

COPY

**AGREEMENT UNDER PART 5
LAND USE PLANNING AND APPROVALS ACT 1993**

THIS AGREEMENT is made on the8th.....day of ...NOVEMBER.....2018

BETWEEN **NORTHERN MIDLANDS COUNCIL** of Longford in Tasmania
("Council")

AND **THE DOMINANT LAND OWNERS of the Macquarie Settlement
Irrigation Pipeline** (as set out in Schedule 1 herein) C/- Robert Peter
Henry of 767 Delmont Road Cressy in Tasmania

AND **THE SERVIENT LAND OWNERS of the Macquarie Settlement
Irrigation Pipeline** (as set out in Schedule 2 herein)

BACKGROUND

- A. The Dominant Land Owners (or, in some cases, associates of the Dominant Land Owners) have formed a partnership known as the "Macquarie Settlement Irrigation Pipeline Partnership" for the purpose of constructing and laying a Pipeline to take water from Hydro-Electric Corporation's Poatina Reregulation Pond situated at the end of the Poatina tailrace in Brumby's Creek to the Macquarie River.
- B. In September 2008 the Dominant Owners (or their associates, as the case may have been) entered into Agreements to Grant Easements with the Servient Land Owners to allow for the building of the Pipeline and the right to use and maintain it thereafter on the various Servient Lands. For clarity, it is noted that some Dominant Land Owners are also Servient Land Owners, in that they (or their associates) are members of the said Partnership, and the Pipeline runs through their property.
- C. A planning permit (P08-330) was granted by Council with respect to the pump shed (irrigation) at the south eastern corner of the Hydro-Electric Corporation's Poatina Pond at the end of the tailrace at Poatina.

is a true and correct copy of the original sighted
by me at Longford on the 8 November 2018

BRONWYN RIGBY
.....
BRONWYN RIGBY
C/- 13 Smith Street, Longford 7301
Justice of the Peace no. 5282 for Tasmania

- D. The Pipeline has been constructed and has been commissioned. At various points along its route the Pipeline has been installed under local highways under the control of Council as the highway authority, with Council's permission; namely Poatina Road, Lake River Road, Macquarie Road & Delmont Road.
- E. The Dominant Land Owners initially envisaged registering a series of transfers between themselves and the Servient Land Owners; however the logistics of preparing, executing and registering a 40-50 page easement order, together with 70 separate transfers of easement forms, has made that task impractical
- F. This Agreement provides the Dominant Land Owners and the Servient Land Owners with Pipeline rights and obligations having the effect of an easement created under section 105 of the Land Titles Act 1980. It also provides Council with indemnity where the Pipeline passes under the four local highways.
- G. Without limiting any operation or effect which this Agreement otherwise has, the Council and the Servient Owners acknowledge that this Agreement is made under Part 5 of the Act (and in particular section 71) with the intent that the burden of the Servient Owners covenants run with the land as provided for by section 79 of the Act.
- H. The parties enter this agreement:
 - (a) To give effect to the permit; and
 - (b) To provide for the matters set out in section 72(2) of the Act.

1. Interpretation & Definitions

1.1 Definitions

In this agreement-

"Act" is the Land Use Planning & Approvals Act 1993.

"Agreements to Grant Easement" means the various agreements entered into between the Dominant Land Owners (or associates of the Dominant Land Owners) and the Servient Land Owners in or about September 2008 by which the Servient Land Owners agreed to grant the Pipeline Easement to the Dominant Land Owners, on the terms and conditions more particularly contained therein;

"Authorised Person" means a Dominant Land Owner, or a person authorised by a Dominant Land Owner, and includes all contractors, employees, agents and licensees of a Dominant Land Owner;

"Dominant Land" means the land comprised in each of the folios of the Register set out in Schedule 1 which is being granted a Pipeline Easement;

“Dominant Land Owner” means a registered proprietor of Dominant Land;

“Easement Land” means those parts of the Servient Land variously marked

“Pipeline Easement 10.00 Wide” & “Pipeline Easement 20.00 Wide” on the Plan;

“The Miscellaneous Act” is the Local Government (Building & Miscellaneous Provisions) Act 1993;

“Mortgagee” includes a reference to any encumbrancee or any other person which has a registered interest in either the Dominant Land or the Servient Land;

“Permit” is the permit referred to in Recital C;

“Pipeline” means the pipe or pipes installed for the purpose of conveying water from the Hydro-Electric Corporation’s Poatina Reregulation Pond at the end of the Poatina tail race to the Lake and Macquarie Rivers and parts in between; including fittings, valves, air valves, metering devices and all other ancillary equipment including equipment used for the pumping of water;

“Pipeline Easement” means the rights granted by a Servient Land Owner to a Dominant Land Owner having the effect of an easement created under Section 105 of the Land Titles Act 1980 and as more particularly set out in Schedule 3;

“Plan” means the plan registered at the Land Titles Office No. 160282;

“Planning scheme” is the Northern Midlands Planning Scheme 1995 and any amendment, modification or replacement of that scheme made pursuant to the provisions of the Act;

“Servient Land Owner” means a registered proprietor of Servient Land;

“Servient Land” means the land comprised in each of the folios of the Register set out in Schedule 2 which is subject to a Pipeline Easement.

1.2 Interpretation

In this agreement:

- (a) A reference to the Council includes a reference to any new council which has jurisdiction in respect of the land established pursuant to part 2 of the Local Government Act 1993 or any other legislation or proclamation;
- (b) A reference to the owner includes its assignees and any person bound by the covenants in it as provided for in Section 79 of the Act;
- (c) A reference to this Agreement in another instrument is a reference to this Agreement as amended, varied, novated or substituted from time to time;
- (d) A reference to a statute, ordinance, code, law or planning scheme includes a

reference to such document as amended or substituted from time to time;

- (e) A reference to a person or party includes that persons executors, administrators, successors, substitutes (including persons taking by novation), transferees, assigns and any person deriving title under such a person;
- (f) Words and expressions used both in this Agreement and in the Act, the Local Government Act 1993 or the Miscellaneous Act have the same meanings as they have in those Acts;
- (g) Words and expressions used both in this Agreement and in the planning scheme have the same meanings as they have in the planning scheme.

2. Grant of Easement

- 2.1 The Servient Land Owners grant the Dominant Land Owners a Pipeline Easement over the Easement Land.
- 2.2 The Dominant Land Owners agree to use the easement in accordance with the provisions set out in Schedule 3.
- 2.3 The Dominant Land Owners acknowledge that a Servient Land Owner may be permitted to draw water from the Pipeline in accordance with the terms of that Servient Land Owner's Agreement to Grant Easement. That use is acknowledged by each Servient Land Owner as arising pursuant to their Agreement to Grant Easement and is subject to the provisions set out in Schedule 4.
- 2.4 The Dominant Land Owners agree that they will maintain the Pipeline and keep it in good repair.
- 2.5 The Servient Land Owners agree that nothing in this Agreement detracts from their obligation to grant a registered easement over their respective lands if and whenever called upon by the Dominant Land Owners so to do, provided only that the costs and expenses of such registration is to be borne by the Dominant Land Owners requesting that registration.

3. Indemnity to Council

- 3.1 The Dominant Land Owners agree to make good and repair any damage caused to any Council maintained roads as a result of the use of the Pipeline or any malfunction of the Pipeline and further agree to keep Council indemnified in that regard.

4. Ending of the agreement

- 4.1 This Agreement ends on the first to occur of the following:
- (a) all parties agree to its ending;
 - (b) it becomes impossible to convey water through the Pipeline for a continuous period of 2 years or longer; or
 - (c) if the Pipeline is abandoned by all the Dominant Land Owners.

5. Dispute resolution

- 5.1 In the event of a dispute between a Dominant Land Owner and a Servient Land Owner as to any matter touching upon the rights created by this Agreement the following provisions will apply.
- 5.2 The Dominant Land Owner and the Servient Land Owner must use all reasonable endeavours to settle the matter in dispute within 7 days of both becoming aware of the dispute.
- 5.3 If the matter is not settled either owner may require that such dispute be resolved by an independent consultant, expert in the area of the matter under dispute, such consultant to be nominated by the President of the Law Society of Tasmania.
- 5.4 In making any determination the consultant will be deemed to be acting as an expert and not as an arbitrator.
- 5.5 Neither owner will be entitled to commence or maintain any action relating to such dispute until it has been referred to and determined by the consultant.
- 5.6 Each owner must ensure that any notice of dispute given under this clause contains full and complete particulars of the matter in dispute so as to ensure that all determinations are expeditiously completed.
- 5.7 The cost of the determination must be paid by the Dominant Land Owner and the Servient Land owner in such proportions as determined by the consultant.

6. Registration

- 6.1 The Agreement is to be registered on the folios of the Register to the Dominant Lands and the Servient Lands set out in Schedules 1 and 2.
- 6.2 The Agreement is binding upon the Dominant Land Owners and the Servient Land Owners and their successors in title.
- 6.3 The Dominant Land Owners agree to pay all costs associated with the stamping and registration of the agreement.

7. Relationship Between the Parties

- 7.1 Nothing in this Agreement creates the relationship of partnership or of principal and agent or of joint venture between the Council and any of the Dominant Land Owners or Servient Land Owners.

8. Proper Law

- 8.1 This deed of Agreement is governed by the laws of the State of Tasmania and the parties submit to the non exclusive jurisdiction of those courts and from courts competent to hear appeals therefrom.

9. Reading Down and Severability

- 9.1 If a provision of this Agreement is void or voidable by a party, unenforceable or illegal but would not be so if read down or severed from the agreement, it must be read down or severed accordingly.

10. Council's Costs

- 10.1 The Dominant Owners must immediately on demand pay to the Council the Council's costs and expenses (as between solicitor and client) relating to this Agreement and anything done before or after this Agreement for the enforcement of any obligation imposed upon the Dominant Owners under it.

11. Exercise of Powers

- 11.1 The Council and the Dominant Owner expressly acknowledge that any obligation imposed upon the Council under this Agreement does not fetter the future exercise of any statutory discretion by the Council whether in relation to the permit or the land or otherwise and the provisions of this Agreement must be read accordingly.

12. Further Documents

- 12.1 The Council, the Dominant Owners and the Servient Owners, will do all things and prepare and sign all further documents necessary to give effect to this Agreement and to ensure that this Agreement is fully carried out.

13. Disclosure of this Agreement

- 13.1 A Servient Land Owner must ensure that at any time before or after the registration of this Agreement where they sell, transfer, dispose of or in any way part with possession of the land, they first disclose the existence of and nature of this Agreement to the Servient Land Owner's successors.

14. Notices

- 14.1 A notice pursuant to this Agreement must be in writing. Notices may be served:
- (a) personally by leaving them with the party on whom they are to be served at that party's address stated in Clause 14.3; or
 - (b) by pre paid post sent to the address stated in Clause 14.3; or
 - (c) by facsimile (or by any other like method by which a written or recorded message may be sent) directed to the party on whom they are to be served at that party's address stated in Clause 14.3.
- 14.2 Notices are not effective until received by the other party and any such notice is without prejudice to any other mode of receipt, deemed to be received by such other party:
- (a) if served personally when left at the address of the other party stated in Clause 14.3;
 - (b) when mailed, three business days after being put into the post addressed to such party at that address; and
 - (c) if made by facsimile or any other like method upon the production of a transmission report by a machine from which the transmission was sent which indicates that the facsimile was sent in its entirety to the facsimile number of the recipient stated in Clause 14.3.

- 14.3 The addresses of the parties for service of notices are as follows:

Northern Midlands Council
PO Box 156
LONGFORD TAS 7301
Ph: 6397 7303
Facsimile: 6397 7331

Dominant Land Owners:
Mr. R.P. Henry
767 Delmont Road
CRESSY TAS 7302
Ph: 6398 5122

Servient Land Owners who are not Dominant Land Owners their addresses are as noted in the Second Schedule.

15. Counterparts

- 15.1 This document may be executed in any number of counterparts and by the parties on separate counterparts. Each counterpart constitutes the document of each party who has executed and delivered that counterpart.

16. Successors in title

- 16.1 The Servient Owners, Dean Andrew Allan and Amanda Jane Allan, enter into this Agreement as the successors in title to the land formerly owned by Henry Arthur Bye and pursuant to the Agreement to Grant Easement between the Henry Arthur Bye and the Dominant Owners.
- 16.2 The Servient Owners Morrison Cressy Pty Ltd enter into this Agreement as the successors in title to the land formerly owned by Aganz Enterprises Pty Ltd and pursuant to the Agreement to Grant Easement between Aganz Enterprises Pty Ltd and the Dominant Owners.
- 16.3 The Dominant Owners GF Rigney, RW Rigney and AG Rigney enter into this Agreement as the successors in title to the partnership interest owned by Skerritt Farms Pty Ltd.
- 16.4 The Dominant Owners D.T. & M.D. Hingston Pty Ltd, R.E. & R.A. Davey Pty Ltd and Stewarton Pty Ltd enter into this Agreement as the successors in title (or as an associate to the successor in title) to the partnership interest formerly owned by Barton Youl Pty Ltd.
- 16.5 The Dominant Owners D.T. & M.D. Hingston Pty Ltd, R.E. & R.A. Davey Pty Ltd and Stewarton Pty Ltd enter into this Agreement as the successors in title (or as an associate to the successor in title) to the partnership interest formerly owned by Francis Leslie Dowling.
- 16.6 The Dominant Owner Woodrising Properties Pty Ltd enters into this Agreement as successor in title to portion of the land formerly owned by R.P. & V.K. Henry and is the associate of Woodrising Properties Unit Trust that acquired a portion of the partnership interest from Symbister Pty Ltd.
- 16.7 The Dominant Owner Stewarton Pty Ltd enters into this Agreement as the successor in title (or as an associate to the successor in title) to a portion of the partnership interest formerly owned by TPI Enterprises Ltd.

EXECUTED AS A DEED

Planning authority certification

EXECUTED by NORTHERN MIDLANDS
COUNCIL



[Signature]
Desmond P Jennings
General Manager

Dominant Land Owner execution

SIGNED SEALED AND DELIVERED by
ROBERT PETER HENRY in the presence of:

Witness *[Signature]*
Full name Lauretta Atley
Address 3658 Macquarie Rd, Cressy
Occupation Business Manager

[Signature]
Robert Peter Henry

SIGNED SEALED AND DELIVERED by VINA
KATHRYN HENRY in the presence of:

Witness *[Signature]*
Full name Lauretta Atley
Address 3658 Macquarie Rd, Cressy
Occupation Business Manager

[Signature]
Vina Kathryn Henry

*Mrs HENRY HAS ALSO
WITNESSED OTHER PARTIES
SIGNATURES*

EXECUTED by WOODRISING PROPERTIES
PTY LTD pursuant to Section 127 of the
Corporations Act:

[Signature]
(Director)

[Signature]
(Director) *WHO IS THIS?*

EXECUTED by KETTERINGHAM PTY LTD
pursuant to Section 127 of the Corporations Act:

[Signature]
(Director)

[Signature]
(Director)

EXECUTED by TPI ENTERPRISES PTY LTD
pursuant to Section 127 of the Corporations Act:

[Signature]
(Director)
SOLE DIRECTOR?

[Signature]
(Director)

EXECUTED by BLAIR ATHOLL PTY LTD
pursuant to Section 127 of the Corporations Act:

[Signature]
(Sole Director/Sole Secretary)

EXECUTED by MT JOY PTY LTD pursuant to
Section 127 of the Corporations Act:

[Signature]
(Director)

[Signature]
(Director)

SIGNED SEALED AND DELIVERED by DAVID HAROLD ARCHER in the presence of:

Witness [Signature]
Full name VINA KATHRYN HENRY
Address 767 Delmont Road, Cressy
Occupation Administration Officer

ALSO PART OF THE AGREEMENT?

[Signature]
David Harold Archer

SIGNED SEALED AND DELIVERED by
ELIZABETH JANE ARCHER in the presence of:

Witness [Signature]
Full name Vina Kathryn Henry
Address 767 Delmont Road, Cressy
Occupation Administration Officer

ALSO PART OF THE AGREEMENT?


[Signature]
Elizabeth Jane Archer

EXECUTED by DT & MD HINGSTON PTY LTD
pursuant to Section 127 of the Corporations Act:

[Signature]
(Director)


[Signature]
(Director)

EXECUTED by STEWARTON PTY LTD pursuant to Section 127 of the Corporations Act:




(Sole Director/Sole Secretary)

EXECUTED by RE & RA DAVEY PTY LTD pursuant to Section 127 of the Corporations Act:




(Director)



(Director)


SIGNED SEALED AND DELIVERED by ALLEN GRAEME RIGNEY in the presence of:


Witness 
Full name *Katherine Elizabeth Christie*
Address *62 Mulgrave st Perth Tasmania*
Occupation *Education*



Allen Graeme Rigney


SIGNED SEALED AND DELIVERED by ROBERT WILLIAM RIGNEY in the presence of:

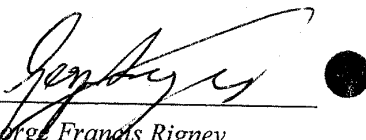
Witness 
Full name *Katherine Elizabeth Christie*
Address *62 Mulgrave st Perth Tasmania*
Occupation *Education*



Robert William Rigney

SIGNED SEALED AND DELIVERED by GEORGE FRANCIS RIGNEY in the presence of:

Witness 
Full name *Katherine Elizabeth Christie*
Address *62 Mulgrave st Perth TASMANIA*
Occupation *Education*



George Francis Rigney

SIGNED SEALED AND DELIVERED by DAVID JOHN DOWNIE in the presence of:

Witness S Robertson
Full name Susan Mary Robertson
Address 1028 mt Joy Rd Crossy
Occupation Retired

David John Downie
David John Downie

SIGNED SEALED AND DELIVERED by SUZANNE MARGARET STUART DOWNIE in the presence of:

Witness S Robertson
Full name Susan Mary Robertson
Address 1028 mt. Joy Rd Crossy
Occupation Retired

Suzanne Margaret Stuart Downie
Suzanne Margaret Stuart Downie

EXECUTED by LEVERINGTON PASTORAL PTY LTD pursuant to Section 127 of the Corporations Act:

David John Downie
(Director)

Sole Director?

(Director)

EXECUTED by A & C DOWLING PTY LTD pursuant to Section 127 of the Corporations Act:

Andrew Dowling
(Director)

Andrew Dowling
(Director)

Servient Land Owner execution

EXECUTED by MORRISON CRESSY PTY LTD
pursuant to Section 127 of the Corporations Act:

[Signature]
(Director)

[Signature: Ian A. Morrison]
(Director)

EXECUTED by PISA PTY LTD pursuant to Section
127 of the Corporations Act:

[Signature: Ian A. Morrison]
(Director)

[Signature]
(Director)

SIGNED SEALED AND DELIVERED by
GORDON JOHNSON MALCOLM BAYLES in the
presence of:

Witness [Signature: V.K. Henry]
Full name Vina Kathryn Henry
Address 767 Delmont Road Cressy
Occupation Administration Officer

*MATT TO
THIS
AGREEMENT*

[Signature: Gordon Johnson Malcolm Bayles]
Gordon Johnson Malcolm Bayles

SIGNED SEALED AND DELIVERED by
SUZANNE ELIZABETH BAYLES in the presence
of:

Witness [Signature: V.K. Henry]
Full name Vina Kathryn Henry
Address 767 Delmont Road, Cressy
Occupation Administration Officer

AS ABOVE

[Signature: Suzanne Elizabeth Bayles]
Suzanne Elizabeth Bayles

EXECUTED by A & C DOWLING PTY LTD
pursuant to Section 127 of the Corporations Act:

[Signature: Andrew Dowling]
(Director)

[Signature]
(Director)

EXECUTED by MRP PTY LTD pursuant to Section 127 of the Corporations Act:

Michael J Bayles.
(Director)

Robert B Bayles.
(Director)

EXECUTED by MT JOY PTY LTD pursuant to Section 127 of the Corporations Act:

Michael J Bayles.
(Director)

Robert B Bayles.
(Director)

EXECUTED by RE & RA DAVEY PTY LTD pursuant to Section 127 of the Corporations Act:

R.R. Davey
(Director)

R.A. Davey
(Director)

SIGNED SEALED AND DELIVERED by DEAN ANDREW ALLAN in the presence of:

Witness V.K. Henry
Full name Vina Kathryn Henry *is not front page*
Address 767 Delmont Road, Cressy
Occupation Administration Officer

Dean Andrew Allan

SIGNED SEALED AND DELIVERED by AMANDA JANE ALLAN in the presence of:

Witness V.K. Henry
Full name Vina Kathryn Henry *is not front page*
Address 767 Delmont Road, Cressy
Occupation Administration Officer

Amanda Jane Allan

The following Mortgagees consent to and agree to be bound by the covenants and other terms and conditions contained in this Agreement as testified by their execution hereof.

Executed by Commonwealth Bank of Australia:

SIGNED SEALED AND DELIVERED for and on behalf of COMMONWEALTH BANK OF AUSTRALIA by its Attorney Cheryl Ndaira under Registration Power of Attorney No. 7216177 who certifies that he/she is SENIOR CONVEYANCING OFFICER of the COMMONWEALTH BANK OF AUSTRALIA and declares that he/she has received no notice of revocation of the said Power of Attorney and in the presence of:

..... Bank Officer, Sydney

Monika Eshou

150 George Street Parramatta NSW 2150

Power of Attorney Approval by Rabobank Australia Limited only covers the Land Encumbered by Rabobank Australia Limited

Signed by RABOBANK AUSTRALIA LIMITED by its attorneys Felicia Tung Senior Manager and BENJAMIN MOMENT Manager who respectively state at the time of executing this instrument they have no notice of the revocation of the Power of Attorney registered number 7215964 under the authority of which they have executed this instrument.

Witness:

Susan Olsson Credit Officer

Signed by Bank McCulloch (Agribusiness Manager) under Power of Attorney 684 on behalf of ANZ Banking Group Limited.

TASMANIA DEVELOPMENT & RESOURCES

Executed by MICHAEL MANN Pursuant to a delegation by the Authority under Section 19 of the Tasmanian Development Act 1983 in the presence of:

..... Amanda SPARGO



SCHEDULE 1

Dominant Land Owners & folios of the Register being granted a right over the Pipeline Easement shown on Plan 160282

Robert Peter Henry & Vina Kathryn Henry
Folio of the Register volume 49065 folio 1
Folio of the Register volume 11182 folio 1
Folio of the Register volume 115588 folio 4
Folio of the Register volume 173173 folio 1
Folio of the Register volume 173174 folio 1

Woodrising Properties Pty Ltd
Folio of the Register volume 27683 folio 1
Folio of the Register volume 115588 folio 1

Ketteringham Pty Ltd
Folio of the Register volume 125795 folio 3
Folio of the Register volume 125794 folio 2
Folio of the Register volume 125793 folio 1

TPI Enterprises Ltd
Folio of the Register volume 156925 folio 1

Blair Atholl Pty Ltd
Folio of the Register volume 129212 folio 1

Mt. Joy Pty Ltd
Folio of the Register volume 114791 folio 1
Folio of the Register volume 114792 folio 2
Folio of the Register volume 152765 folio 1
Folio of the Register volume 102278 folio 2

David Harold Archer and Elizabeth Jane Archer
Folio of the Register volume 236965 folio 1

DT & MD Hingston Pty Ltd
Folio of the Register volume 102278 folio 1
Folio of the Register volume 169249 Folio 1

Stewarton Pty Ltd
Folio of the Register volume 169251 folio 1

Allen Graeme Rigney & Robert William Rigney
Folio of the Register volume 123618 folio 1

Allen Graeme Rigney
Folio of the Register volume 252478 folio 6
Folio of the Register volume 123617 folio 1
Folio of the Register volume 212720 folio 19
Folio of the Register volume 236966 folio 1

George Francis Rigney, Robert William Rigney and Allen Graeme Rigney
Folio of the Register volume 140152 folio 1
Folio of the Register volume 140153 folio 2
Folio of the Register volume 147755 folio 2

David John Downie
Folio of the Register volume 229246 folio 1
Folio of the Register volume 229248 folio 1
Folio of the Register volume 107001 folio 1
Folio of the Register volume 229249 folio 1
Folio of the Register volume 227961 folio 1
Folio of the Register volume 229245 folio 1
Folio of the Register volume 229247 folio 3
Folio of the Register volume 107001 folio 2
Folio of the Register volume 248728 folio 1
Folio of the Register volume 248728 folio 2
Folio of the Register volume 103206 folio 2
Folio of the Register volume 248727 folio 2
Folio of the Register volume 248727 folio 1

David John Downie & Suzanne Margaret Stuart Downie
Folio of the Register volume 129213 folio 1
Folio of the Register volume 125956 folio 1

Leverington Pastoral Pty Ltd
Folio of the Register volume 36419 folio 1
Folio of the Register volume 36419 folio 2

A & C Dowling Pty Ltd
Folio of the Register volume 101914 folio 1
Folio of the Register volume 141990 folio 2

MRP Pty Ltd
Folio of the Register volume 136178 folio 2
Folio of the Register volume 236968 folio 1

R. E. & R. A. Davey Pty Ltd
Folio of the Register volume 226351 folio 1
Folio of the Register volume 169250 folio 1

SCHEDULE 2

Servient Land Owners & folios of the Register through which the Pipeline passes and over which rights are being granted

Morrison Cressy Pty Ltd
"Forest Vale" 5467 Poatina Road Cressy 7302
Folio of the Register volume 110104 folio 8
Being the land marked AB & CD on Plan 160282

Dean Andrew Allan and Amanda Jane Allan
"Pine Vale" 5147 Poatina Road Cressy 7302
Folio of the Register volume 203615 folio 1
Being the land marked DE on Plan 160282

Gordon Malcolm Johnson Bayles and Suzanne Elizabeth Bayles
"Little Forest" 4149 Macquarie Road Cressy 7302
Folio of the Register volume 227351 folio 1
Being the land marked EF & GH on Plan 160282

Pisa Pty. Ltd.
"Pisa" 3979 Macquarie Road Cressy 7302
Folio of the Register volume 165631 folio 2
Being the land marked JK & LM on Plan 160282

A & C Dowling Pty Ltd
Folio of the Register volume 101914 folio 1
Being the land marked MN, VW & XY on Plan 160282

A & C Dowling Pty Ltd
Folio of the Register volume 141990 folio 2
Being the land marked NO on Plan 160282

MRP Pty Ltd
Folio of the Register volume 136178 folio 2
Being the land marked OP on Plan 160282

MRP Pty Ltd
Folio of the Register volume 236968 folio 1
Being the land marked PQ on Plan 160282

Mt. Joy Pty. Ltd.
Folio of the Register volume 102278 folio 2
Being the land marked RS on Plan 160282

R. E. & R. A. Davey Pty Ltd
Folio of the Register volume 169250 folio 1
Being the land marked ST on Plan 160282

SCHEDULE 3

“PIPELINE EASEMENT” means the full, free right and liberty for a Dominant Land Owner with others and machinery-

1. to enter upon the Easement Land with workers, machinery and vehicles to lay a Pipeline along, through and under the said land for the purpose of drawing water through the said pipes to provide a supply of water to the Dominant Land; and
2. to inspect, cleanse, maintain, operate and repair the said infrastructure provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

PROVIDED THAT:

1. Each Dominant Land Owner, who or which, enjoys the benefit of this easement (collectively called the “Macquarie Settlement Pipeline Partners”) must appoint an Authorised Person to act on their behalf
2. The Dominant Land Owners must advise the Servient Land Owners should the name of the Authorised Person be changed from time to time
3. That except in cases of emergency the Authorised Person is the only person, apart from workers when work is required to be carried out, who is authorised to access the Easement Land
4. That except in cases of an emergency, the Servient Land Owner must be given 48 hours notice of the proposed access to the Easement Land
5. Any damage to the Easement Land should be kept to a minimum and must be made good by the Dominant Land Owner or the Macquarie Settlement Pipeline Partners
6. The Authorised Person, or any other persons lawfully entering on to the Easement Land, must at all times immediately close all gates and fences so as to prevent any livestock from straying
7. The Dominant Land Owners must (either themselves or collectively with the Macquarie Settlement Pipeline Partners) indemnify the Servient Owner of the Easement Land for and against any liability, loss or damage, howsoever arising, suffered or incurred by the owner of the Easement Land as a result or by reason of the existence, use or exercise of rights under the easement or the presence of any person on the Easement Land pursuant to the easement

8. The rights so granted must only be exercised in accordance with the partnership agreements made between the Macquarie Settlement Pipeline Partners and the Servient Owners of the Easement Land dated 10 September 2008.

SCHEDULE 4

The Servient Land Owners acknowledge that their right to draw water from the Pipeline is not absolute, and is subject to the following-

1. If the flow, as measured at the Brumby's Creek below Palmers Rivulet (downstream of the outlet of the Hydro-Electric Corporation Reregulation Pond) is less than 750 megalitres per day then the maximum rate of take for the Dominant Land Owner is limited to 40 megalitres per day, in which case the Servient Land Owner's right to take water is reduced proportionately in accordance with all water being taken by the Dominant Land Owner and other owners of land through which the Pipeline passes
2. That the drawing of any water does not interfere with Hydro-Electric Corporation's hydro-generation operations
3. That neither the Dominant Land Owner, nor Hydro-Electric Corporation, can guarantee that water will be available at all times or at any time for the Servient Land Owner to draw, and nor do they warrant that the water taken will be fit for any purpose
4. That the Servient Land Owner must pay for all water that they draw from the Pipeline as stipulated in the Agreement to Grant Easement. The amount payable will be the same amount per megalitre that every other person that draws water from the Pipeline pays

TASMANIAN LAND TITLES OFFICE

**Notification of Agreement
under the**



**Land Use Planning and Approvals Act 1993
(Section 71)**

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
141990	2		
136178	2		
101914	1		
SEE ANNEXURE PAGE			

REGISTERED PROPRIETOR:
**R.E. & R.A. DAVEY PTY LTD & THE DOMINANT OWNERS REFERRED TO IN THE
AGREEMENT MENTIONED BELOW**

PLANNING AUTHORITY:
NORTHERN MIDLANDS COUNCIL


Dated this 8th day of MAY 2019

I/We **DESMOND SENNINGES**

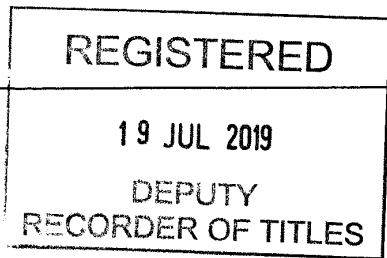
of the **Northern Midlands Council**

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.


Signed
(on behalf of the Planning Authority)

Land Titles Office Use Only



Stamm Dntv

LUA Version 1

THE BACK OF THIS FORM MUST NOT BE USED


PIN OR STAPLE HERE
DO NOT GUM THIS
FORM TO THE INSTRUMENT

ANNEXURE PAGE

PAGE 2 OF 2 PAGES

Vol. 141990 Fol. 2

DESCRIPTION OF LAND Folio of the Register			
Volume	Folio	Volume	Folio
236968	1	102278	1
169250	1	102278	2
11182	1	49065	1
173173	1	115588	4
173174	1	27683	1
115588	1	226351	1
125794	2	125795	3
156925	1	125793	1
114791	1	129212	1
152765	1	114792	2
236965	1	169251	1
169249	1	252478	6
123618	1	212720	19
123617	1	140152	1
236966	1	147755	2
140153	2	229248	1
229246	1	229249	1
107001	1	229245	1
227961	1	107001	2
229247	3	248728	2
248728	1	248727	2
103206	2	129213	1
248727	1	36419	1
125956	1	36419	2


P.P. Jennings
8/7/2019

NOTE:- Every annexed page shall 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.

Version 1

THE BACK OF THIS PAGE MUST NOT BE USED

COPY

**AGREEMENT UNDER PART 5
LAND USE PLANNING AND APPROVALS ACT 1993**

THIS AGREEMENT is made on the 8th day of NOVEMBER 2018

BETWEEN **NORTHERN MIDLANDS COUNCIL** of Longford in Tasmania
("Council")

AND **THE DOMINANT LAND OWNERS of the Macquarie Settlement
Irrigation Pipeline** (as set out in Schedule 1 herein) C/- Robert Peter
Henry of 767 Delmont Road Cressy in Tasmania

AND **THE SERVIENT LAND OWNERS of the Macquarie Settlement
Irrigation Pipeline** (as set out in Schedule 2 herein)

BACKGROUND

- A. The Dominant Land Owners (or, in some cases, associates of the Dominant Land Owners) have formed a partnership known as the "Macquarie Settlement Irrigation Pipeline Partnership" for the purpose of constructing and laying a Pipeline to take water from Hydro-Electric Corporation's Poatina Reregulation Pond situated at the end of the Poatina tailrace in Brumby's Creek to the Macquarie River.
- B. In September 2008 the Dominant Owners (or their associates, as the case may have been) entered into Agreements to Grant Easements with the Servient Land Owners to allow for the building of the Pipeline and the right to use and maintain it thereafter on the various Servient Lands. For clarity, it is noted that some Dominant Land Owners are also Servient Land Owners, in that they (or their associates) are members of the said Partnership, and the Pipeline runs through their property.
- C. A planning permit (P08-330) was granted by Council with respect to the pump shed (irrigation) at the south eastern corner of the Hydro-Electric Corporation's Poatina Reregulation Pond at the end of the tailrace at Poatina.

By me at Longford on the 8 November 2018
is a true and correct copy of the original sighted

BRONWYN RIGBY
BRONWYN RIGBY
C/- 13 Smith Street, Longford 7301
Justice of the Peace no. 5282 for Tasmania

- D. The Pipeline has been constructed and has been commissioned. At various points along its route the Pipeline has been installed under local highways under the control of Council as the highway authority, with Council's permission; namely Poatina Road, Lake River Road, Macquarie Road & Delmont Road.
- E. The Dominant Land Owners initially envisaged registering a series of transfers between themselves and the Servient Land Owners; however the logistics of preparing, executing and registering a 40-50 page easement order, together with 70 separate transfers of easement forms, has made that task impractical
- F. This Agreement provides the Dominant Land Owners and the Servient Land Owners with Pipeline rights and obligations having the effect of an easement created under section 105 of the Land Titles Act 1980. It also provides Council with indemnity where the Pipeline passes under the four local highways.
- G. Without limiting any operation or effect which this Agreement otherwise has, the Council and the Servient Owners acknowledge that this Agreement is made under Part 5 of the Act (and in particular section 71) with the intent that the burden of the Servient Owners covenants run with the land as provided for by section 79 of the Act.
- H. The parties enter this agreement:
 - (a) To give effect to the permit; and
 - (b) To provide for the matters set out in section 72(2) of the Act.

