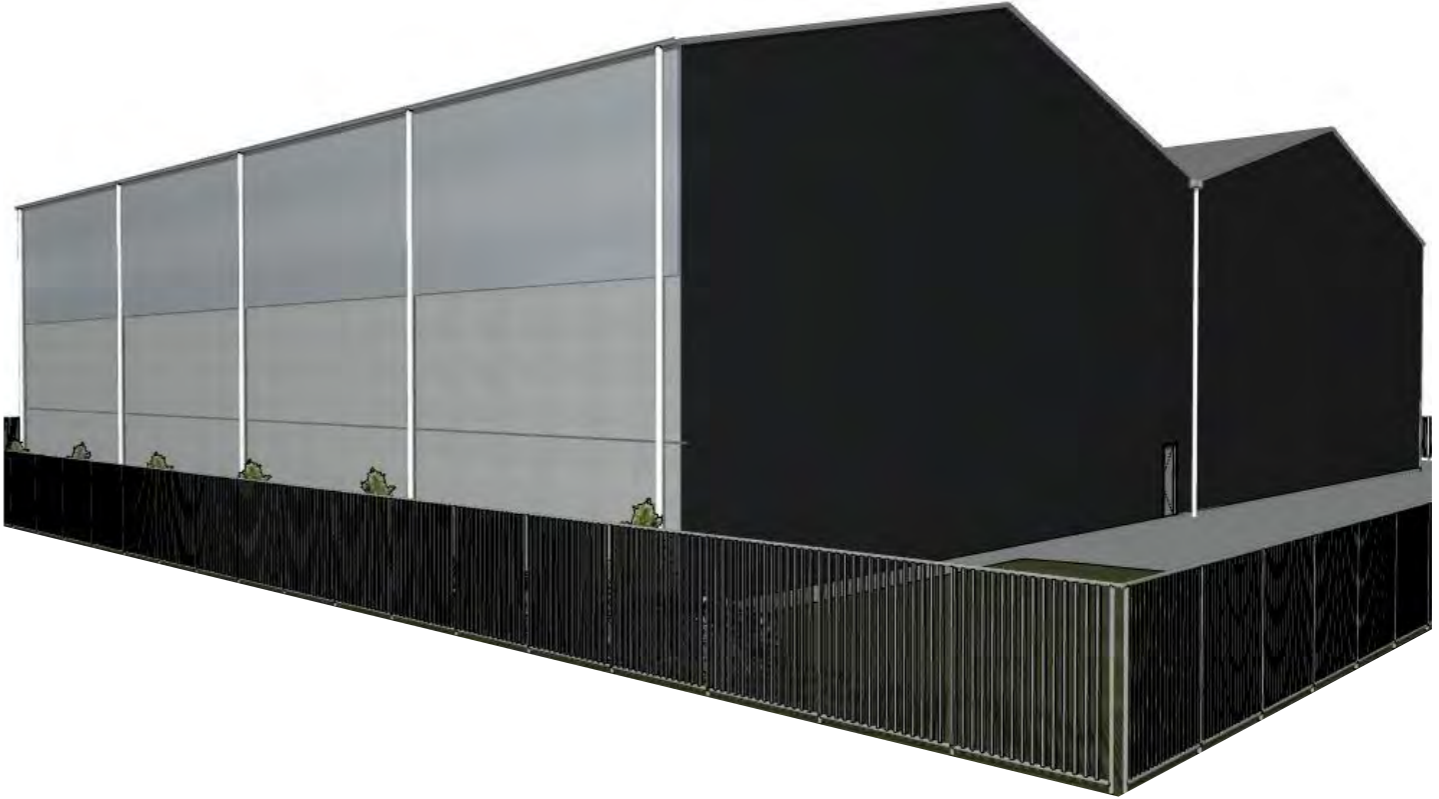
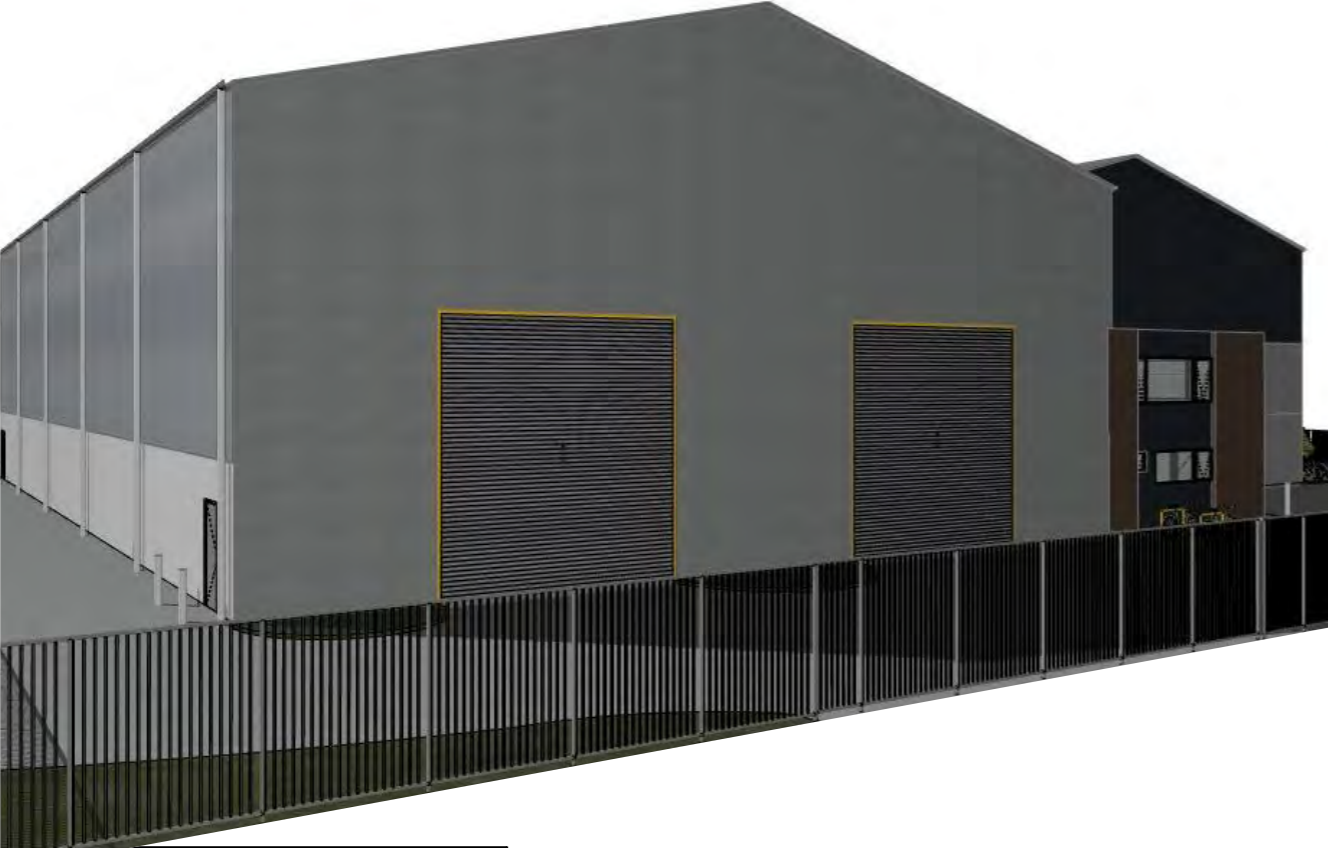
NORTH WEST ELEVATION
1:200

DEVELOPMENT APPLICATION ONLY
[NOT FOR CONSTRUCTION]



PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
SHED EXTENSION 2 HUGHES CRT WESTERN JUNCTION TAS 7212	4/08/2023	As shown @ A3 1:200	ELEVATIONS	
CLIENT BINC HOLDINGS ACCREDITATION NO. CC678X	CONTACT Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250		DRAWING DA07	

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04/08/2023



DEVELOPMENT APPLICATION ONLY
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wilkin
design SHED EXTENSION

PROJECT	DATE	SCALE	DRAWING TITLE	NORTH
SHED EXTENSION 2 HUGHES CRT WESTERN JUNCTION TAS 7212	4/08/2023	As shown @ A3	3D VIEWS	
CLIENT BINC HOLDINGS ACCREDITATION NO. CC678X	CONTACT Email: laura@wilkindesign.com.au Phone: 0432 928 361 PO BOX 478 LAUNCESTON, TAS. 7250		DRAWING DA08	

M E M O R A N D U M

TO:	Wilkin Design	PAGE:	1 of 7
ATTENTION:	Todd Wilkin	DATE:	04.08.2023
PROJECT:	2 Hughes St OSD	PROJECT #:	378
FROM:	Glenn Allen	REFERENCE:	378-M04
FAX OR EMAIL #:	todd@wilkindesign.com.au		
TRANSMITTED BY:	Mail <input type="checkbox"/> , Hand <input type="checkbox"/> , Fax <input type="checkbox"/> , Email <input checked="" type="checkbox"/>		
SUBJECT:	PLN-21-0191 OSD Revision – additional warehouse		

1 BACKGROUND

This memo is provided to address the proposed warehouse extension for the existing development at 2 Hughes Crt Western Junction. Reference should be to the previous design memos 378-M01 and 378-M02 which assessed the design requirements for stormwater discharge to not exceed pre-developed rates. The revised layout is as per Wilkin Designs drawing sheets DA02 - DA08 dated 02.06.2023.

2 RESULTS

The previous WBNM model has been modified to include the new warehouse and carpark extension, which has a roof area of approx. 720 sq.m. The warehouse and additional carpark is to be placed over the existing paved parking surface, with a reduction of landscaped area from approx. 730 sq.m down to 350 sq.m. The on site detention comprises a single large underground tank 9.6m. x 5.1m. x 1.0m. (top of maximum water). It's 720mm (top of water) below finished floor height, with an effective storage volume of 48.96 cu.m. This replaces the previously modelled raintanks to the warehouse and smaller Atlantis OSD. The low flow and overflow outlets are as previously documented.

The revised model is run for the AEP 5% and 1% (approx. 20 year and 100 year events), for a range of bursts from 10 minutes to 2 hours with an increase in the impervious area of the total site from 78.80% to 89.85%. The previous model run for the pre-developed condition (100% pervious, rural losses applied) is compared against the proposed developed condition (entire yard to the underground OSD, pervious landscaped areas treated as indirectly connected areas to the OSD with urban losses applied).

The figures below plot the critical site discharges for the AEP 5% & 1% events for the pre-developed, and revised warehouse plus office footprint developed OSD option.

NTCADS

Northern Territory Civil and Drafting Services

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07/08/2023

Page 1

Figure 1: AEP 5% Pre-Developed Discharge

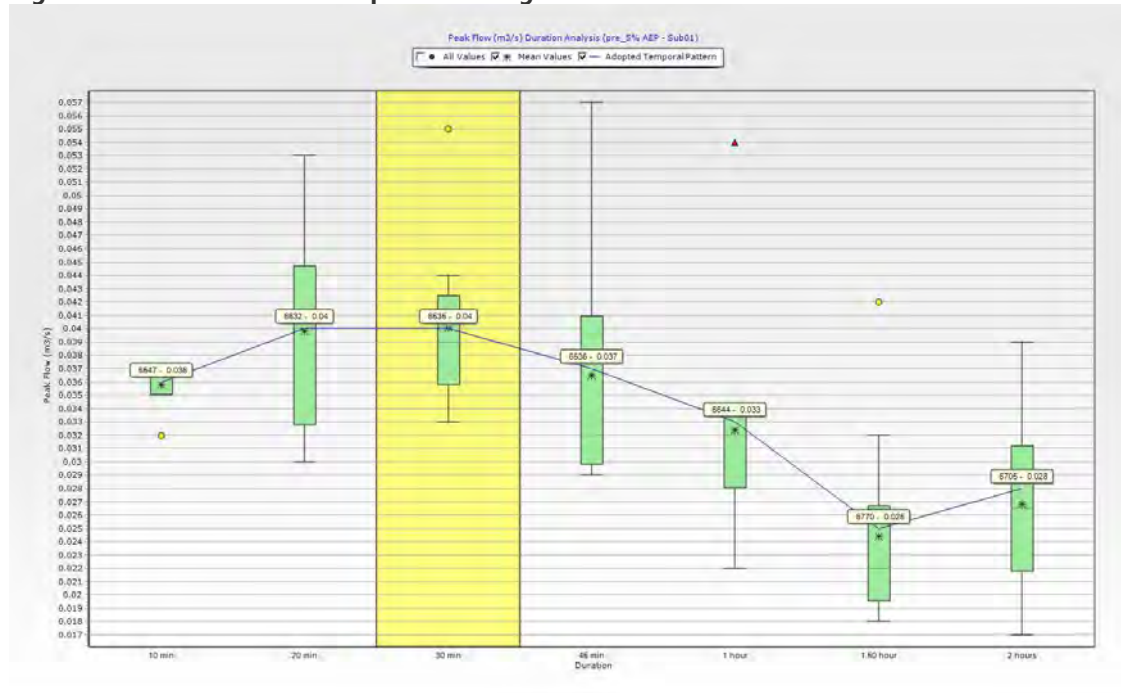
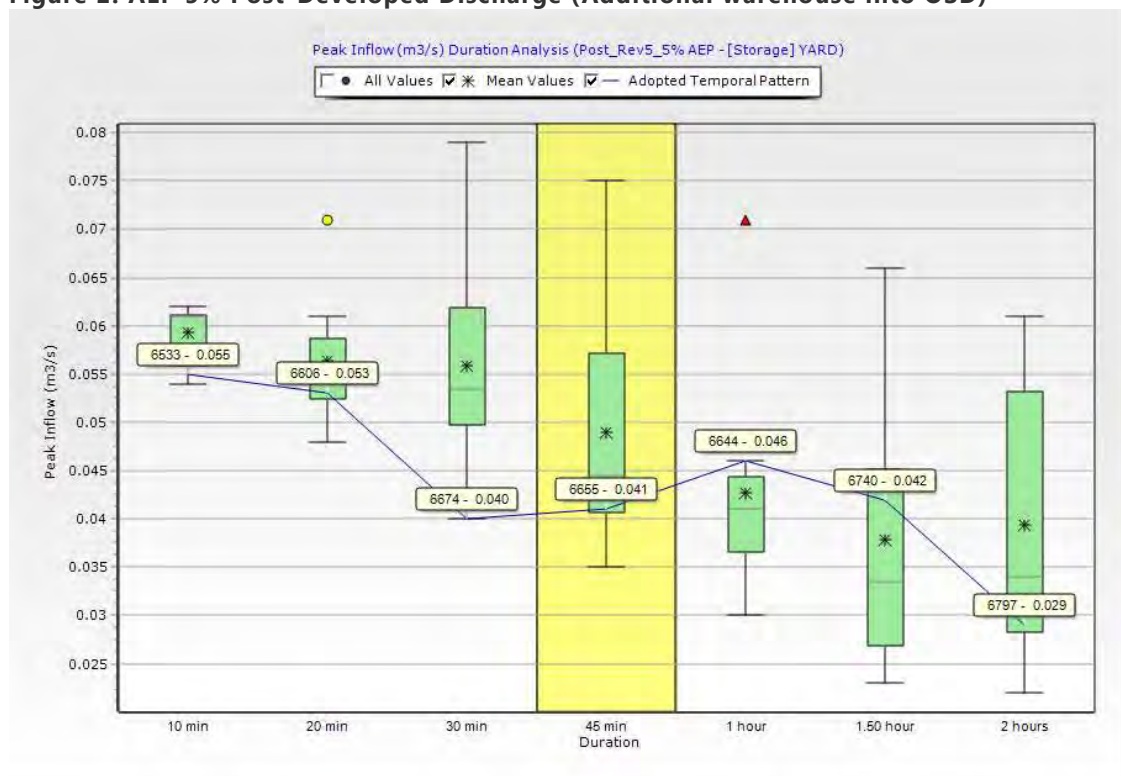