1. Interpretation & Definitions

1.1 Definitions

In this agreement-

"Act" is the Land Use Planning & Approvals Act 1993.

"Agreements to Grant Easement" means the various agreements entered into between the Dominant Land Owners (or associates of the Dominant Land Owners) and the Servient Land Owners in or about September 2008 by which the Servient Land Owners agreed to grant the Pipeline Easement to the Dominant Land Owners, on the terms and conditions more particularly contained therein;

"Authorised Person" means a Dominant Land Owner, or a person authorised by a Dominant Land Owner, and includes all contractors, employees, agents and licensees of a Dominant Land Owner;

"Dominant Land" means the land comprised in each of the folios of the Register set out in Schedule 1 which is being granted a Pipeline Easement;

“Dominant Land Owner” means a registered proprietor of Dominant Land;

“Easement Land” means those parts of the Servient Land variously marked “Pipeline Easement 10.00 Wide” & “Pipeline Easement 20.00 Wide” on the Plan;

“The Miscellaneous Act” is the Local Government (Building & Miscellaneous Provisions) Act 1993;

“Mortgagee” includes a reference to any encumbrancee or any other person which has a registered interest in either the Dominant Land or the Servient Land;

“Permit” is the permit referred to in Recital C;

“Pipeline” means the pipe or pipes installed for the purpose of conveying water from the Hydro-Electric Corporation’s Poatina Reregulation Pond at the end of the Poatina tail race to the Lake and Macquarie Rivers and parts in between; including fittings, valves, air valves, metering devices and all other ancillary equipment including equipment used for the pumping of water;

“Pipeline Easement” means the rights granted by a Servient Land Owner to a Dominant Land Owner having the effect of an easement created under Section 105 of the Land Titles Act 1980 and as more particularly set out in Schedule 3;

“Plan” means the plan registered at the Land Titles Office No. 160282;

“Planning scheme” is the Northern Midlands Planning Scheme 1995 and any amendment, modification or replacement of that scheme made pursuant to the provisions of the Act;

“Servient Land Owner” means a registered proprietor of Servient Land;

“Servient Land” means the land comprised in each of the folios of the Register set out in Schedule 2 which is subject to a Pipeline Easement.

1.2 Interpretation

In this agreement:

- (a) A reference to the Council includes a reference to any new council which has jurisdiction in respect of the land established pursuant to part 2 of the Local Government Act 1993 or any other legislation or proclamation;
- (b) A reference to the owner includes its assignees and any person bound by the covenants in it as provided for in Section 79 of the Act;
- (c) A reference to this Agreement in another instrument is a reference to this Agreement as amended, varied, novated or substituted from time to time;
- (d) A reference to a statute, ordinance, code, law or planning scheme includes a

reference to such document as amended or substituted from time to time;

- (e) A reference to a person or party includes that persons executors, administrators, successors, substitutes (including persons taking by novation), transferees, assigns and any person deriving title under such a person;
- (f) Words and expressions used both in this Agreement and in the Act, the Local Government Act 1993 or the Miscellaneous Act have the same meanings as they have in those Acts;
- (g) Words and expressions used both in this Agreement and in the planning scheme have the same meanings as they have in the planning scheme.

2. Grant of Easement

- 2.1 The Servient Land Owners grant the Dominant Land Owners a Pipeline Easement over the Easement Land.
- 2.2 The Dominant Land Owners agree to use the easement in accordance with the provisions set out in Schedule 3.
- 2.3 The Dominant Land Owners acknowledge that a Servient Land Owner may be permitted to draw water from the Pipeline in accordance with the terms of that Servient Land Owner's Agreement to Grant Easement. That use is acknowledged by each Servient Land Owner as arising pursuant to their Agreement to Grant Easement and is subject to the provisions set out in Schedule 4.
- 2.4 The Dominant Land Owners agree that they will maintain the Pipeline and keep it in good repair.
- 2.5 The Servient Land Owners agree that nothing in this Agreement detracts from their obligation to grant a registered easement over their respective lands if and whenever called upon by the Dominant Land Owners so to do, provided only that the costs and expenses of such registration is to be borne by the Dominant Land Owners requesting that registration.

3. Indemnity to Council

- 3.1 The Dominant Land Owners agree to make good and repair any damage caused to any Council maintained roads as a result of the use of the Pipeline or any malfunction of the Pipeline and further agree to keep Council indemnified in that regard.

4. Ending of the agreement

- 4.1 This Agreement ends on the first to occur of the following:
- (a) all parties agree to its ending;
 - (b) it becomes impossible to convey water through the Pipeline for a continuous period of 2 years or longer; or
 - (c) if the Pipeline is abandoned by all the Dominant Land Owners.

5. Dispute resolution

- 5.1 In the event of a dispute between a Dominant Land Owner and a Servient Land Owner as to any matter touching upon the rights created by this Agreement the following provisions will apply.
- 5.2 The Dominant Land Owner and the Servient Land Owner must use all reasonable endeavours to settle the matter in dispute within 7 days of both becoming aware of the dispute.
- 5.3 If the matter is not settled either owner may require that such dispute be resolved by an independent consultant, expert in the area of the matter under dispute, such consultant to be nominated by the President of the Law Society of Tasmania.
- 5.4 In making any determination the consultant will be deemed to be acting as an expert and not as an arbitrator.
- 5.5 Neither owner will be entitled to commence or maintain any action relating to such dispute until it has been referred to and determined by the consultant.
- 5.6 Each owner must ensure that any notice of dispute given under this clause contains full and complete particulars of the matter in dispute so as to ensure that all determinations are expeditiously completed.
- 5.7 The cost of the determination must be paid by the Dominant Land Owner and the Servient Land owner in such proportions as determined by the consultant.

6. Registration

- 6.1 The Agreement is to be registered on the folios of the Register to the Dominant Lands and the Servient Lands set out in Schedules I and 2.
- 6.2 The Agreement is binding upon the Dominant Land Owners and the Servient Land Owners and their successors in title.
- 6.3 The Dominant Land Owners agree to pay all costs associated with the stamping and registration of the agreement.

7. Relationship Between the Parties

- 7.1 Nothing in this Agreement creates the relationship of partnership or of principal and agent or of joint venture between the Council and any of the Dominant Land Owners or Servient Land Owners.

8. Proper Law

- 8.1 This deed of Agreement is governed by the laws of the State of Tasmania and the parties submit to the non exclusive jurisdiction of those courts and from courts competent to hear appeals therefrom.

9. Reading Down and Severability

- 9.1 If a provision of this Agreement is void or voidable by a party, unenforceable or illegal but would not be so if read down or severed from the agreement, it must be read down or severed accordingly.

10. Council's Costs

- 10.1 The Dominant Owners must immediately on demand pay to the Council the Council's costs and expenses (as between solicitor and client) relating to this Agreement and anything done before or after this Agreement for the enforcement of any obligation imposed upon the Dominant Owners under it.

11. Exercise of Powers

- 11.1 The Council and the Dominant Owner expressly acknowledge that any obligation imposed upon the Council under this Agreement does not fetter the future exercise of any statutory discretion by the Council whether in relation to the permit or the land or otherwise and the provisions of this Agreement must be read accordingly.

12. Further Documents

- 12.1 The Council, the Dominant Owners and the Servient Owners, will do all things and prepare and sign all further documents necessary to give effect to this Agreement and to ensure that this Agreement is fully carried out.

13. Disclosure of this Agreement

- 13.1 A Servient Land Owner must ensure that at any time before or after the registration of this Agreement where they sell, transfer, dispose of or in any way part with possession of the land, they first disclose the existence of and nature of this Agreement to the Servient Land Owner's successors.

14. Notices

- 14.1 A notice pursuant to this Agreement must be in writing. Notices may be served:
- (a) personally by leaving them with the party on whom they are to be served at that party's address stated in Clause 14.3; or
 - (b) by pre paid post sent to the address stated in Clause 14.3; or
 - (c) by facsimile (or by any other like method by which a written or recorded message may be sent) directed to the party on whom they are to be served at that party's address stated in Clause 14.3.
- 14.2 Notices are not effective until received by the other party and any such notice is without prejudice to any other mode of receipt, deemed to be received by such other party:
- (a) if served personally when left at the address of the other party stated in Clause 14.3;
 - (b) when mailed, three business days after being put into the post addressed to such party at that address; and
 - (c) if made by facsimile or any other like method upon the production of a transmission report by a machine from which the transmission was sent which indicates that the facsimile was sent in its entirety to the facsimile number of the recipient stated in Clause 14.3.
- 14.3 The addresses of the parties for service of notices are as follows:
- | | |
|---------------------------|-----------------------|
| Northern Midlands Council | Dominant Land Owners: |
| PO Box 156 | Mr. R.P. Henry |
| LONGFORD TAS 7301 | 767 Delmont Road |
| Ph: 6397 7303 | CRESSY TAS 7302 |
| Facsimile: 6397 7331 | Ph: 6398 5122 |
- Servient Land Owners who are not Dominant Land Owners their addresses are as noted in the Second Schedule.

15. Counterparts

- 15.1 This document may be executed in any number of counterparts and by the parties on separate counterparts. Each counterpart constitutes the document of each party who has executed and delivered that counterpart.

16. Successors in title

- 16.1 The Servient Owners, Dean Andrew Allan and Amanda Jane Allan, enter into this Agreement as the successors in title to the land formerly owned by Henry Arthur Bye and pursuant to the Agreement to Grant Easement between the Henry Arthur Bye and the Dominant Owners.
- 16.2 The Servient Owners Morrison Cressy Pty Ltd enter into this Agreement as the successors in title to the land formerly owned by Aganz Enterprises Pty Ltd and pursuant to the Agreement to Grant Easement between Aganz Enterprises Pty Ltd and the Dominant Owners.
- 16.3 The Dominant Owners GF Rigney, RW Rigney and AG Rigney enter into this Agreement as the successors in title to the partnership interest owned by Skerritt Farms Pty Ltd.
- 16.4 The Dominant Owners D.T. & M.D. Hingston Pty Ltd, R.E. & R.A. Davey Pty Ltd and Stewarton Pty Ltd enter into this Agreement as the successors in title (or as an associate to the successor in title) to the partnership interest formerly owned by Barton Youl Pty Ltd.
- 16.5 The Dominant Owners D.T. & M.D. Hingston Pty Ltd, R.E. & R.A. Davey Pty Ltd and Stewarton Pty Ltd enter into this Agreement as the successors in title (or as an associate to the successor in title) to the partnership interest formerly owned by Francis Leslie Dowling.
- 16.6 The Dominant Owner Woodrising Properties Pty Ltd enters into this Agreement as successor in title to portion of the land formerly owned by R.P. & V.K. Henry and is the associate of Woodrising Properties Unit Trust that acquired a portion of the partnership interest from Symbister Pty Ltd.
- 16.7 The Dominant Owner Stewarton Pty Ltd enters into this Agreement as the successor in title (or as an associate to the successor in title) to a portion of the partnership interest formerly owned by TPI Enterprises Ltd.

EXECUTED AS A DEED

Planning authority certification

EXECUTED by NORTHERN MIDLANDS COUNCIL



[Signature]
Desmond P Jennings
General Manager

Dominant Land Owner execution

SIGNED SEALED AND DELIVERED by ROBERT PETER HENRY in the presence of:

Witness *[Signature]*
Full name *Lauretta Atley*
Address *3638 Macquarie Rd, Cressy*
Occupation *Business Manager*

[Signature]
Robert Peter Henry

SIGNED SEALED AND DELIVERED by VINA KATHRYN HENRY in the presence of:

Witness *[Signature]*
Full name *Lauretta Atley*
Address *3638 Macquarie Rd, Cressy*
Occupation *Business Manager*

[Signature]
Vina Kathryn Henry

Mrs Henry has also witnessed other parties signatures

EXECUTED by WOODRISING PROPERTIES PTY LTD pursuant to Section 127 of the Corporations Act:

[Signature]
(Director)

[Signature] who is THIS.
(Director)

EXECUTED by KETTERINGHAM PTY LTD pursuant to Section 127 of the Corporations Act:

[Signature]
(Director)

[Signature]
(Director)

EXECUTED by TPI ENTERPRISES PTY LTD
pursuant to Section 127 of the Corporations Act:

[Signature]
(Director)

SOLE DIRECTOR?

[Signature]
(Director)

EXECUTED by BLAIR ATHOLL PTY LTD
pursuant to Section 127 of the Corporations Act:

[Signature]
(Sole Director/Sole Secretary)

EXECUTED by MT JOY PTY LTD pursuant to
Section 127 of the Corporations Act:

[Signature]
(Director)

[Signature]
(Director)

SIGNED SEALED AND DELIVERED by DAVID
HAROLD ARCHER in the presence of:

Witness [Signature]
Full name VINA KATHRYN HENRY
Address 767 Delmont Road, Cressy
Occupation Administration Officer

*ALSO
PART OF
THIS
AGREEMENT?*

[Signature]
David Harold Archer

SIGNED SEALED AND DELIVERED by
ELIZABETH JANE ARCHER in the presence of:

Witness [Signature]
Full name Vina Kathryn Henry
Address 767 Delmont Road, Cressy
Occupation Administration Officer

KIDNEY

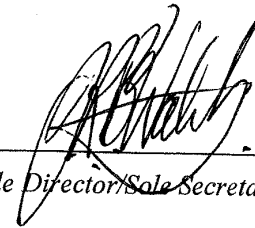
[Signature]
Elizabeth Jane Archer

EXECUTED by DT & MD HINGSTON PTY LTD
pursuant to Section 127 of the Corporations Act:

[Signature]
(Director)

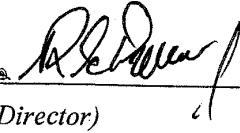
[Signature]
(Director)

EXECUTED by STEWARTON PTY LTD pursuant to Section 127 of the Corporations Act:



(Sole Director/Sole Secretary)

EXECUTED by RE & RA DAVEY PTY LTD pursuant to Section 127 of the Corporations Act:




(Director)



(Director)


SIGNED SEALED AND DELIVERED by ALLEN GRAEME RIGNEY in the presence of:

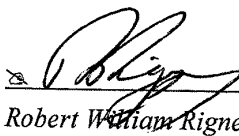
Witness 
Full name *Katherine Elizabeth Christie*
Address *62 Mulgrave st Perth Tasmania*
Occupation *Education*



Allen Graeme Rigney


SIGNED SEALED AND DELIVERED by ROBERT WILLIAM RIGNEY in the presence of:

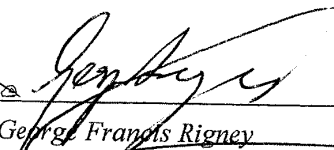
Witness 
Full name *Katherine Elizabeth Christie*
Address *62 Mulgrave st Perth Tasmania*
Occupation *Education*



Robert William Rigney

SIGNED SEALED AND DELIVERED by GEORGE FRANCIS RIGNEY in the presence of:

Witness 
Full name *Katherine Elizabeth Christie*
Address *62 Mulgrave st Perth TASMANIA*
Occupation *Education*



George Francis Rigney

SIGNED SEALED AND DELIVERED by DAVID
JOHN DOWNIE in the presence of:

Witness SRobertson
Full name Susan Mary Robertson
Address 1028 mt Joy Rd Crossy
Occupation Retired
Suzanne

DJ Downie
David John Downie

SIGNED SEALED AND DELIVERED by
SUZANNE MARGARET STUART DOWNIE in
the presence of:

Witness SRobertson
Full name Susan Mary Robertson
Address 1028 mt. Joy Rd Crossy
Occupation Retired

SMS Downie
Suzanne Margaret Stuart Downie
Suzanne

EXECUTED by LEVERINGTON PASTORAL
PTY LTD pursuant to Section 127 of the
Corporations Act:

DJ Downie
(Director)
Sole Director

(Director)

EXECUTED by A & C DOWLING PTY LTD
pursuant to Section 127 of the Corporations Act:

Andrew Dowling
(Director)

CDowling
(Director)

Servient Land Owner execution

EXECUTED by MORRISON CRESSY PTY LTD
pursuant to Section 127 of the Corporations Act:

[Signature]
(Director)

[Signature: Ian A. Morrison]
(Director)

EXECUTED by PISA PTY LTD pursuant to Section
127 of the Corporations Act:

[Signature: Ian A. Morrison]
(Director)

[Signature]
(Director)

SIGNED SEALED AND DELIVERED by
GORDON JOHNSON MALCOLM BAYLES in the
presence of:

Witness [Signature: V.K. Henry]
Full name Vina Kathryn Henry
Address 767 Delmont Road Cressy
Occupation Administration Officer

*PARTY TO
THIS
AGREEMENT*

[Signature: Gordon Johnson Malcolm Bayles]
Gordon Johnson Malcolm Bayles

SIGNED SEALED AND DELIVERED by
SUZANNE ELIZABETH BAYLES in the presence
of:

Witness [Signature: V.K. Henry]
Full name Vina Kathryn Henry
Address 767 Delmont Road, Cressy
Occupation Administration Officer

AS ABOVE

[Signature: Suzanne Elizabeth Bayles]
Suzanne Elizabeth Bayles

EXECUTED by A & C DOWLING PTY LTD
pursuant to Section 127 of the Corporations Act:

[Signature: Andrew Dowling]
(Director)

[Signature]
(Director)

EXECUTED by MRP PTY LTD pursuant to Section 127 of the Corporations Act:

Michael J Bayles.
(Director)

Robert B Bayles.
(Director)

EXECUTED by MT JOY PTY LTD pursuant to Section 127 of the Corporations Act:

Michael J Bayles.
(Director)

Robert B Bayles.
(Director)

EXECUTED by RE & RA DAVEY PTY LTD pursuant to Section 127 of the Corporations Act:

RE Davey
(Director)

RA Davey
(Director)

SIGNED SEALED AND DELIVERED by DEAN ANDREW ALLAN in the presence of:

Witness V.K. Henry
Full name Vina Kathryn Henry
Address 767 Delmont Road, Cressy
Occupation Administration Officer

15.10.23
12.02.24

Dean Andrew Allan
Dean Andrew Allan

SIGNED SEALED AND DELIVERED by AMANDA JANE ALLAN in the presence of:

Witness V.K. Henry
Full name Vina Kathryn Henry
Address 767 Delmont Road, Cressy
Occupation Administration Officer

15.10.23

A. Allan
Amanda Jane Allan

The following Mortgagees consent to and agree to be bound by the covenants and other terms and conditions contained in this Agreement as testified by their execution hereof.

Executed by Commonwealth Bank of Australia:

SIGNED SEALED AND DELIVERED for and on behalf of COMMONWEALTH BANK OF AUSTRALIA by its Attorney Cheryl Ndaira under Registration Power of Attorney No. 726177 who certifies that he/she is SENIOR CONVEYANCING OFFICER of the COMMONWEALTH BANK OF AUSTRALIA and declares that he/she has received no notice of revocation of the said Power of Attorney and in the presence of:

Bank Officer, Sydney

Monika Eshou

150 George Street Parramatta NSW 2150

Power of Attorney Approval by Rabobank Australia Limited only covers the Land Encumbered by Rabobank Australia Limited

Signed by RABOBANK AUSTRALIA LIMITED by its attorneys Felicia Tung Senior Manager and BENJAMIN MOMENT Manager who respectively state at the time of executing this instrument they have no notice of the revocation of the Power of Attorney registered number 7215964 under the authority of which they have executed this instrument.

Witness:

Susan Olsson
Credit Officer

Signed by Bart McCulloch (Agribusiness Manager) under Power of Attorney 684 on behalf of ANZ Banking Group Limited.



TASMANIA DEVELOPMENT & RESOURCES

Executed by MICHAEL MANN Pursuant to a delegation by the Authority under Section 19 of the Tasmanian Development Act 1983 in the presence of:

AMANDA SPARGO

SCHEDULE 1

Dominant Land Owners & folios of the Register being granted a right over the Pipeline Easement shown on Plan 160282

Robert Peter Henry & Vina Kathryn Henry
Folio of the Register volume 49065 folio 1
Folio of the Register volume 11182 folio 1
Folio of the Register volume 115588 folio 4
Folio of the Register volume 173173 folio 1
Folio of the Register volume 173174 folio 1

Woodrising Properties Pty Ltd
Folio of the Register volume 27683 folio 1
Folio of the Register volume 115588 folio 1

Ketteringham Pty Ltd
Folio of the Register volume 125795 folio 3
Folio of the Register volume 125794 folio 2
Folio of the Register volume 125793 folio 1

TPI Enterprises Ltd
Folio of the Register volume 156925 folio 1

Blair Atholl Pty Ltd
Folio of the Register volume 129212 folio 1

Mt. Joy Pty Ltd
Folio of the Register volume 114791 folio 1
Folio of the Register volume 114792 folio 2
Folio of the Register volume 152765 folio 1
Folio of the Register volume 102278 folio 2

David Harold Archer and Elizabeth Jane Archer
Folio of the Register volume 236965 folio 1

DT & MD Hingston Pty Ltd
Folio of the Register volume 102278 folio 1
Folio of the Register volume 169249 Folio 1

Stewarton Pty Ltd
Folio of the Register volume 169251 folio 1

Allen Graeme Rigney & Robert William Rigney
Folio of the Register volume 123618 folio 1

Allen Graeme Rigney
Folio of the Register volume 252478 folio 6
Folio of the Register volume 123617 folio 1
Folio of the Register volume 212720 folio 19
Folio of the Register volume 236966 folio 1

George Francis Rigney, Robert William Rigney and Allen Graeme Rigney

Folio of the Register volume 140152 folio 1

Folio of the Register volume 140153 folio 2

Folio of the Register volume 147755 folio 2

David John Downie

Folio of the Register volume 229246 folio 1

Folio of the Register volume 229248 folio 1

Folio of the Register volume 107001 folio 1

Folio of the Register volume 229249 folio 1

Folio of the Register volume 227961 folio 1

Folio of the Register volume 229245 folio 1

Folio of the Register volume 229247 folio 3

Folio of the Register volume 107001 folio 2

Folio of the Register volume 248728 folio 1

Folio of the Register volume 248728 folio 2

Folio of the Register volume 103206 folio 2

Folio of the Register volume 248727 folio 2

Folio of the Register volume 248727 folio 1

David John Downie & Suzanne Margaret Stuart Downie

Folio of the Register volume 129213 folio 1

Folio of the Register volume 125956 folio 1

Leverington Pastoral Pty Ltd

Folio of the Register volume 36419 folio 1

Folio of the Register volume 36419 folio 2

A & C Dowling Pty Ltd

Folio of the Register volume 101914 folio 1

Folio of the Register volume 141990 folio 2

MRP Pty Ltd

Folio of the Register volume 136178 folio 2

Folio of the Register volume 236968 folio 1

R. E. & R. A. Davey Pty Ltd

Folio of the Register volume 226351 folio 1

Folio of the Register volume 169250 folio 1

SCHEDULE 2

Servient Land Owners & folios of the Register through which the Pipeline passes and over which rights are being granted

Morrison Cressy Pty Ltd
"Forest Vale" 5467 Poatina Road Cressy 7302
Folio of the Register volume 110104 folio 8
Being the land marked AB & CD on Plan 160282

Dean Andrew Allan and Amanda Jane Allan
"Pine Vale" 5147 Poatina Road Cressy 7302
Folio of the Register volume 203615 folio 1
Being the land marked DE on Plan 160282

Gordon Malcolm Johnson Bayles and Suzanne Elizabeth Bayles
"Little Forest" 4149 Macquarie Road Cressy 7302
Folio of the Register volume 227351 folio 1
Being the land marked EF & GH on Plan 160282

Pisa Pty. Ltd.
"Pisa" 3979 Macquarie Road Cressy 7302
Folio of the Register volume 165631 folio 2
Being the land marked JK & LM on Plan 160282

A & C Dowling Pty Ltd
Folio of the Register volume 101914 folio 1
Being the land marked MN, VW & XY on Plan 160282

A & C Dowling Pty Ltd
Folio of the Register volume 141990 folio 2
Being the land marked NO on Plan 160282

MRP Pty Ltd
Folio of the Register volume 136178 folio 2
Being the land marked OP on Plan 160282

MRP Pty Ltd
Folio of the Register volume 236968 folio 1
Being the land marked PQ on Plan 160282

Mt. Joy Pty. Ltd.
Folio of the Register volume 102278 folio 2
Being the land marked RS on Plan 160282

R. E. & R. A. Davey Pty Ltd
Folio of the Register volume 169250 folio 1
Being the land marked ST on Plan 160282

SCHEDULE 3

“PIPELINE EASEMENT” means the full, free right and liberty for a Dominant Land Owner with others and machinery-

1. to enter upon the Easement Land with workers, machinery and vehicles to lay a Pipeline along, through and under the said land for the purpose of drawing water through the said pipes to provide a supply of water to the Dominant Land; and
2. to inspect, cleanse, maintain, operate and repair the said infrastructure provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

PROVIDED THAT:

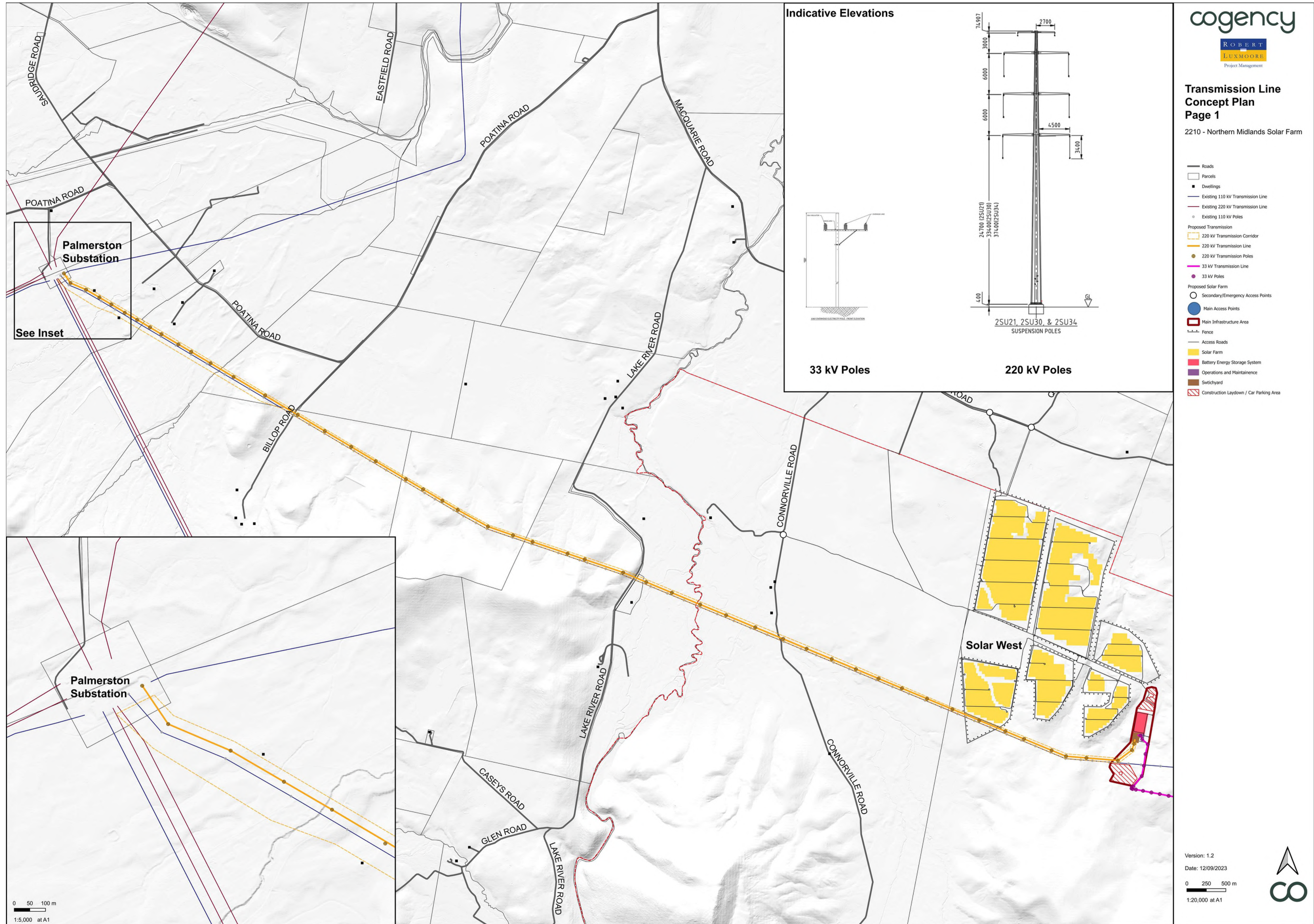
1. Each Dominant Land Owner, who or which, enjoys the benefit of this easement (collectively called the “Macquarie Settlement Pipeline Partners”) must appoint an Authorised Person to act on their behalf
2. The Dominant Land Owners must advise the Servient Land Owners should the name of the Authorised Person be changed from time to time
3. That except in cases of emergency the Authorised Person is the only person, apart from workers when work is required to be carried out, who is authorised to access the Easement Land
4. That except in cases of an emergency, the Servient Land Owner must be given 48 hours notice of the proposed access to the Easement Land
5. Any damage to the Easement Land should be kept to a minimum and must be made good by the Dominant Land Owner or the Macquarie Settlement Pipeline Partners
6. The Authorised Person, or any other persons lawfully entering on to the Easement Land, must at all times immediately close all gates and fences so as to prevent any livestock from straying
7. The Dominant Land Owners must (either themselves or collectively with the Macquarie Settlement Pipeline Partners) indemnify the Servient Owner of the Easement Land for and against any liability, loss or damage, howsoever arising, suffered or incurred by the owner of the Easement Land as a result or by reason of the existence, use or exercise of rights under the easement or the presence of any person on the Easement Land pursuant to the easement

8. The rights so granted must only be exercised in accordance with the partnership agreements made between the Macquarie Settlement Pipeline Partners and the Servient Owners of the Easement Land dated 10 September 2008.