Figure 2: AEP 5% Post-Developed Discharge (Additional warehouse into OSD)



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Figure 3: AEP 5% Post-Developed Discharge From OSD

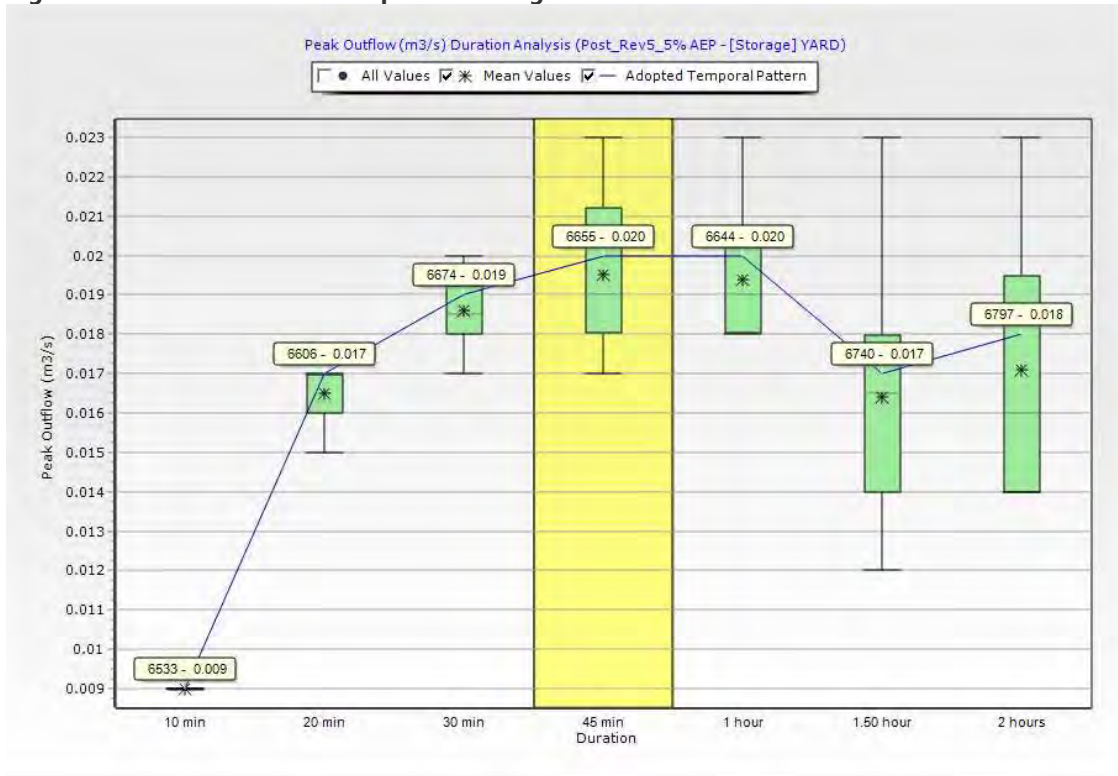
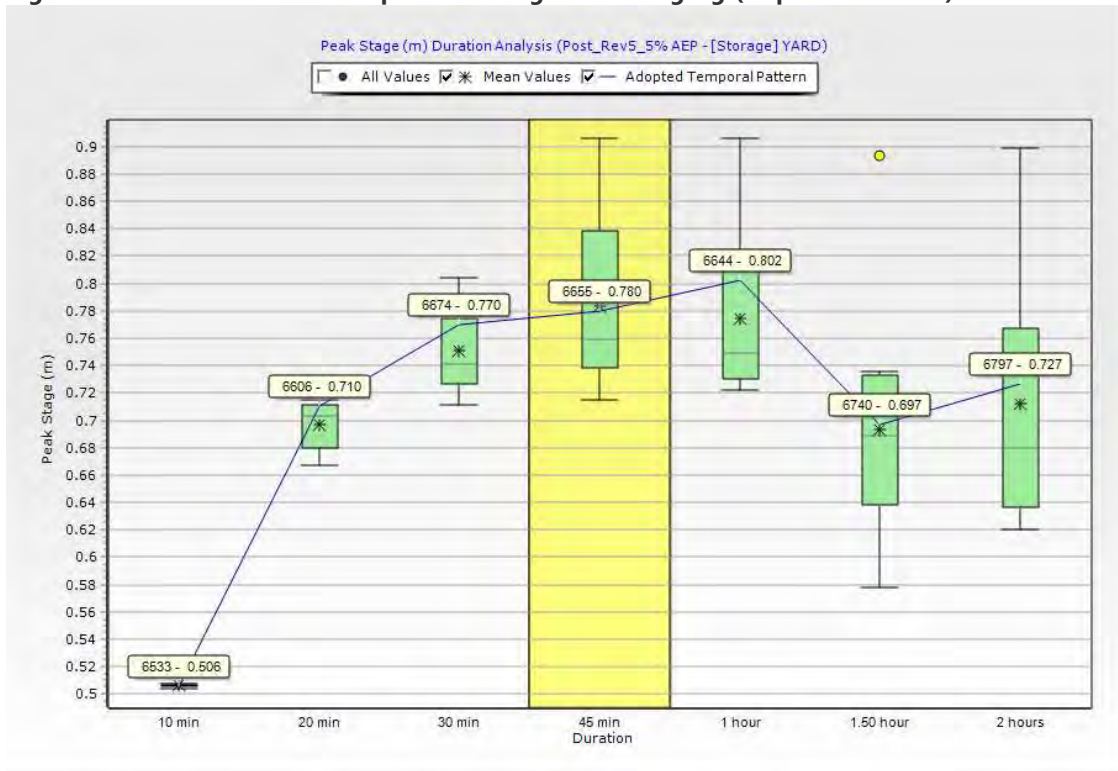
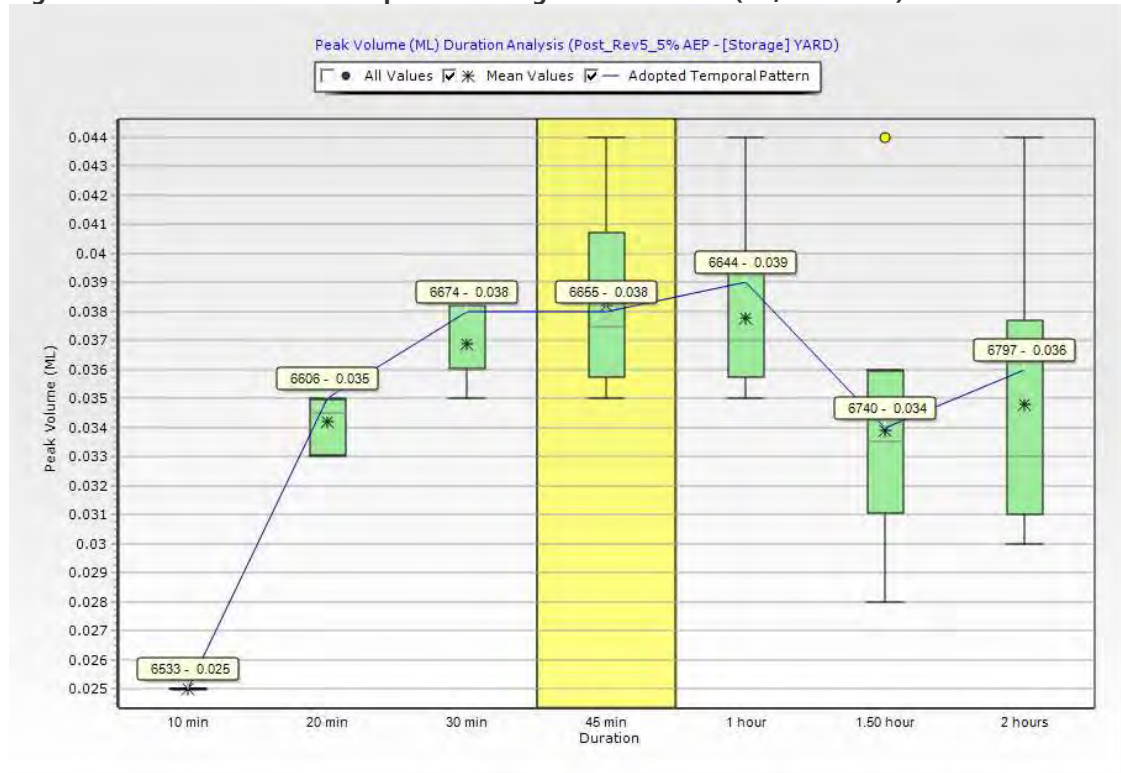


Figure 4: AEP 5% Post-Developed Discharge OSD Staging (depth in metres)



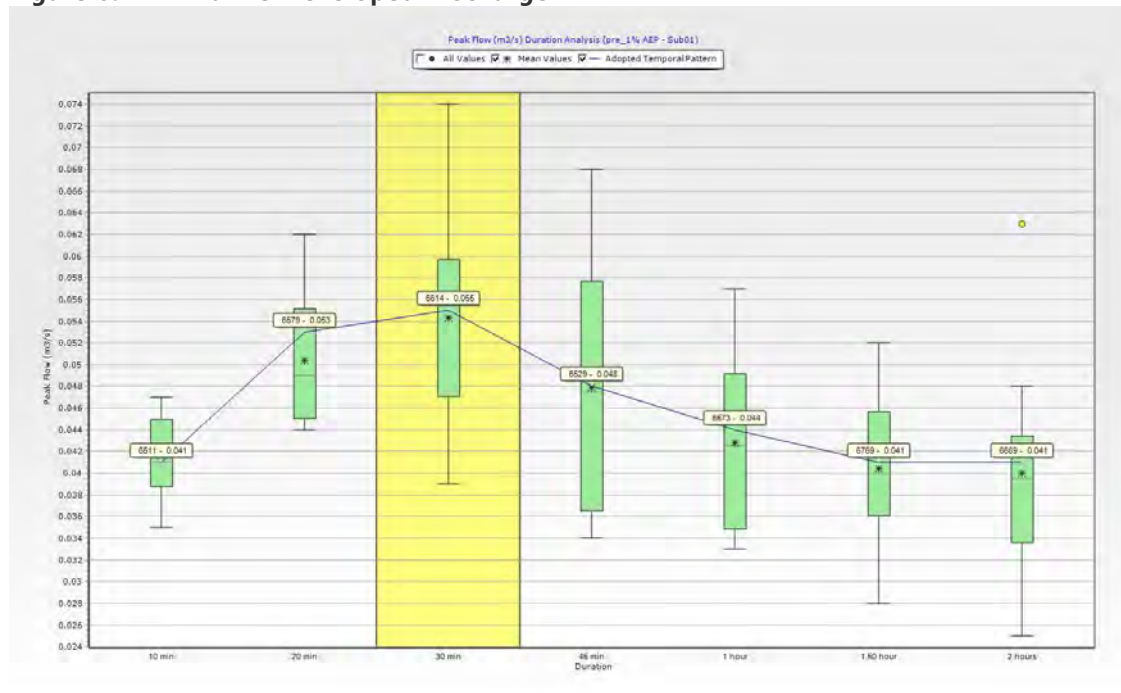
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07/08/2023

Figure 5: AEP 5% Post-Developed Discharge OSD volume (x1,000 cu.m)



For the range of AEP 5% events the approx. 49 cu.m underground storage tank has sufficient capacity to fully contain the warehouse and yard runoff and meet the requirement to not exceed the pre-developed discharge rates. For the 5% AEP range of storms the proposed development is much less than the pre-developed discharge.