SCHEDULE 4

The Servient Land Owners acknowledge that their right to draw water from the Pipeline is not absolute, and is subject to the following-

1. If the flow, as measured at the Brumby's Creek below Palmers Rivulet (downstream of the outlet of the Hydro-Electric Corporation Reregulation Pond) is less than 750 megalitres per day then the maximum rate of take for the Dominant Land Owner is limited to 40 megalitres per day, in which case the Servient Land Owner's right to take water is reduced proportionately in accordance with all water being taken by the Dominant Land Owner and other owners of land through which the Pipeline passes
2. That the drawing of any water does not interfere with Hydro-Electric Corporation's hydro-generation operations
3. That neither the Dominant Land Owner, nor Hydro-Electric Corporation, can guarantee that water will be available at all times or at any time for the Servient Land Owner to draw, and nor do they warrant that the water taken will be fit for any purpose
4. That the Servient Land Owner must pay for all water that they draw from the Pipeline as stipulated in the Agreement to Grant Easement. The amount payable will be the same amount per megalitre that every other person that draws water from the Pipeline pays



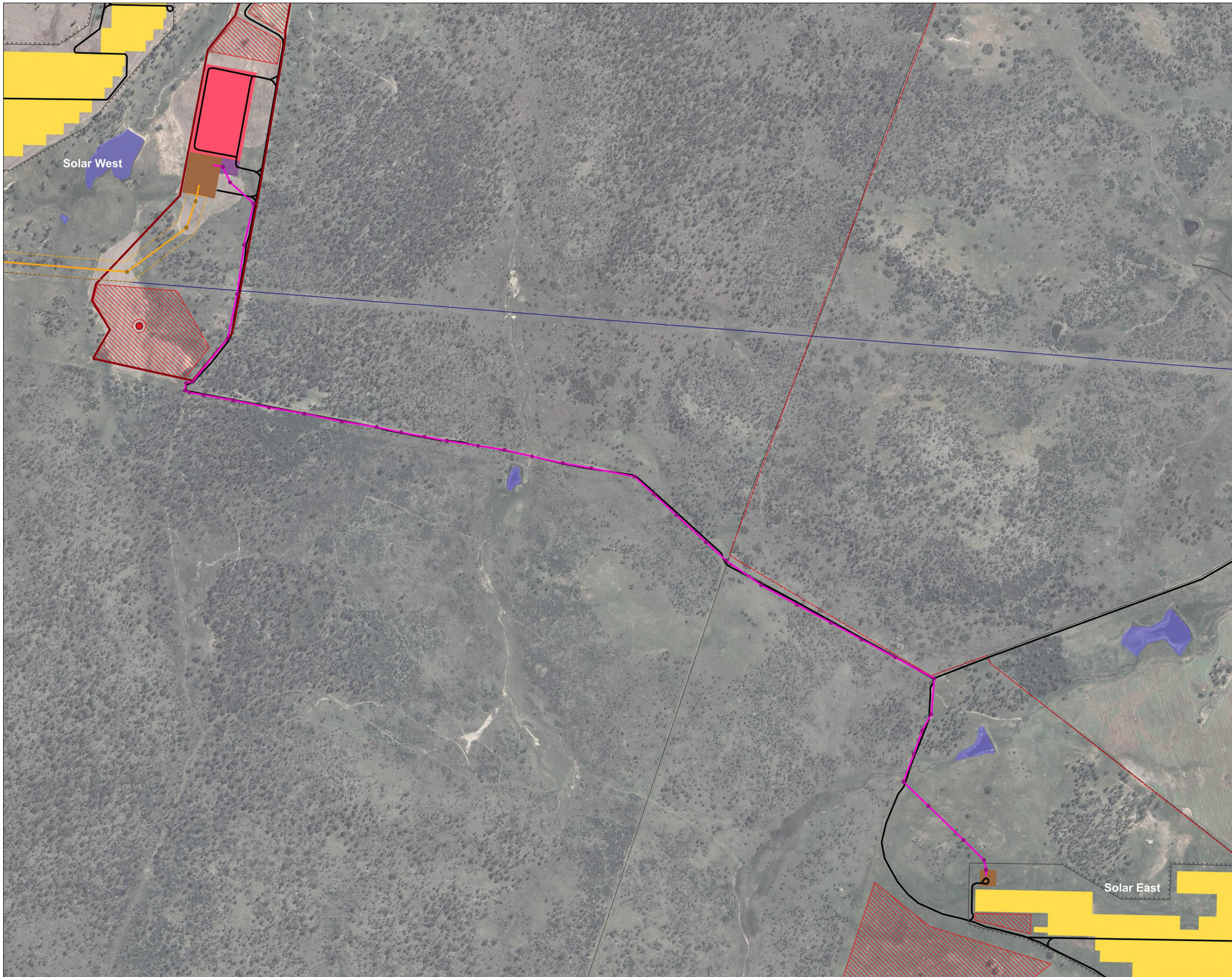
cogency

ROBERT LUXMOORE
Project Management

Transmission Line
Concept Plan
Page 2

2210 - Northern Midlands Solar Farm

- Roads
- ▭ Parcels
- Proposed Transmission
 - 220 kV Transmission Line
 - 220 kV Transmission Poles
 - ▭ 220 kV Transmission Corridor
 - 33 kV Poles
 - 33 kV Transmission Line
- Proposed Solar Farm
 - ▭ Main Infrastructure Area
 - Fence
 - Access Roads
 - ▭ Solar Farm
 - ▭ Battery Energy Storage System
 - ▭ Operations and Maintenance
 - ▭ Switchyard
 - ▭ Construction Laydown / Car Parking Area
 - Access Roads



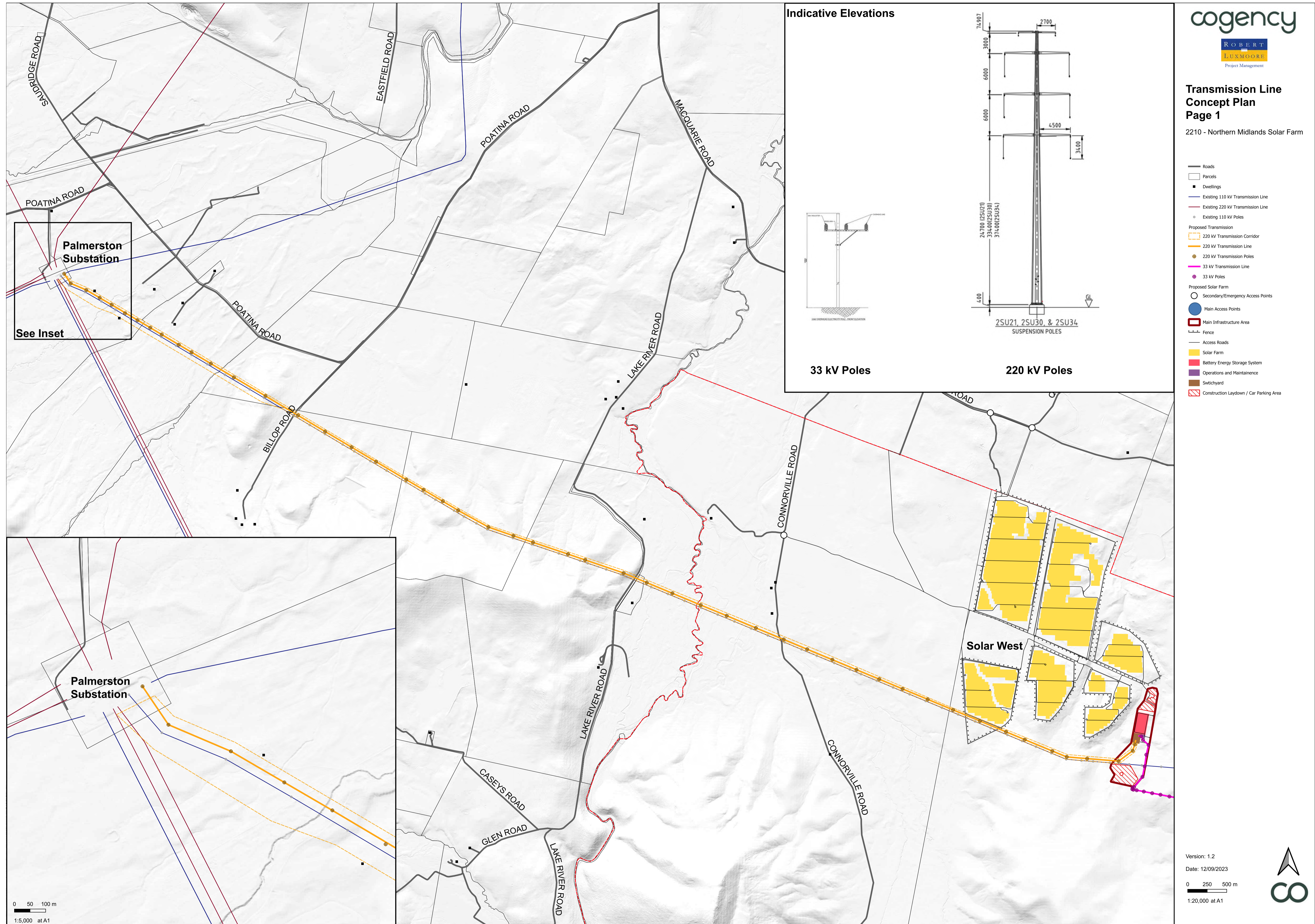
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Date: 12/09/2023

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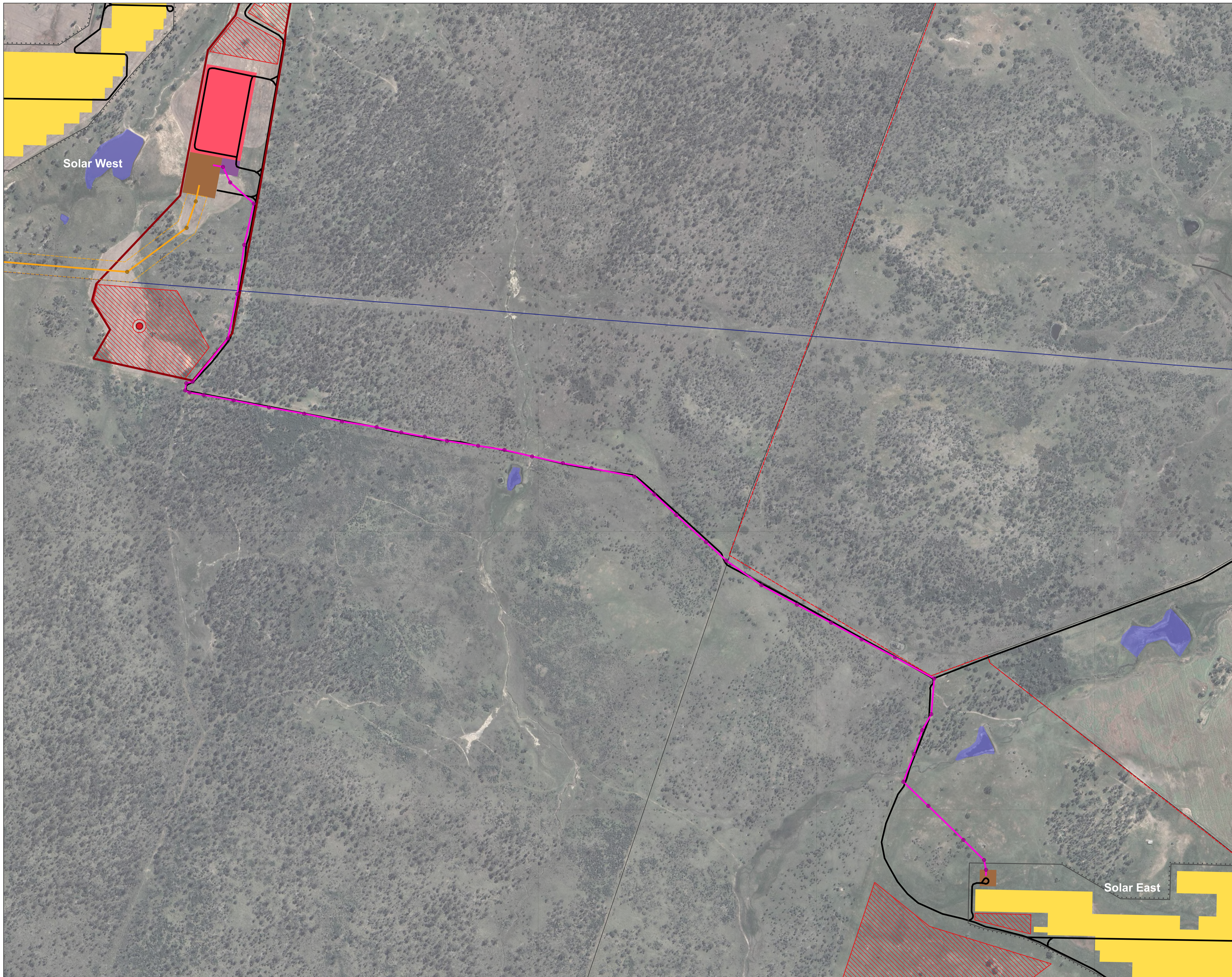
cogency

ROBERT
LUXMOORE
Project Management

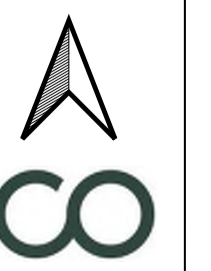
**Transmission Line
Concept Plan
Page 2**

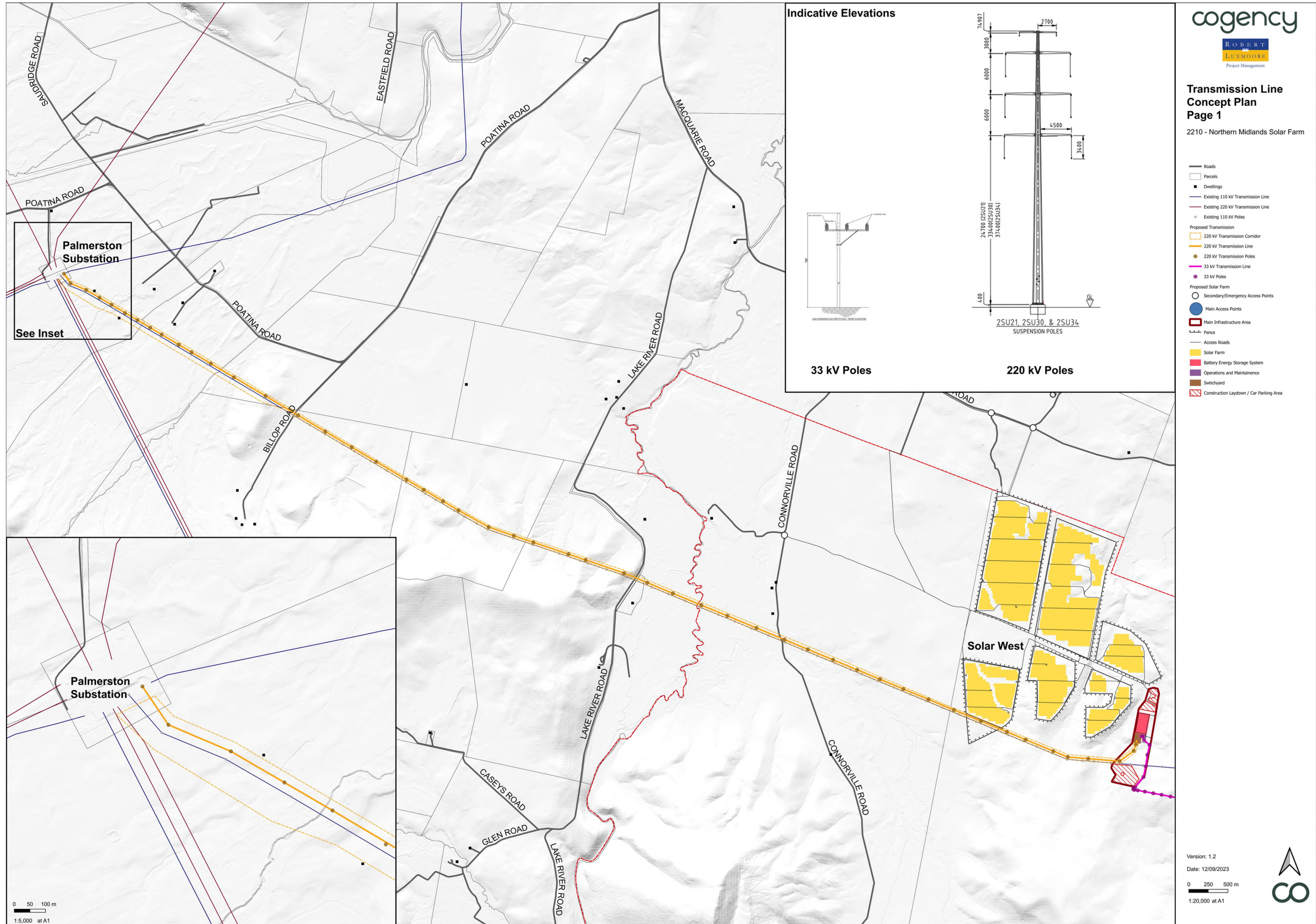
2210 - Northern Midlands Solar Farm

- Roads
- Parcels
- Proposed Transmission
 - 220 kV Transmission Line
 - 220 kV Transmission Poles
 - 220 kV Transmission Corridor
 - 33 kV Poles
 - 33 kV Transmission Line
- Proposed Solar Farm
 - Main Infrastructure Area
 - Fence
 - Access Roads
 - Solar Farm
 - Battery Energy Storage System
 - Operations and Maintenance
 - Switchyard
 - ▨ Construction Laydown / Car Parking Area
 - Access Roads



Version: 1.2
Date: 12/09/2023
0 50 100 150 m
1:5,000 at A1

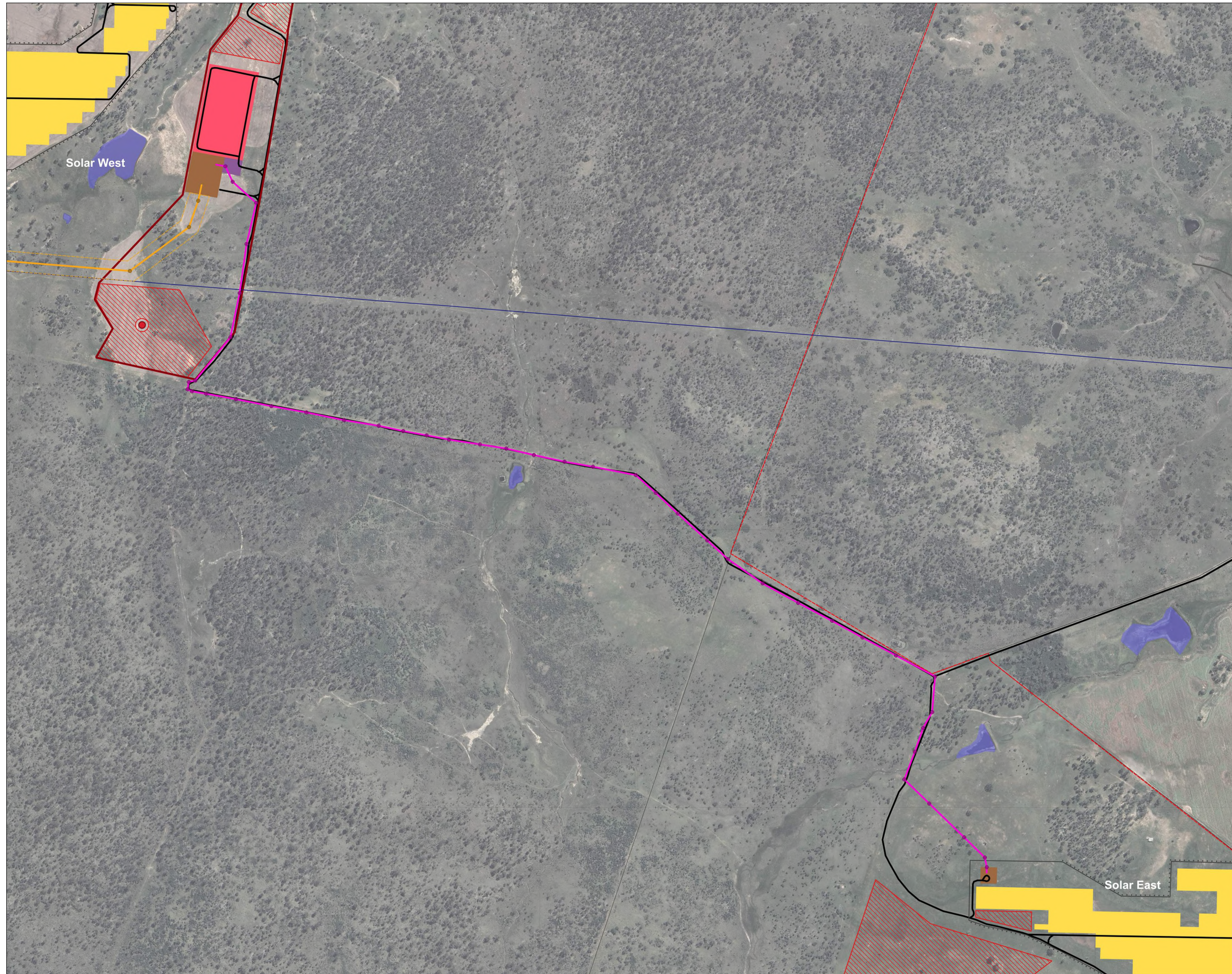




**Transmission Line
Concept Plan
Page 1**
2210 - Northern Midlands Solar Farm

- Roads
- Parcels
- Dwellings
- Existing 110 kV Transmission Line
- Existing 220 kV Transmission Line
- Existing 110 kV Poles
- Proposed Transmission
 - 220 kV Transmission Corridor
 - 220 kV Transmission Line
 - 220 kV Transmission Poles
 - 33 kV Transmission Line
 - 33 kV Poles
- Proposed Solar Farm
 - Secondary/Emergency Access Points
 - Main Access Points
 - Main Infrastructure Area
 - Fence
 - Access Roads
 - Solar Farm
 - Battery Energy Storage System
 - Operations and Maintenance
 - Switchyard
 - Construction Laydown / Car Parking Area





**Transmission Line
Concept Plan
Page 2**

2210 - Northern Midlands Solar Farm

- Roads
- Parcels
- Proposed Transmission
 - 220 kV Transmission Line
 - 220 kV Transmission Poles
 - 220 kV Transmission Corridor
 - 33 kV Poles
 - 33 kV Transmission Line
- Proposed Solar Farm
 - Main Infrastructure Area
 - Fence
 - Access Roads
 - Solar Farm
 - Battery Energy Storage System
 - Operations and Maintenance
 - Switchyard
 - Construction Laydown / Car Parking Area
 - Access Roads

Version: 1.2
Date: 12/09/2023
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REFERENCE DRAWINGS:

GENERAL NOTES:

- ALL DIMENSIONS IN MILLIMETERS (UNLESS NOTED)
- DRAWN TO AS 1100
- DO NOT SCALE FROM THIS DRAWING
- ALWAYS CHECK DIMENSIONS ON SITE BEFORE USING ANY INFORMATION CONTAINED WITHIN THIS DRAWING.
- ALL DIMENSIONS SHOWN ARE INDICATIVE ONLY AND NEED TO BE VERIFIED ON-SITE. DNV ACCEPTS NO LIABILITY FROM ERRORS OR OMISSIONS SHOWN ON THIS DRAWING.
- CHECK THIS DRAWING IN THE LATEST VERSION. DO NOT REPRODUCE ALL OR PART OF THIS DRAWING WITHOUT PRIOR CONSENT.

HYBRID SOLAR FARM & AC-COUPLED BESS SPECIFICATIONS

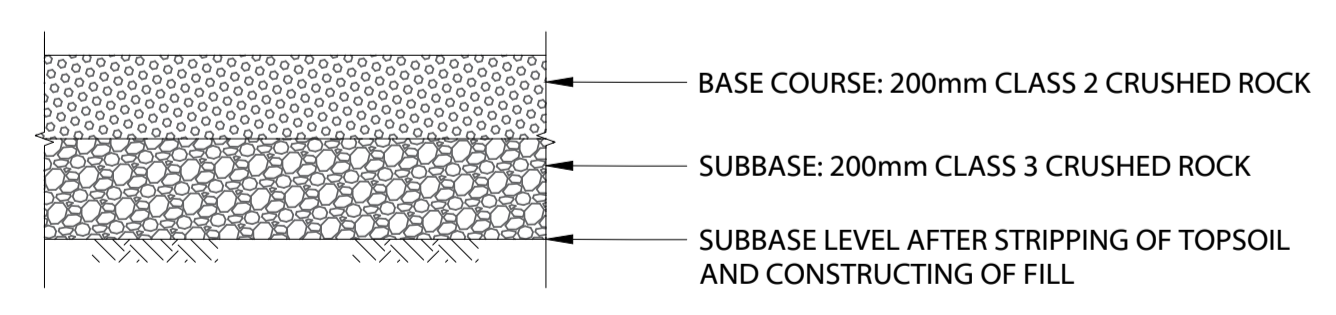
GRID TRANSFER LIMIT	2 x 144.00 MWac
SOLAR FARM (COMBINED 2 x HYBRID CONNECTION POINTS)	
SOLAR PV DC CAPACITY	341.53 MWp
SOLAR PV AC CAPACITY	298.2 MVA
SOLAR INVERTER & QTY	SMA SC4200-UP x 71
TRANSFORMER & QTY	4.4 MVA @ 25°C (0.63/33kV) x 71
BESS (COMBINED 2 x HYBRID CONNECTION POINTS)	
BESS DC ENERGY CAPACITY @ RATED POWER	Up to 691.7 MWh (BOL)
BESS NAME / RATED POWER	POWIN CENTIPEDE STACK750E 354.9 MW
BATTERY INVERTER & QTY	SMA SC3600-UP-XT x 96
TRANSFORMER & QUANTITY	3.62 MVA @ 25°C (0.63/33kV) x 96

- LEGEND:
- SITE SECURITY FENCING
 - 10m FIRE BREAK OF NON-COMBUSTIBLE MULCH (CLEAR OF VEGETATION, INCLUDING GRASS)
 - 8 x 6m HARDSTAND AREA FOR FIRE FIGHTING
 - SECURITY GATE
 - VEGETATION CLEAR ZONE
 - 288,000L STATIC WATER TANK (10.4m ø)
 - INVERTER
 - BATTERY MODULE
 - COMMS AND CONTROL CABINET
 - ACCESS ROAD (min 4m)
 - SURFACE CRUSHED ROCK / BLUE METAL TBD BASED ON CIVIL DESIGN
 - CLASS 2 CRUSHED ROCK
 - CLASS 3 CRUSHED ROCK

- NOTES:
- DESIGN IS PRELIMINARY ONLY. NOT FOR CONSTRUCTION.
 - CONCEPT DESIGN FOLLOWS THE CFA GUIDELINES FOR RENEWABLE ENERGY INSTALLATIONS (2022) (IN LIEU OF NO AVAILABLE TASMANIA FIRE SERVICE GUIDELINES) AND THE FIRE MANAGEMENT PLAN. CLIENT TO SEEK ENGAGEMENT WITH THE TASMANIA FIRE SERVICE & CLARIFY REQUIREMENTS FOR THE SOLAR FARM & BESS.
 - OPERATION OF THE FACILITY TO ENSURE ADHERENCE TO FIRE DANGER PERIODS, HIGH FIRE DANGER AND TOTAL FIRE BAN DAYS.
 - BESS & PV SYSTEM AND ASSOCIATED EQUIPMENT SHALL HAVE SET-BACK FROM SECURITY FENCE OF MINIMUM 10M.
 - BATTERY ENERGY STORAGE SYSTEM MODULAR ENCLOSURES INDICATIVE. ADEQUATE VENTILATION OF THE BESS CONTAINER/STORAGE AREA IS ALLOWED BASED IN COMPLIANCE WITH AS/NZS 5139-2017 AND MANUFACTURER'S REQUIREMENTS.
 - FIRE BREAKS TO BE ESTABLISHED AND MAINTAINED IN LINE WITH THE FOLLOWING:
 - AROUND THE PERIMETRE OF THE FACILITY, COMMENCING FROM THE BOUNDARY OF THE FACILITY OR FROM THE VEGETATION SCREENING INSIDE THE PROPERTY BOUNDARY.
 - AROUND THE PERIMETER OF CONTROL ROOMS, ELECTRICITY COMPOUNDS, SUBSTATIONS AND ALL OTHER BUILDINGS ON-SITE.
 - BE A MINIMUM OF 10m, AND AT LEAST THE DISTANCE WHERE RADIANT HEAT FLUX (OUTPUT) FROM THE VEGETATION DOES NOT CREATE THE POTENTIAL FOR IGNITION OF ON-SITE INFRASTRUCTURE.
 - FIRE BREAK TO BE VEGETATION FREE AT ALL TIMES AND TO BE NON-COMBUSTIBLE, CONSTRUCTED USING EITHER MINERAL EARTH OR NON-COMBUSTIBLE MULCH SUCH AS CRUSHED ROCK.
 - FIRE BREAK TO BE FREE OF OBSTRUCTIONS AT ALL TIMES. NO PLANT OR EQUIPMENT OF ANY KIND IS TO BE STORED IN FIRE BREAKS.
 - THERE IS TO BE NO LONG GRASS OR LEAF LITTER IN AREAS WHERE PLANT AND HEAVY EQUIPMENT WILL BE WORKING.
 - ACCESS ROADS TO ARE TO BE OF ALL-WEATHER CONSTRUCTION AND CAPABLE OF ACCOMMODATING A VEHICLE OF 15 TONNES. ACCESS ROADS TO COMPLY WITH ALL REQUIREMENTS AS DETAILED IN THE PLANNING PERMIT.
 - CONSTRUCTED ROADS TO BE A MINIMUM OF 4M IN WIDTH WITH A 4M VERTICAL CLEARANCE FOR THE WIDTH OF THE FORMED ROADS.
 - PASSING BAYS TO BE INCORPORATED EVERY 600M AND AT LEAST 20M IN LENGTH, WITH A MINIMUM OF 6M IN WIDTH, WHERE ROADS ARE LESS THAN 600M LONG, AT

- AC-COUPLED BESS - PLAN VIEW
- SCALE 1:500
- THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4% OR 8.1°) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20% OR 11.3°) FOR NO MORE THAN 50M.
 - DIPS IN THE ROAD MUST HAVE NO MORE THAN 1 IN 8 (12.5% OR 7.1°) ENTRY AND EXIT ANGLE.
 - ACCESS ROADS AND HARDSTANDS TO BE KEPT CLEAR AT ALL TIMES.
 - CORNERS, BENDS AND TURNING CIRCLES ON INTERNAL ACCESS ROADS SHOULD CONSIDER AN ARTICULATED VEHICLE WITH A MINIMUM TURNING RADIUS NOT EXCEEDING 12.5m (NOT BE LESS THAN) AS SPECIFIED IN AS 2890.1.
 - A SWEEP PATH ANALYSIS IS TO BE COMPLETED AT A LATER PHASE OF THE DESIGN USING THE LARGEST VEHICLE ACCESSING THE SITE.
 - BLACK PVC COATED CHAIN WIRE SECURITY FENCING TO BE 2.2M WITH 300MM OF BARBED (OR EQUIVALENT WIRE) FOR A TOTAL MAXIMUM HEIGHT OF 2.5M, IN ACCORDANCE WITH PLANNING PERMIT.
 - GATES TO BE INSTALLED AT APPROPRIATE INTERVALS TO ALLOW ACCESS FOR LANDSCAPING MAINTENANCE ACTIVITIES INSIDE THE SITE.
 - BATTERY ENERGY STORAGE SYSTEM TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS, INCLUDING REQUIREMENTS OF THE DANGEROUS GOODS ACT 1985.
 - BATTERY ENERGY STORAGE FACILITY AREAS TO BE KEPT FREE OF EXTRANEUS MATERIALS AND COMBUSTIBLE MATERIALS OF ALL KINDS.
 - CONTAINERS/INFRASTRUCTURE FOR BATTERY INSTALLATIONS ARE TO BE PROVIDED WITH APPROPRIATE SPILL CONTAINMENT/BUNDING THAT INCLUDES PROVISION FOR FIRE WATER RUNOFF.
 - FOR THIS FACILITY, WITH A BATTERY ENERGY STORAGE SYSTEM AND WITH NO RETICULATED WATER AVAILABLE, THE FIRE PROTECTION SYSTEM MUST INCLUDE A FIRE WATER SUPPLY IN STATIC WATER STORAGE TANKS, WHERE THE STATIC WATER TANKS ARE TO:
 - COMPLY WITH AS 2419.1, AUSTRALIAN STANDARD FIRE HYDRANT INSTALLATIONS.
 - SHALL BE OF NOT LESS THAN 288,000L EFFECTIVE CAPACITY, OR AS PER THE PROVISIONS FOR OPEN YARD PROTECTION OF AS 2419.1-2005 FLOWING FOR A PERIOD OF NO LESS THAN FOUR HOURS AT 20L/s, WHICHEVER IS THE GREATER.
 - THE QUANTITY OF STATIC FIRE WATER STORAGE IS TO BE CALCULATED FROM THE NUMBER OF HYDRANTS REQUIRED TO FLOW FROM AS 2419.1-2005, TABLE 3.3.
 - FIRE HYDRANTS MUST BE PROVIDED AND LOCATED SO THAT EVERY PART OF THE BATTERY ENERGY STORAGE SYSTEM IS WITHIN REACH OF A 10m HOSE STREAM ISSUING

- AC-COUPLED BESS - PLAN VIEW
- SCALE 1:500
- FROM A NOZZLE AT THE END OF A 60m LENGTH OF HOSE CONNECTED TO A FIRE HYDRANT OUTLET.
 - THE FIRE WATER SUPPLY MUST BE LOCATED AT VEHICLE ENTRANCES TO THE FACILITY, AT LEAST 10m FROM ANY INFRASTRUCTURE (ELECTRICAL SUBSTATIONS, INVERTERS, BATTERY ENERGY STORAGE SYSTEMS, BUILDINGS).
 - THE FIRE WATER SUPPLY MUST BE REASONABLY ADJACENT TO THE BATTERY ENERGY STORAGE SYSTEM AND SHALL BE ACCESSIBLE WITHOUT UNDUE DANGER IN AN EMERGENCY. (E.G., FIRE WATER TANKS ARE TO BE LOCATED CLOSER TO THE SITE ENTRANCE THAN THE BATTERY ENERGY STORAGE SYSTEM).
 - STATIC WATER TANK SHALL BE AN ABOVE-GROUND WATER TANK CONSTRUCTED OF CONCRETE OR STEEL.
 - THE STATIC WATER STORAGE TANK(S) MUST BE CAPABLE OF BEING COMPLETELY REFILLED AUTOMATICALLY OR MANUALLY WITHIN 24 HOURS.
 - HARDSTAND AND ACCESS ROAD TO BE KEPT CLEAR AT ALL TIMES.
 - THE HARD-SUCTION POINT MUST BE PROVIDED, WITH A 150mm FULL BORE ISOLATION VALVE EQUIPPED WITH A STORZ CONNECTION, SIZED TO COMPLY WITH THE REQUIRED SUCTION HYDRAULIC PERFORMANCE. ADAPTERS THAT MAY BE REQUIRED TO MATCH THE CONNECTION ARE 125mm, 100mm, 90mm, 75mm, 65mm STORZ TREE ADAPTERS WITH A MATCHING BLANK END CAP TO BE PROVIDED.
 - THE HARD SUCTION POINT MUST BE POSITIONED WITHIN FOUR (4) METRES TO A HARDSTAND AREA AND PROVIDE A CLEAR ACCESS FOR EMERGENCY SERVICES PERSONNEL.
 - ALL-WEATHER ROAD ACCESS AND HARDSTAND SHALL BE PROVIDED TO THE HARD-SUCTION POINT. THE HARDSTAND SHALL BE MAINTAINED TO A MINIMUM OF 15 TONNES GVM, 8 METRES LONG AND 6 METRES WIDE OR TO THE SATISFACTION OF THE RELEVANT FIRE AUTHORITY.
 - THE HARD-SUCTION POINT MUST BE PROTECTED FROM MECHANICAL DAMAGE WHERE NECESSARY.
 - AN EXTERNAL WATER LEVEL INDICATOR MUST BE PROVIDED TO THE TANK AND BE VISIBLE FROM THE HARDSTAND AREA. CAR PARKING AREA IS LOCATED WITHIN PROXIMITY TO THE ENTRANCES TO THE SITE WITH A TOTAL CAPACITY OF SEVEN (7) VEHICLES AND IN ACCORDANCE WITH THE DESIGN GUIDELINES OF PLANNING PERMIT CLAUSE 52.06.
 - PAVEMENT DESIGN INDICATIVE ONLY.
 - PLEASE REFER TO 10390815-AUME-TN-01-A AU PE TECHNICAL NOTE (NORTHERN MIDLANDS BESS).

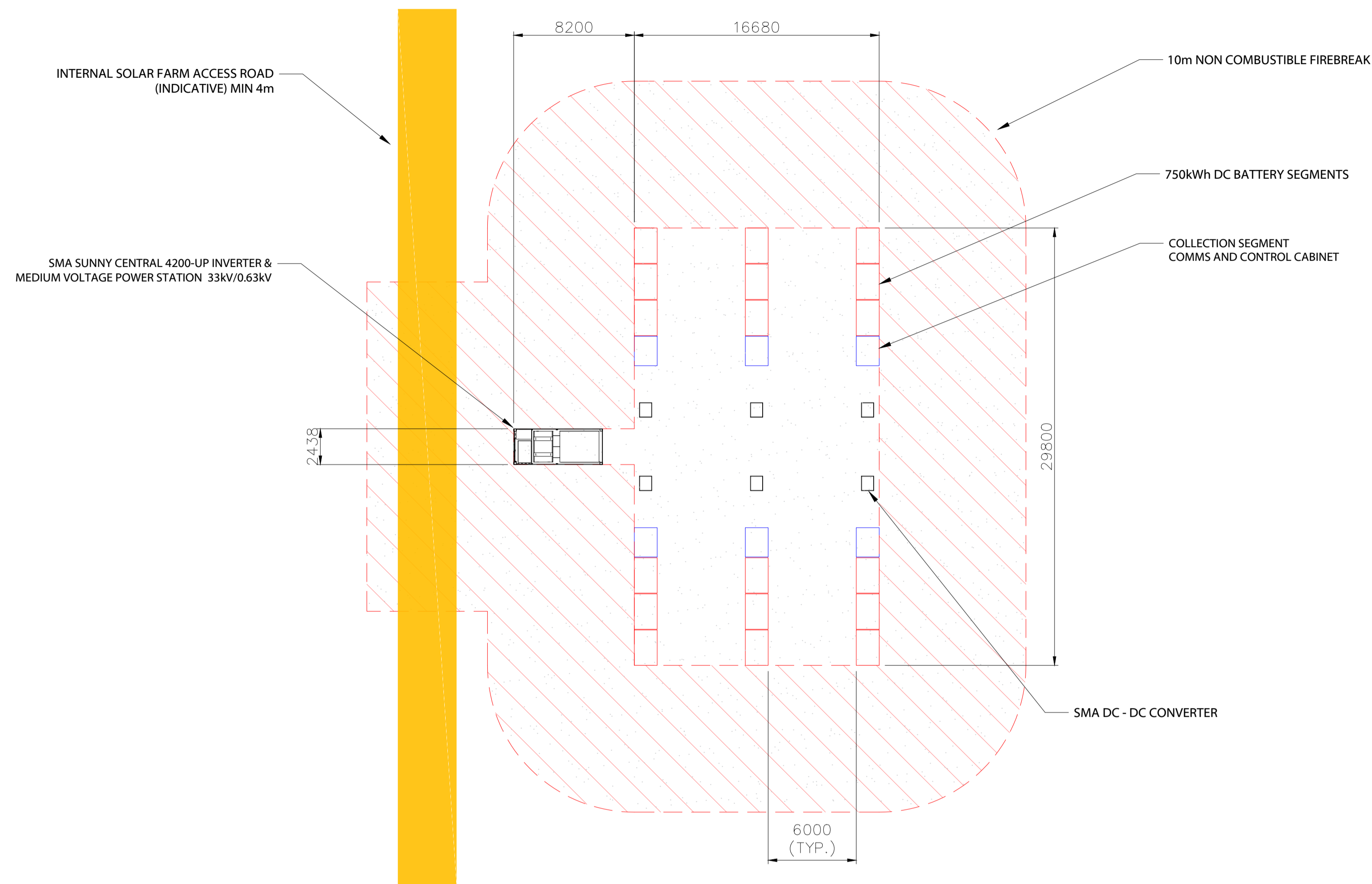


ACCESS ROAD PAVEMENT/BENCH
SCALE: NTS



PRELIMINARY

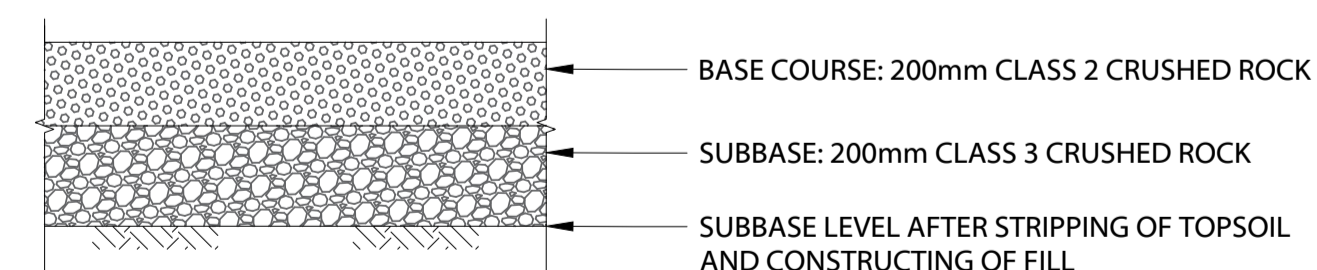
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B	20/04/23	PRELIMINARY ISSUE	LW	RC
A	07/03/23	PRELIMINARY ISSUE	GC/PD	LW
Rev	Date	Comments	Drawn	Chkd
CLIENT: ROBERT LUXMOORE PROJECT MANAGEMENT				
CLIENT LOGO:				
DESIGNED BY: L.WALKER CHECKED BY: LW				
DRAWN BY: GC/PD APPROVED BY: LB				
PROJECT: NORTHERN MIDLANDS SOLAR FARM & BESS				
TASMANIA, AUSTRALIA				
TITLE: AC-COUPLED BESS GENERAL ARRANGEMENT				
Dwg No: 10390815-CI-0001-01 Scale: 1:500 Rev: C A1				



DC-COUPLED MODULAR BESS (TYP) - PLAN VIEW
SCALE 1:200

NOTES:

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- OPERATION OF THE FACILITY TO ENSURE ADHERENCE TO FIRE DANGER PERIODS, HIGH FIRE DANGER AND TOTAL FIRE BAN DAYS.
- BESS & PV SYSTEM AND ASSOCIATED EQUIPMENT SHALL HAVE SET-BACK FROM SECURITY FENCE OF MINIMUM 10M.
- BATTERY ENERGY STORAGE SYSTEM MODULAR ENCLOSURES INDICATIVE. ADEQUATE VENTILATION OF THE BESS CONTAINER/STORAGE AREA IS ALLOWED BASED IN COMPLIANCE WITH AS/NZS 5139-2017 AND MANUFACTURER'S REQUIREMENTS.
- FIRE BREAKS TO BE ESTABLISHED AND MAINTAINED IN LINE WITH THE FOLLOWING:
 - AROUND THE PERIMETRE OF THE FACILITY, COMMENCING FROM THE BOUNDARY OF THE FACILITY OR FROM THE VEGETATION SCREENING INSIDE THE PROPERTY BOUNDARY.
 - AROUND THE PERIMETRE OF CONTROL ROOMS, ELECTRICITY COMPOUNDS, SUBSTATIONS AND ALL OTHER BUILDINGS ON-SITE.
 - BE A MINIMUM OF 10m, AND AT LEAST THE DISTANCE WHERE RADIANT HEAT FLUX (OUTPUT) FROM THE VEGETATION DOES NOT CREATE THE POTENTIAL FOR IGNITION OF ON-SITE INFRASTRUCTURE.
 - FIRE BREAK TO BE VEGETATION FREE AT ALL TIMES AND TO BE NON-COMBUSTIBLE, CONSTRUCTED USING EITHER MINERAL EARTH OR NON-COMBUSTIBLE MULCH SUCH AS CRUSHED ROCK.
 - FIRE BREAK TO BE FREE OF OBSTRUCTIONS AT ALL TIMES. NO PLANT OR EQUIPMENT OF ANY KIND IS TO BE STORED IN FIRE BREAKS.
- THERE IS TO BE NO LONG GRASS OR LEAF LITTER IN AREAS WHERE PLANT AND HEAVY EQUIPMENT WILL BE WORKING.
- ACCESS ROADS TO ARE TO BE OF ALL-WEATHER CONSTRUCTION AND CAPABLE OF ACCOMMODATING A VEHICLE OF 15 TONNES. ACCESS ROADS TO COMPLY WITH ALL REQUIREMENTS AS DETAILED IN THE PLANNING PERMIT.
 - CONSTRUCTED ROADS TO BE A MINIMUM OF 4M IN WIDTH WITH A 4M VERTICAL CLEARANCE FOR THE WIDTH OF THE FORMED ROADS.
 - PASSING BAYS TO BE INCORPORATED EVERY 600M AND AT LEAST 20M IN LENGTH, WITH A MINIMUM OF 6M IN WIDTH, WHERE ROADS ARE LESS THAN 600M LONG, AT LEAST ONE PASSING BAY IS TO BE INCORPORATED.
 - THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4% OR 8.1°) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20% OR 11.3°) FOR NO MORE THAN 50M.
 - DIPS IN THE ROAD MUST HAVE NO MORE THAN 1 IN 8 (12.5% OR 7.1°) ENTRY AND EXIT ANGLE.
 - ACCESS ROADS AND HARDSTANDS TO BE KEPT CLEAR AT ALL TIMES.
 - CORNERS, BENDS AND TURNING CIRCLES ON INTERNAL ACCESS ROADS SHOULD CONSIDER AN ARTICULATED VEHICLE WITH A MINIMUM TURNING RADIUS NOT EXCEEDING 12.5m (NOT BE LESS THAN) AS SPECIFIED IN AS 2890.1.
 - A SWEEP PATH ANALYSIS IS TO BE COMPLETED AT A LATER PHASE OF THE DESIGN USING THE LARGEST VEHICLE ACCESSING THE SITE.
 - BLACK PVC COATED CHAIN WIRE SECURITY FENCING TO BE 2.2M WITH 300MM OF BARBED (OR EQUIVALENT WIRE) FOR A TOTAL MAXIMUM HEIGHT OF 2.5M, IN ACCORDANCE WITH PLANNING PERMIT.
 - GATES TO BE INSTALLED AT APPROPRIATE INTERVALS TO ALLOW ACCESS FOR LANDSCAPING MAINTENANCE ACTIVITIES INSIDE THE SITE.
 - BATTERY ENERGY STORAGE SYSTEM TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS, INCLUDING REQUIREMENTS OF THE DANGEROUS GOODS ACT 1985.
 - BATTERY ENERGY STORAGE FACILITY AREAS TO BE KEPT FREE OF EXTRANEIOUS MATERIALS AND COMBUSTIBLE MATERIALS OF ALL KINDS.
 - CONTAINERS/INFRASTRUCTURE FOR BATTERY INSTALLATIONS ARE TO BE PROVIDED WITH APPROPRIATE SPILL CONTAINMENT/BUNDING THAT INCLUDES PROVISION FOR FIRE WATER RUNOFF.
 - FOR THIS FACILITY, WITH A BATTERY ENERGY STORAGE SYSTEM AND WITH NO RETICULATED WATER AVAILABLE, THE FIRE PROTECTION SYSTEM MUST INCLUDE A FIRE WATER SUPPLY IN STATIC WATER STORAGE TANKS, WHERE THE STATIC WATER TANKS ARE TO:
 - COMPLY WITH AS 2419.1. AUSTRALIAN STANDARD FIRE HYDRANT INSTALLATIONS.
 - SHALL BE OF NOT LESS THAN 288,000L EFFECTIVE CAPACITY, OR AS PER THE PROVISIONS FOR OPEN YARD PROTECTION OF AS 2419.1-2005 FLOWING FOR A PERIOD OF NO LESS THAN FOUR HOURS AT 20L/s, WHICHEVER IS THE GREATER.
 - THE QUANTITY OF STATIC FIRE WATER STORAGE IS TO BE CALCULATED FROM THE NUMBER OF HYDRANTS REQUIRED TO FLOW FROM AS 2419.1-2005, TABLE 3.3.
 - FIRE HYDRANTS MUST BE PROVIDED AND LOCATED SO THAT EVERY PART OF THE BATTERY ENERGY STORAGE SYSTEM IS WITHIN REACH OF A 10m HOSE STREAM ISSUING FROM A NOZZLE AT THE END OF A 60m LENGTH OF HOSE CONNECTED TO A FIRE HYDRANT OUTLET.
 - THE FIRE WATER SUPPLY MUST BE LOCATED AT VEHICLE ENTRANCES TO THE FACILITY, AT LEAST 10m FROM ANY INFRASTRUCTURE (ELECTRICAL SUBSTATIONS, INVERTERS, BATTERY ENERGY STORAGE SYSTEMS, BUILDINGS).
 - THE FIRE WATER SUPPLY MUST BE REASONABLY ADJACENT TO THE BATTERY ENERGY STORAGE SYSTEM AND SHALL BE ACCESSIBLE WITHOUT UNDUE DANGER IN AN EMERGENCY. (E.G., FIRE WATER TANKS ARE TO BE LOCATED CLOSER TO THE SITE ENTRANCE THAN THE BATTERY ENERGY STORAGE SYSTEM).
 - STATIC WATER TANK SHALL BE AN ABOVE-GROUND WATER TANK CONSTRUCTED OF CONCRETE OR STEEL.
 - THE STATIC WATER STORAGE TANK(S) MUST BE CAPABLE OF BEING COMPLETELY REFILLED AUTOMATICALLY OR MANUALLY WITHIN 24 HOURS.
 - HARDSTAND AND ACCESS ROAD TO BE KEPT CLEAR AT ALL TIMES.
 - THE HARD-SUCTION POINT MUST BE PROVIDED, WITH A 150mm FULL BORE ISOLATION VALVE EQUIPPED WITH A STORZ CONNECTION, SIZED TO COMPLY WITH THE REQUIRED SUCTION HYDRAULIC PERFORMANCE. ADAPTERS THAT MAY BE REQUIRED TO MATCH THE CONNECTION ARE 125mm, 100mm, 90mm, 75mm, 65mm STORZ TREE ADAPTERS WITH A MATCHING BLANK END CAP TO BE PROVIDED.
 - THE HARD SUCTION POINT MUST BE POSITIONED WITHIN FOUR (4) METRES TO A HARDSTAND AREA AND PROVIDE A CLEAR ACCESS FOR EMERGENCY SERVICES PERSONNEL.
 - ALL-WEATHER ROAD ACCESS AND HARDSTAND SHALL BE PROVIDED TO THE HARD-SUCTION POINT. THE HARDSTAND SHALL BE MAINTAINED TO A MINIMUM OF 15 TONNES GVM, 8 METRES LONG AND 6 METRES WIDE OR TO THE SATISFACTION OF THE RELEVANT FIRE AUTHORITY.
 - THE HARD-SUCTION POINT MUST BE PROTECTED FROM MECHANICAL DAMAGE WHERE NECESSARY.
 - AN EXTERNAL WATER LEVEL INDICATOR MUST BE PROVIDED TO THE TANK AND BE VISIBLE FROM THE HARDSTAND AREA. CAR PARKING AREA IS LOCATED WITHIN PROXIMITY TO THE ENTRANCES TO THE SITE WITH A TOTAL CAPACITY OF SEVEN (7) VEHICLES AND IN ACCORDANCE WITH THE DESIGN GUIDELINES OF PLANNING PERMIT CLAUSE 52.06.
 - PAVEMENT DESIGN INDICATIVE ONLY.
 - PLEASE REFER TO 10390815-AUME-TN-01-A AU PE TECHNICAL NOTE (NORTHERN MIDLANDS BESS).



ACCESS ROAD PAVEMENT/BENCH
SCALE: NTS

REFERENCE DRAWINGS:

- GENERAL NOTES:
- ALL DIMENSIONS IN MILLIMETERS (UNLESS NOTED)
 - DRAWN TO AS 1100
 - DO NOT SCALE FROM THIS DRAWING
 - ALWAYS CHECK DIMENSIONS ON SITE BEFORE USING ANY INFORMATION CONTAINED WITHIN THIS DRAWING.
 - ALL DIMENSIONS SHOWN ARE INDICATIVE ONLY AND NEED TO BE VERIFIED ON-SITE. DNV ACCEPTS NO LIABILITY FROM ERRORS OR OMISSIONS SHOWN ON THIS DRAWING.
 - CHECK THIS DRAWING IN THE LATEST VERSION. DO NOT REPRODUCE ALL OR PART OF THIS DRAWING WITHOUT PRIOR CONSENT.

HYBRID SOLAR FARM & DC-COUPLED BESS SPECIFICATIONS

GRID TRANSFER LIMIT	2 x 144.00 MWac
SOLAR FARM (COMBINED 2 x HYBRID CONNECTION POINTS)	
SOLAR PV DC CAPACITY	341.53 MWp
SOLAR PV AC CAPACITY	298.2 MVA
SOLAR INVERTER & QTY	SMA SC4200-UP x 71
TRANSFORMER & QTY	4.4 MVA @ 25°C (0.63/33kV) x 71
BESS (COMBINED 2 x HYBRID CONNECTION POINTS)	
BESS DC ENERGY CAPACITY @ RATED POWER	Up to 935.6 MWh [BOL]
BESS NAME / RATED POWER	POWIN CENTIPEDE STACK750E / 311.9 MW
BATTERY INVERTER & QTY	N/A
TRANSFORMER & QUANTITY	N/A

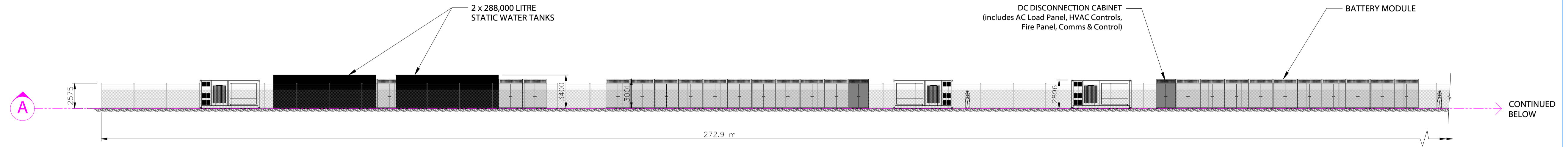
LEGEND:

- 10m FIRE BREAK OF NON-COMBUSTIBLE MULCH (CLEAR OF VEGETATION, INCLUDING GRASS)
- INVERTER
- BATTERY MODULE
- COMMS AND CONTROL CABINET
- DC - DC CONVERTER
- ACCESS ROAD (min 4m)
- SURFACE CRUSHED ROCK / BLUE METAL TBD BASED ON CIVIL DESIGN
- CLASS 2 CRUSHED ROCK
- CLASS 3 CRUSHED ROCK

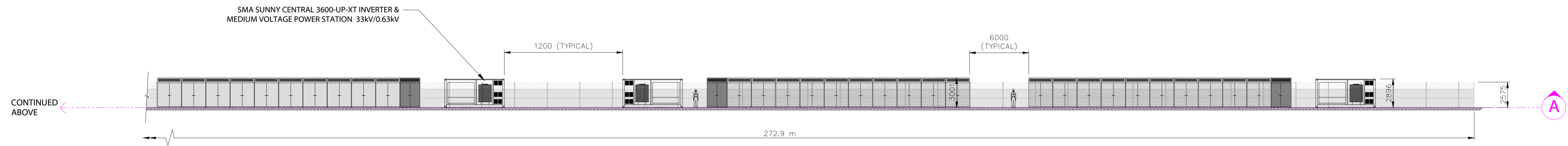


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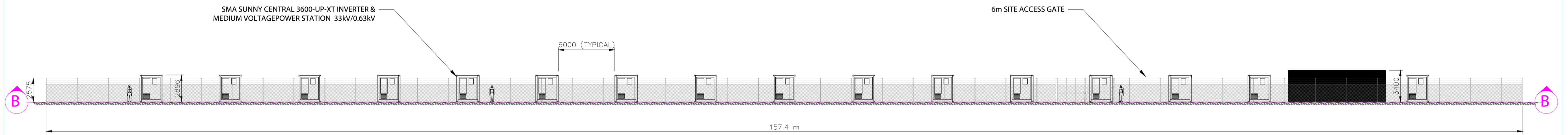
B	20/04/23	PRELIMINARY ISSUE	LW	RC
A	07/03/23	PRELIMINARY ISSUE	GC/PD	LW
Rev	Date	Comments	Drawn	Chkd
CLIENT: ROBERT LUXMOORE PROJECT MANAGEMENT				
CLIENT LOGO:				
DESIGNED BY: LWALKER			CHECKED BY: LW	
DRAWN BY: GC/PD			APPROVED BY: LB	
PROJECT: NORTHERN MIDLANDS SOLAR FARM & BESS				
TASMANIA, AUSTRALIA				
TITLE: DC-COUPLED BESS GENERAL ARRANGEMENT				
Dwg No: 10390815-CI-0002-01				
Scale: 1:200				
Rev: B				
A1				



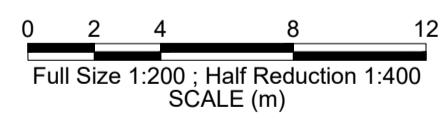
AC-COUPLED BESS - FRONT ELEVATION (LHS)
SCALE 1:200



AC-COUPLED BESS - FRONT ELEVATION (RHS)
SCALE 1:200



AC-COUPLED BESS - SIDE ELEVATION
SCALE 1:200



REFERENCE DRAWINGS:

GENERAL NOTES:

- DRAWN TO AS1100
- DO NOT SCALE FROM THIS DRAWING
- ALWAYS CHECK DIMENSIONS ON SITE BEFORE USING ANY INFORMATION CONTAINED WITHIN THIS DRAWING.
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- CHECK THIS DRAWING IN THE LATEST VERSION. DO NOT REPRODUCE ALL OR PART OF THIS DRAWING WITHOUT PRIOR CONSENT.

NOTES:

- ALL EQUIPMENT TO BE INSTALLED AS PER ALL RELEVANT MANUFACTURER REQUIREMENTS.
- ALL DIMENSIONS ARE IN MILLIMETERS (MM) UNLESS OTHERWISE SPECIFIED.
- REFER DWG. 10390815-C-0001-01 AC-COUPLED BESS GENERAL ARRANGEMENT.
- PLEASE REFER TO 10390815-AUME-TN-01-A AU PE TECHNICAL NOTE (NORTHERN MIDLANDS BESS).

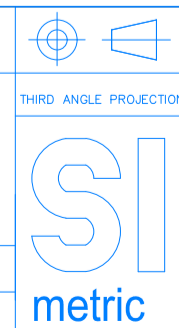
PRELIMINARY

CLIENT: ROBERT LUXMOORE PROJECT MANAGEMENT

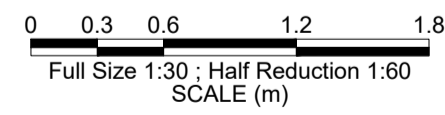
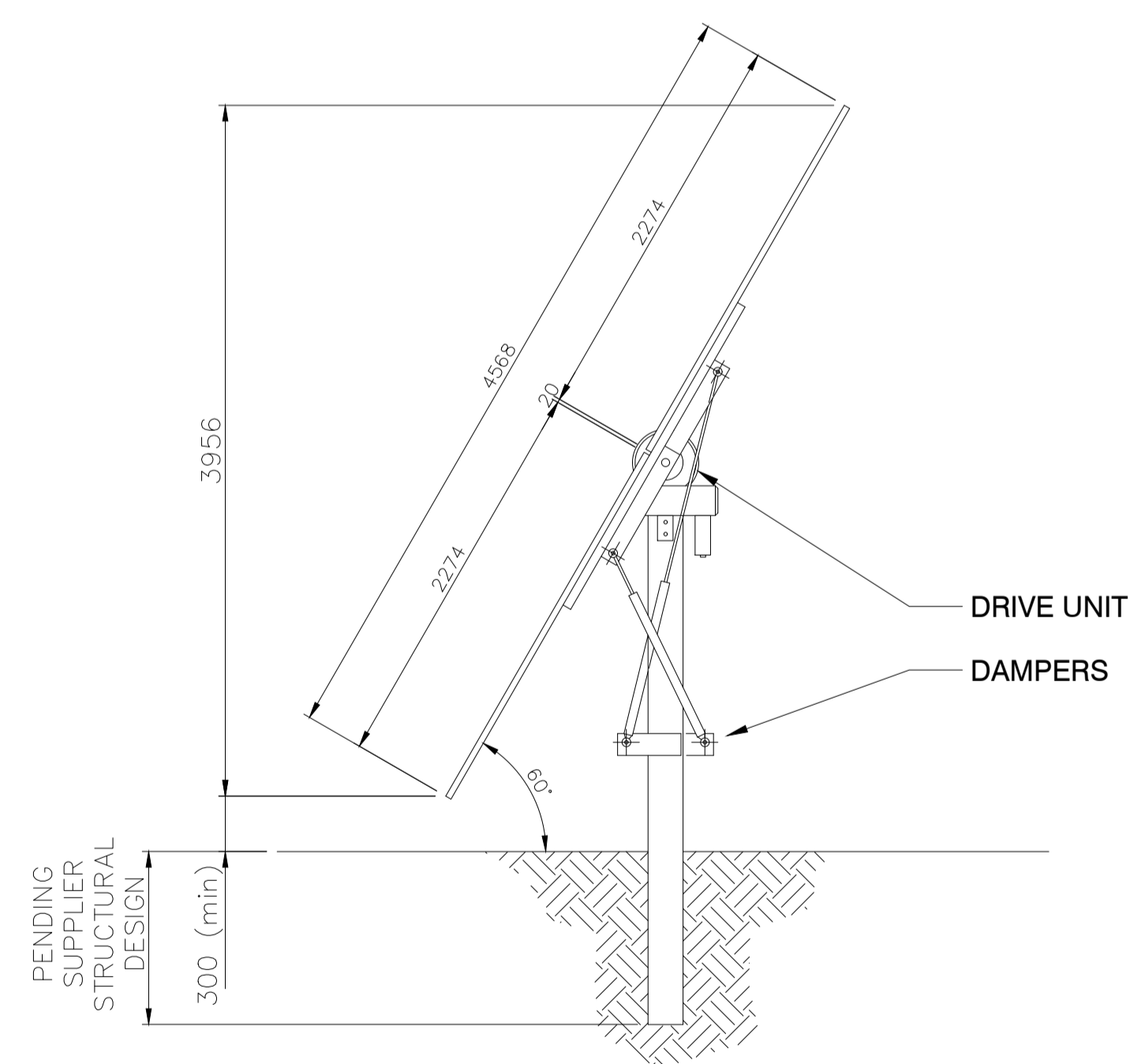
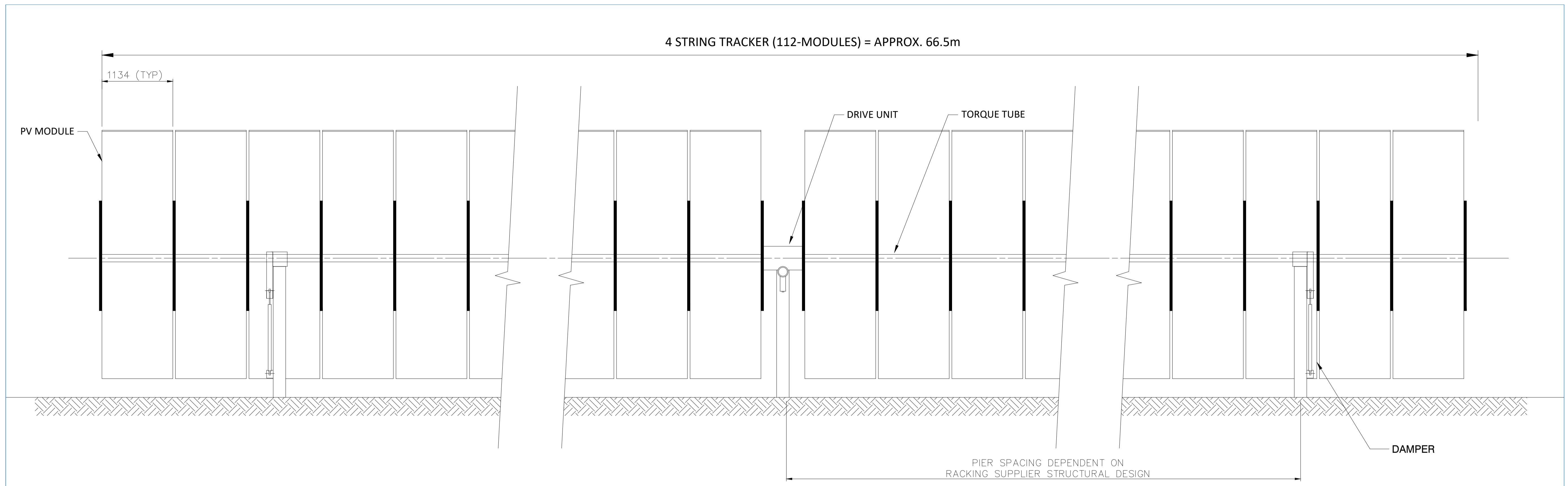
CLIENT LOGO:

DESIGNED BY: LW CHECKED BY: LW

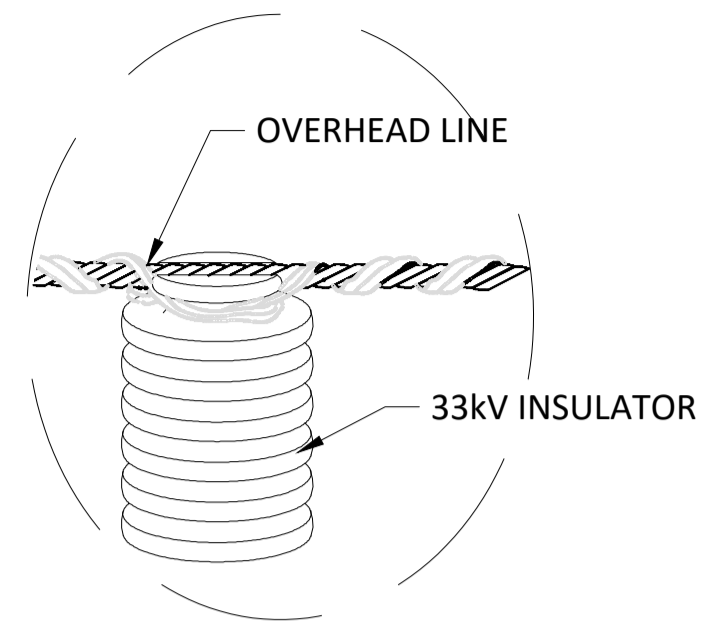
DRAWN BY: GC/PD APPROVED BY: RC



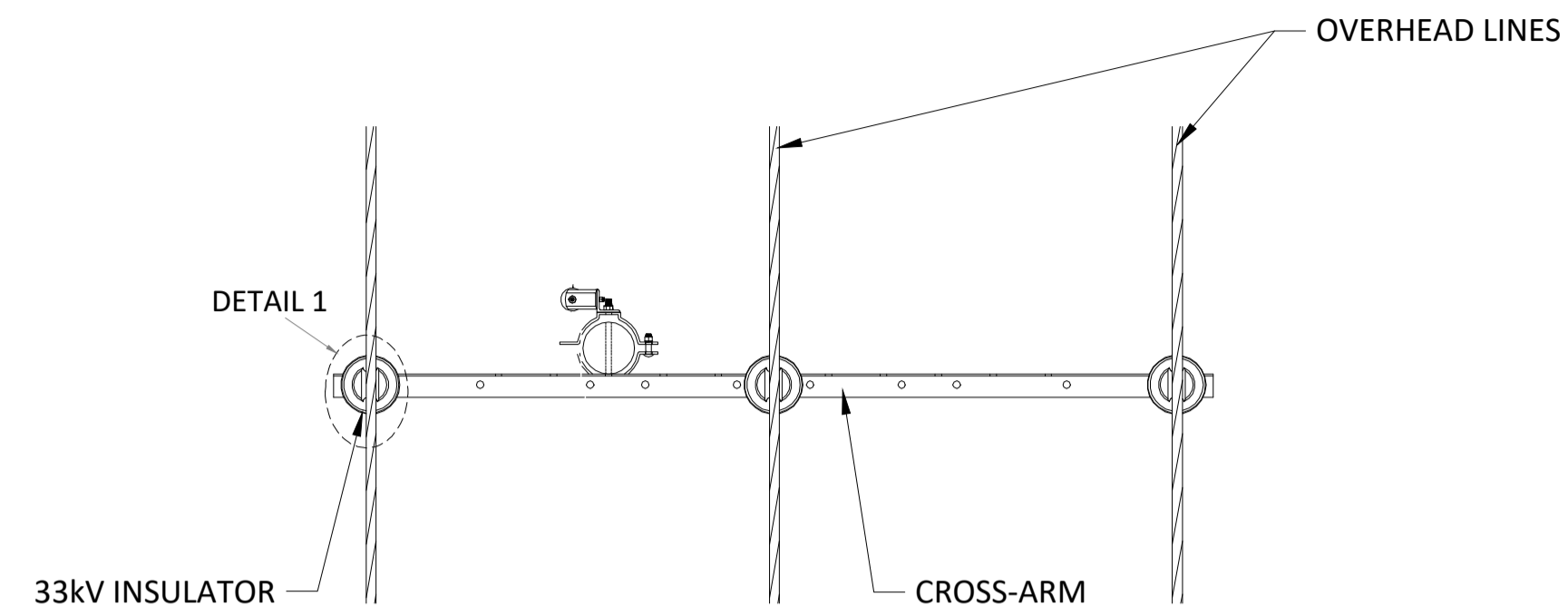
T: +613 8615 1515
W: www.dnv.com.au
ABN: 14 154 635 319
PROJECT: NORTHERN MIDLANDS SOLAR FARM & BESS
TASMANIA, AUSTRALIA
TITLE: AC-COUPLED BESS ELEVATIONS
FRONT AND SIDE ELEVATIONS
Dwg No: 10390815-ME-0001-01 Scale: 1:200 Rev: C A1