Figure 6: AEP 1% Pre-Developed Discharge



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Figure 7: AEP 1% Post-Developed Discharge (Additional warehouse into OSD)

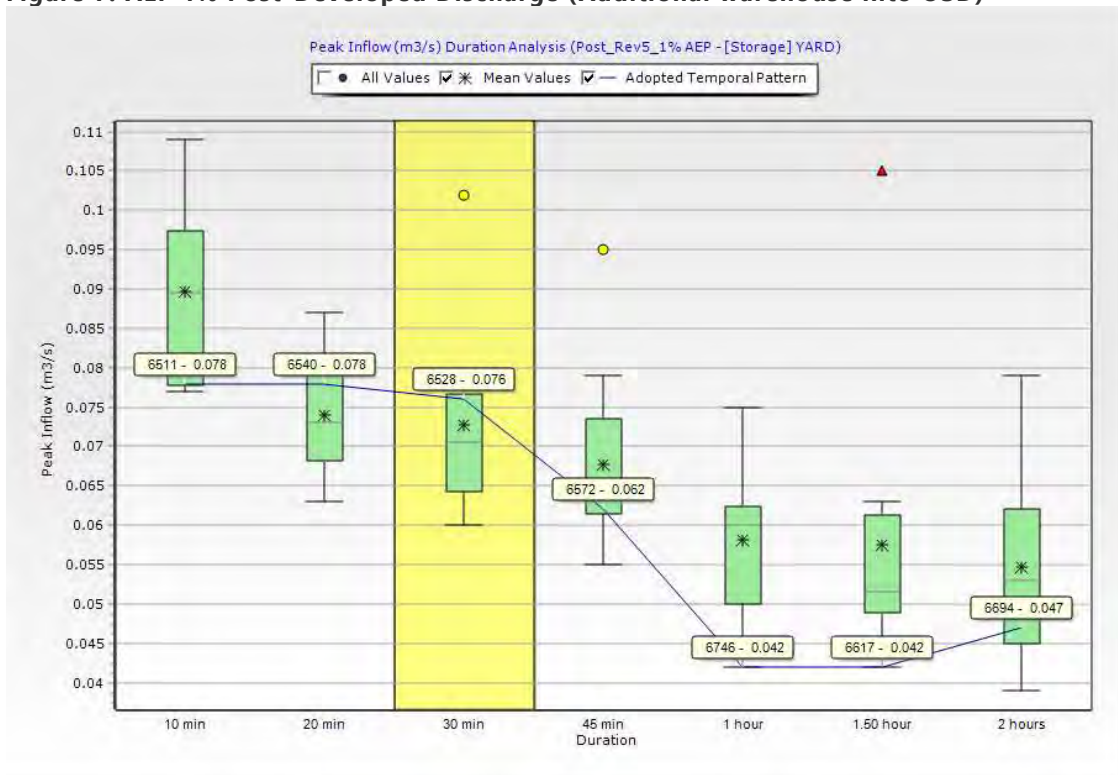
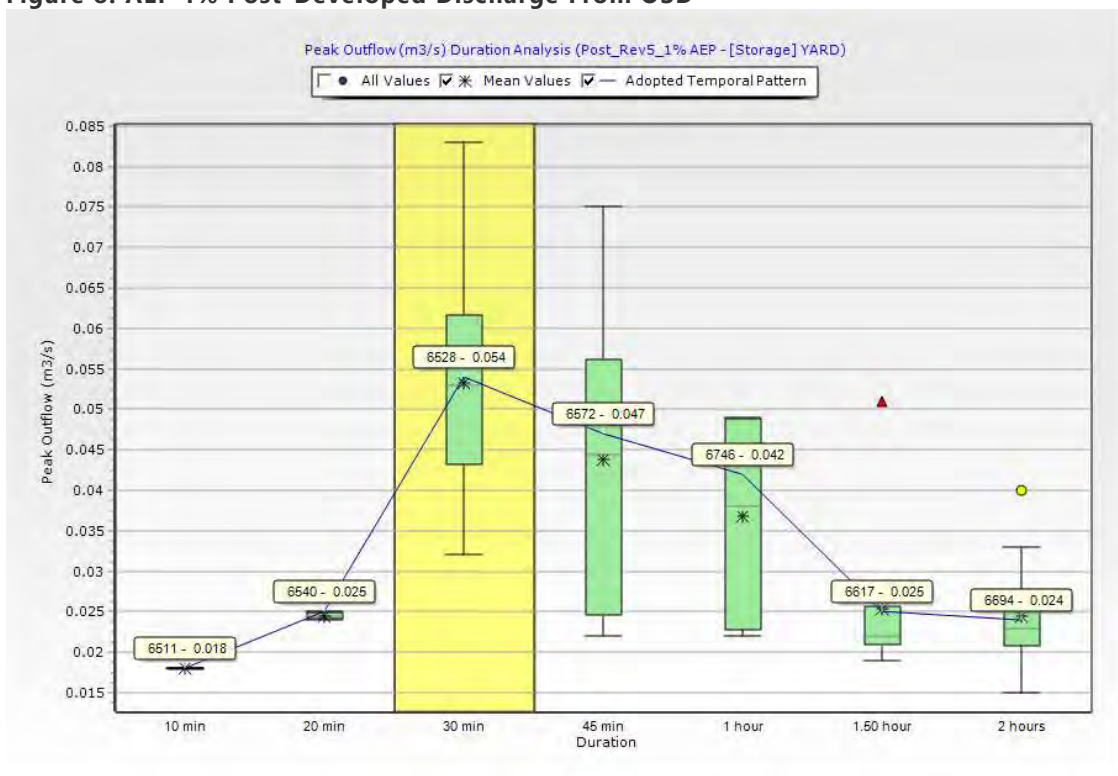


Figure 8: AEP 1% Post-Developed Discharge From OSD



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07/08/2023

Figure 9: AEP 1% Post-Developed Discharge OSD Staging (depth in metres)

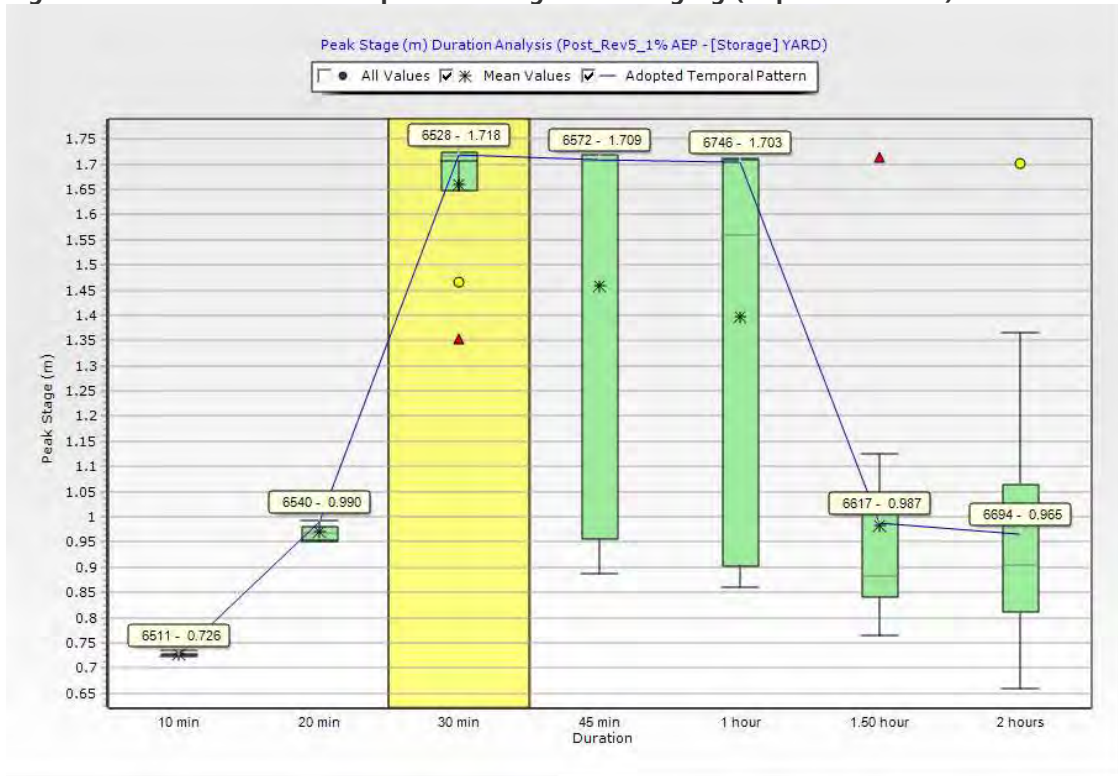
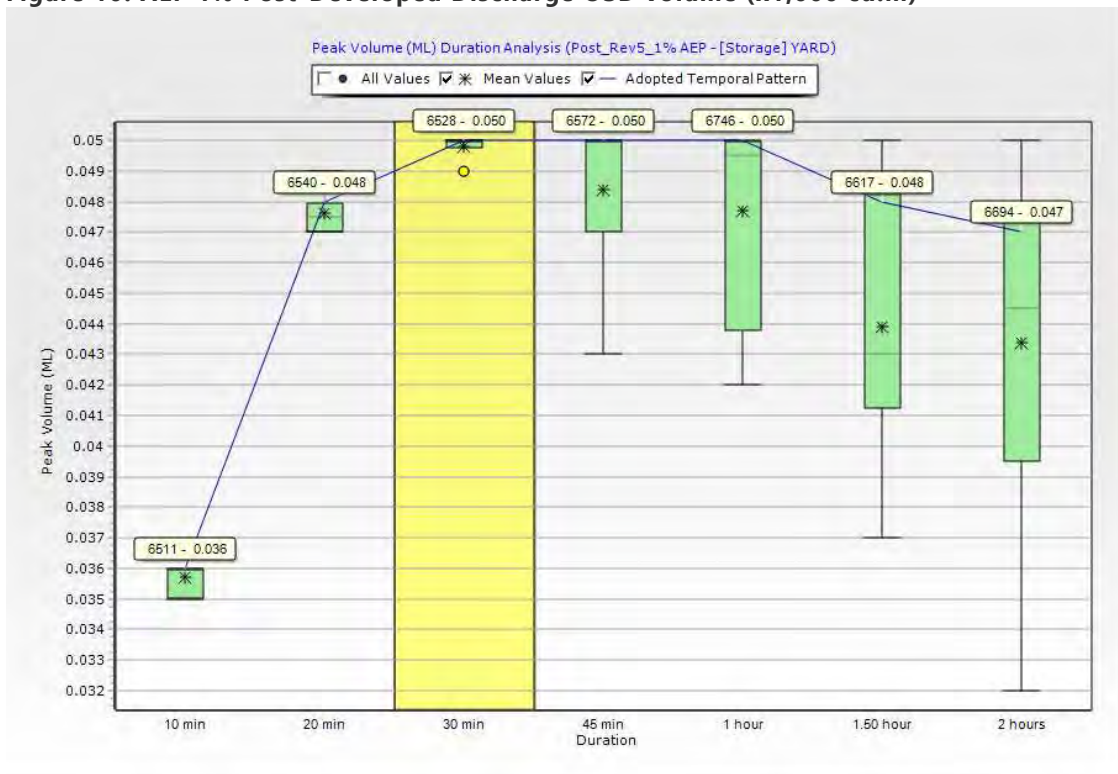


Figure 10: AEP 1% Post-Developed Discharge OSD volume (x1,000 cu.m)



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07/08/2023

For the range of AEP 1% events the approx. 49 cu.m underground storage tank does exceed the pre-developed discharge rates, even when releasing a minor flow during surcharging (overtopping at the access grate of up to 16 litres/sec). For the 1% AEP range of storms the proposed development is slightly less than the pre-developed discharge for these events, and much less generally.

The requirements of the planning scheme with regard to development stormwater discharge are satisfied.

Sincerely,



Glenn Allen

Civil Engineer

Building Services Provider (Engineer, Civil & Hydraulic)

CC7077

Received
07/08/2023

SECS MANAGEMENT PTY LTD

ACN 009 583 537
714 DEVIOT ROAD
DEVIOT TAS 7275

Northern Midlands Council
PO Box 156
LONGFORD TAS 7301

Re: PLN-23-0097

As owners of 17 Johns Street, we wish to make a submission regarding the stormwater discharge from the development at 2 Hughes Court, Western Junction.

As per our submission for 3 Hughes Court, stormwater in this area needs to be addressed before any further development.

We have no objection to the proposed building as such, but we do have an objection to the council continuing to allow private development without doing anything to improve the public stormwater infrastructure in this area. Western Junction ratepayers pay a premium above other ratepayers in the municipality, but the council appears to not want to spend any money improving facilities there.

Yours sincerely



Don & Jennie Jessup
Directors

25/08/23

Elite Concrete Pty Ltd

18 Boral Road

Western Junction

TAS 7212

1st Sept 2023

Dear Sirs/Madam,

Representation received to Planning Application PLN-23-0097 2 Hughes Court Western Junction

I refer to your letter dated 28th August 2023 directed to my agent Todd Wilkin. Todd in turn has forwarded the letter to me for comment.

As part of the planning process we accepted that persons have a right to make representations towards an advertised development. We in turn acknowledge the right to make a reasoned response to their comments.

We note that the representor states "we have no objection to the building as such". Their grievance seems to be an on-going issue with stormwater management and Council as the responsible entity.

As an applicant (through our agent Mr Wilkin) we lodged a valid application for Planning Approval with sufficient information to allow the Planning Authority to advertise such. We also note that the application relates to a lot which by all accounts was approved under the provisions of the Translink Special Area Plan (SAP), and as such is compliant with the provisions of the said SAP.

Council has powers and responsibility for stormwater management under the Drainage Act, not the Planning Act. If the representor has issues with Council's management of stormwater they need to address these issues using the appropriate legislation. To raise these matters here is unreasonable and not related the development under consideration.

In support of Council, it is not true to say they are not managing stormwater in this area. Very recently the Council purchased land to expand stormwater detention basins in the area. Extensive works were also carried out as part of the Evandale Main Road widening project which will increase stormwater capacity and assist stormwater management in the precinct.

Council's letter offers a mediation session. We will request such a session be held, provided it does not hold up the application from being considered at the Council meeting of 18th Sept. We reserve the right to attend such a mediation in the company of a professional representative who may assist in presenting our case.

Yours faithfully,

Ben Iles

Director Elite Concrete Pty Ltd

PLANNING APPLICATION Proposal

Description of proposal: 2 Lot Subdivision

.....
.....
.....
.....
.....

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 141 Perth Mill Road, Western Junction

.....

CT no: 134004/1

Estimated cost of project \$..... *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? Yes / No
If yes – main building is used as Saw Mill

If variation to Planning Scheme provisions requested, justification to be provided:

.....
.....
.....
.....
.....

(attach additional sheets if necessary)

Is any signage required?
(if yes, provide details)



Planning Report

141 Perth Mill Road, Western Junction

51289AD | 13/07/2023



Table of Contents

1. Introduction/Context.....	4
1.1. The Land.....	4
1.2. Existing Development	4
1.3. Natural Values.....	5
3. Planning Assessment	6
3.2 Zone Standards – Rural	7
3.3 Codes.....	10
Conclusion	12
Contact	13

PDA Contributors

Planning	Allan Brooks	13/07/2023
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Revision History

Revision	Description	Date
1	First Issue	13/07/2023

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EXECUTIVE SUMMARY

Council approval is sought for 2 lot subdivision of land at 141 Perth Mill Road, Western Junction (CT 134004/1).

A permit is sought in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993* and Clause 6.8.1 (b) of the *Tasmanian Planning Scheme - Northern Midlands*

Development Details:

Property Address	141 Perth Mill Road, Western Junction
Proposal	2 Lot Subdivision
Land Area	33.6ha

CT	134004/1
PID	6394901
Planning Ordinance	Tasmanian Planning Scheme - Northern Midlands
Land Zoning	Rural
Specific Areas Plans	N/A
Code Overlays	Bushfire Prone Area

1. Introduction/Context

Council approval is sought for a 2 lot subdivision at 141 Perth Mill Road, Western Junction (CT 134004/1). In support of the proposal the following associated documents have been provided in conjunction with this planning assessment:

- Subdivision Proposal Plan
- Completed Development Application Form
- Copy of Title
- Bushfire Report

1.1. The Land

The land is location of the sawmill at the south of the site and contains woodland at the north of the site.



Figure 1. Existing aerial image of the subject land (LISTmap, 2023)

1.2. Existing Development

The site is has an existing sawmill onsite.

3. Planning Assessment

This current proposal for 2 lot Subdivision has been developed in accordance with the *Tasmanian Planning Scheme – Northern Midlands*.

3.1 Zoning

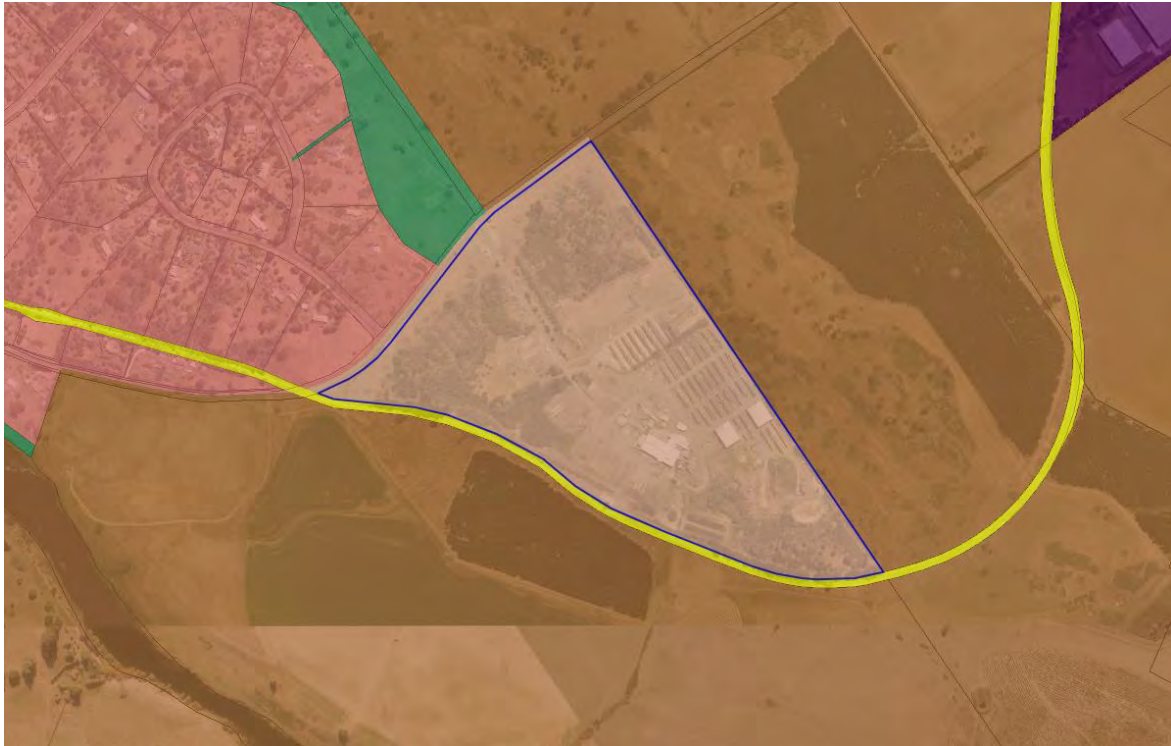


Figure 3. Zoning identification of the subject land and surrounds (LISTmap, 2022)

The subject land is located within the Rural Zone. The site is surrounded by Agricultural land outside of land to the west which is zoned low density.

3.2 Zone Standards – Rural

20.5 Development standards for Subdivision

20.5.1 Lot design

Objective:

To provide for subdivision that:

- a) relates to public use, irrigation infrastructure or Utilities; and
- b) protects the long term productivity capacity of agricultural land.

Acceptable Solutions	Performance Criteria
<p>A1 Each lot, or a lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> a) be required for public use by the crown, a council or state authority; b) be required for the provisions of Utilities or irrigation infrastructure; c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or d) be not less than 40ha with a frontage no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2 	<p>P1 Each lot, or lot proposed in a plan of subdivision, must:</p> <ul style="list-style-type: none"> a) have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that: <ul style="list-style-type: none"> i. requires the rural location for operational reasons; ii. minimises the conversion of agricultural land for a non-agricultural use; iii. minimises adverse impacts on non-sensitive uses on adjoining properties; and iv. is appropriate for a rural location; or b) Be for the excision of a dwelling or visitor accommodation that satisfies all of the following: <ul style="list-style-type: none"> i. The balance lot provides for suitable operation of a Resource Development use, having regard to: <ul style="list-style-type: none"> a. Not materially diminishing the agricultural productivity of the land; b. The capacity of the balance lot for productive agricultural use; and c. Any topographical constraints to agricultural use; ii. An agreement under section 71 of the Act is entered into and registered on the title preventing future Residential

	<p>use if there is no dwelling on the balance lot;</p> <ul style="list-style-type: none"> iii. Any existing buildings for a sensitive use must meet the setback required by clauses 20.4.2 A2 or P2 in relation to setbacks to new boundaries; and iv. It is demonstrated that the new lot will not unreasonable confined or restrain the operation of any adjoining site used for agricultural use; and <p>c) Be provided with a frontage or legal connection to a road by right of carriageway, that is sufficient for the intended use, having regard to :</p> <ul style="list-style-type: none"> i. The number of other lots which have the land subject to the right of carriageway as their sole or principal means of access ii. The topography of the site; iii. The functionality and useability of the frontage; iv. The anticipated nature of vehicles likely to access the site; v. The ability to manoeuvre vehicles on the site vi. The ability for emergency services to access the site; and vii. The pattern of development existing on established properties in the area.
--	---

Comment:

P1 (a) is met: The proposed subdivision will create a new lot containing the existing sawmill on lot 1 and the remaining rural resource land on lot 2. The proposed subdivision will not diminish the rural land as it contains all of the land outside of the sawmill use. The Proposed lot is large enough to contain use for rural purposes.

Acceptable Solutions

Performance Criteria

A2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from boundary of the lot to a road in accordance with the requirements of the road authority.

P2

Each lot, or proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- a) The topography of the site;
- b) The distance between the lot or building area and the carriageway;
- c) The nature of the road and the traffic, including pedestrians; and
- d) The pattern of development existing on established properties in the area.

Comment:

A1 is met: Each lot will have vehicular access from the boundary to the requirements of the road authority.

3.3 Codes



Figure 4. Scheme Overlay identification of the subject land and surrounds (LISTmap, 2023)

Code	Comments:
C1.0 Signs Code	N/a
C2.0 Parking and Sustainable Transport Code	As this Code is relevant to this proposal, an assessment is provided below
C3.0 Road and Railway Assets Code	N/A
C4.0 Electricity Transmission Infrastructure Protection Code	N/A

C5.0 Telecommunications Code	N/A
C6.0 Local Historic Heritage Code	N/A
C7.0 Natural Assets Code	N/A
C8.0 Scenic Protection Code	N/A
C9.0 Attenuation Code	N/A
C10.0 Coastal Erosion Hazard Code	N/A
C11.0 Coastal Inundation Hazard Code	N/A
C12.0 Flood-Prone Areas Hazard Code	N/A
C13.0 Bushfire-Prone Areas Code	As this code is relevant to this proposal, please see attached bushfire report.
C14.0 Potentially Contaminated Land Code	N/A
C15.0 Landslip Hazard Code	N/A
C16.0 Safeguarding of Airports Code	N/A

C2.0 Parking and Sustainable Transport Code

C2.6.7 Development Standards

C2.6.3 Number of accesses for vehicles

Objective:

That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and
- (c) the number of accesses minimise impacts on the streetscape.

Acceptable Solutions

A1

The number of accesses provided for each frontage must:

- (a) be no more than 1; or
 - (b) no more than the existing number of accesses,
- whichever is the greater.

Response:

A1 is met: Each lot has no more than one vehicle access point per road frontage

Conclusion

The planning assessment and supporting documentation provided demonstrate that the development proposal for 2 lot subdivision at 141 Perth Mill Road, Western Junction meets all applicable requirements of the Tasmanian Planning Scheme – Northern Midlands.

Yours faithfully,



Allan Brooks
PDA Surveyors, Engineers and Planners

Contact

For any enquiries, please contact one of our offices:

HOBART

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WALTER SURVEYS

A: 127 Bathurst Street, Hobart, TAS 7000 (Civil Site Surveying and Machine Control)

P: 0419 532 669 (Tom Walter)

E: tom.walter@waltersurveys.com.au

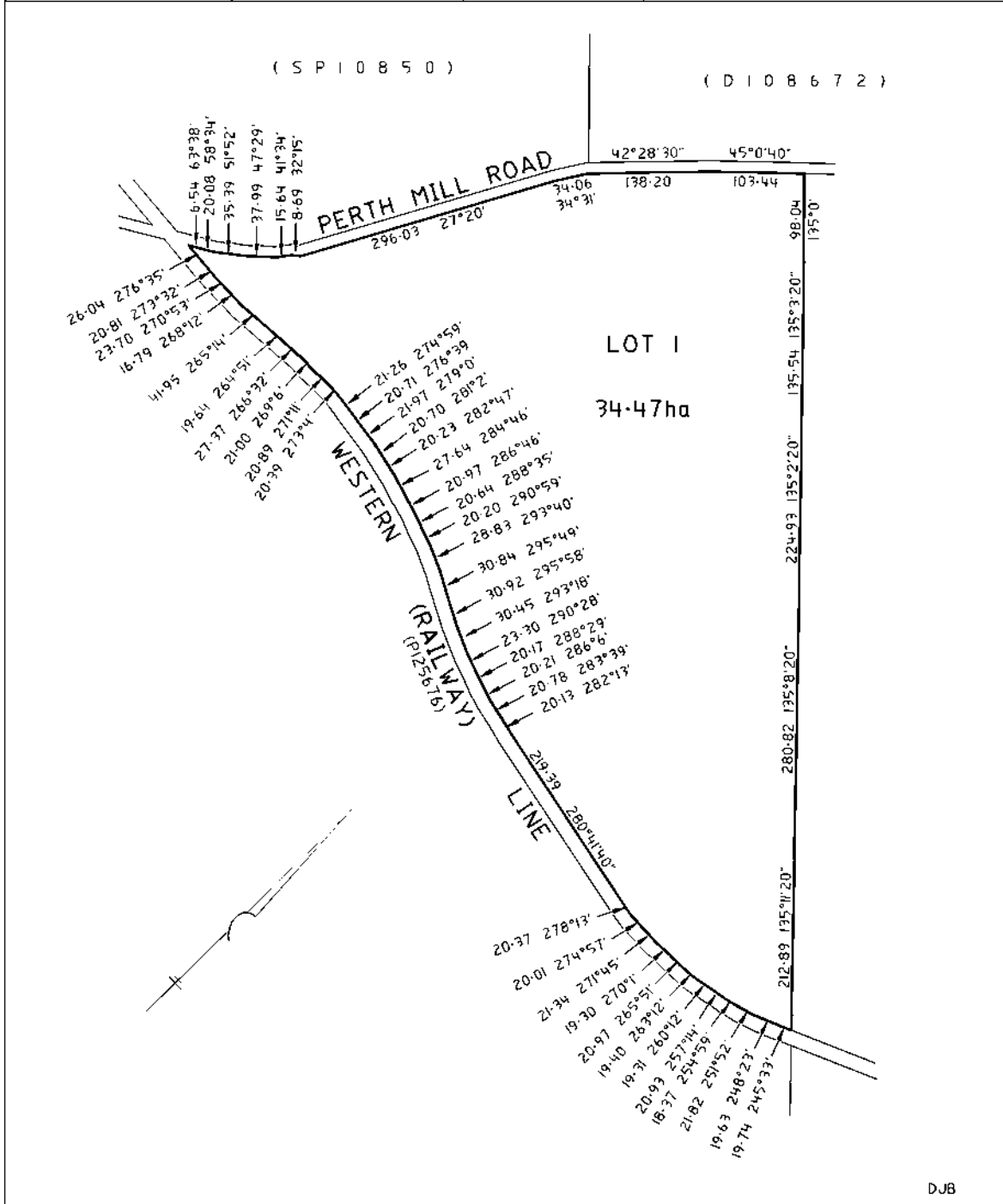


FOLIO PLAN
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER LT ACT 1980		PLAN OF TITLE		Registered Number	
FOLIO REFERENCE Y19321				P.134004	
GRANTEE		LOCATION		APPROVED 17 MAY 2000	
PART OF (1921-0-0). GRANTED TO ROBERT CAMPBELL		CORNWALL - PERTH		<i>Alice Kawa</i> Recorder of Titles	
		FIRST SURVEY PLAN No. 97/66 DO			
		COMPILED BY LDRB			
		SCALE 1: 4000		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 123 (5039-15,25)	LAST UPI No 4700409	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		





RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 134004	FOLIO 1
EDITION 4	DATE OF ISSUE 27-Jun-2022