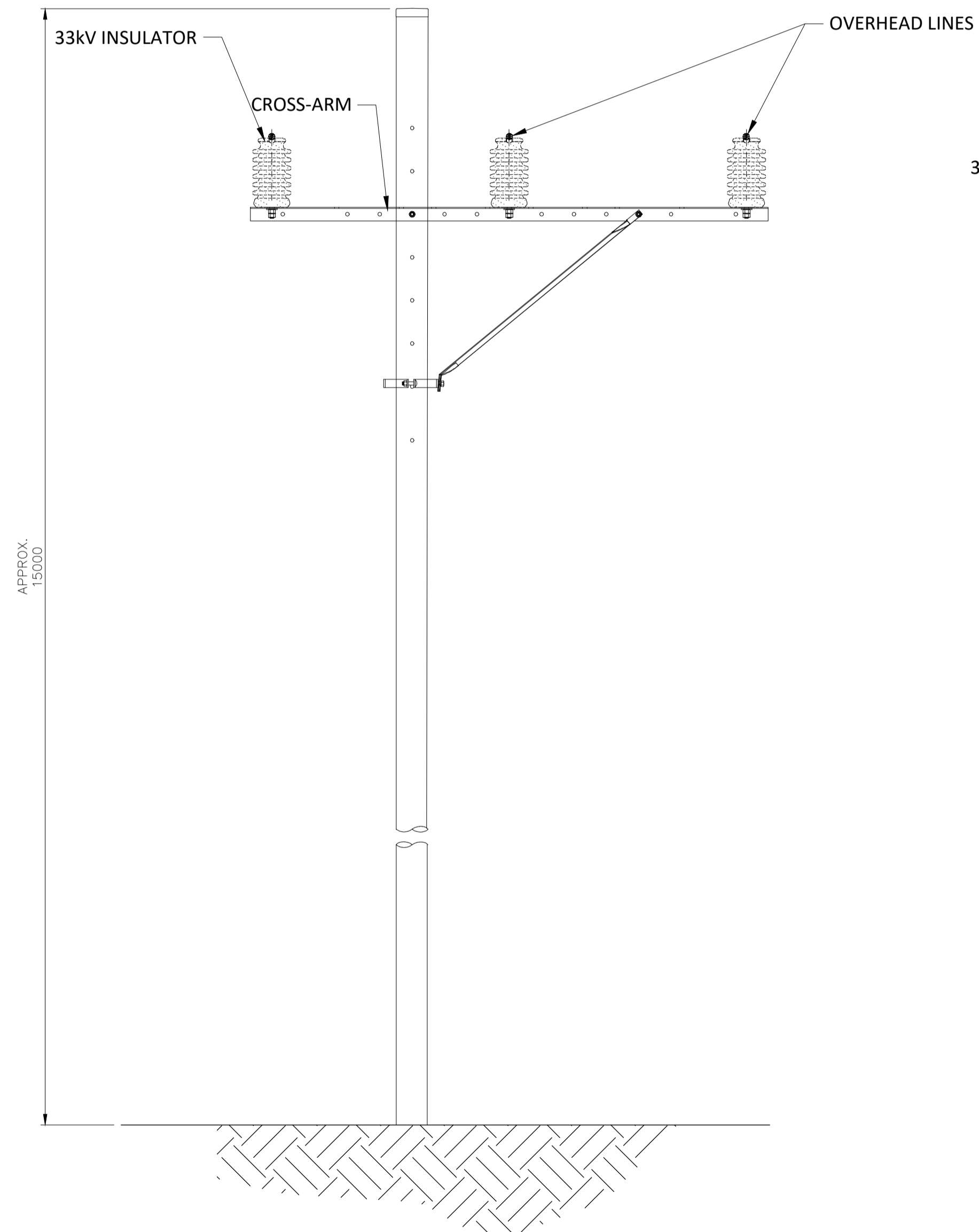
<p>REFERENCE DRAWINGS:</p>	<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> • DRAWN TO AS1100 • DO NOT SCALE FROM THIS DRAWING • ALWAYS CHECK DIMENSIONS ON SITE BEFORE USING ANY INFORMATION CONTAINED WITHIN THIS DRAWING. • ALL DIMENSIONS SHOWN ARE INDICATIVE ONLY AND NEED TO BE VERIFIED ON-SITE. DNV ACCEPTS NO LIABILITY FROM ERRORS OR OMISSIONS SHOWN ON THIS DRAWING. • CHECK THIS DRAWING IN THE LATEST VERSION. DO NOT REPRODUCE ALL OR PART OF THIS DRAWING WITHOUT PRIOR CONSENT. 	<p>NOTES:</p> <ol style="list-style-type: none"> 1. ALL EQUIPMENT TO BE INSTALLED AS PER ALL RELEVANT MANUFACTURER REQUIREMENTS. 2. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE SPECIFIED. 3. PV TRACKER DESIGN BASED ON FTC VOYAGER TRACKER FOR PRELIMINARY DESIGN PURPOSES ONLY AND SUBJECT TO CHANGE DURING DETAILED DESIGN. 4. PV MODULE BASED ON DIMENSIONS OF 2274mm x 1134mm x 35mm. BUT MAY BE SUBJECT TO CHANGE DURING DETAILED DESIGN. 5. PLEASE REFER TO 10390815-AUME-TN-01-A AU PE TECHNICAL NOTE (NORTHERN MIDLANDS BESS). 	<p>PRELIMINARY</p>	<p>CLIENT: ROBERT LUXMOORE PROJECT MANAGEMENT</p> <p>CLIENT LOGO: </p> <p>DESIGNED BY: LW CHECKED BY: LW</p> <p>DRAWN BY: GC/PD APPROVED BY: RC</p>	<p>T: +613 8615 1515 W: www.dnv.com.au ABN: 14 154 635 319</p> <p>DNV</p> <p>PROJECT: NORTHERN MIDLANDS SOLAR FARM & BESS</p> <p>TASMANIA, AUSTRALIA</p> <p>TITLE: PV TRACKER ELEVATIONS</p> <p>REAR & SIDE ELEVATION</p> <p>Dwg No: 10390815-ME-0002-01 Scale: AS SHOWN Rev: B A1</p>
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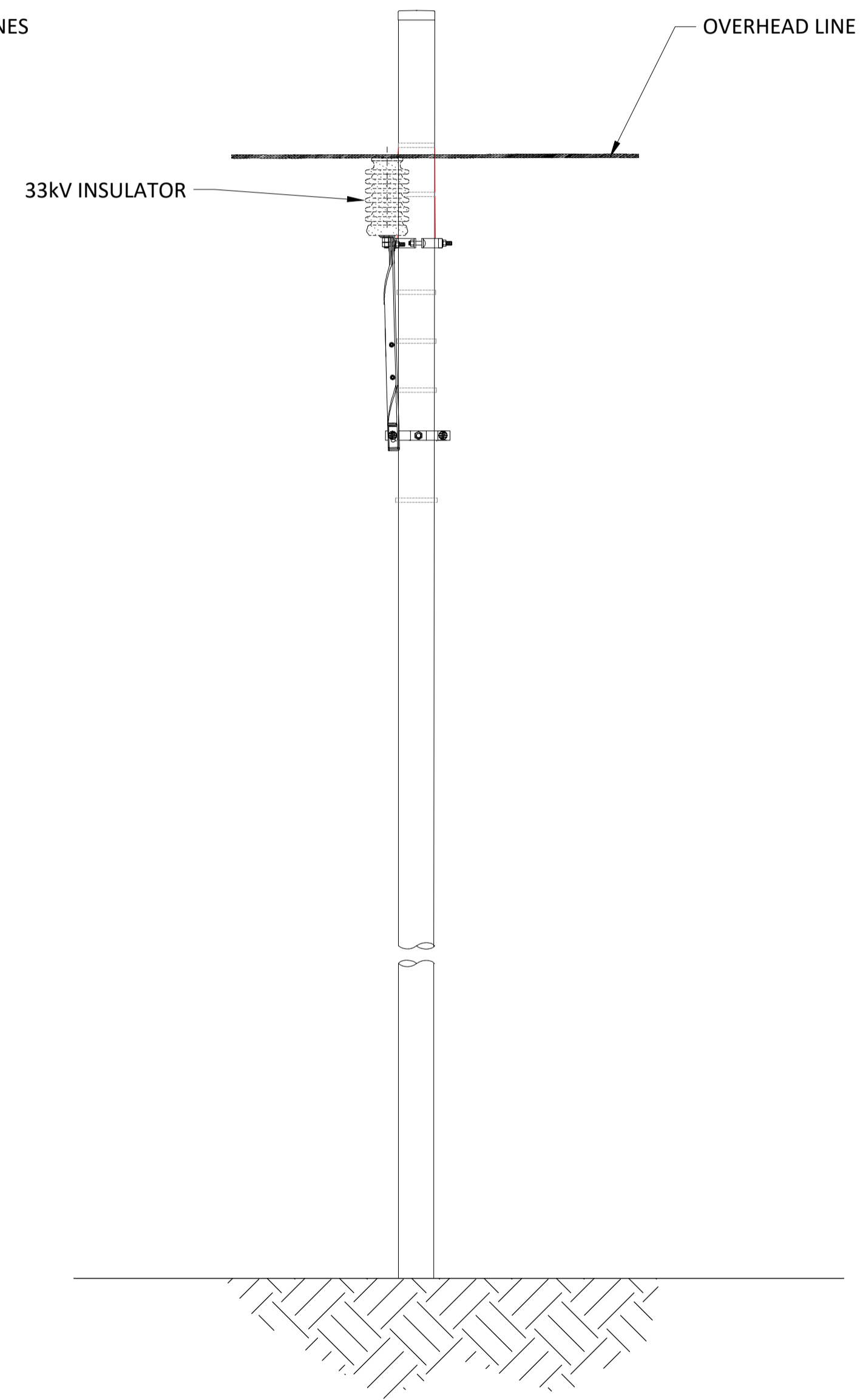
DETAIL 1
SCALE: NTS



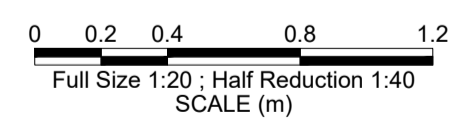
33kV OVERHEAD ELECTRICITY POLE - PLAN VIEW
SCALE: 1:20



33kV OVERHEAD ELECTRICITY POLE - FRONT ELEVATION
SCALE: 1:20



33kV OVERHEAD ELECTRICITY POLE - SIDE ELEVATION
SCALE: 1:20



REFERENCE DRAWINGS:

GENERAL NOTES:

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- CHECK THIS DRAWING IN THE LATEST VERSION. DO NOT REPRODUCE ALL OR PART OF THIS DRAWING WITHOUT PRIOR CONSENT.

NOTES:

1. TYPICAL ELECTRICITY POLE SHOWN
2. ALL EQUIPMENT TO BE INSTALLED AS PER ALL RELEVANT MANUFACTURER REQUIREMENTS.
3. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE SPECIFIED.

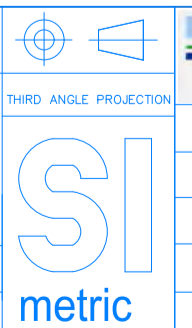
PRELIMINARY

CLIENT: ROBERT LUXMOORE PROJECT MANAGEMENT

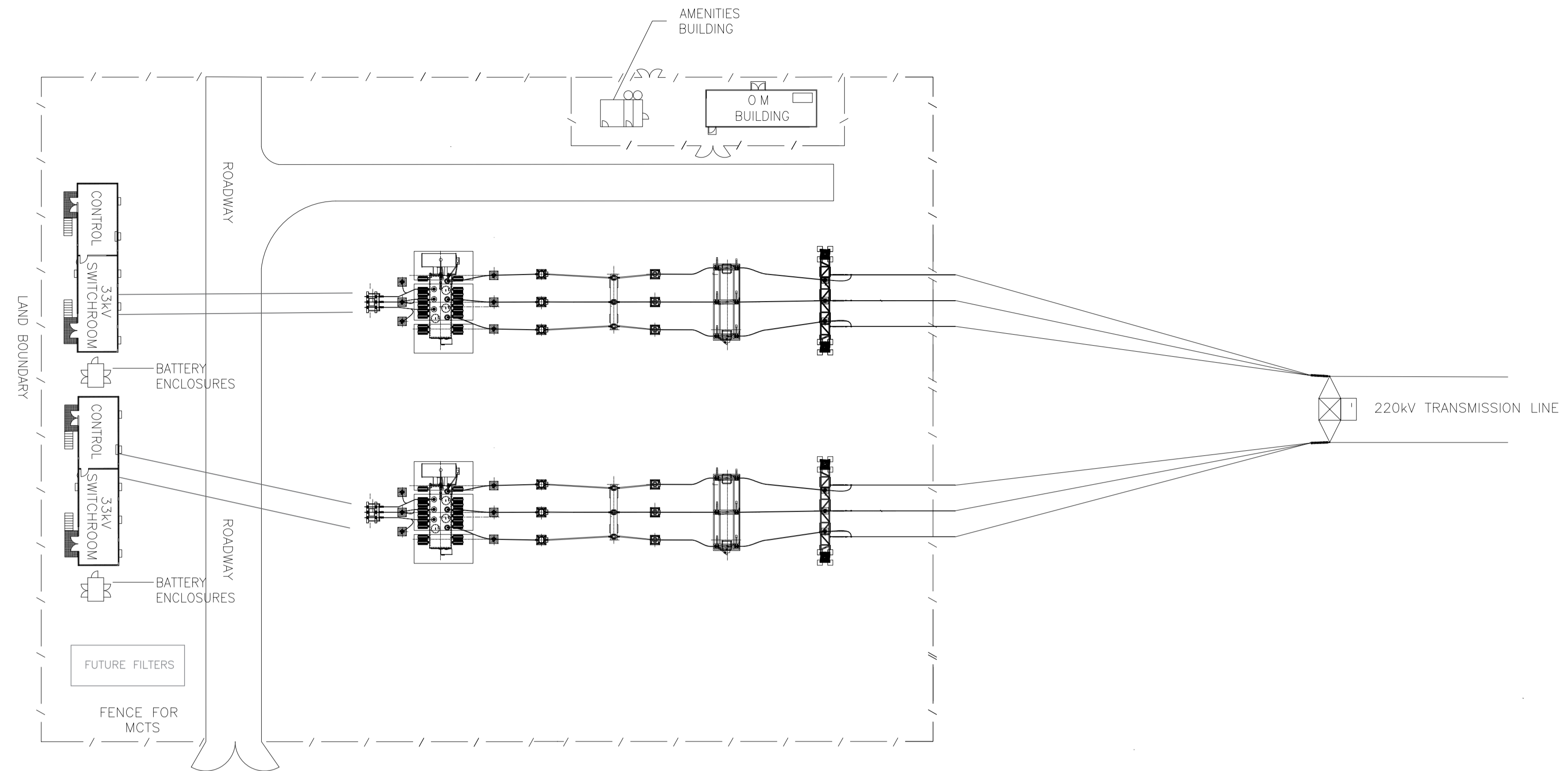
CLIENT LOGO:

DESIGNED BY: LW CHECKED BY: LW

DRAWN BY: GC/PD APPROVED BY: RC

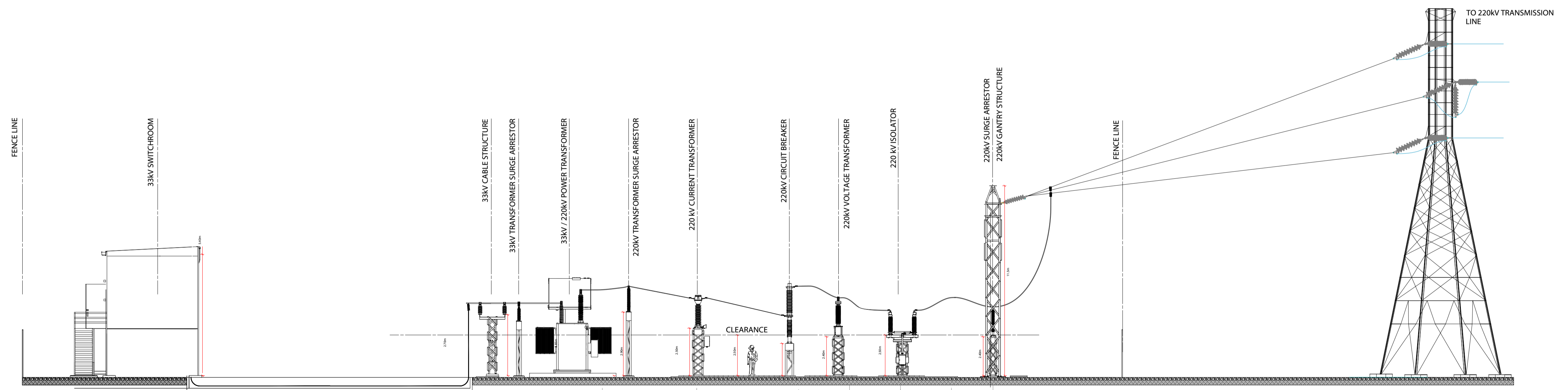


T: +613 8615 1515	W: www.dnv.com.au
ABN: 14 154 635 319	
PROJECT: NORTHERN MIDLANDS SOLAR FARM & BESS	
TASMANIA, AUSTRALIA	
TITLE: 33kV OVERHEAD ELECTRICITY POLE ELEVATIONS	
FRONT & SIDE ELEVATIONS	
Dwg No: 10390815-ME-0003-01	Scale: 1:20
Rev: B	A1



NORTHERN MIDLANDS SOLAR FARM & BESS 220kV SWITCHYARD - PLAN VIEW
SCALE 1:500

0 5 10 20 30
Full Size 1:500 : Half Reduction 1:1000
SCALE (m)



NORTHERN MIDLANDS SOLAR FARM & BESS 220kV SWITCHYARD - FRONT ELEVATION
SCALE 1:200

0 2 4 8 12
Full Size 1:200 : Half Reduction 1:400
SCALE (m)

REFERENCE DRAWINGS:

GENERAL NOTES:

- DRAWN TO AS1100
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- CHECK THIS DRAWING IN THE LATEST VERSION. DO NOT REPRODUCE ALL OR PART OF THIS DRAWING WITHOUT PRIOR CONSENT.

NOTES:

1. CONCEPT DESIGN ONLY. TYPICAL SWITCHYARD SHOWN.
2. INSTALLATION TO COMPLY WITH AS 2067. CLEARANCES SHOWN INDICATIVE AS PART OF THE DEVELOPMENT APPROVAL PACKAGE.
3. ALL EQUIPMENT TO BE INSTALLED AS PER ALL RELEVANT MANUFACTURER REQUIREMENTS.
4. ALL DIMENSIONS ARE IN METERS (M) UNLESS OTHERWISE SPECIFIED.
5. THE 33 kV VOLTAGE TRANSFORMER WILL BE IN THE 33 kV SWITCHROOM.

PRELIMINARY

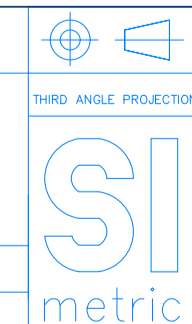
Rev	Date	Comments	Drawn	Child
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A	07/03/23	PRELIMINARY ISSUE	GC/PO	RE

CLIENT: ROBERT LUXMOORE PROJECT MANAGEMENT

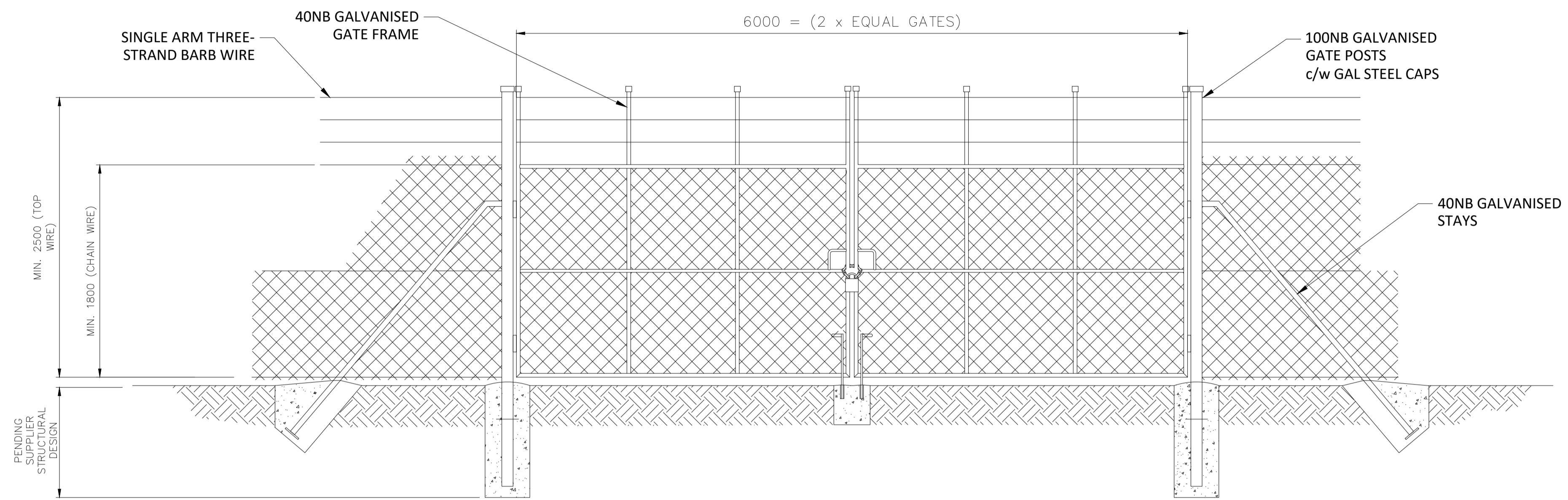
CLIENT LOGO:

DESIGNED BY: RE CHECKED BY: CM

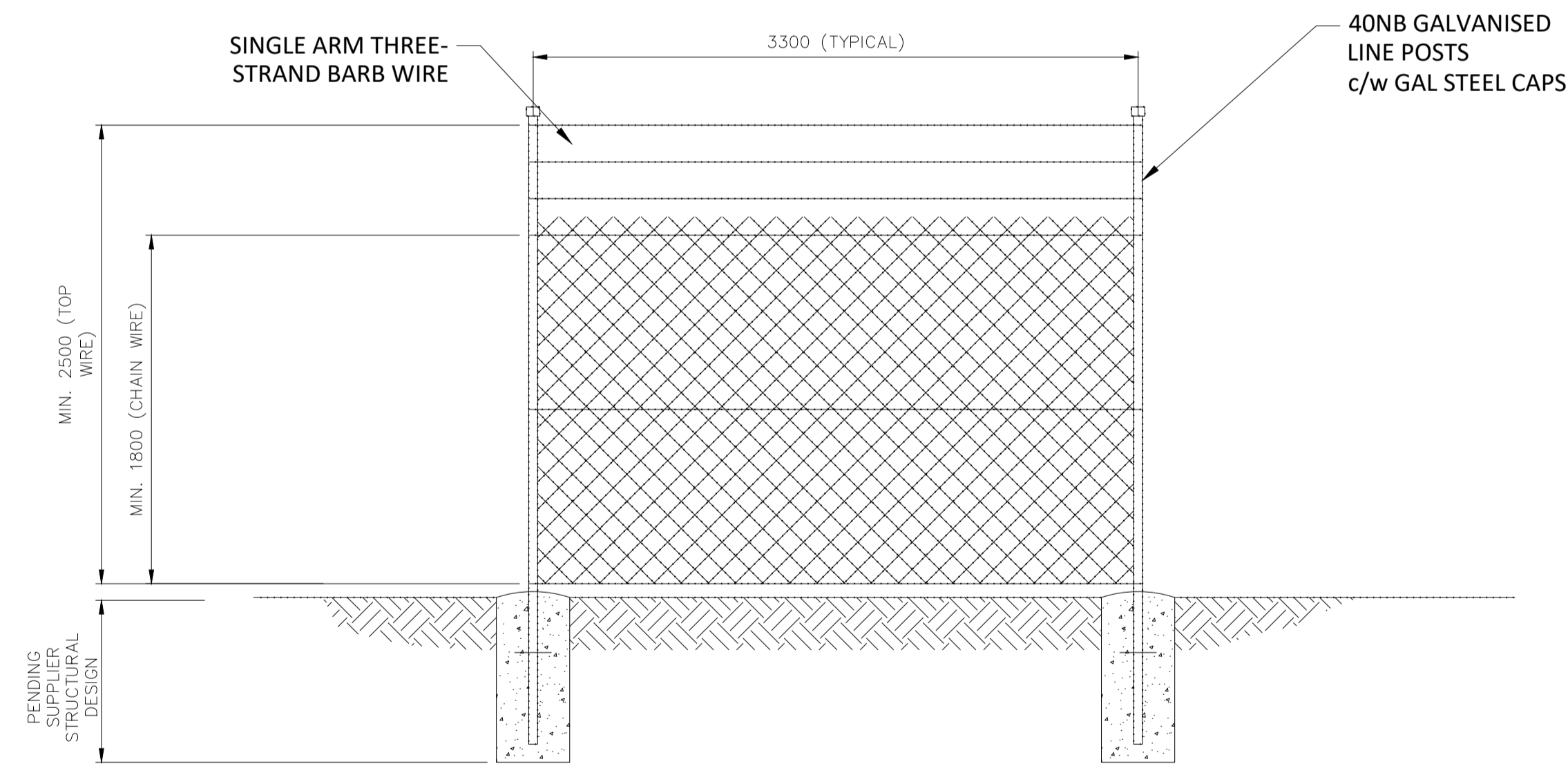
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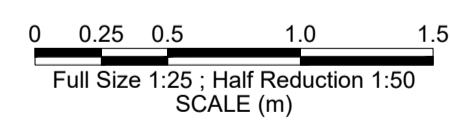
T: +613 8615 1515	W: www.dnv.com.au	ABN: 14 154 635 319
PROJECT: NORTHERN MIDLANDS SOLAR FARM & BESS		
TASMANIA, AUSTRALIA		
TITLE: 220kV SWITCHYARD		
PLAN AND FRONT ELEVATION		
Dwg No: 10390815-ME-0004-01	Scale: AS SHOWN	Rev: B A1



BESS SECURITY FENCING - TYPICAL SITE GATE
SCALE 1:25



BESS SECURITY FENCING - TYPICAL FENCE PANEL
SCALE 1:25



REFERENCE DRAWINGS:

GENERAL NOTES:

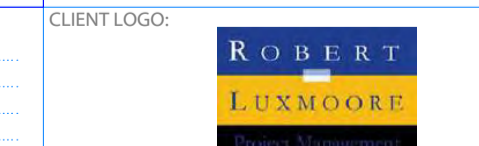
- DRAWN TO AS1100
- DO NOT SCALE FROM THIS DRAWING
- ALWAYS CHECK DIMENSIONS ON SITE BEFORE USING ANY INFORMATION CONTAINED WITHIN THIS DRAWING.
- ALL DIMENSIONS SHOWN ARE INDICATIVE ONLY AND NEED TO BE VERIFIED ON-SITE. DNV ACCEPTS NO LIABILITY FROM ERRORS OR OMISSIONS SHOWN ON THIS DRAWING.
- CHECK THIS DRAWING IN THE LATEST VERSION. DO NOT REPRODUCE ALL OR PART OF THIS DRAWING WITHOUT PRIOR CONSENT.

NOTES:

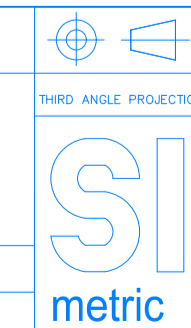
- ALL EQUIPMENT TO BE INSTALLED AS PER ALL RELEVANT MANUFACTURER REQUIREMENTS.
- ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE SPECIFIED.
- SECURITY FENCING DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH AS 1725 AND ALL OTHER RELEVANT CODES AND STANDARDS.
- DESIGN AND CONSTRUCTION OF SUBSTATION SECURITY FENCING WHERE ASSETS ARE SHARED WITH TAS NETWORKS TO BE ALSO COMPLIANT WITH TAS NETWORKS SECURITY FENCES AND GATES STANDARD RS79297.
- PLEASE REFER TO 10390815-AUME-TN-01-A AU PE TECHNICAL NOTE (NORTHERN MIDLANDS BESS).

PRELIMINARY

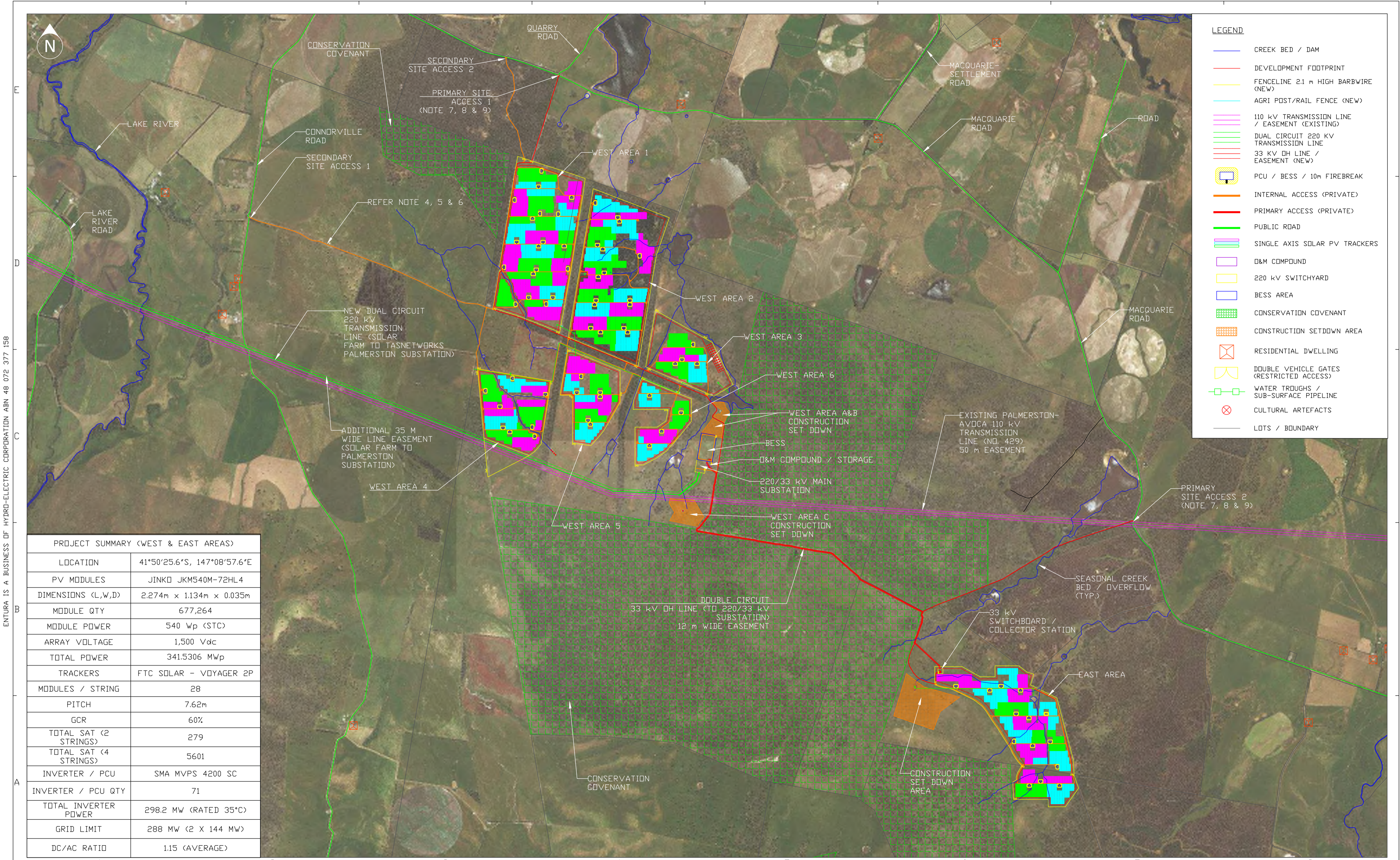
CLIENT: ROBERT LUXMOORE PROJECT MANAGEMENT



DESIGNED BY: LW CHECKED BY: LW
DRAWN BY: GC/PD APPROVED BY: RC



T: +613 8615 1515	W: www.dnv.com.au	ABN: 14 154 635 319
PROJECT: NORTHERN MIDLANDS SOLAR FARM & BESS		
TASMANIA, AUSTRALIA		
TITLE: BESS SECURITY FENCING ELEVATIONS		
TYPICAL DETAIL		
Dwg No: 10390815-ME-0005-01	Scale: 1:25	Rev: B A1



LEGEND	
	CREEK BED / DAM
	DEVELOPMENT FOOTPRINT
	FENCELINE 2.1 m HIGH BARBWARE (NEW)
	AGRI POST/RAIL FENCE (NEW)
	110 kV TRANSMISSION LINE / EASEMENT (EXISTING)
	DUAL CIRCUIT 220 kV TRANSMISSION LINE
	33 kV OH LINE / EASEMENT (NEW)
	PCU / BESS / 10m FIREBREAK
	INTERNAL ACCESS (PRIVATE)
	PRIMARY ACCESS (PRIVATE)
	PUBLIC ROAD
	SINGLE AXIS SOLAR PV TRACKERS
	D&M COMPOUND
	220 kV SWITCHYARD
	BESS AREA
	CONSERVATION COVENANT
	CONSTRUCTION SETDOWN AREA
	RESIDENTIAL DWELLING
	DOUBLE VEHICLE GATES (RESTRICTED ACCESS)
	WATER TROUGHS / SUB-SURFACE PIPELINE
	CULTURAL ARTEFACTS
	LOTS / BOUNDARY

PROJECT SUMMARY (WEST & EAST AREAS)	
LOCATION	41°50'25.6"S, 147°08'57.6"E
PV MODULES	JINKO JKM540M-72HL4
DIMENSIONS (L,W,D)	2,274m x 1,134m x 0.035m
MODULE QTY	677,264
MODULE POWER	540 Wp (STC)
ARRAY VOLTAGE	1,500 Vdc
TOTAL POWER	341.5306 MWp
TRACKERS	FTC SOLAR - VOYAGER 2P
MODULES / STRING	28
PITCH	7.62m
GCR	60%
TOTAL SAT (2 STRINGS)	279
TOTAL SAT (4 STRINGS)	5601
INVERTER / PCU	SMA MVPS 4200 SC
INVERTER / PCU QTY	71
TOTAL INVERTER POWER	298.2 MW (RATED 35°C)
GRID LIMIT	288 MW (2 X 144 MW)
DC/AC RATIO	1.15 (AVERAGE)

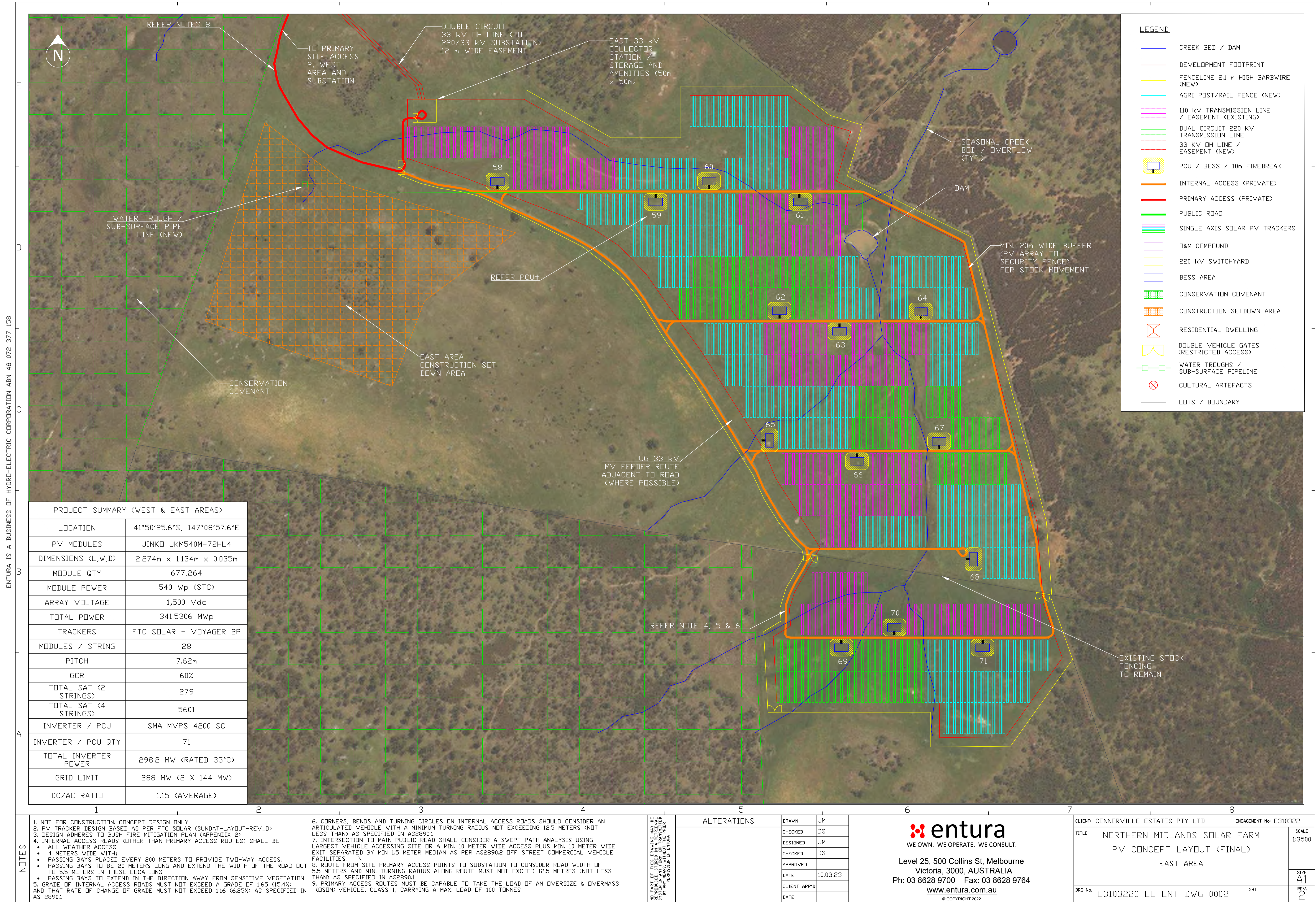
- NOTES
- NOT FOR CONSTRUCTION. CONCEPT DESIGN ONLY
 - PV TRACKER DESIGN BASED AS PER FTC SOLAR (SUNDAT-LAYOUT-REV_D)
 - DESIGN ADHERES TO BUSH FIRE MITIGATION PLAN (APPENDIX 2)
 - INTERNAL ACCESS ROADS (OTHER THAN PRIMARY ACCESS ROUTES) SHALL BE:
 - ALL WEATHER ACCESS
 - 4 METERS WIDE WITH
 - PASSING BAYS PLACED EVERY 200 METERS TO PROVIDE TWO-WAY ACCESS.
 - PASSING BAYS TO BE 20 METERS LONG AND EXTEND THE WIDTH OF THE ROAD OUT TO 5 METERS IN THESE LOCATIONS.
 - PASSING BAYS TO EXTEND IN THE DIRECTION AWAY FROM SENSITIVE VEGETATION
 - GRADE OF INTERNAL ACCESS ROADS MUST NOT EXCEED A GRADE OF 1:65 (15.4%) AND THAT RATE OF CHANGE OF GRADE MUST NOT EXCEED 1:16 (6.25%) AS SPECIFIED IN AS 2890.1
 - CORNERS, BENDS AND TURNING CIRCLES ON INTERNAL ACCESS ROADS SHOULD CONSIDER AN ARTICULATED VEHICLE WITH A MINIMUM TURNING RADIUS NOT EXCEEDING 12.5 METERS (NOT LESS THAN) AS SPECIFIED IN AS2890.1
 - INTERSECTION TO MAIN PUBLIC ROAD SHALL CONSIDER A SWEEP PATH ANALYSIS USING LARGEST VEHICLE ACCESSING SITE OR A MIN. 10 METER WIDE ACCESS PLUS MIN. 10 METER WIDE EXIT SEPARATED BY MIN 1.5 METER MEDIAN AS PER AS2890.2 OFF STREET COMMERCIAL VEHICLE FACILITIES.
 - ROUTE FROM SITE PRIMARY ACCESS POINTS TO SUBSTATION TO CONSIDER ROAD WIDTH OF 5.5 METERS AND MIN. TURNING RADIUS ALONG ROUTE MUST NOT EXCEED 12.5 METRES (NOT LESS THAN) AS SPECIFIED IN AS2890.1
 - PRIMARY ACCESS ROUTES MUST BE CAPABLE TO TAKE THE LOAD OF AN OVERSIZE & OVERMASS (OSDM) VEHICLE, CLASS 1, CARRYING A MAX. LOAD OF 100 TONNES

ALTERATIONS	
DRAWN	JM
CHECKED	DS
DESIGNED	JM
CHECKED	DS
APPROVED	
DATE	10.03.23
CLIENT APP'D	
DATE	

entura	
WE OWN. WE OPERATE. WE CONSULT.	
Level 25, 500 Collins St, Melbourne	
Victoria, 3000, AUSTRALIA	
Ph: 03 8628 9700 Fax: 03 8628 9764	
www.entura.com.au	
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CLIENT: CONNORVILLE ESTATES PTY LTD	ENGAGEMENT No: E310322
TITLE: NORTHERN MIDLANDS SOLAR FARM PV CONCEPT LAYOUT (FINAL) SITE OVERVIEW	SCALE: 1:17500
DRG No: E3103220-EL-ENT-DWG-0001	SHT.:
	SIZE: A1
	REV: C

FILENAME: C:\USERS\MUMFORD\J\ONE DRIVE - HYDRO TASMANIA\DESKTOP\CONNORVILLE SF.DWG



LEGEND

- CREEK BED / DAM
- DEVELOPMENT FOOTPRINT
- FENCELINE 2.1 m HIGH BARBWIRE (NEW)
- AGRI POST/RAIL FENCE (NEW)
- 110 kV TRANSMISSION LINE / EASEMENT (EXISTING)
- DUAL CIRCUIT 220 kV TRANSMISSION LINE
- 33 kV OH LINE / EASEMENT (NEW)
- PCU / BESS / 10m FIREBREAK
- INTERNAL ACCESS (PRIVATE)
- PRIMARY ACCESS (PRIVATE)
- PUBLIC ROAD
- SINGLE AXIS SOLAR PV TRACKERS
- O&M COMPOUND
- 220 kV SWITCHYARD
- BESS AREA
- CONSERVATION COVENANT
- CONSTRUCTION SETDOWN AREA
- RESIDENTIAL DWELLING
- DOUBLE VEHICLE GATES (RESTRICTED ACCESS)
- WATER TROUGHS / SUB-SURFACE PIPELINE
- CULTURAL ARTEFACTS
- LOTS / BOUNDARY

PROJECT SUMMARY (WEST & EAST AREAS)	
LOCATION	41°50'25.6"S, 147°08'57.6"E
PV MODULES	JINKO JKM540M-72HL4
DIMENSIONS (L,W,D)	2,274m x 1,134m x 0.035m
MODULE QTY	677,264
MODULE POWER	540 Wp (STC)
ARRAY VOLTAGE	1,500 Vdc
TOTAL POWER	341.5306 MWp
TRACKERS	FTC SOLAR - VOYAGER 2P
MODULES / STRING	28
PITCH	7.62m
GCR	60%
TOTAL SAT (2 STRINGS)	279
TOTAL SAT (4 STRINGS)	5601
INVERTER / PCU	SMA MVPS 4200 SC
INVERTER / PCU QTY	71
TOTAL INVERTER POWER	298.2 MW (RATED 35°C)
GRID LIMIT	288 MW (2 X 144 MW)
DC/AC RATIO	1.15 (AVERAGE)

- NOTES**
1. NOT FOR CONSTRUCTION. CONCEPT DESIGN ONLY
 2. PV TRACKER DESIGN BASED AS PER FTC SOLAR (SUNDAT-LAYOUT-REV_D)
 3. DESIGN ADHERES TO BUSH FIRE MITIGATION PLAN (APPENDIX 2)
 4. INTERNAL ACCESS ROADS (OTHER THAN PRIMARY ACCESS ROUTES) SHALL BE:
 - ALL WEATHER ACCESS
 - 4 METERS WIDE WITH:
 - PASSING BAYS PLACED EVERY 200 METERS TO PROVIDE TWO-WAY ACCESS.
 - PASSING BAYS TO BE 20 METERS LONG AND EXTEND THE WIDTH OF THE ROAD OUT TO 5.5 METERS IN THESE LOCATIONS.
 - PASSING BAYS TO EXTEND IN THE DIRECTION AWAY FROM SENSITIVE VEGETATION
 5. GRADE OF INTERNAL ACCESS ROADS MUST NOT EXCEED A GRADE OF 1.65 (15.4%) AND THAT RATE OF CHANGE OF GRADE MUST NOT EXCEED 1:16 (6.25%) AS SPECIFIED IN AS 2890.1

6. CORNERS, BENDS AND TURNING CIRCLES ON INTERNAL ACCESS ROADS SHOULD CONSIDER AN ARTICULATED VEHICLE WITH A MINIMUM TURNING RADIUS NOT EXCEEDING 12.5 METERS (NOT LESS THAN) AS SPECIFIED IN AS2890.1
7. INTERSECTION TO MAIN PUBLIC ROAD SHALL CONSIDER A SWEEP PATH ANALYSIS USING LARGEST VEHICLE ACCESSING SITE OR A MIN. 10 METER WIDE ACCESS PLUS MIN. 10 METER WIDE EXIT SEPARATED BY MIN 1.5 METER MEDIAN AS PER AS2890.2 OFF STREET COMMERCIAL VEHICLE FACILITIES.
8. ROUTE FROM SITE PRIMARY ACCESS POINTS TO SUBSTATION TO CONSIDER ROAD WIDTH OF 8.5 METERS AND MIN TURNING RADIUS ALONG ROUTE MUST NOT EXCEED 12.5 METRES (NOT LESS THAN) AS SPECIFIED IN AS2890.1
9. PRIMARY ACCESS ROUTES MUST BE CAPABLE TO TAKE THE LOAD OF AN OVERSIZE & OVERMASS (OSOM) VEHICLE, CLASS 1, CARRYING A MAX. LOAD OF 100 TONNES

ALTERATIONS	
DRAWN	JM
CHECKED	DS
DESIGNED	JM
CHECKED	DS
APPROVED	
DATE	10.03.23
CLIENT APP'D	
DATE	

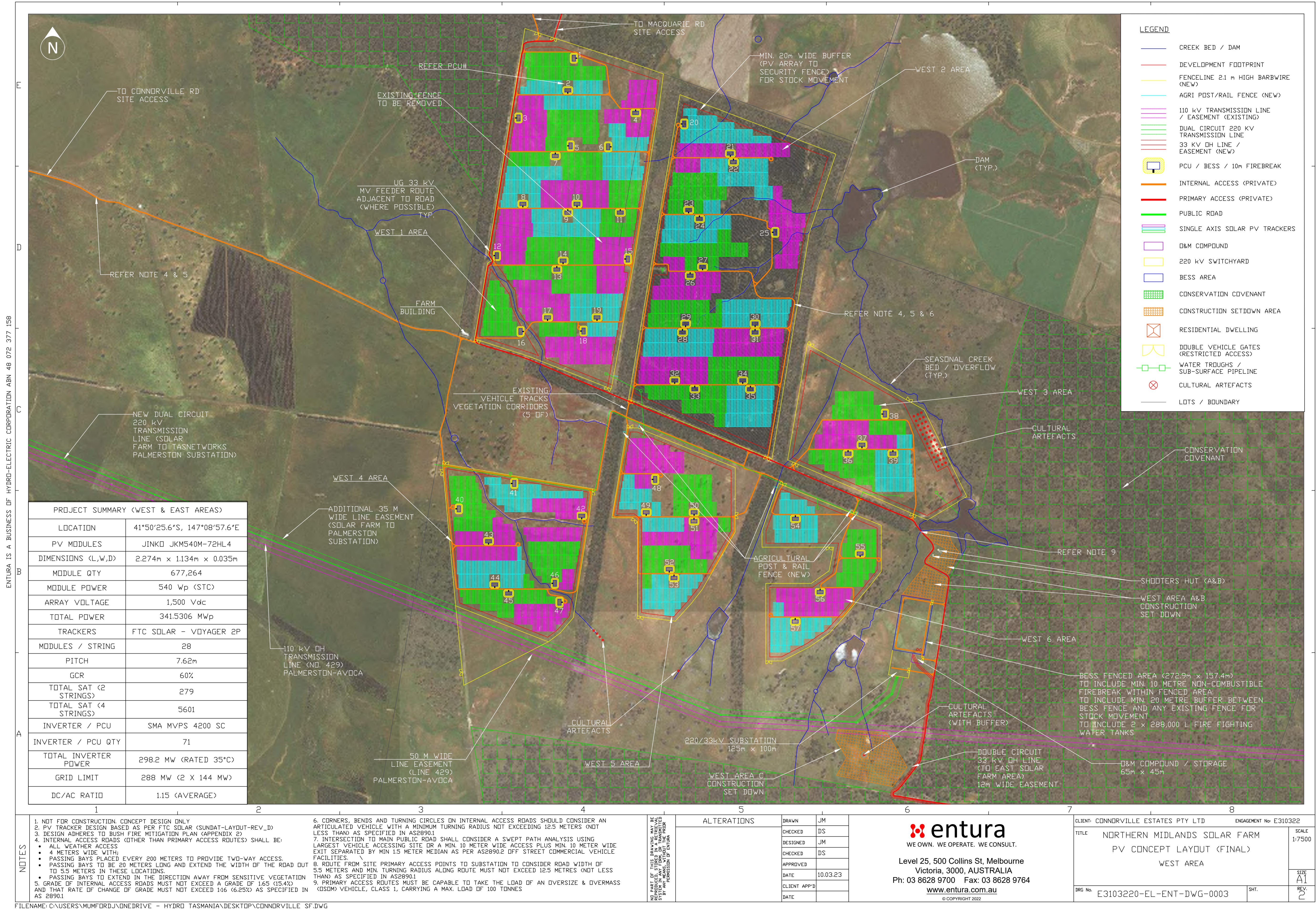
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Victoria, 3000, AUSTRALIA
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CLIENT: CONNORVILLE ESTATES PTY LTD	ENGAGEMENT No: E310322
TITLE: NORTHERN MIDLANDS SOLAR FARM PV CONCEPT LAYOUT (FINAL) EAST AREA	SCALE: 1:3500
DRG No: E3103220-EL-ENT-DWG-0002	SHT. PSY C

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FILENAME: C:\USERS\MUMFORD\J\NEDRIVE - HYDRO TASMANIA\DESKTOP\CONNORVILLE SF.DWG



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NOTES

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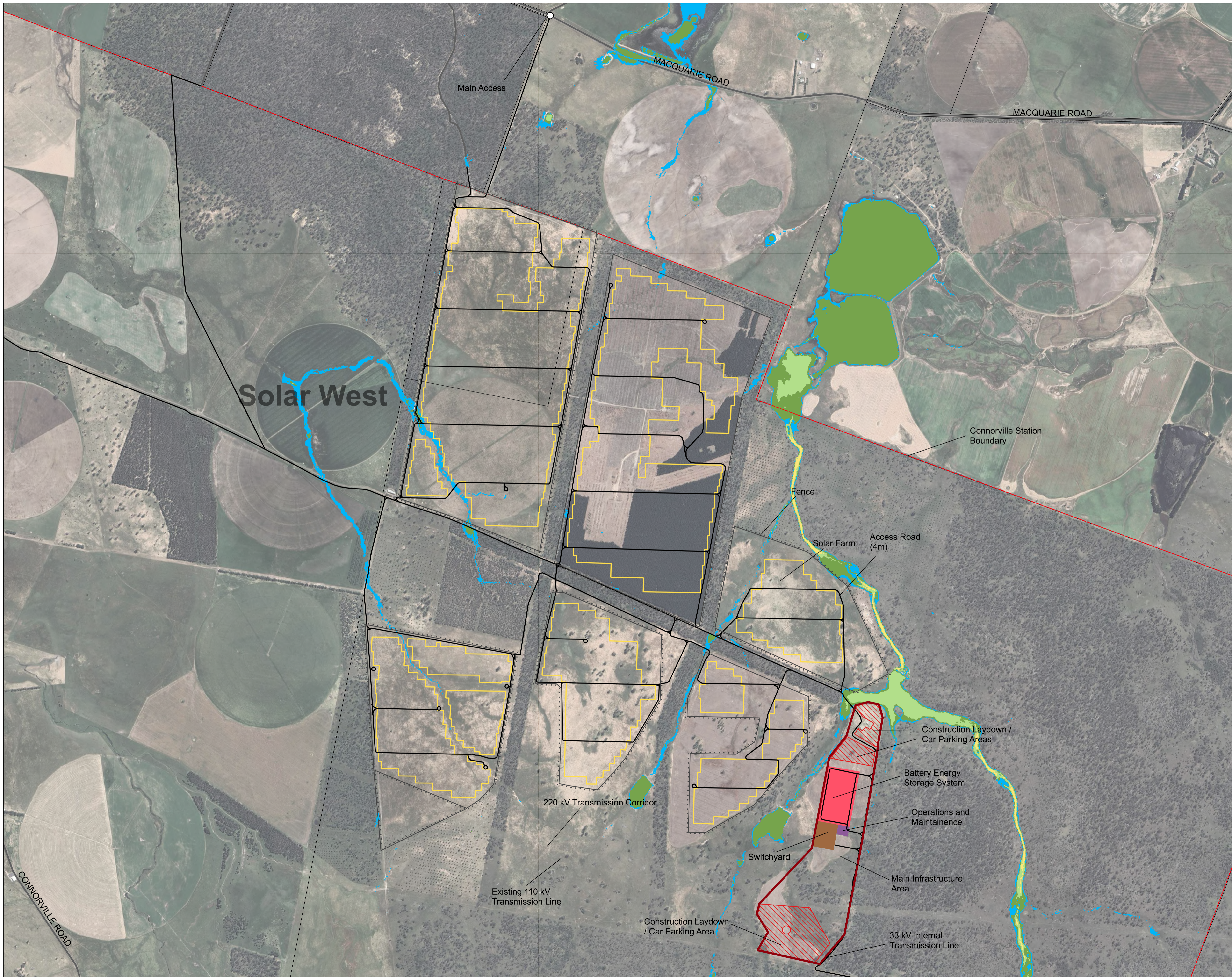
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ALTERATIONS	
CHECKED	DS
DESIGNED	JM
CHECKED	DS
APPROVED	
DATE	10.03.23
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CLIENT: CONNORVILLE ESTATES PTY LTD	ENGAGEMENT No: E310322
TITLE: NORTHERN MIDLANDS SOLAR FARM PV CONCEPT LAYOUT (FINAL) WEST AREA	SCALE: 1:7500
DRG No: E3103220-EL-ENT-DWG-0003	SHT.:
	SIZE: A1
	REV: C

**Masterplan Page 4
West Area
(Hydrology Overlay)**
2210 - Northern Midlands Solar Farm



- Existing Features**
- ▭ Parcels
 - Existing Road
 - 110 kV Transmission Line
- Cultural Heritage Sites**
- ▭ Artefact Scatter
 - Isolated Artefact
- Proposed Development**
- ▭ Connorville Station
 - Access Road
 - ▭ Solar Farm
 - ▭ Main Infrastructure Area
 - ▭ Battery Energy Storage System
 - ▭ Operations and Maintenance
 - ▭ Switchyard
 - ▭ Construction Laydown / Car Parking Area
 - ▭ 220 kV Transmission Corridor
 - ▭ 33 kV Internal Transmission Line
 - Fence
 - Main Access Point
 - Secondary/Emergency Access Point
- Solar West 1% AEP Peak Hazard**
- H2
 - H3
 - H4
 - H5
 - H6

Version: 1.0
Date: 14/09/2023
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1:8,000 at A1

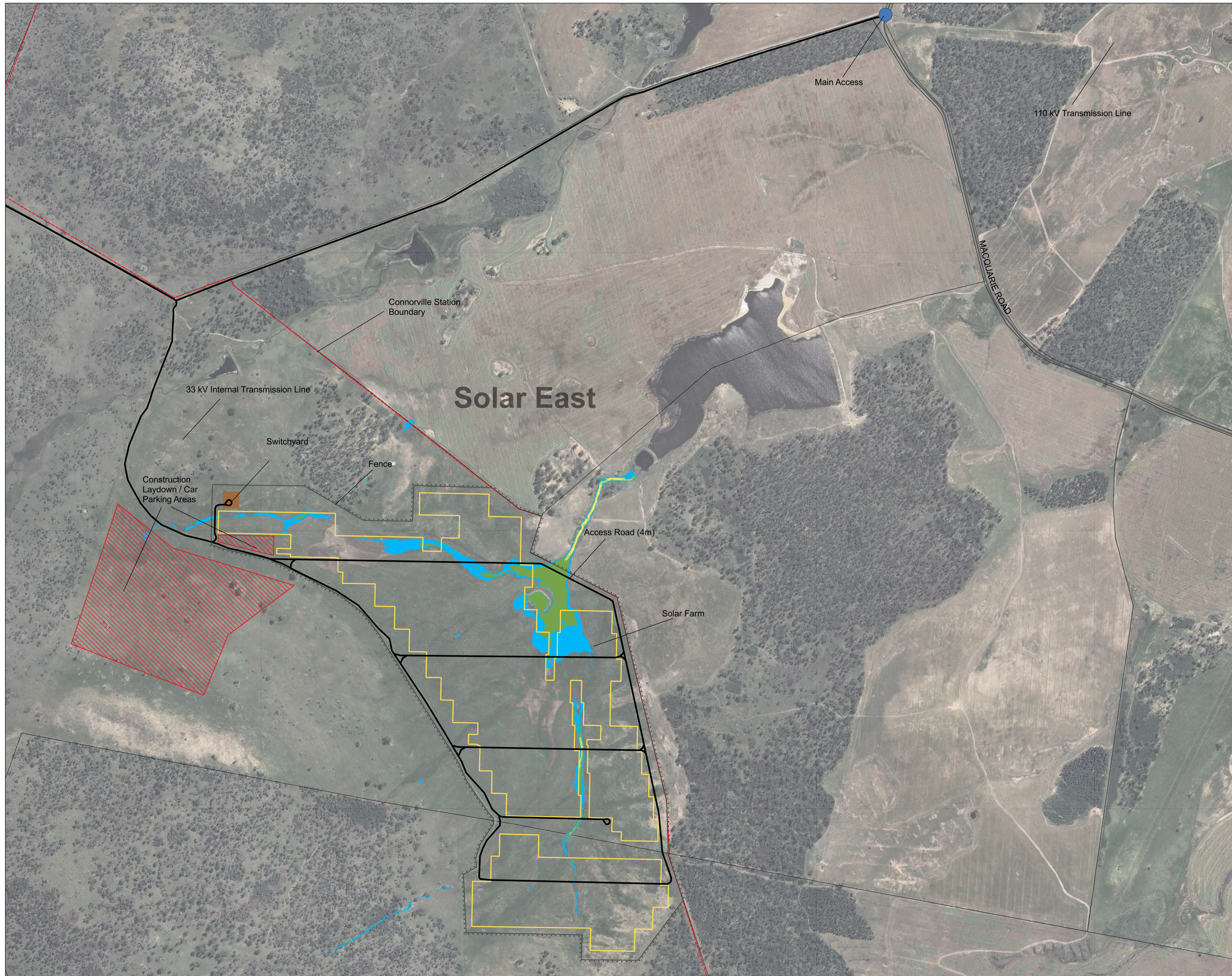


cogency

ROBERT LUXMOORE
Project Management

Masterplan Page 5
East Area
(Hydrology Overlay)
2210 - Northern Midlands Solar Farm

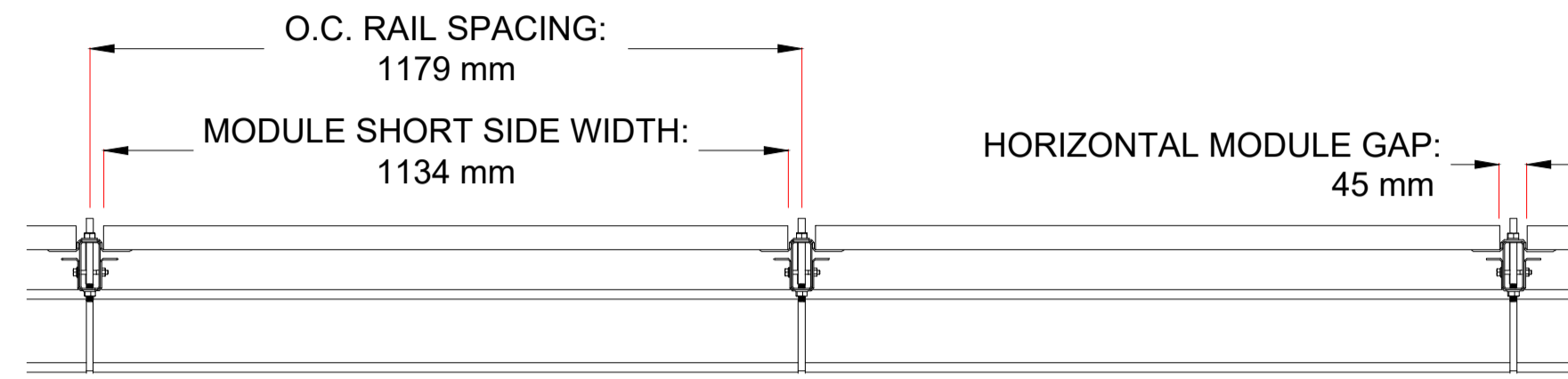
- Existing Features
 - Parcels
 - Existing Road
 - 110 kV Transmission Line
- Proposed Development
 - Connorville Station
 - Access Road
 - Solar Farm
 - Switchyard
 - 33 kV Internal Transmission Line
 - Construction Laydown / Car Parking Area
 - Fence
 - Main Access Point
 - Secondary/Emergency Access Point
- Solar East 1% AEP Peak Hazard
 - H2
 - H3
 - H4
 - H5
 - H6



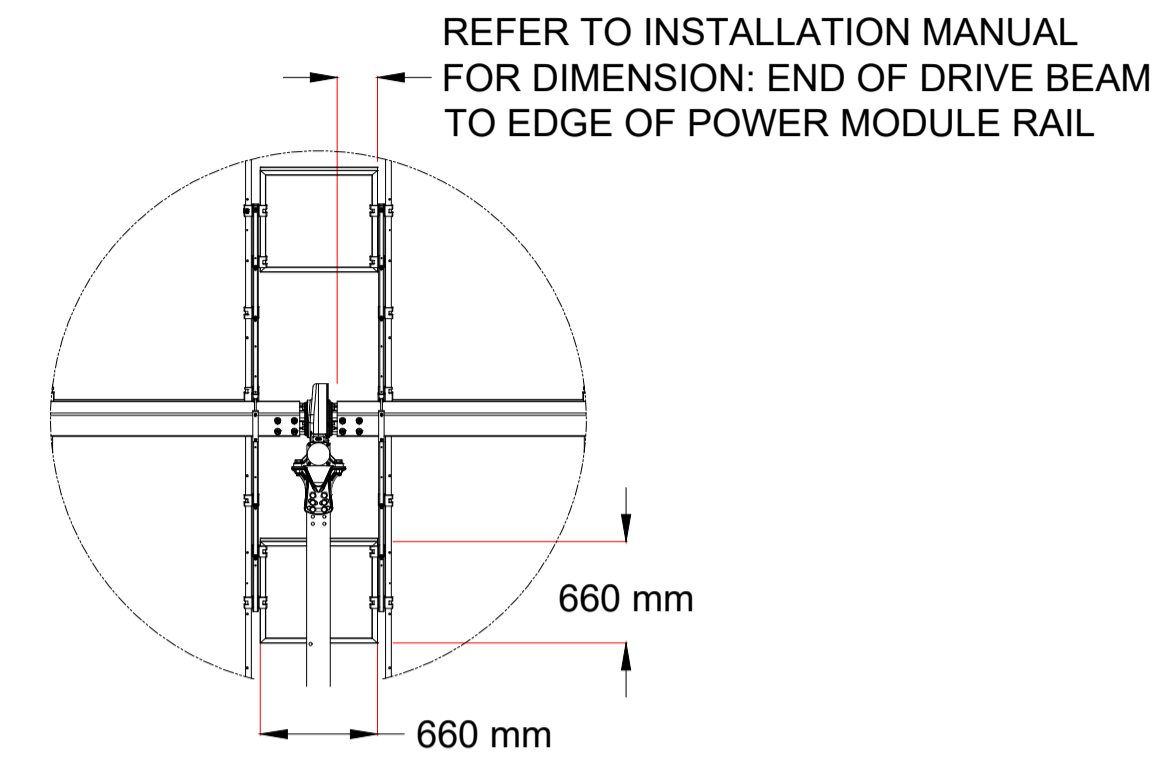
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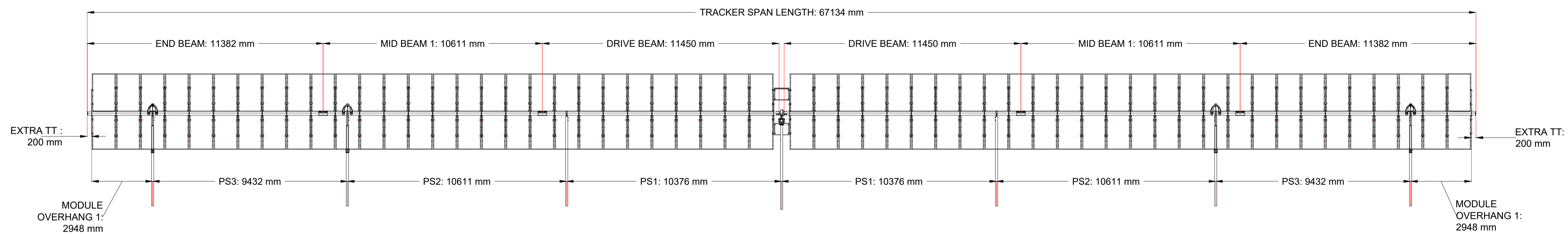
MODULE RAIL SPACING