SEARCH DATE : 17-Jul-2023

SEARCH TIME : 12.25 PM

DESCRIPTION OF LAND

Parish of PERTH, Land District of CORNWALL
 Lot 1 on Plan 134004
 Derivation : Part of 1321 acres, Granted to Robert Campbell
 Derived from Y19321

SCHEDULE 1

M924278 TRANSFER to WESTERN JUNCTION SAWMILL PTY LTD
 Registered 27-Jun-2022 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 M937892 MORTGAGE to Australian Sustainable Hardwoods Pty Ltd
 Registered 27-Jun-2022 at 12.02 PM
 M923872 LEASE to ARTEC AUSTRALIA PTY LTD of a leasehold
 estate for the term of 10 years from 01-Oct-2021 (of
 that part of the said land shown as Lot 2 on on the
 Plan annexed to the said Lease) Registered
 27-Jun-2022 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



LEGEND

- Title Boundary/Proposed Boundary
- Neighbouring Boundary
- Easement
- Water Main
- Water Connection

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

Council: Northern Midlands Council
Planning Scheme: Tasmanian Planning Scheme - Northern Midlands
Zone: Rural

SURVEYOR	n/a	GEOCIVIL	n/a
DRAWN	AB	CHECKED	JD
DATE	17 August 2023		

ADDRESS: 141 Perth Mill Road
TITLE: 134004/1
OWNER: Scott Douglas



PDA
 SURVEYORS, ENGINEERS & PLANNERS

3/23 Brisbane Street,
 Launceston, Tasmania, 7250
 PHONE: +61 03 6331 4099
 FAX: +61 03 6334 3098
 EMAIL: pda.ltrn@pda.com.au
 www.pda.com.au
 Also at: Hobart, Burnie,
 Devonport & Kingston

SCALE	PAPER
1: 4000	(A3)
JOB NUMBER	DRAWING
51289	P02



3/23 Brisbane Street
Launceston, Tasmania 7250
Phone (03) 6331 4099

Received
28/07/2023
ABN 71 217 806 325
pda.ltn@pda.com.au
www.pda.com.au

Our Ref: 51289

Date: 28/07/2023

Dear Sir or Madam,

Re: Development Application - 141 Perth Mill Road, Western Junction

Per the RFI dated 20/7/2023 the Scenic Protect Area and Attenuation Code apply please see response to the applicable codes below.

C8.6 Development Standards for Buildings and Works

C8.6.1 Development within a scenic protection area

Objective:

That:

- a) Destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and
- b) Buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area.

Acceptable Solutions

A1

Buildings or works, including destruction of vegetation, within a scenic protection area must:

- a) Be on land not less than 50m in elevation below a skyline; and
- b) Not total more than 500m² in extent.

Comment:

A1 is met as the works being on land higher than 50m in elevation and does not total more than 500m² in extent.

C9.6 Development Standards for Subdivision

C9.6.1 Lot Design

HOBART:

C.M. Terry, BSurv (Tas.), M.SSSI (Director)
H. Clement, BSurv (Tas.), M.SSSI (Director)
M.S.G. Denholm, BGeom (Tas.), M.SSSI (Director)
T.W. Walter, Dip. Surv & Map (Director)
M. Westerberg, M.E.M., M.I.E. AUST., C.P.ENG. (Director)
D. Panton, B.E. F.I.E. AUST., C.P.ENG. (Consultant)
A. Collins, Ad. Dip. Surv & Map, (Senior Associate)

KINGSTON:

A.P. (Lex) McIndoe, BSurv (Tas.), M.SSSI (Consultant)
M.M. Stratton, BSurvSpSc, GradDiplLandSurv (Tas.) (Associate)

LAUNCESTON:

L.H. Kiely, Ad. Dip. Civil Eng, Cert IV I.T. (Senior Associate)
J.W. Dent, OAM, B. Surv (Tas.), M.SSSI (Consultant)

BURNIE/DEVONPORT:

A.W. Eberhardt, BGeom (Tas.), M.SSSI (Director)

OFFICES ALSO AT:

- 6 Queen St, Burnie, TAS 7320 (03) 6431 4400
- 77 Gunn St, Devonport, TAS 7310 (03) 6423 6875
- 127 Bathurst St, Hobart, TAS 7000 (03) 6234 3217
- 6 Freeman St, Kingston, TAS 7050 (03) 6229 2131
- 10/16 Main Rd, Huonville, TAS 7109 (03) 6264 1277
- 3 Franklin St, Swansea, TAS 7190 (03) 6130 9099

Received
28/07/2023

<p>Objective: To provide for subdivision so that a lot intended for a sensitive use;</p> <ul style="list-style-type: none"> a) Is located to avoid and activity with potential to cause emissions and enable appropriate level of amenity; and b) Does not conflict with, interfere with or constrain an existing activity with potential to cause emissions. 	
<p>Acceptable Solutions</p>	<p>Performance Criteria</p>
<p>A1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must:</p> <ul style="list-style-type: none"> a) Be for the creation of separate lots for existing buildings; b) Be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area; or c) Not be for the creation of a lot intended for a sensitive use. 	<p>P1 Each lot, or a proposed in a plan of subdivision, within an attenuation area must not result in potential for a sensitive use to be impacted by emissions, having regard to:</p> <ul style="list-style-type: none"> a) The nature of the activity with the potential to cause emissions, including: <ul style="list-style-type: none"> i. Operation characteristics of the activity; ii. Scale and intensity of the activity; and iii. Degree of emissions from the activity and b) The intended use of the lot.
<p>Comment: P1 is met. The nature of the activity is the sawmill operation on the site, the proposed subdivision is to separate the existing sawmill, the proposed use of the new lot created is intended for another use outside residential such as storage, manufacturing processing or any other use possible within the zone. As such the operation will not impact a sensitive use by the existing operation on the site. A part 5 agreement would be accepted by the client if deemed necessary to prevent sensitive use on the newly created lot. Any future development on the lot will be subject to a separate development application.</p>	

Yours faithfully,
PDA Surveyors, Engineers & Planners
Allan Brooks



Bushfire Hazard Management Report: Subdivision

Report for: PDA Surveyors

Property Location: 141 Perth Mill Road, Western Junction

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 2nd March 2022
Version: 1



Summary

Client: PDA Surveyors for Scott Arnold

**Property
identification:**

CT 134004/1 PID 6394901
141 Perth Mill Road, Western Junction
Current zoning: Rural, Tasmanian Planning Scheme -Northern
Midlands

Proposal:

A 2 lot subdivision is proposed from an existing title CT 134004/1 at
141 Perth Mill Road, Western Junction.

**Assessment
by:**



Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

Contents

DESCRIPTION 1

BAL AND RISK ASSESSMENT..... 1

ROADS..... 3

PROPERTY ACCESS..... 3

FIRE FIGHTING WATER SUPPLY 4

CONCLUSIONS..... 7

REFERENCES..... 7

APPENDIX 1 – MAPS..... 8

APPENDIX 2 – PHOTO 10

APPENDIX 3 –BUSHFIRE HAZARD MANAGEMENT PLAN..... 12

CERTIFICATE UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS
ACT 1993 13

Figure 2: Location existing title in blue 8

Figure 3: Aerial Image 8

Figure 4: Proposed Subdivision Plan 9

Figure 5: Existing access 10

Figure 6: Grassland scrub mosaic Lot 2..... 10

Figure 7: Mill yard, Lot 1 11

DESCRIPTION

A 2 lot subdivision is proposed from an existing title CT 134004/1 at 141 Perth Mill Road, Western Junction.

Lot 1 has an existing sawmill infrastructure and outbuildings; proposed Lot 2 has no buildings. The property is a mosaic of mill yard, grassland and tree / scrub patches. Surrounding land is a mix of grassland, scrub and forest. The lots have frontage to Perth Mill Road and are bounded to the south by the western rail line. The area is serviced by a reticulated water supply.

The existing (non habitable) building on the site are not considered in this report and proof of concept BAL 19 buildings are show for the purposes of subdivision only.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone in Planning Scheme Overlays.

VEGETATION AND SLOPE

Lot		Northeast	SouthWest (eastern portion)	Southwest (western portion)	Northwest
1	Vegetation within of lot boundaries	0-100m grassland / scrub mosaic	0-100m grassland	0-25m grassland, 25-100m forest	0-100m grassland / scrub mosaic
	Slope (degrees, over 100m)	Downslope 0-5°	Downslope 0-5°	Downslope 0-5°	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setback and HMA	BAL 19			
		Northeast	Southeast	Southwest	Northwest
2	Vegetation within of lot boundaries	0-100m grassland / scrub mosaic	0-100m mill yard/ grassland / scrub mosaic	0-100m grassland	0-25m road and verges, 25-100m grassland
	Slope (degrees, over 100m)	Downslope 0-5°	Flat/ Upslope	Downslope 0-5°	Flat/ Upslope
	BAL Rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setback and HMA	BAL 19			

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after the development and management of land within the subdivision and has also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

BUILDING SETBACKS

Setbacks from vegetation for BAL 19 Construction.

Slope	Grassland	Scrub	Forest
Flat/ Upslope	10m	19m	23m
Down slope 0-5°	11m	22m	27m

PROPOSED LOT BAL RATING

Lots 1 & 2 have building areas at BAL 19.

HAZARD MANAGEMENT AREA

A hazard management area of low threat vegetation must be in place for 10m upslope and level and 11m downslopes of facades of a habitable building from the commencement of construction of a habitable building and maintained in perpetuity.

ROADS

Lots have frontage to Perth Mill Road, Lot one also has a right of way over the existing access on Lot 2. No roads are required for the subdivision.

PROPERTY ACCESS

Access to a habitable building with must comply with the relevant elements of Table C13.2 Property Access -Bushfire-Prone Areas Code. The existing access is at least 6m wide and therefore passing bays are not required. Access compliant with Element B may be needed to habitable buildings and water supply points if not provided by existing access within the lots.

Table C13.2: Standards for Property Access

Element	Requirement
A. Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B. Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following:

		<ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

FIRE FIGHTING WATER SUPPLY

The subdivision is serviced by a 100mm main on Mill Road but there are no hydrants in the vicinity. Habitable buildings will require Static water supplies that meet the requirements of Table C13.4 prior to commencement of construction.

Table C13.4

Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times;

		<p>c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems;</p> <p>d) Must be metal, concrete or lagged by non-combustible materials if above ground; and</p> <p>e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:</p> <p style="padding-left: 40px;">(i) metal;</p> <p style="padding-left: 40px;">(ii) non-combustible material; or</p> <p style="padding-left: 40px;">(iii) fibre-cement a minimum of 6 mm thickness.</p>
<p>C.</p>	<p>Fittings, pipework and accessories (including stands and tank supports)</p>	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <p style="padding-left: 40px;">(a) Have a minimum nominal internal diameter of 50mm;</p> <p style="padding-left: 40px;">(b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;</p> <p style="padding-left: 40px;">(c) Be metal or lagged by non-combustible materials if above ground;</p> <p style="padding-left: 40px;">(d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23);</p> <p style="padding-left: 40px;">(e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;</p> <p style="padding-left: 40px;">(f) Ensure the coupling is accessible and available for connection at all times;</p>

		<p>(g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);</p> <p>(h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and</p> <p>(i) Where a remote offtake is installed, ensure the offtake is in a position that is:</p> <p style="padding-left: 40px;">(i) Visible;</p> <p style="padding-left: 40px;">(ii) Accessible to allow connection by fire fighting equipment;</p> <p style="padding-left: 40px;">(iii) At a working height of 450 – 600mm above ground level; and</p> <p style="padding-left: 40px;">(iv) Protected from possible damage, including damage by vehicles</p>
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <p style="padding-left: 40px;">(a) comply with: <i>Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems; or</i></p> <p style="padding-left: 40px;">(b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or</i></p> <p style="padding-left: 40px;">(c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.</p>
E.	Hardstand	A hardstand area for fire appliances must be provided:

		<p>(a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like);</p> <p>(b) No closer than six metres from the building area to be protected;</p> <p>(c) With a minimum width of three metres constructed to the same standard as the carriageway; and</p> <p>(d) Connected to the property access by a carriageway equivalent to the standard of the property access.</p>
--	--	--

CONCLUSIONS

A 2 lot subdivision is proposed from an existing title CT 134004/1 at 141 Perth Mill Road, Western Junction. The area is mapped as bushfire prone.

There is sufficient area on proposed Lots 1 & 2 to provide for a proof of concept 10m x 15m BAL 19 building area. Future habitable buildings on either lot should be reassessed at building planning and will require Hazard Management Areas , compliant access and water supplies.