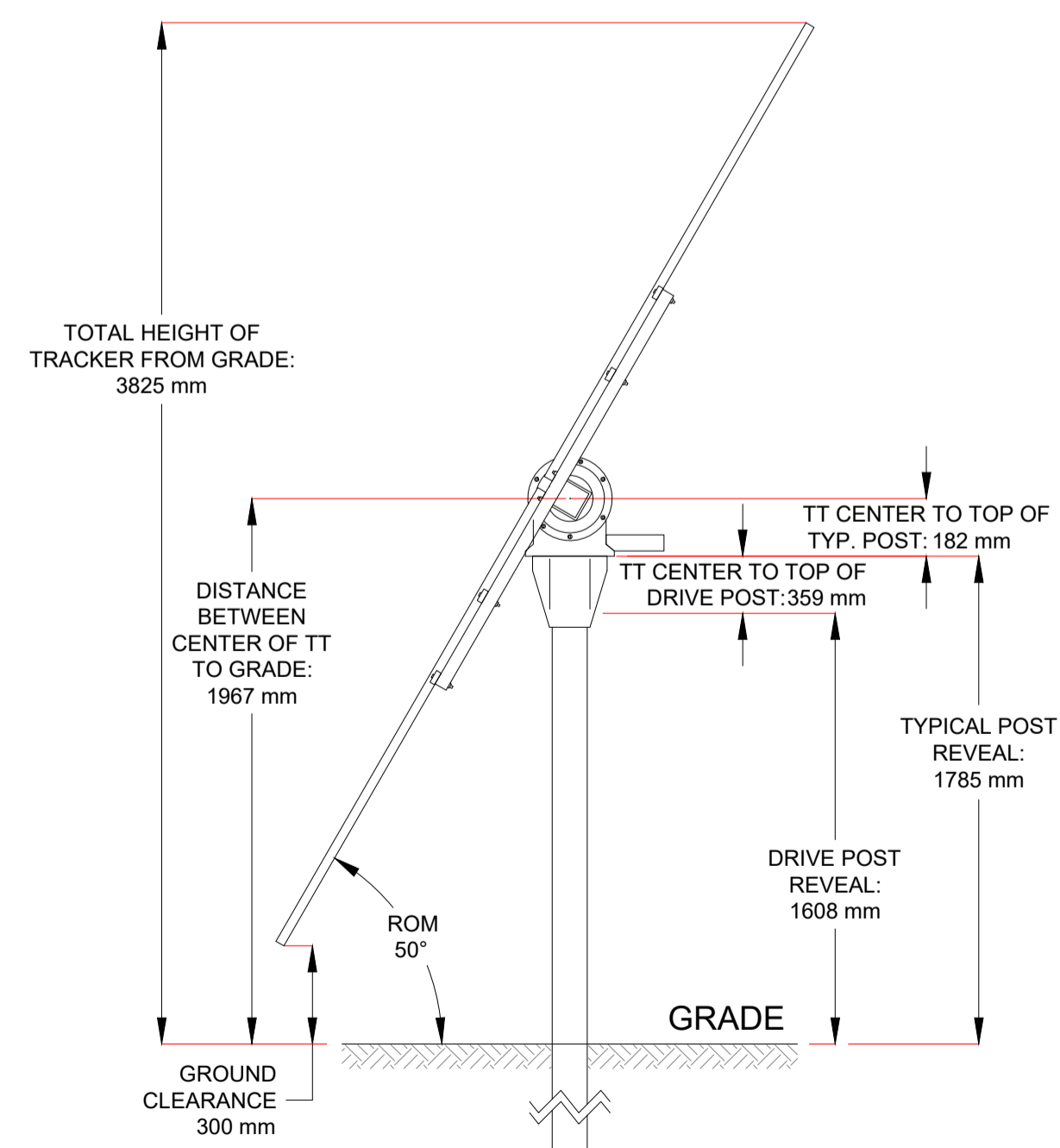
POWER MODULE DETAIL



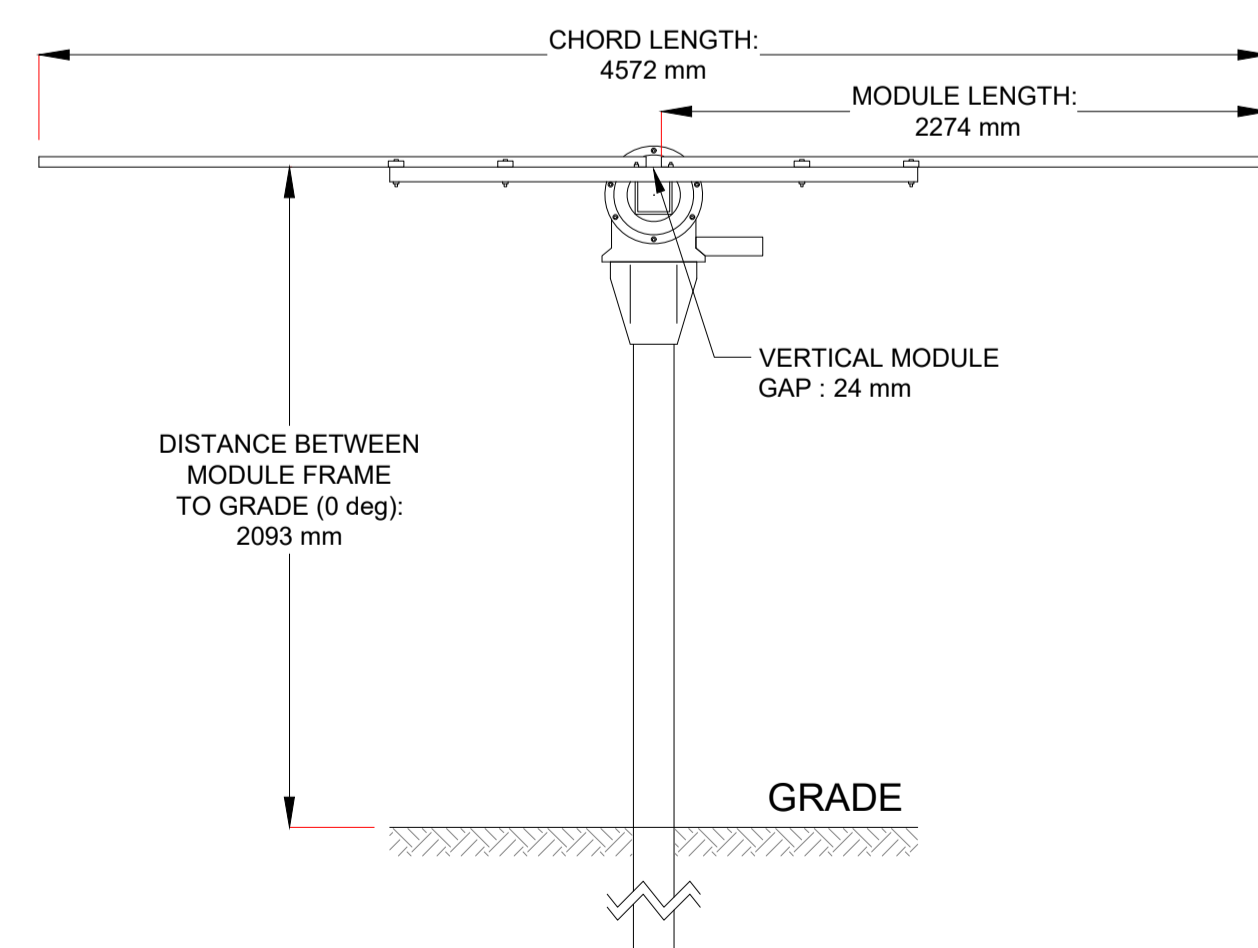
MECHANICAL LAYOUT



ELEVATION VIEWS

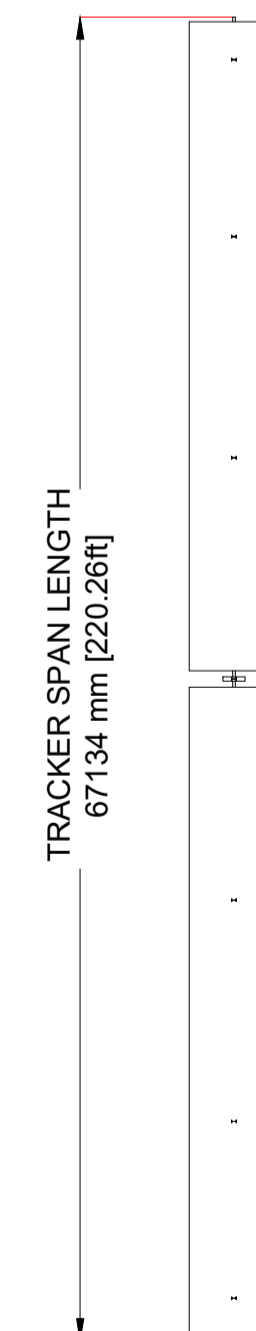


N-S ELEVATION @ MAX. TILT



N-S ELEVATION @ 0

PLAN VIEW



PROJECT DESIGN NOTES

PROJECT	CONNORVILLE
SYSTEM VOLTAGE	1500
STRING SIZE	28
# STRINGS PER FULL TABLE	4
# STRINGS PER 3/4 TABLE	3
# STRINGS PER 1/2 TABLE	2
# MODULES / ROW FULL TABLE	112
# MODULES / ROW 3/4 TABLE	84
# MODULES / ROW 1/2 TABLE	56
APPLICABLE DESIGN CODES	AS1170
SITE WIND SPEED (MPH)	90
STOW FLAT	WIND SPEED > 33MPH
GROUND SNOW (PSF)	0
MODULE PRODUCT	JKM54072HL4
GROUND COVERAGE RATIO (%)	33
CORROSION CATEGORY	C1/C2 - PRE-GAL G90
RAIL HANGER POSITION	TBD



STAMP:

NOT FOR CONSTRUCTION

CONNORVILLE
CONNORVILLE ROAD CRESSY NULL
AUSTRALIA

PROJECT NUM:
0063L00000PIQSFAA0

SHEET TITLE:
TRACKER GENERAL ARRANGEMENT

SHEET SIZE:
594 X 841 (A1 (23.4" x 33.1"))

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NO.	REVISION	DATE	INIT.
A	INITIAL RELEASE	05/27/2022	AMV

DATE: 05/27/2022
DRAWN BY: AMV
ENGINEER: GOKUL KALYAN
APPROVED BY: SK

PROJECT PHASE:
PRELIMINARY

SHEET NO.:
S-200

A

Dwelling Assessment

Appendix A - Dwelling Assessment

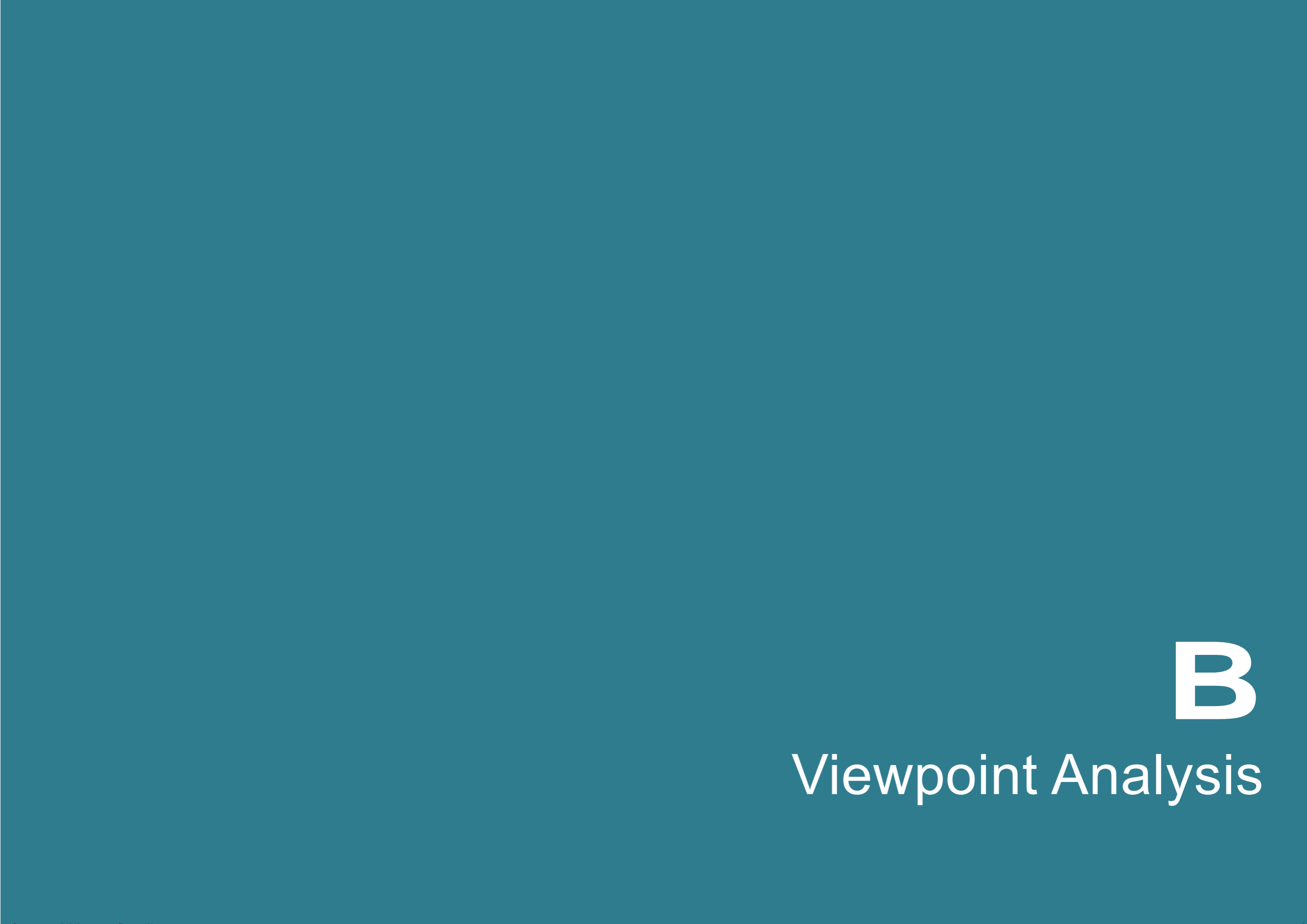
DWELLING ASSESSMENT TABLE (within five (5) kilometres of the Project)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
I.D	STREET NAME & COORDINATES	ELEVATION	DISTANCE TO PROJECT	VISUAL ASSESSMENT (based on an aerial analysis and zone of influence (ZVI) study)	Dwelling Visual Impact Rating								VISUAL IMPACT RATING (without mitigation)	MITIGATION MEASURES (refer to Section 11)	VISUAL IMPACT RATING (with mitigation)																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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11	Lake River Road 41°48'51.11"S 147° 4'55.26"E	170 m	4.30 km	Based on topography alone, the Project will be partially visible (between 25% - 50%). However, vegetation surrounding the dwelling will screen views of the Solar Farm and will not be visible from the dwelling. The proposed transmission line will have a low visual impact as it is in the same alignment as the existing transmission line which forms part of the existing landscape character.	H																	M	●	●	●	●	●	●	●										L	●	●	●	●	●	●	●										N						●	●					12	Connorville Road 41°48'50.11"S 147° 5'32.32"E	171 m	3.50 km	Based on topography alone, the Project will be partially visible (between 25% - 50%). However, vegetation surrounding the dwelling will screen views of the Solar Farm and will not be visible from the dwelling.	H																	M																	L																	N	●	●	●	●	●	●	●					14	Lake River Road 41°49'26.00"S 147° 4'49.52"E	174 m	4.30 km	Based on topography alone, the Project will be partially visible (between 25% - 50%). However, vegetation surrounding the dwelling will screen views of the Solar Farm and will not be visible from the dwelling. The proposed transmission line will have a low visual impact as it is in the same alignment as the existing transmission line which forms part of the existing landscape character.	H																	M	●	●	●	●	●	●	●										L	●	●	●	●	●	●	●										N						●	●					15	Connorville Road 41°49'29.09"S 147° 6'7.32"E	173 m	2.50 km	Based on topography alone, the Project will be very partially visible (between 1% - 25%). However, vegetation surrounding the dwelling will screen views of the Solar Farm and will not be visible from the dwelling. The proposed transmission line will have a low visual impact as it is in the same alignment as the existing transmission line which forms part of the existing landscape character.	H																	M	●	●	●	●	●	●	●										L	●	●	●	●	●	●	●										N						●	●					16	Connorville Road 41°49'18.51"S 147° 6'6.56"E	172 m	2.60 km	Based on topography alone, the Project will be very partially visible (between 1% - 25%). However, the Project will not be visible as vegetation between the receptor and the Project will screen views. The proposed transmission line will have a low visual impact as it is in the same alignment as the existing transmission line which forms part of the existing landscape character.	H																	M	●	●	●	●	●	●	●										L	●	●	●	●	●	●	●										N						●	●					17	Connorville Road 41°49'16.10"S 147° 6'8.75"E	172 m	2.60 km	Based on topography alone, the Project will be very partially visible (between 1% - 25%). However, the Project will not be visible as vegetation between the receptor and the Project will screen views. The proposed transmission line will have a low visual impact as it is in the same alignment as the existing transmission line which forms part of the existing landscape character.	H																	M	●	●	●	●	●	●	●										L	●	●	●	●	●	●	●										N						●	●					18	Connorville Road 41°50'27.01"S 147° 6'41.28"E	189 m	1.80 km	Based on topography alone, the Project will be partially visible (between 25% - 50%). However, the Project will not be visible as vegetation between the receptor and the Project will screen views. The proposed transmission line will have a low visual impact as it is in the same alignment as the existing transmission line which forms part of the existing landscape character.	H																	M																	L	●	●	●	●	●	●	●										N						●	●				
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18	Connorville Road 41°50'27.01"S 147° 6'41.28"E	189 m	1.80 km	Based on topography alone, the Project will be partially visible (between 25% - 50%). However, the Project will not be visible as vegetation between the receptor and the Project will screen views. The proposed transmission line will have a low visual impact as it is in the same alignment as the existing transmission line which forms part of the existing landscape character.	H																	M																	L	●	●	●	●	●	●	●										N						●	●																																																																																																																																																																																																																																																																																																																																																																																																																												
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Appendix A - Dwelling Assessment

DWELLING ASSESSMENT TABLE (within five (5) kilometres of the Project)																
I.D	STREET NAME & COORDINATES	ELEVATION	DISTANCE TO PROJECT	VISUAL ASSESSMENT (based on an aerial analysis and zone of influence (ZVI) study)	Dwelling Visual Impact Rating								VISUAL IMPACT RATING (without mitigation)	MITIGATION MEASURES (refer to Section 11)	VISUAL IMPACT RATING (with mitigation)	
					Distance	Views	Direction	Visibility	Scale	Contrast	Duration	Mitigation				
22	Connorville Road 41°51'41.27"S 147° 6'54.39"E	205 m	3.20 km	Based on topography alone, the Project will be very partially visible (between 1% - 25%). However, the Project will not be visible as vegetation between the receptor and the Project will screen views.	H									NIL	N/A	N/A
M																
L																
N	●	●	●	●	●	●	●	●	●	●	●	●				
25	Macquarie Road 41°47'32.35"S 147° 6'27.56"E	162 m	3.20 km	As shown on the ZVI, the Solar Farm will not be visible from this dwelling.	H									NIL	N/A	N/A
M																
L																
N	●	●	●	●	●	●	●	●	●	●	●	●				
26	Macquarie Road 41°47'25.22"S 147° 6'26.33"E	158 m	3.30 km	As shown on the ZVI, the Solar Farm will not be visible from this dwelling.	H									NIL	N/A	N/A
M																
L																
N	●	●	●	●	●	●	●	●	●	●	●	●				
27	Macquarie Road 41°47'15.32"S 147° 6'45.40"E	157 m	3.20 km	Based on topography alone, the Project will be very partially visible (between 1% - 25%). The Project is located to the southeast of the St Mark's Anglican Church, with the church orientated to the south. Due to the distance and vegetation between the receptor and the Project, the Project will not be visible from this location.	H									NIL	N/A	N/A
M																
L																
N	●	●	●	●	●	●	●	●	●	●	●	●				
28	Delmont Road 41°46'24.09"S 147° 6'51.64"E	152 m	4.50 km	Based on topography alone, the Project will be very partially visible (between 1% - 25%). The Project is located to the southeast of the dwelling, with the dwelling orientated to the northeast. The Project will not be visible due to the distance and vegetation between the receptor and the Project.	H									NIL	N/A	N/A
M																
L																
N	●	●	●	●	●	●	●	●	●	●	●	●				
35	Macquarie Settlement Road 41°47'18.00"S 147°11'11.77"E	153 m	4.00 km	As shown on the ZVI, the Solar Farm will not be visible from this dwelling.	H									NIL	N/A	N/A
M																
L																
N	●	●	●	●	●	●	●	●	●	●	●	●				
36	Macquarie Settlement Road 41°47'22.42"S 147°11'3.79"E	155 m	3.80 km	Based on topography alone, the Project will be very partially visible (between 1% - 25%). The Project is located to the southwest of the dwelling, with the dwelling orientated to the northeast. The Project will not be visible due to the distance and the vegetation between the receptor and the Project.	H									NIL	N/A	N/A
M																
L																
N	●	●	●	●	●	●	●	●	●	●	●	●				

Appendix A - Dwelling Assessment

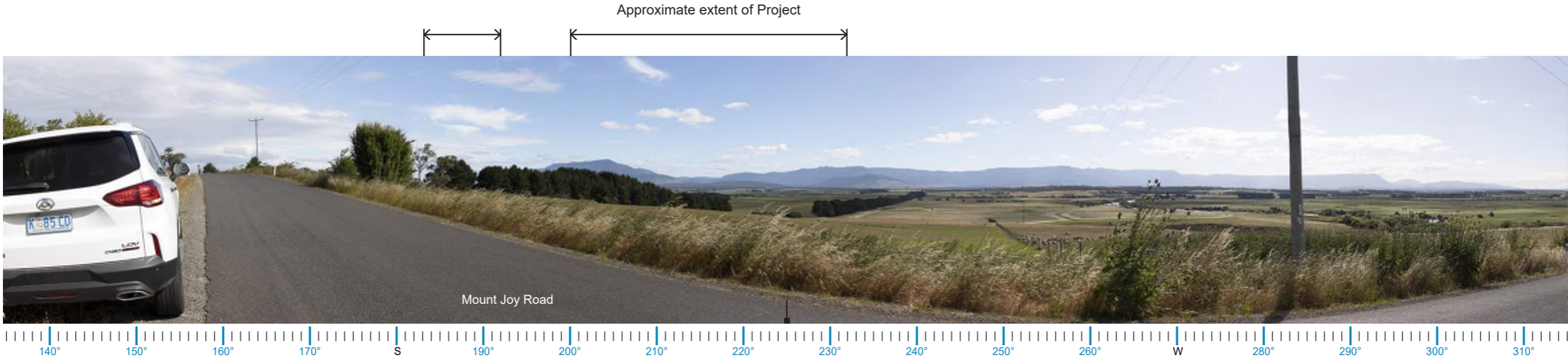
DWELLING ASSESSMENT TABLE (within five (5) kilometres of the Project)																	
I.D	STREET NAME & COORDINATES	ELEVATION	DISTANCE TO PROJECT	VISUAL ASSESSMENT (based on an aerial analysis and zone of influence (ZVI) study)	Dwelling Visual Impact Rating								VISUAL IMPACT RATING (without mitigation)	MITIGATION MEASURES (refer to Section 11)	VISUAL IMPACT RATING (with mitigation)		
					Distance	Views	Direction	Visibility	Scale	Contrast	Duration	Mitigation					
37	Macquarie Road 41°48'19.00"S 147° 9'22.66"E	184 m	1.10 km	Based on topography alone, the Project will be partially visible (between 50% - 75%). However, the Project will not be visible as vegetation between the receptor and the Project will screen views.	H										NIL	N/A	N/A
					M												
					L												
					N	●	●	●	●	●	●	●	●	●			
38	Macquarie Road 41°48'30.15"S 147°10'48.46"E	157 m	2.20 km	Based on topography alone, the Project will be very partially visible (between 1% - 25%). However, the Project will not be visible due to the distance and the vegetation between the receptor and the Project will screen views.	H										NIL	N/A	N/A
					M												
					L												
					N	●	●	●	●	●	●	●	●	●			
39	Macquarie Settlement Road 41°47'58.40"S 147°11'40.78"E	161 m	3.80 km	Based on topography alone, the Project will be partially visible (between 25% - 50%). However, the Project will not be visible due to the distance and the vegetation between the receptor and the Project will screen views.	H										NIL	N/A	N/A
					M												
					L												
					N	●	●	●	●	●	●	●	●	●			
41	Macquarie Road 41°51'17.28"S 147°14'33.18"E	164 m	3.40 km	Based on topography alone, the Project will be very partially visible (between 1% - 25%). However, the Project will not be visible due to the distance and the vegetation between the receptor and the Project will screen views.	H										NIL	N/A	N/A
					M												
					L												
					N	●	●	●	●	●	●	●	●	●			
42	Barton Road 41°51'10.37"S 147°14'50.17"E	164 m	3.80 km	Based on topography alone, the Project will be very partially visible (between 1% - 25%). However, the Project will not be visible due to the distance and the vegetation between the receptor and the Project will screen views.	H										NIL	N/A	N/A
					M												
					L												
					N	●	●	●	●	●	●	●	●	●			
43	Macquarie Road 41°51'17.98"S 147°14'13.09"E	165 m	2.90 km	Based on topography alone, the Project will be very partially visible (between 1% - 25%). However, the Project will not be visible due to the distance and the vegetation between the receptor and the Project will screen views.	H										NIL	N/A	N/A
					M												
					L												
					N	●	●	●	●	●	●	●	●	●			
44	Rothbury Road 41°51'41.46"S 147°13'58.02"E	170 m	2.40 km	As shown on the ZVI, the Solar Farm will not be visible from this dwelling.	H										NIL	N/A	N/A
					M												
					L												
					N	●	●	●	●	●	●	●	●	●			



B

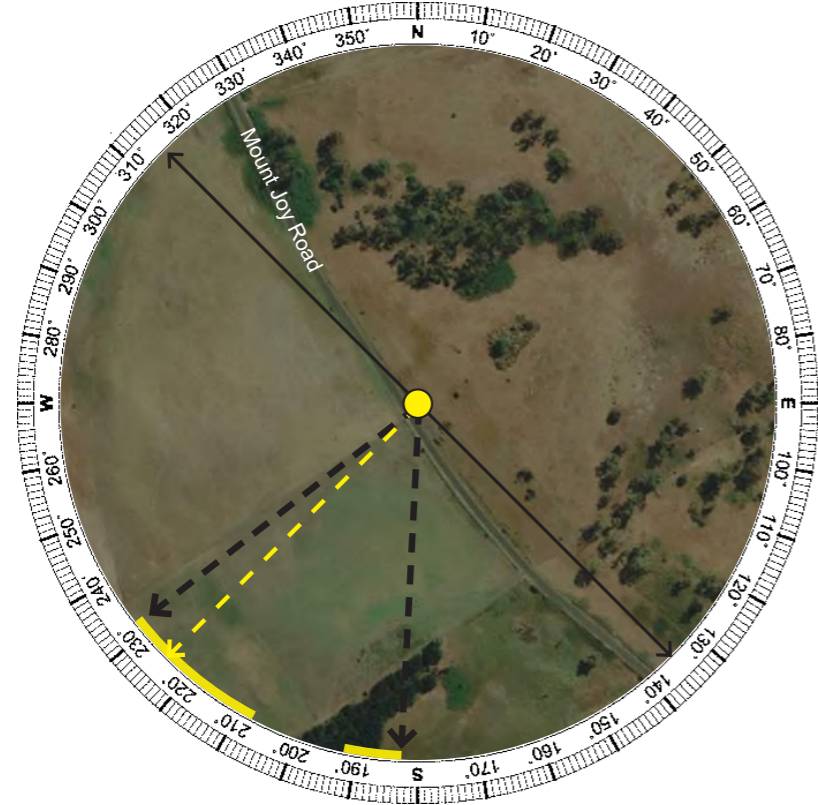
Viewpoint Analysis

VP01 Mount Joy Road, Cressy



LEGEND

- Viewing direction and centre of panorama
- ↔ Extent of panorama
- ↖ ↗ ↘ ↙ Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



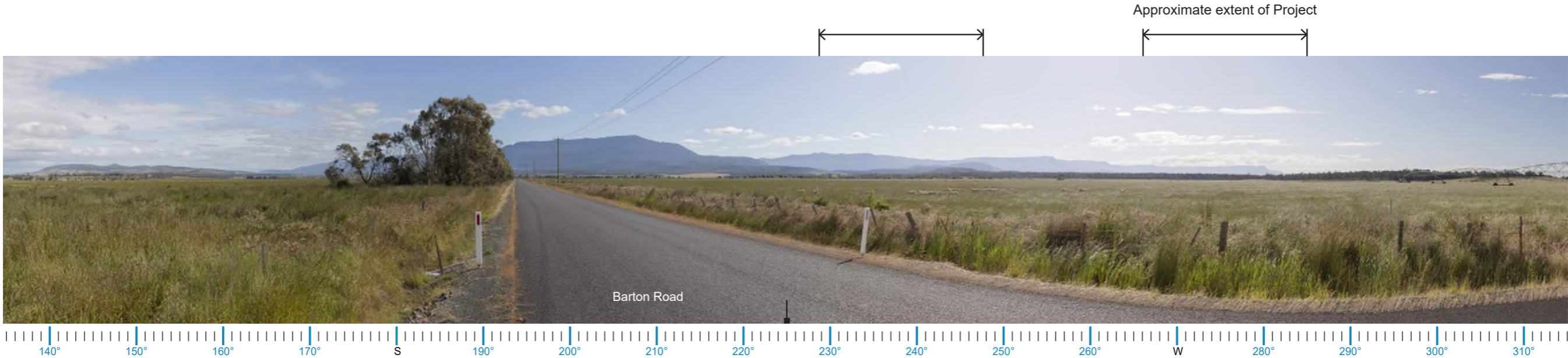
VIEWPOINT VP01

Viewpoint Summary:	
Location:	Elevation:
Mount Joy Road, Cressy	184 m
Coordinates:	Distance to Project:
41°46'0.60"S 147°12'46.27"E	7.28 km
Viewing Direction:	Landscape Character Zone:
Southwest	LCZ04 - Farming & Pastures
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
LOW	
Visual Impact:	
MODERATE	

Aerial Image Source: Google Earth (02/2021)

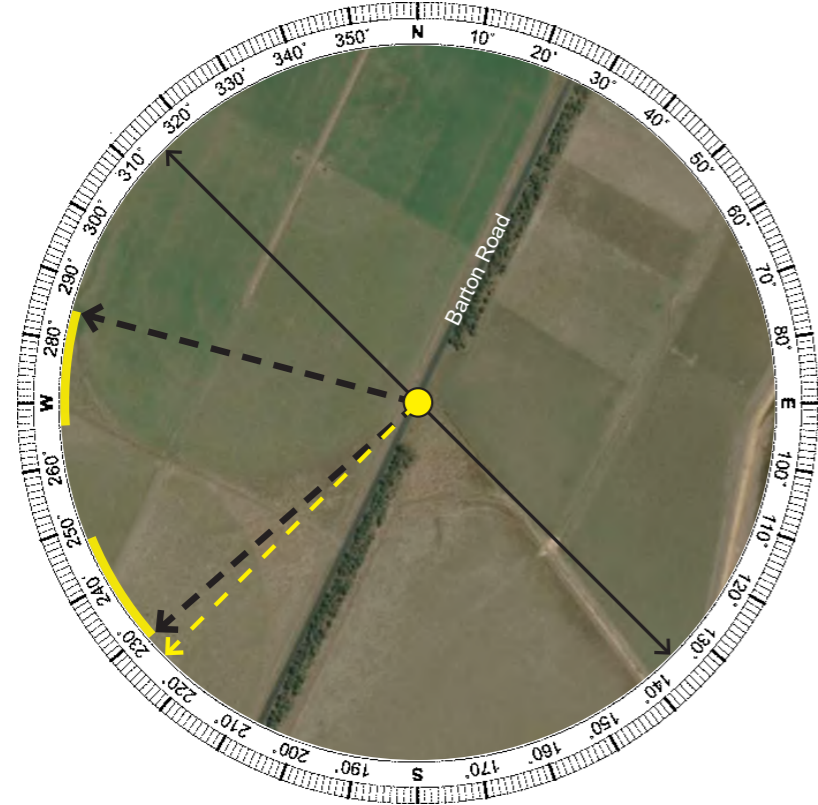
Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Mount Joy Road looking southwest towards the Great Western Tiers (GWT) scenic protection area and the Project. The terrain is characterised as gently undulating, with relatively flat pastures between the viewpoint and the GWT. Views to the southwest are open, with select views filtered by dense buffer planting aligning pastures. Views to the south are contained by the terrain. Macquarie River is visible to the west, with the land in this region primarily utilised for agricultural practices including irrigated pastures, grazing and cropping.	Due to the elevated position of the viewpoint, there is the potential to have filtered views of the solar farm and associated infrastructure. The proportion of the view affected however is low as the Project will be indiscernible due to the distance of the viewpoint, with majority of the views filtered by established vegetation.
The visual sensitivity of this viewpoint has been rated as HIGH , due to direct views of the GWT scenic protection area in combination with the location of the viewpoint on a low use road.	The visual magnitude is LOW resulting in a MODERATE visual impact rating.

VP02 Barton Road, Campbell Town



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



VIEWPOINT VP02

Viewpoint Summary:	
Location:	Elevation:
Barton Road, Campbell Town	160 m
Coordinates:	Distance to Project:
41°50'1.86"S 147°15'18.49"E	5.25 km
Viewing Direction:	Landscape Character Zone:
Southwest	LCZ04 - Farming & Pastures
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

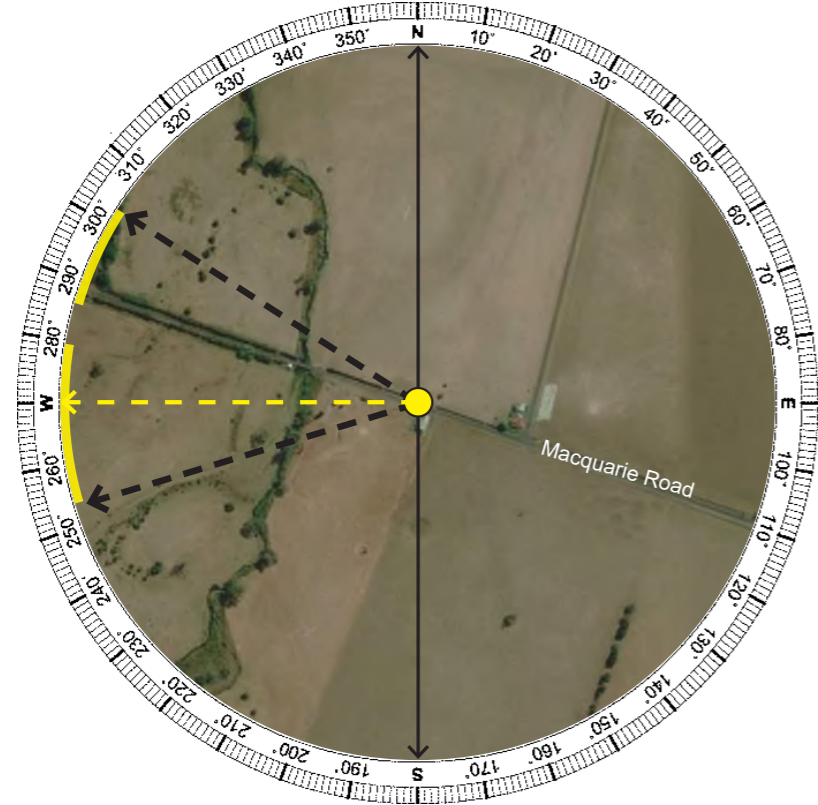
Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Barton Road looking southwest towards the Great Western Tiers (GWT) scenic protection area and the Project. The terrain is characterised as relatively flat with the surrounding land being utilised for agricultural practices including grazing and cropping. Views of the GWT are expansive due to the terrain. Views towards the Project are open, with select views filtered by vegetation in the midground of this viewpoint. Existing electrical infrastructure forms part of the landscape character.	From this location, the Project will not be visible due to the terrain and vegetation limiting clear views. The visual magnitude is NIL resulting in a NIL visual impact rating.
The visual sensitivity of this viewpoint has been rated as HIGH , due to direct views of the GWT scenic protection area in combination with the location of the viewpoint on a low use road.	