REFERENCES

Tasmanian Planning Scheme – Northern Midlands

Standards Australia. (2018). *AS 3959-2018 Construction of Buildings in Bushfire Prone Areas*

APPENDIX 1 – MAPS

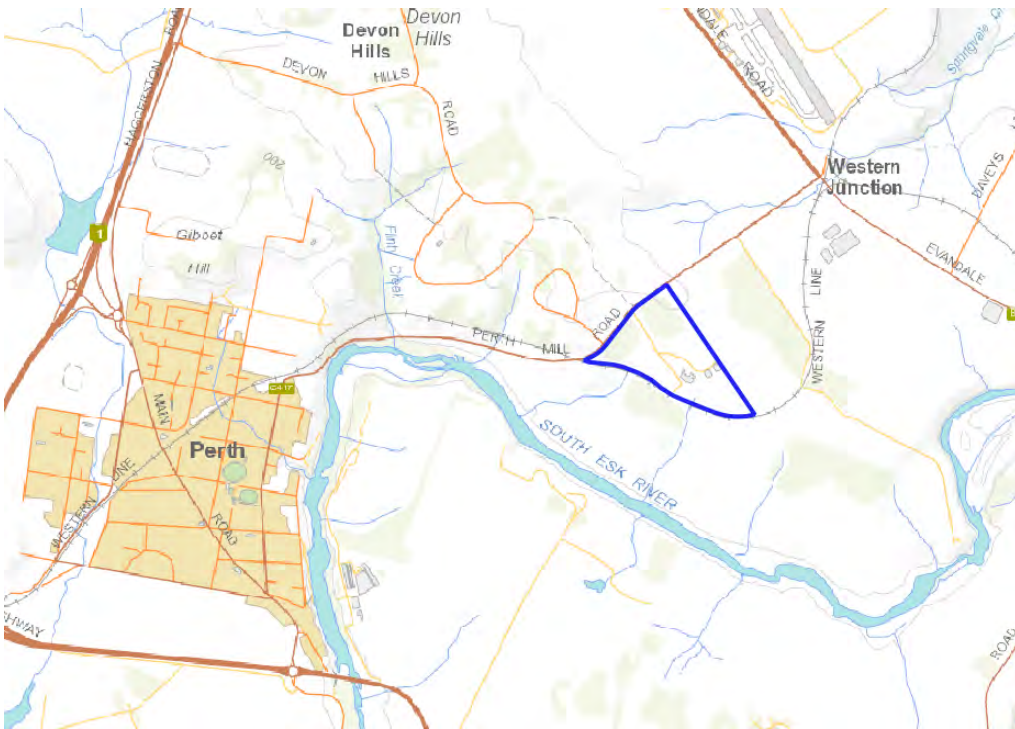


Figure 1: Location existing title in blue



Figure 2: Aerial Image

APPENDIX 2 – PHOTO



Figure 4: Existing access

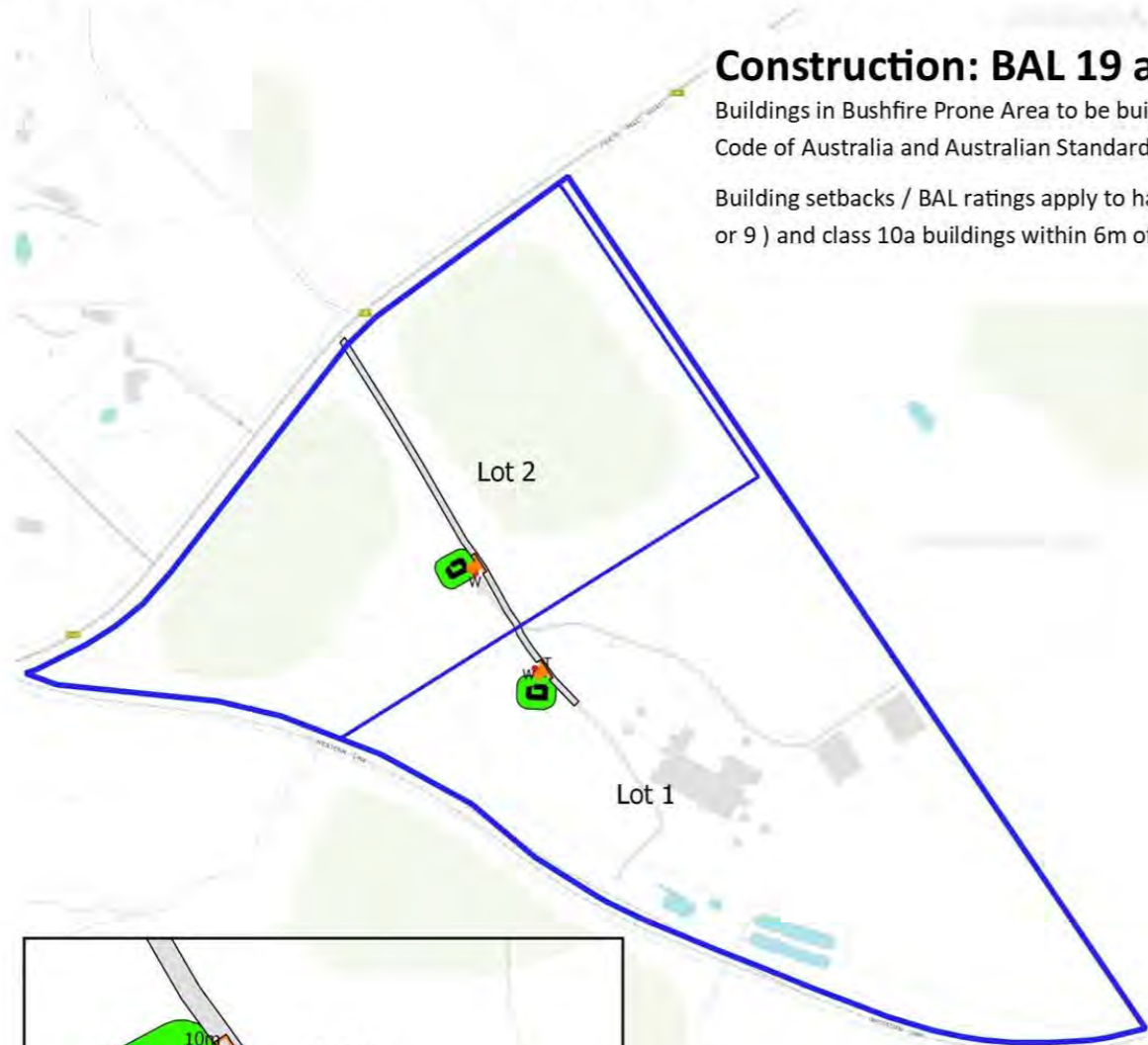


Figure 5: Grassland scrub mosaic Lot 2



Figure 6: Mill yard, Lot 1

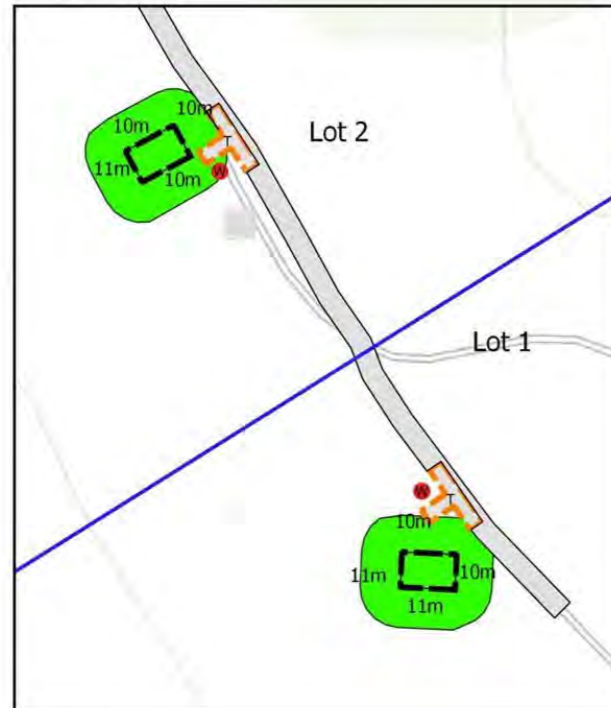
Bushfire Hazard Management Plan:



Construction: BAL 19 as shown

Buildings in Bushfire Prone Area to be built in accordance with the Building Code of Australia and Australian Standard AS3959.

Building setbacks / BAL ratings apply to habitable buildings (Class 1, 2 3, 8 or 9) and class 10a buildings within 6m of a habitable building



Habitable building indicates proof of concept BAL 19 building area. It is anticipated that any future proposed habitable building will be reassessed at building planning.

symbols	
	habitable building indicative 10m x 15m
	Static water supply
	T turn
	access
	BAL 19 Hazard Mangement Area

Proposed Development	2 lot subdivision from 1 title
Plan of Subdivision	PDA Surveyors, Proposed Subdivision
Property Owner	Western Junction Sawmill Pty Ltd
Address	141 Perth Mill Road, Western Junction
CT	134004/1
PID	6394901

for future habitable buildings the following must be installed/ compliant prior to commencement of construction and be maintained in perpetuity:

- Hazard Management Area
- Access
- Water supply

The owner of a responsible for management of fuels for the HMA for their habitable building.

Hazard Management Areas (HMA)

Land within the lots and within the distances shown must be managed as low threat vegetation. Low threat vegetation, includes maintained lawns (<100mm in height) gardens and orchards.

Water Supply & Access

see report for specifications.

This BHMP has been prepared to satisfy the requirements of the Tasmanian Planning Scheme –Northern Midlands . This plan should be read in conjunction with the report titled: Bushfire Hazard Management Report 141 Perth Mill Road Western Junction.Livingston Natural Resource Services.

Scott Livingston
Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
Date 2/3/2023
SRL23/S10



BUSHFIRE-PRONE AREAS CODE**CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993****1. Land to which certificate applies**

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address: 141 Perth Mill Road, Western Junction

Certificate of Title / PID: CT 134004/1PID 6394901

2. Proposed Use or Development

Description of proposed Use and Development: Subdivision, 2 lots from 1 lot

Applicable Planning Scheme: Tasmanian Planning Scheme -Northern Midlands

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report, 141 Perth Mill Road, Western Junction	Scott Livingston	2/3/2023	1
Bushfire Hazard Management Plan, 141 Perth Mill Road, Western Junction	Scott Livingston	2/3/2023	1
Plan of Subdivision	PDA surveyors	23/6/2021	PA O5

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk
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<input type="checkbox"/>	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/>	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/>	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as ‘balance’)
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/>	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>

<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	PO Box 128 Orford, 7190	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

Scott Livingston

Date: 2/3/2023

Certificate Number: SRL 23/S10
(for Practitioner Use only)

Environment Protection Authority

GPO Box 1550 HOBART TAS 7001 Australia

Enquiries: Ella Jackson
Phone: +61 3 6165 4515
Email: Ella.Jackson@epa.tas.gov.au
Web: www.epa.tas.gov.au
Our Ref: D23-214502/001



4 August 2023

Des Jennings
General Manager
Northern Midlands Council
PO Box 156
LONGFORD TASMANIA 7301

By Email Only: council@nmc.tas.gov.au

Dear Mr Des Jennings

2 LOT SUBDIVISION, 141 PERTH MILL ROAD, WESTERN JUNCTION (PLN-23-0312) BOARD ASSESSMENT NOT REQUIRED

I am writing in response to Council's correspondence, received on 24 July 2023, referring the above planning permit application to the Board of the Environment Protection Authority (the Board) for assessment under the *Environmental Management and Pollution Control Act 1994* (EMPCA).

In accordance with section 25(1D) of the EMPCA, and acting under delegation from the Board, I have determined that the Board does not need to assess the activity to which the application relates, as the proposal does not constitute the use or development of land that is a permissible Level 2 activity or a use or development of land that is on the same land as, and is not ancillary to, an existing Level 2 activity.

It is noted that Western Junction Sawmill Pty Ltd is authorised to operate an existing Level 2 wood processing activity on the land at 141 Perth Mill Road, Western Junction, which is currently regulated by the Environment Protection Authority (EPA) and subject to the conditions set out in Permit Conditions Environmental (PCE) No. 9120 contained in Permit DA P-16-078. The application does not state the proposed future use or development of land at Lot 2 following the proposed 2 Lot Subdivision, which will adjoin the land containing the existing Western Junction Sawmill at Lot 1.

It is advised that the proposed subdivision may have potential ramifications for the operation of the Western Junction Sawmill to comply with PCE No. 9120, which includes requirements to control and actively manage dust emissions and noise emissions from wood processing activities to ensure that emissions and environmental nuisance are prevented beyond the boundary of The Land. If the application is approved, an amendment to PCE No. 9120 will be required to amend the boundary of The Land for the Western Junction Sawmill which will constitute the boundaries of the land at Lot 1, as shown in Figure 2 of the referred Planning Report dated 13 July 2023. Noting, Western Junction Sawmill Pty Ltd may be required to demonstrate compliance with any relevant permit conditions should this change be applied.

Council may proceed with assessment of the planning permit application under the *Land Use Planning and Approvals Act 1993* without further reference to the Board, noting that the above decision is based on the information provided with the planning permit application. If details of the proposal change significantly, or if a development application is submitted to Council in relation to the proposed future use or development of the land at Lot 2, 141 Perth Mill Road, Western Junction, Council and the applicant should be advised to seek advice from the EPA before proceeding, to ensure that the existing Western Junction Sawmill can comply with PCE. 9120 and the EMPCA.

If you have any queries regarding the above, please contact Ella Jackson on (03) 6165 4515.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Read', written in a cursive style.

Martin Read

EXECUTIVE DIRECTOR, ENVIRONMENTAL ASSESSMENTS
Delegate for the Board of the Environment Protection Authority

cc: Development Services Department, Northern Midlands Council, planning@nmc.tas.gov.au
EPA Northern Regulation, ir_north@epa.tas.gov.au



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-0132	Council notice date	11/08/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01084-NMC	Date of response	16/08/2023
TasWater Contact	Phil Papps	Phone No.	0474 931 272
Response issued to			
Council name	NORTHERN MIDLANDS COUNCIL		
Contact details	Planning@nmc.tas.gov.au		
Development details			
Address	141 PERTH MILL RD, WESTERN JUNCTION	Property ID (PID)	6394901
Description of development	2 Lot Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	Plan of Subdivision / 47756-P01	--	23/06/2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections to each lot of the development must be provided to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
3. Prior to use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
FINAL PLANS, EASEMENTS & ENDORSEMENTS			
4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i>			
DEVELOPER CHARGES			
5. Prior to TasWater issuing a Consent to Register a Legal Document, the applicant or landowner as the case may be, must pay a developer charge totalling \$1,757.00 to TasWater for water infrastructure for 1.0 additional Equivalent Tenement, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.			
DEVELOPMENT ASSESSMENT FEES			
6. The applicant or landowner as the case may be, must pay a development assessment fee of \$234.64 and a Consent to Register a Legal Document fee of \$248.30 to TasWater, as approved by the			



Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Developer Charges

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater.

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Received
24/08/2023

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 24 AUG 2023					
GM	I	A	PLN	I	A
P&DM			BLD		
CSM			MYR		
WM			EA		
HR					
HLT					

"Glendessary"
59 Perth Mill Road
WESTERN JUNCTION TAS 7212

16 August 2023

The General Manager
Northern Midlands Council
P O Box 156
LONGFORD TAS 7301

Re Planning Application PLN-23-0132

Dear Sir

With reference to the above application I have no objection to the subdivision but I have serious concerns regarding the proposed entrance and exit to Lot 1.

I refer to the following clause of the application, C2.6.3 Number of accesses for vehicles Objective: That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses. Entrance to Lot 1 as shown in the drawings is designed to access/exit Perth Mill Road on what appears to be a crest on a hill when in actual fact it is a dip in the road that blocks vision of road users either side.

The design does not fulfil the criteria of C2.6.3 Part a. As proposed at present it will be a dangerous entrance/exit on to Perth Mill Road. Perth Mill Road has a large traffic volume daily made up of all sizes and types of vehicles.

I ask that further consideration be given to the entrance to Lot 1 with a view to moving the entrance or carrying out roadworks on Perth Mill Road to remove the dip.

Yours sincerely

Jill Stancombe

Phillip C Boyd
 244 Mill Road
 EVANDALE
 TAS 7212

24 August 2023

The General Manager
 Northern Midlands Council
 P O Box 156
 LONGFORD TASMANIA 7301

NORTHERN MIDLANDS COUNCIL					
File No					
Property					
Attachments					
REC'D 25 AUG 2023					
	I	A		I	A
GM			PLN		
P&DM			BLD		
C&M			MYR		
WM			EA		
HR					
HLT					

Re: Planning Application PL-23-0132

Good morning

With reference to the above planning application I have a concern with the entrance to Lot 1 of the proposed application.

Given the increased heavy traffic using Mill Road and often 7 days a week, the proposed new entrance has a limited line of sight making it extremely dangerous for all traffic travelling through, or using the proposed new entrance.

I support the Mill with their new subdivision as they have always been good neighbours to me.

Yours sincerely

Phillip Boyd

25 August 2023

General Manager
Northern Midlands Council
PO Box 156
Longford, Tas 7301

NORTHERN MIDLANDS COUNCIL					
File No.					
Property					
Attachments					
REC'D 25 AUG 2023					
	I	A		I	A
GM			PLN		
P&DM			BLD		
CSM			MYR		
WM			EA		
MB					
HLI					

OBJECTION TO PLN-23-0132

We the undersigned residents of 14 Range Rd Western Junction hereby lodge our objection to the above planning application on the following grounds.

The proposal will have adverse impacts on the adjoining low density housing estate. The new operator of the sawmill, Australian Sustainable Hardwoods in Victoria, have demonstrated they have no respect for the amenity of their neighbours by bull dozing a substantial amount of the proposed lot 2 along Perth Mill Road. This has had an adverse effect on noise levels from the mill and visual impact. I failed to see the application to NMC for approval to remove all these trees.

20.5.1 Lot Design is not met by this proposal since Lot 2 is only 15.33 hectares, which is well short of the acceptable 40 hectares. It is also split in half by a substantial right of way. Hence, we really have 2 parcels of low grade rural land of insufficient size and quality to contain use for rural purposes. Hence, leave it for its intended purpose of a buffer zone for the mill, as it was with the original mill and previous owners.

The proposed new access for Lot 1 will not meet the code for vehicle access. It is located close to crests on Perth Mill Road and will only provide approximately 30 meters of vision in either direction. Hence, without major roadworks a safe, legal access onto a road with a 100KPH speed limit cannot be provided.

3.3 Codes figure 4 Scheme Overlay.

I cannot recognise anything on this overlay relative to 141 Perth Mill Road, I think they have submitted the overlay for another location.

C 8.6.1 Development within a Scenic Protection Area.

Scenic Protection Area requirements will not be met. Clearing for the proposed new 10 metre wide access to Lot 1 is less than 50 metres in elevation below the skyline and would be greater than 500 square metres.

C9.6.1 Lot Design.

We would support a Part 5 Agreement that the proposed lot 2 be maintained as a woodland buffer zone between the sawmill and the adjoining low density housing estate.

Also the Fire Hazard report is only interested in the effect of the subdivision on the sawmill site. Who cares about the low density housing subdivision over the road!



Mary Dearing



Trevor Pickett



NORTHERN
MIDLANDS
COUNCIL

13 Smith Street / PO Box 156
Longford Tas 7301

PLANNING APPLICATION

Phone: 6397 7303
E-mail: planning@nmc.tas.gov.au

PLANNING APPLICATION Proposal

Description of proposal:

Great Lakes Battery, next to Palmerston
Substation. See Attached supporting document

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1. 2. 3.

Site address:

4740 Putina Road, Cressy, TAS 7302

CT no:

126579/2 . 142369/1. 142369/2.

Estimated cost of project

\$...10.....

(include cost of landscaping,
car parks etc for commercial/industrial uses)

* this cost reflects the estimated cost

Are there any existing buildings on this property? Yes / No

If yes - main building is used as

If variation to Planning Scheme provisions requested, justification to be provided:

(attach additional sheets if necessary)

Is any signage required?

See Attached supporting document subsection


(if yes, provide details)

6.1.1.

PLANNING APPLICATION

Applicant / owner details

Applicant: Lachlan McLeod, Nexen Australia Pty Ltd

Signature of Applicant:  Date: 12/07/

Applicant's Details:

Postal address: Part Level 1, 53-61 Salamanca

Phone: Mobile: 0900 518 508

E-mail: Lachlan.McLeod@nexen.com

I agree to receive communication regarding this application via email (please tick)

Name of Owner/s of subject site: D & L Archer
(as per certificate of title)

(If the subject site is Crown land, owned by the Council or administered by the Council or the Crown, the application must be signed by either the responsible Minister of the Crown (or the Minister's delegate) or by the General Manager of the Council, and must be accompanied by written permission of that Minister or general manger to the making of the application.)

If the proposal involves works to an existing access or a new access the application must be signed by either the responsible Minister of the Crown (or the Minister's delegate) or by the General Manager of the Council and must be accompanied by the written permission of that Minister or general manager to the making of the application.

Owner's postal address:

Owner's email address:

As the owner of the land, I consent to the application being submitted,

Signed: Date:

OR

As the applicant, I declare that I have notified the owner of the application

See Attached Notification to Archer family and Tas Networks

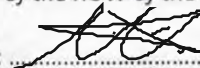
Signed:  Date: 12/07/

Right of Way:

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Name of Owner/s of ROW: Tas Networks

ROW Owner's Postal Address: 1/7 Maria Street, Lenah Valley, TAS, 7009
As the applicant, I have notified the owner of the ROW of the application

Signed:  Date: 14/08/20
(attach extra page if required)

Office use only:

Paid \$..... Date: Receipt No: (Code 01)

Ref: P1..... / Discretionary / Permitted / No Permit Required

Attachments:

- Site plan (A4 or A3) showing:**
 - new buildings, works and alterations
 - north point, relative site and floor levels
 - lot boundaries, contours, road frontages, rights of way, easements and any services over the land
 - location of any existing buildings or structures on the land or adjoining lots
 - existing natural features such as trees, watercourses etc
 - items to be demolished, areas to be cut and filled
 - vehicle access points to roads and provisions for car parking & manoeuvring
 - provision of open space, including gradients, dimensions, access and adjoining open spaces
 - provisions for drainage
 - a completed environmental supplement for commercial or industrial developments
- Adequate information to fully explain proposal, its intent, compatibility with environs & justification for any variation of Scheme provisions**
- Locality plan showing:**
 - nearby streets
 - nearby buildings & features
- Landscape plans & elevations (A4 or A3) showing:**
 - existing vegetation
 - proposed plantings
 - trees to be removed or land clearing and measures to prevent site soil erosion / pollution
- Proposal plans/drawings (A4 or A3) showing:**
 - floor plan (inc area in m²)
 - building elevations (inc heights of building)
 - external materials and proposed colour scheme
 - type and colour and construction materials on all external surfaces
 - details of external lighting including the location, direction and strengths of external lights and proposed baffle devices
 - details of signage required
- Consent of the property owner;**
- Copy of title plan & easements** (available from Service Tas)
- Other reports** (eg engineering)
- Fees**
Application fees are based on estimates provided by the applicant when the planning application is made – an adjustment may be levied when a project cost is provided at building application stage.

Applications may be emailed to Planning@nmc.tas.gov.au, and application fees may be paid over the phone to Council's receptionist.

PRIVACY STATEMENT

The Northern Midlands Council abides by the *Personal Information Protection Act 2004* and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the *Personal Information Protection Act, 2004* and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the *Building Act 2016*. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Northern Midlands Council on (03) 6397 7303. Please contact the Council's Privacy Officer on (03) 6397 7303 if you have any other enquires concerning Council's privacy procedures.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

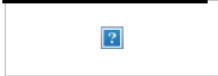
- [Redacted]
- [Redacted]
 - [Redacted]
 - [Redacted]

Please find the attached information in response to your requests:

- Lease timeframe
 - I can confirm that the lease will likely exceed 10 years.
- Updated site plans
 - Attached
- Updated Application Form
 - Attachment: DA application form 14082023
- Additional information (not exactly requested)
 - Attachment: 20220531 NEOEN Network Access – FINAL
 - This pdf is not for public display.
 - This is to demonstrate to you that we have 'letter of reassurance' from TasNetworks w.r.t. Right of Way.

[Redacted]

[Redacted]



[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



Joule Logic

Renewable Energy and Environment Specialists

Great Lakes Battery
Development Application
Supporting Documentation

Client:

NEOEN

Date	Revision	Prepared	Reviewed	Approved
18/07/2023	FINAL	Rick Perrin Sue Marsh	Sue Marsh Lachy McLeod (Neoen) Tom Jenkins (Neoen)	Sue Marsh

Executive Summary

This document has been prepared as Supporting Documentation for a Development Application to the Northern Midland Councils for Neoen's Great Lakes Battery (GLB) Project.

Neoen is an independent power producer specialising in renewable energy projects. Since 2012, Neoen Australia has initiated the development of over 3 GW of solar, wind, and storage projects to construction and operation in Australia. Neoen is an owner-operator, meaning that it develops, builds, owns, and operates its projects for their entire lifespan.

The GLB Project is a utility-scale battery development that will utilise lithium-ion battery units and associated equipment from leading manufacturers. The GLB Project will be a two-stage development. Stage 1 will have a capacity of up to 140 MW and Stage 2 will bring the total capacity of the GLB Project to a maximum size of up to 280 MW. Construction of Stage 1 is anticipated to commence in mid-to-late 2024 and the development of Stage 2 is dependent on external market factors.

The GLB Project site is situated on private land immediately adjacent to TasNetworks' Palmerston substation and is approximately 2.5 km east of Poatina village and 17 km southwest of Cressy in the Northern Midlands Region of Tasmania. The overall footprint of the GLB Project is approximately four hectares. The Palmerston substation is a critical component in the Tasmanian electrical system and the GLB Project will connect into the Palmerston substation via a 220 kV connection.

Access to the GLB Project site will be achieved via the existing access road to the Palmerston substation (operated by TasNetworks) and via a new 700 m section of access road which will be constructed specifically for the GLB Project.

The GLB Project site is highly modified agricultural land with few natural values. The following studies and reports have been prepared as part of the assessment of the GLB Project:

- An Environmental Noise Assessment
- A Bushfire Risk Assessment
- An Agricultural Land Assessment
- A Traffic Impact Assessment and a Preliminary Traffic Management Plan
- A Landscape Visual Impact Assessment

- A Visual Screening Plan
- An Ecological Assessment
- An Aboriginal Heritage Assessment and a Historic Heritage Assessment
- A Flood Risk Assessment
- A Preliminary Soil and Water Management Plan.

The results of these studies are presented in this document. No significant environmental impediments to the GLB Project have been identified, and mitigation measures are proposed where necessary.

The GLB Project has been assessed against the requirements of the Tasmanian Planning Scheme - Northern Midlands (the Planning Scheme). The assessment includes consideration of the site zoning, site use and development standards, and the relevant codes and overlays. The GLB Project complies with the Planning Scheme including all Performance Criteria associated with any planning discretions.

Neoen has undertaken several rounds of stakeholder consultation throughout the development of the GLB Project. Stakeholder feedback on the GLB Project has been positive, with many stakeholders being curious about battery technology and the benefits of utility-scale batteries to the Tasmanian electricity system and the possible creation of community benefit sharing schemes.

Neoen will continue to prioritise ongoing stakeholder engagement throughout the lifetime of the GLB Project until decommissioning.

Abbreviations

AEMO	Australian Energy Market Operator
AHD	Australian Height Datum
ASL	Above Sea Level
BESS	Battery Energy Storage System
CEMP	Construction Environmental Management Plan
DA	Development Application
EMPCA	<i>Environmental Management and Pollution Control Act 1994</i>
ENA	Environmental Noise Assessment
EPA	Environmental Protection Authority
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
FCAS	Frequency Control Ancillary Services
GLB	Great Lakes Battery
HRV	Heavy Rigid Vehicle
kWh, MWh	Kilowatt hour, Megawatt hour
LIST	Land Information System Tasmania
LVIA	Landscape Visual Impact Assessment
LV, MV, HV	Low / Medium / High Voltage
MRV	Medium Rigid Vehicle
NEM	National Electricity Market
NHL	National Heritage List
NHVR	National Heavy Vehicle Regulator
OEMP	Operational Environmental Management Plan
OCC	Operational Control Centre

PAL	Prime Agricultural Land
PID	Property Identification Number
REZ	Renewable Energy Zone
RNE	Register of the National Estate
TIA	Traffic Impact Assessment
THR	Tasmanian Heritage List
TMP	Traffic Management Plan
W, kW, MW, GW, GWh	Watt, Kilowatt, Megawatt, Gigawatt, Gigawatt hour

Table of Contents

1.	Project Overview and Battery Technology.....	10
1.1	Purpose of This Document	10
1.2	About the Proponent	11
1.3	Benefits of the Great Lakes Battery Project.....	13
1.4	Battery Technology	15
2	The Development Site and Site Access Details.....	17
2.1	Location of the Development Site	17
2.2	Title Information	19
2.3	Site Description.....	21
2.4	Access to the Site	22
3	Description of the Proposed Development.....	25
3.1	The Battery Storage System	25
3.2	Site Substation and Transmission Network Connection.....	29
3.3	Procurement and Construction	29
3.4	Operation.....	30
3.5	Decommissioning.....	31
4	Potential Environmental Impacts and Their Management.....	32
4.1	Background	32
4.2	Noise Emissions	32
4.3	Fire	36
4.4	Impacts on Agricultural Land.....	37
4.5	Traffic	37
4.6	Visual Impact	38
4.7	Flora and Fauna	41

	7
4.8	Aboriginal and European Cultural Heritage 42
4.9	Flood Risk..... 44
5	Planning Assessment Part A: Zoning..... 46
5.1	Introduction 46
5.2	Relevant Standards 46
5.3	Response to Standards..... 46
6	Planning Assessment Part B: Codes and Overlays..... 57
6.1	Relevant Codes and Overlays 57
7	Planning Assessment Part C: Other Regulatory and Policy Instruments 74
7.1	Assessment under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act 1999) 74
7.2	Assessment under the <i>Environmental Management and Pollution Control Act 1994</i> (EMPCA 1994) 75
7.3	Assessment under Tasmanian State Policies 75
7.3.1	State Policy on the Protection of Agricultural Land 2009 75
8	Stakeholder Consultation..... 77
8.1	Neighbour Engagement 77
8.2	Community Information Booklet..... 77
8.3	Community Information Open Day 79
8.4	Project Website 84
8.5	Northern Midlands Council Planning Staff..... 84
8.6	Aboriginal Heritage Tasmania 84
8.7	TasNetworks 85
9	Conclusion 86

Tables

Table 1: Clause C2.6.2 Acceptable Solution Assessment	60
---	----

Figures

Figure 1: Central Highlands Renewable Energy Zone (REZ)	11
Figure 2: Hornsdale Power Reserve	12
Figure 3: Tasmania system strength and inertia shortfalls	14
Figure 4: Tesla MEGAPACK 2 XL module (for example only).....	16
Figure 5: Great Lakes Battery site location	18
Figure 6: Folio Plan for existing access road and Palmerston substation	20
Figure 7: Site access. The black lines are transmission lines.....	22
Figure 8: Large power transformer transporter	24
Figure 9: General layout of the Great Lakes Battery	27
Figure 10: 3D model of the layout. The battery units for Stage 1 are shown in white, the units for Stage 2 are shown in yellow.....	28
Figure 11: Indicative timeline for Stage 1	30
Figure 12: Vegetation screening around the Project site	39
Figure 13: Vegetation screening planting zones schedule.....	40
Figure 14: Areas subject to shallow overland flow (0.1 to 0.2m) during a 1% AEP event.	45
Figure 15: Elevation drawing showing gantry height	51
Figure 16: Capital Battery showing tall thin lightning protection masts	52
Figure 17: Setbacks to nearest boundary with TasNetworks' property	56
Figure 18: Great Lakes Battery site, roads and Electricity Transmission Corridor	67
Figure 19: Cover of the Community Information Booklet	79
Figure 20: Great Lakes community information session invitation.....	80
Figure 21: Photomontages of the Project from different public vantage points.....	81
Figure 22: Community information session	82
Figure 23: Responses from community members at the community information open day	83
Figure 24: Article published in Northern Midlands Courier	84

Attachments

Attachment number	Attachment title
1	Folio Plans – 126579, 142369
2	Folio Texts – 126579, 142369 (Folios 1, 2 and 3)
3	Acoustic Report - Marshall Day
4	Bushfire Exemption Report – RMCG
5	Agricultural Report - RMCG
6	Traffic Impact Assessment - GHD
7	Preliminary Traffic Management Plan - GHD
8	Landscape Visual Impact Assessment – Inspiring Place
9	Ecology Report – Stephen Casey Ecology
10	Aboriginal Heritage Assessment - CHMA
11	Historic Heritage Assessment Report - CHMA
12	Flood Risk Assessment – WMA Water
13	Preliminary Soil and Water Management Plan – Joule Logic
14	Great Lakes Battery Community Information Booklet - Neoen
15	Healthy Country Services and Consulting Report

1. Project Overview and Battery Technology

This Section covers the purpose of this document, provides an overview of the Project Proponent, outlines the benefits of the Project, and details the battery technology which will be installed at the Project site.

1.1 Purpose of This Document

This Development Application (DA) seeks Development Approval under the Tasmanian Planning Scheme – Northern Midlands (the Planning Scheme) to develop the Great Lakes Battery, interchangeably called the Battery, the Battery Energy Storage System (BESS), or the Project. This DA addresses all relevant requirements outlined within the Planning Scheme.

The Project will connect into the adjacent Palmerston substation at 220 kV. The proximity to Palmerston substation minimises electrical losses and the amount of electricity infrastructure required, such as transmission lines and cabling. This location is approximately 2.5 km east of Poatina village and 17 km southwest of Cressy in Tasmania. The Project will be a staged development up to 280 MW / 560 MWh, with an initial stage of up to 140 MW / 280 MWh.

The Tasmanian Government is in the early stages of planning a Renewable Energy Zone (REZ) in the Central Highlands region. The proposed location of the Project is centrally located within this REZ, shown on Figure 1. This REZ has strong network infrastructure, one of the highest capacity factors for new wind in the NEM (>50%), and a quality wind resource in proximity to the existing transmission network.

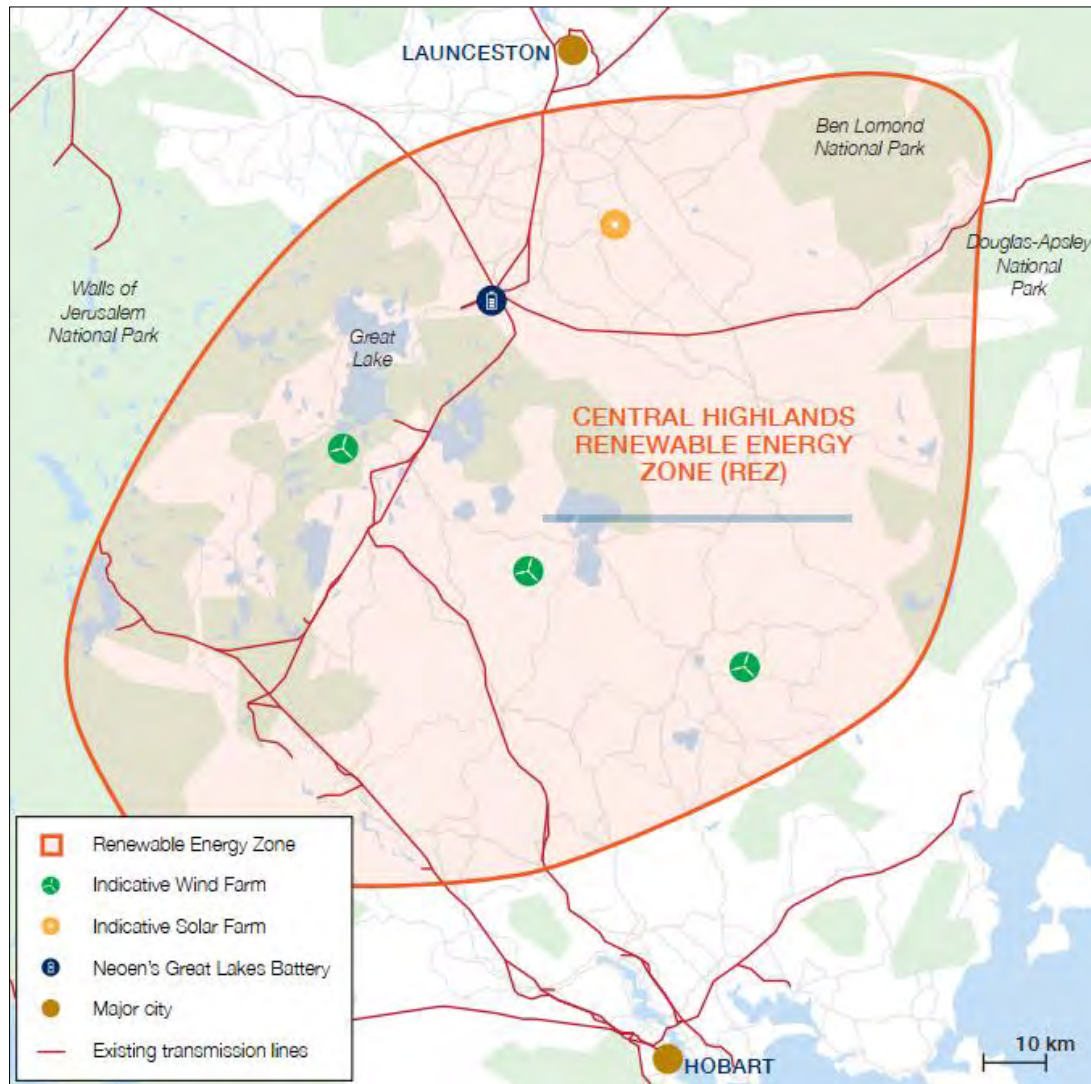


Figure 1: Central Highlands Renewable Energy Zone (REZ)

This location is optimal for a utility-scale battery to support the Tasmanian grid in achieving a smooth transition towards the State's goal of 200% renewable energy output.

This DA and supporting attachments are submitted on behalf of Neoen Australia Pty Limited (Neoen).

1.2 About the Proponent

Neoen is an independent power producer specialising in renewable energy projects. Neoen was founded in 2008 and publicly listed on the French stock exchange in 2018. Neoen

currently has close to 400 employees in sixteen countries and has over 6.6 GW of renewable energy generation projects (wind, solar and batteries) in operation or under construction. The company is headquartered in Paris.

Neoen has seven Australian offices located in Hobart, Brisbane, Sydney, Canberra, Melbourne, Adelaide and Perth. Since 2012, Neoen Australia has initiated the development of over 3 GW of solar, wind and storage projects to construction and operation through organic growth, local partnerships and strategic acquisitions in Australia. Neoen's projects include the Hornsdale Power Reserve, the world's first big battery, shown on Figure 2. This big battery saved South Australian energy consumers over \$150 million in the first two years of operation. Neoen remains the largest owner-operator of battery projects in Australia.



Figure 2: Hornsdale Power Reserve

A key differentiator of Neoen's business model is that it does not develop projects to sell. The company is an owner-operator, meaning that it develops, builds, owns, and operates its projects for their entire lifespan. Consequently, Neoen has always focused on delivering the

best possible projects built on strong technical expertise and on meaningful partnerships with local communities.

For more information about Neoen visit www.neoen.com/en.

1.3 Benefits of the Great Lakes Battery Project

Utility-scale batteries are an energy storage technology that uses chemicals to absorb and release energy on demand. Lithium-ion is the most common battery chemistry used to store electricity.¹

Partnering large-scale battery storage with renewable energy will be a key enabler for an affordable, reliable and sustainable energy future for Tasmania. Through the provision of large-scale battery energy storage systems such as the Great Lakes Battery, there will be major benefits to the Tasmanian electricity system's security, reliability and stability of supply due to the battery's ability to charge and discharge power when required by the network. Specific benefits of the Great Lakes Battery are summarised below.

Acting as generator or load as needed

When there is excess energy, the battery will charge and when there is high demand for energy, the battery will discharge.

Inertia

The Great Lakes Battery will be very important for the Tasmanian system as its primary function will be to supply inertia (i.e. grid stabilisation) to the Tasmanian network and meet the upcoming inertia shortfalls in Tasmania as predicted by the Australian Electricity Market Operator (AEMO) across the State (Figure 3).

¹ <https://arena.gov.au/renewable-energy/battery-storage/>

	Currently		2025	
	System strength	Inertia	System strength	Inertia
New South Wales			Potential for shortfalls at Newcastle and Sydney West	
Queensland	Shortfall at Ross		Potential for shortfalls at Gin Gin	Potential for inertia shortfall
South Australia	Synchronous condensers project underway	Shortfall extended to June 2023		
Tasmania	Potential for shortfall at several nodes	Potential for inertia shortfall	Shortfall from May 2024	Shortfall from May 2024
Victoria	Services in place at Red Cliffs until 2022			

Legend:	No shortfall	System strength or inertia services in place or underway	Potential shortfall (under review)	Shortfall
----------------	--------------	--	------------------------------------	-----------

Figure 3: Tasmania system strength and inertia shortfalls

Technically, the Great Lakes Battery is a ground-breaking Project. Once built, the Great Lakes Battery will be Tasmanian’s first and largest grid-connected battery. The Great Lakes Battery’s response will be tuned to complement the response that can be achieved by the other generators and loads already in the Tasmanian system. When a major event occurs on the Tasmanian network, the battery will provide a near immediate inertia response, complementing the inertia response of hydro generators on the network and then bridging the gap through provision of millisecond Frequency Controlled Ancillary Services (FCAS) until hydro generators are able to ramp up over a longer period (6 to 60 seconds, depending on capability). Once through the first 6 to 60 seconds of a network event the battery will be able to step back from this emergency response and allow the hydro generators to ramp up or down and return to normal operations.

Frequency support

Tasmania's large fleet of hydro generators provide FCAS at relatively large cost since this technology is inefficient at providing such a service. As a result, Tasmanian consumers have historically paid significantly high amounts to procure FCAS. The Great Lakes Battery will be able to help maintain the stability of the Tasmanian electricity network through providing FCAS where the battery will efficiently discharge electrical power into the network in

response to frequency changes. The battery can lower the cost of these service markets which may lower electricity prices for everyday consumers.

Transmission network support

The Great Lakes Battery can provide dynamic 250-millisecond responses so that existing transmission lines can operate at full capacity. Like adding another lane to a freeway, the battery can unlock additional capacity on existing transmission networks saving customers significant costs in expensive transmission upgrades.

Firming renewables

The Great Lakes Battery will help address the intermittency and variability of renewable energy sources like solar and wind power, which can fluctuate based on weather conditions and other factors. While this benefit is not the intended primary role of the Great Lakes Battery, the technology can store excess energy during periods of high generation and releasing it during periods of high demand or low generation. The Great Lakes Battery will contribute to a more reliable and stable power supply.

1.4 Battery Technology

The Great Lakes Battery will utilise lithium-ion units and associated equipment from leading manufacturers. These manufacturers are selected through a separate competitive tender process. The facility will be an orderly arrangement of battery cells, inverters and control systems including electrical and data cabling. The battery cells are enclosed in custom designed, dust and waterproof 'modules' (similar to shipping containers) made of steel. Generally, the module colour is either white, off-white or grey to assist with heat management and each module has its own internal thermal management system. Alternative colours can be considered but are dependent on the technology supplier and the operational implications (e.g. heat reflectivity).

An example of a battery module is shown on Figure 4. Note that while the supplier of batteries for the Great Lakes Battery Project will be confirmed post-approvals, the units from all suppliers are relatively similar in dimensions and appearance.