VP03 Macquarie Road, Campbell Town



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



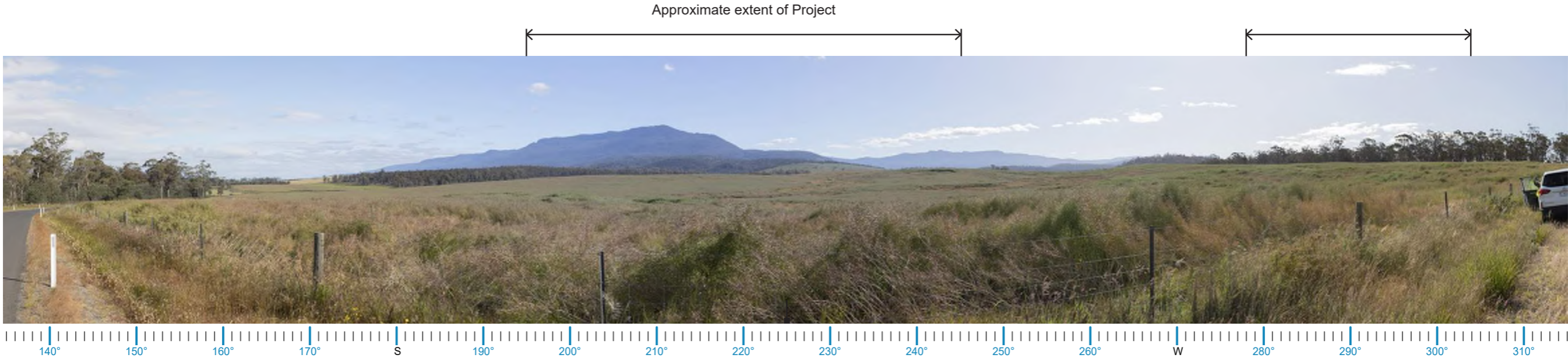
VIEWPOINT VP03

Viewpoint Summary:	
Location:	Elevation:
Macquarie Road, Campbell Town	167 m
Coordinates:	Distance to Project:
41°51'35.91"S 147°14'43.70"E	3.50 km
Viewing Direction:	Landscape Character Zone:
West	LCZ04 - Farming & Pastures
Visual Sensitivity:	
MODERATE	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

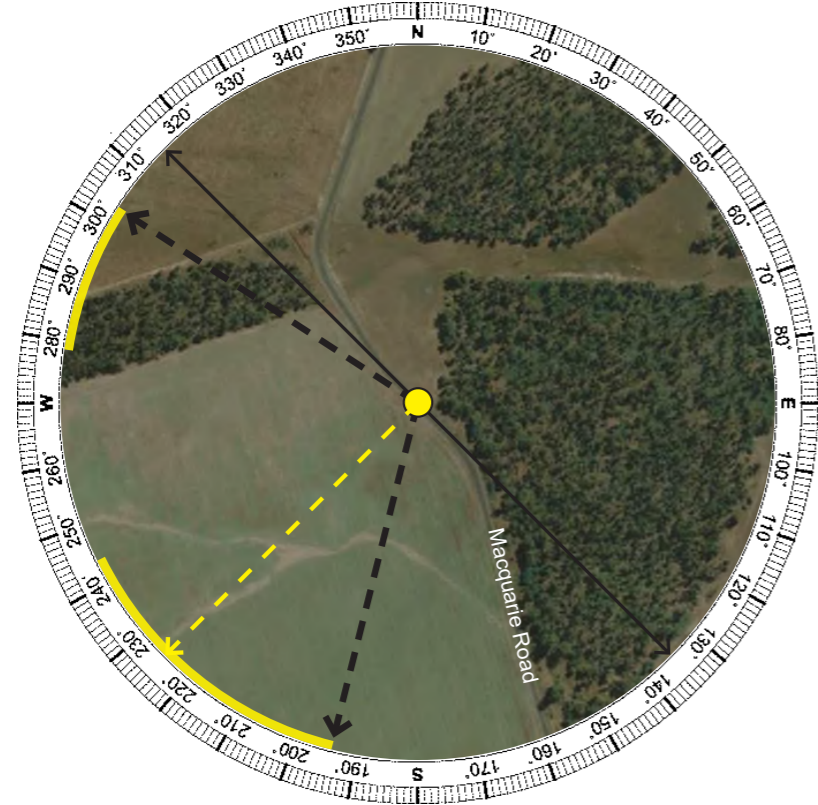
Existing Landscape Character Description:	Potential Visual Impact:
The viewpoint was taken near Barton Fire Station along Macquarie Road looking west towards the Great Western Tiers (GWT) scenic protection area and the Project. A small local cemetery is visible in the midground of the viewpoint, located close to the Isis River. Views towards the Project are filtered by vegetation along Isis River and aligning Macquarie Road. The terrain is characterised as relatively flat in this localised area. The surrounding land is being used for agricultural practices including grazing and cropping. Electrical infrastructure is visible aligning Macquarie Road.	From this location, the Project will not be visible due to the terrain and vegetation limiting clear views. The visual magnitude is NIL resulting in a NIL visual impact rating.
The visual sensitivity of this viewpoint has been rated as MODERATE , due to direct views of the GWT scenic protection area in combination with the location of the viewpoint on a low use road.	

VP04 Macquarie Road, Campbell Town



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



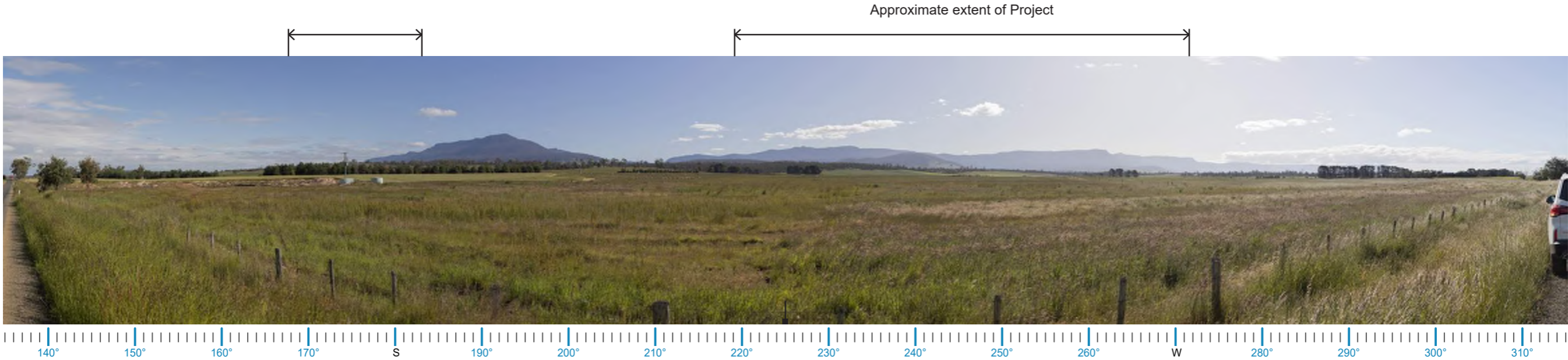
VIEWPOINT VP04

Viewpoint Summary:	
Location:	Elevation:
Macquarie Road, Campbell Town	180 m
Coordinates:	Distance to Project:
41°50'42.63"S 147°12'45.47"E	1.75 km
Viewing Direction:	Landscape Character Zone:
Southwest	LCZ04 - Farming & Pastures
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

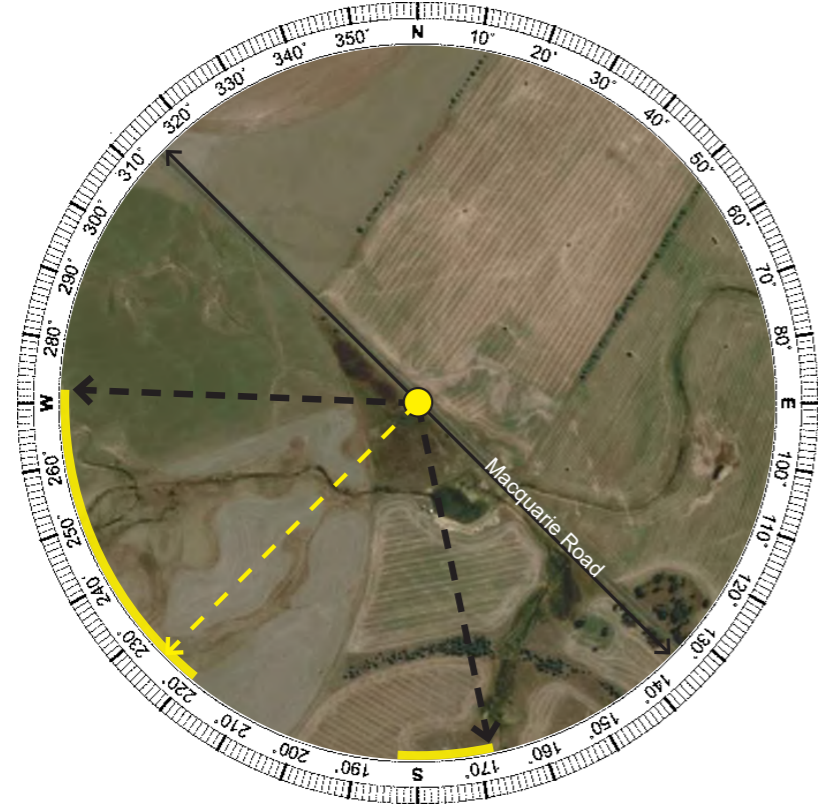
Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Macquarie Road looking southwest towards the Great Western Tiers (GWT) scenic protection area and the Project. The terrain is characterised as undulating in this localised area. Views to the southwest are open, with select views filtered by dense vegetation in nearby reserves. Outside the reserves, the surrounding land is primarily utilised for agricultural practices including grazing and cropping.	From this location, the Project will not be visible due to the terrain and vegetation limiting clear views. The visual magnitude is NIL resulting in a NIL visual impact rating.
The visual sensitivity of this viewpoint has been rated as HIGH , due to direct views of the GWT scenic protection area in combination with the location of the viewpoint on a low use road.	

VP05 Macquarie Road, Cressy



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



VIEWPOINT VP05

Viewpoint Summary:	
Location:	Elevation:
Macquarie Road, Cressy	151 m
Coordinates:	Distance to Project:
41°48'43.08"S 147°11'20.45"E	2.90 km
Viewing Direction:	Landscape Character Zone:
Southwest	LCZ04 - Farming & Pastures
Visual Sensitivity:	
MODERATE	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Macquarie Road, looking southwest towards the Great Western Tiers (GWT) scenic protection area and the Project. The terrain is characterised in this localised area as relatively flat with the surrounding land primarily utilised for agricultural practices including grazing and cropping. Views towards the Project are open yet contained to the southwest by undulations and dense vegetation in the far midground of this viewpoint.	From this location, the Project extent to the south will not be visible due the terrain. Based on topography alone, the Project extent to the southwest will be partially visible, however, will be heavily filtered by vegetation resulting in a negligible to nil impact on the proportion of view affected. The visual magnitude is NIL resulting in a NIL visual impact rating.

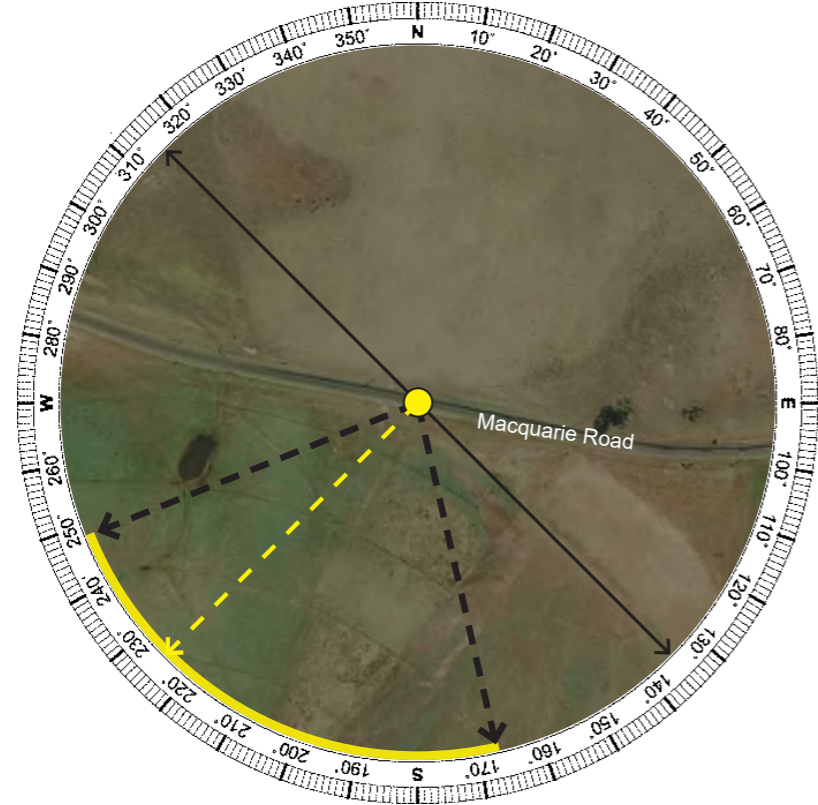
The visual sensitivity of this viewpoint has been rated as **MODERATE**, due to direct views of the GWT scenic protection area in combination with the location of the viewpoint on a low use road.

VP06 Macquarie Road, Cressy



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



VIEWPOINT VP06

Viewpoint Summary:	
Location:	Elevation:
Macquarie Road, Cressy	174 m
Coordinates:	Distance to Project:
41°48'20.95"S 147° 9'9.33"E	0.95 km
Viewing Direction:	Landscape Character Zone:
Southwest	LCZ04 - Farming & Pastures
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

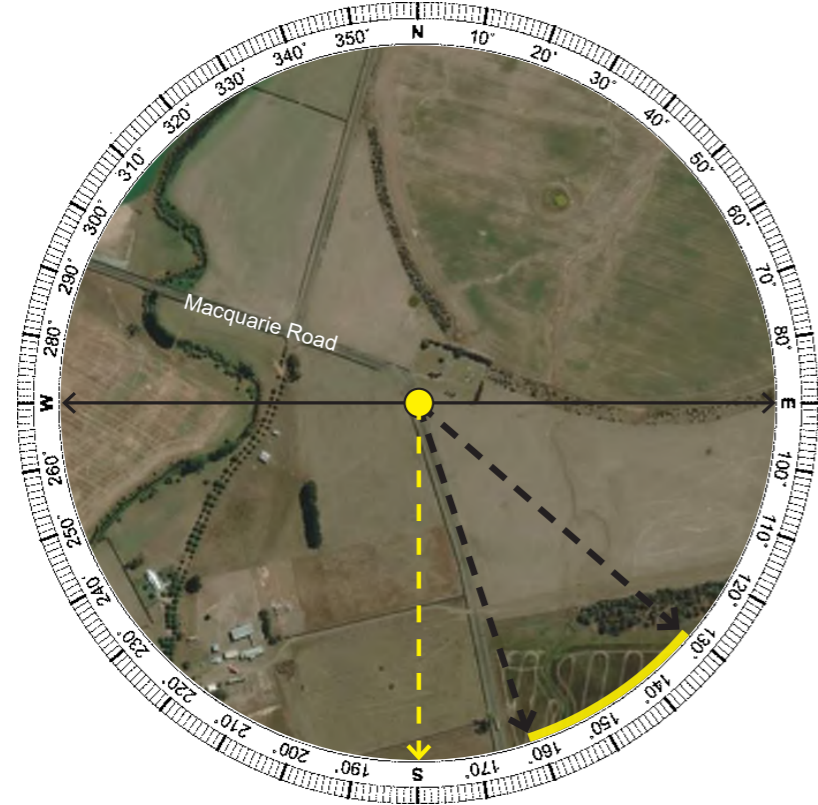
Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Macquarie Road, looking southwest towards the Great Western Tiers (GWT) scenic protection area and the Project. Views of the GWT are expansive due to the relatively flat terrain. The surrounding land is being utilised for agricultural practices including grazing and cropping. Dense vegetation is visible in the midground of the viewpoint.	From this location, the Solar Farm will not be visible due to the terrain and vegetation. The associated infrastructure, specifically the proposed transmission will be partially visible from this location running to the northwest in the same alignment as the existing transmission line. The proportion of the view affected however is negligible to nil as the Project will be indiscernible due to the distance of the viewpoint.
The visual sensitivity of this viewpoint has been rated as HIGH , due to direct views of the GWT scenic protection area in combination with the location of the viewpoint on a low use road.	The visual magnitude is NIL resulting in a NIL visual impact rating.

VP07 Macquarie Road, Cressy



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



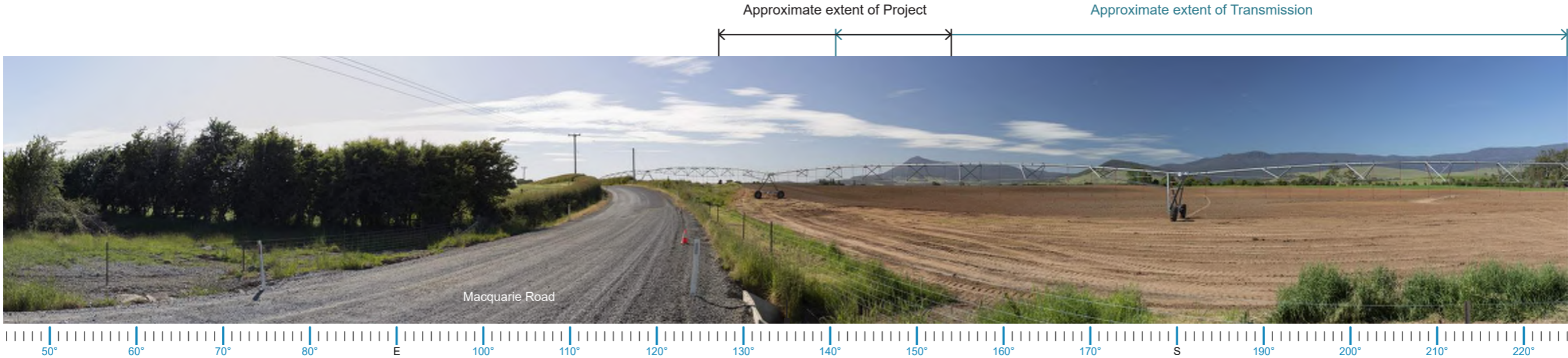
VIEWPOINT VP07

Viewpoint Summary:	
Location:	Elevation:
Macquarie Road, Cressy	158 m
Coordinates:	Distance to Project:
41°47'16.39"S 147° 6'42.71"E	3.25 km
Viewing Direction:	Landscape Character Zone:
South	LCZ04 - Farming & Pastures
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

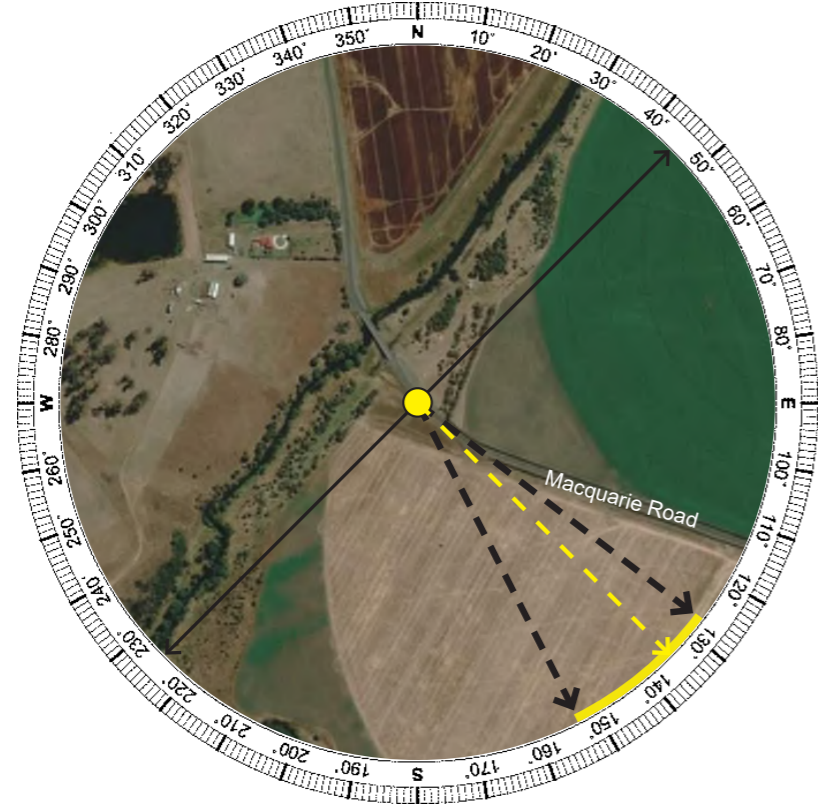
Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Macquarie Road, near St Mark's Anglican Church, a building of heritage significance under the Northern Midlands LPS. The terrain is relatively flat in this localised area, with open views to the Great Western Tiers (GWT) scenic protection area to the south. The surrounding land is primarily being utilised for agricultural practices including grazing and cropping. Buffer planting is visible in the midground of the viewpoint aligning individual pastures and Macquarie Road. Electrical infrastructure is visible within this landscape.	From this location, the Solar Farm will not be visible due to the terrain. The associated infrastructure, specifically the proposed transmission will be partially visible from this location running to the west in the same alignment as the existing transmission line. The proportion of the view affected however is negligible to nil as the Project will be indiscernible due to the distance of the viewpoint. The visual magnitude is NIL resulting in a NIL visual impact rating.
The visual sensitivity of this viewpoint has been rated as HIGH , due to direct views of the GWT scenic protection area in combination with the location of the viewpoint on a low use road.	

VP08 Macquarie Road, Cressy



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



VIEWPOINT VP08

Viewpoint Summary:	
Location:	Elevation:
Macquarie Road, Cressy	155 m
Coordinates:	Distance to Project:
41°47'1.99"S 147° 5'53.17"E	4.35 km
Viewing Direction:	Landscape Character Zone:
Southeast	LCZ04 - Farming & Pastures
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

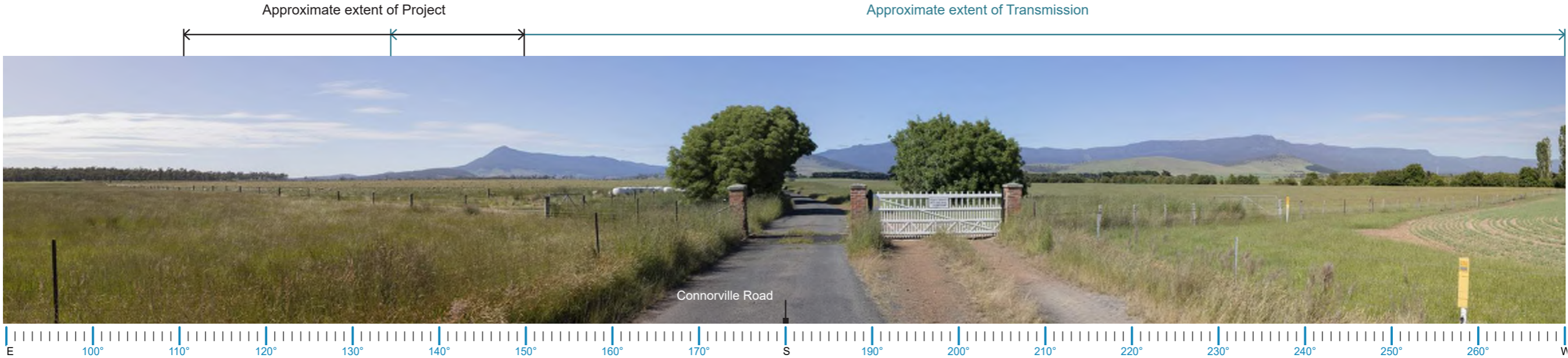
Aerial Image Source: Google Earth (02/2021)

Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Macquarie Road. The terrain is gently undulating in this localised area, with open views to the Great Western Tiers (GWT) scenic protection area to the southeast. The surrounding land is primarily being utilised for agricultural practices including irrigated pastures, grazing and cropping. Dense vegetation is visible aligning Macquarie Road and running along Lake River to the south. Electrical infrastructure is visible within this landscape.	From this location, the Solar Farm will not be visible due to the terrain. The associated infrastructure, specifically the proposed transmission will be partially visible from this location running to the southwest in the same alignment as the existing transmission line. The proportion of the view affected however is negligible to nil as the Project will be indiscernible due to the distance of the viewpoint.

The visual sensitivity of this viewpoint has been rated as **HIGH**, due to direct views of the GWT scenic protection area in combination with the location of the viewpoint on a low use road.

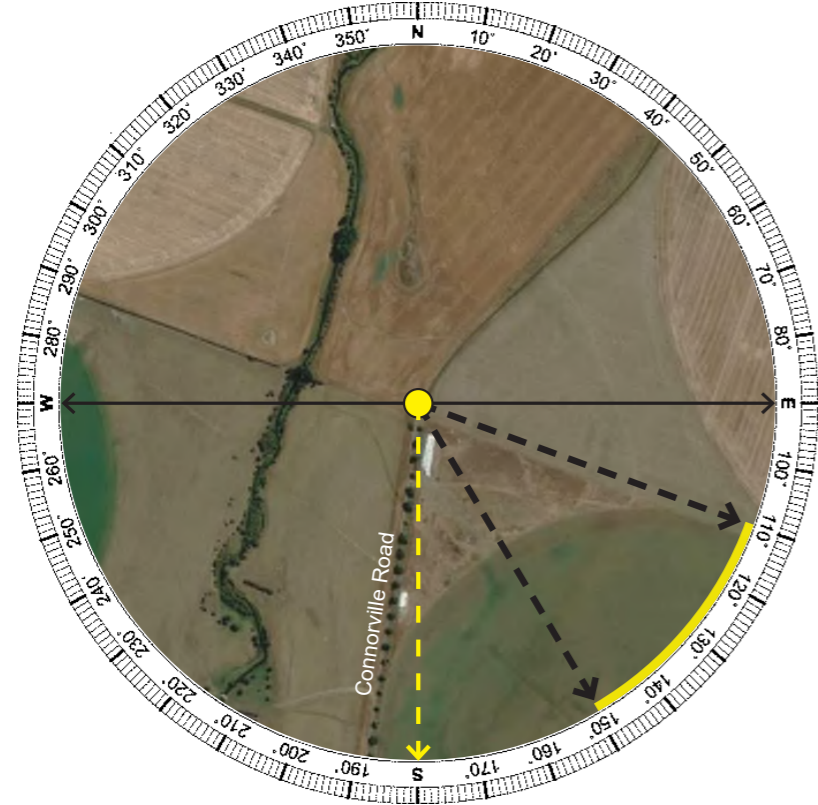
The visual magnitude is **NIL** resulting in a **NIL** visual impact rating.

VP09 Connorville Road, Cressy



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



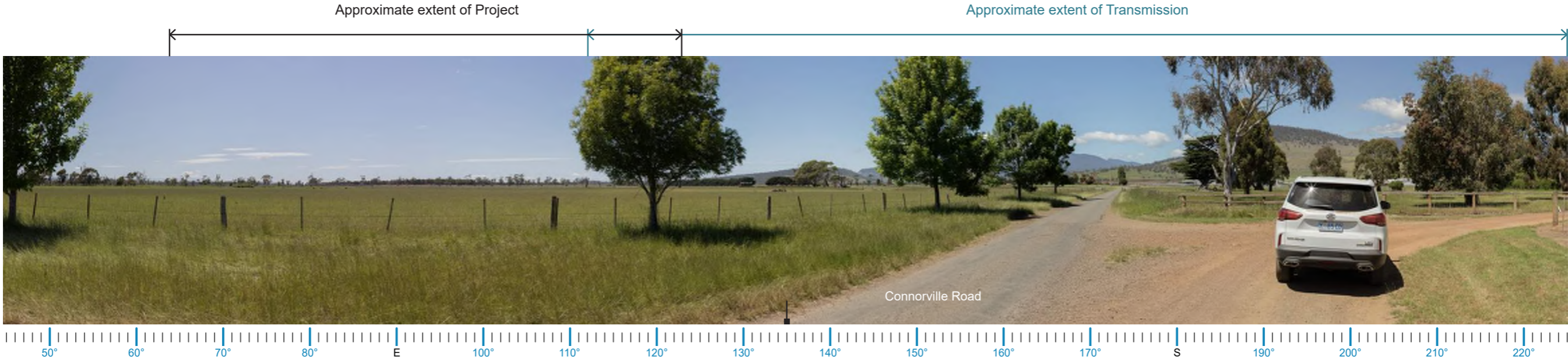
VIEWPOINT VP09

Viewpoint Summary:	
Location:	Elevation:
Connorville Road, Cressy	160 m
Coordinates:	Distance to Project:
41°48'7.32"S 147° 6'23.30"E	2.65 km
Viewing Direction:	Landscape Character Zone:
South	LCZ04 - Farming & Pastures
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

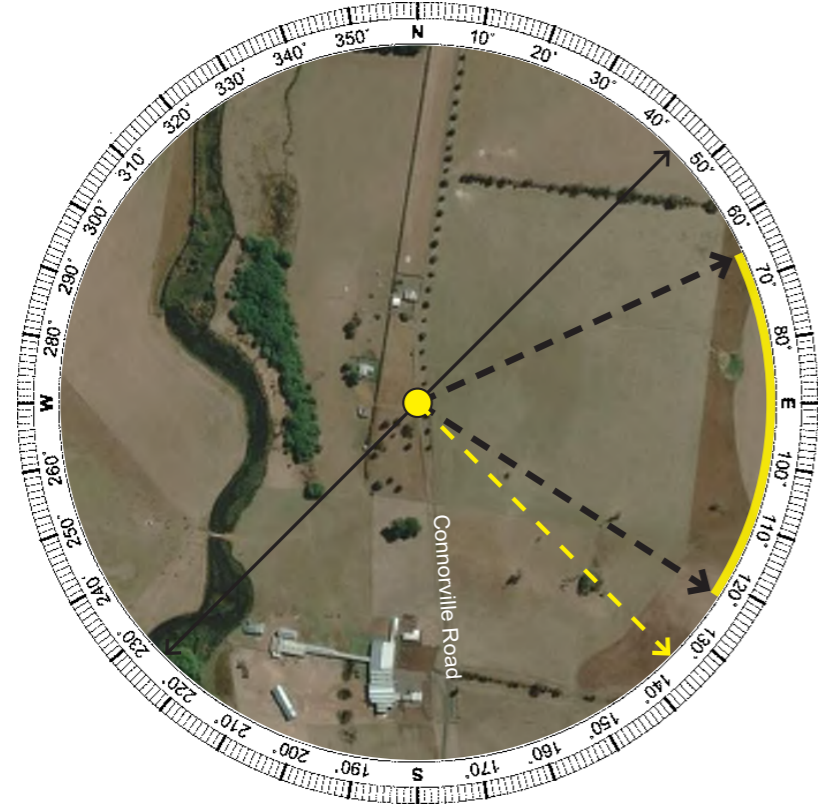
Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Connorville Road before the road enters private property. The terrain is gently undulating in this localised area, with open views to the Great Western Tiers (GWT) scenic protection area to the southeast and southwest. The surrounding land is primarily being utilised for agricultural practices including irrigated pastures, grazing and cropping. Dense vegetation is visible to the east and running along Lake River to the south. Electrical infrastructure is visible within this landscape in the midground of this viewpoint.	From this location, the Solar Farm will not be visible due to the terrain. The associated infrastructure, specifically the proposed transmission will be partially visible from this location running to the west in the same alignment as the existing transmission line. The proportion of the view affected however is negligible to nil as the Project will be indiscernible due to the distance of the viewpoint. The visual magnitude is NIL resulting in a NIL visual impact rating.
The visual sensitivity of this viewpoint has been rated as HIGH , due to direct views of the GWT scenic protection area in combination with the location of the viewpoint on a low use road.	

VP10 Connorville Road, Cressy



LEGEND

- > Viewing direction and centre of panorama
- > Direction of Project
- ←→ Extent of panorama
- Extent of visible Project (Solar Farm) (Based on topography alone)



VIEWPOINT VP10

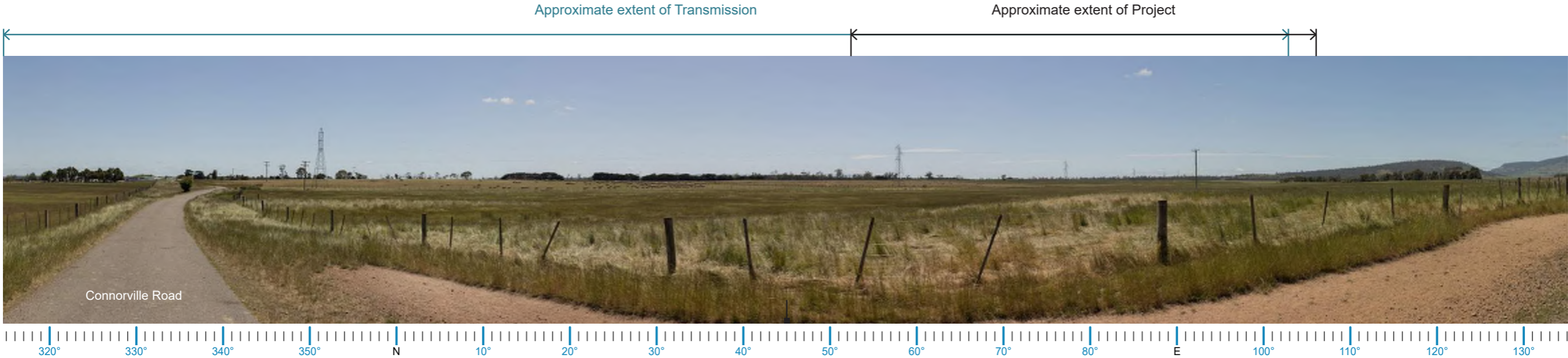
Viewpoint Summary:	
Location:	Elevation:
Connorville Road, Cressy	173 m
Coordinates:	Distance to Project:
41°49'19.68"S 147° 6'8.81"E	2.50 km (Solar Farm) 0.50 km (Transmission)
Viewing Direction:	Landscape Character Zone:
Southeast	LCZ04 - Farming & Pastures
Visual Sensitivity:	
LOW	
Visual Magnitude:	
LOW	
Visual Impact:	
LOW	

Aerial Image Source: Google Earth (02/2021)

Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Connorville Road, within private property. The terrain is relatively flat with the surrounding land being used for agricultural activities including grazing and cropping. Select views towards the Project are open, with majority of views, including towards the Great Western Tiers (GWT) scenic protection area filtered by scattered vegetation dotted around Connorville Road.	From this location, the Solar Farm will not be visible due to the terrain and vegetation limiting clear views. The associated infrastructure, specifically the proposed transmission will be filtered from this location running to the southwest in the same alignment as the existing transmission line. The proportion of the view affected however is low as the Project will be indiscernible with the existing infrastructure present.
The visual sensitivity of this viewpoint has been rated as LOW , due to the location of the viewpoint on a low use road.	The visual magnitude is LOW resulting in a LOW visual impact rating.

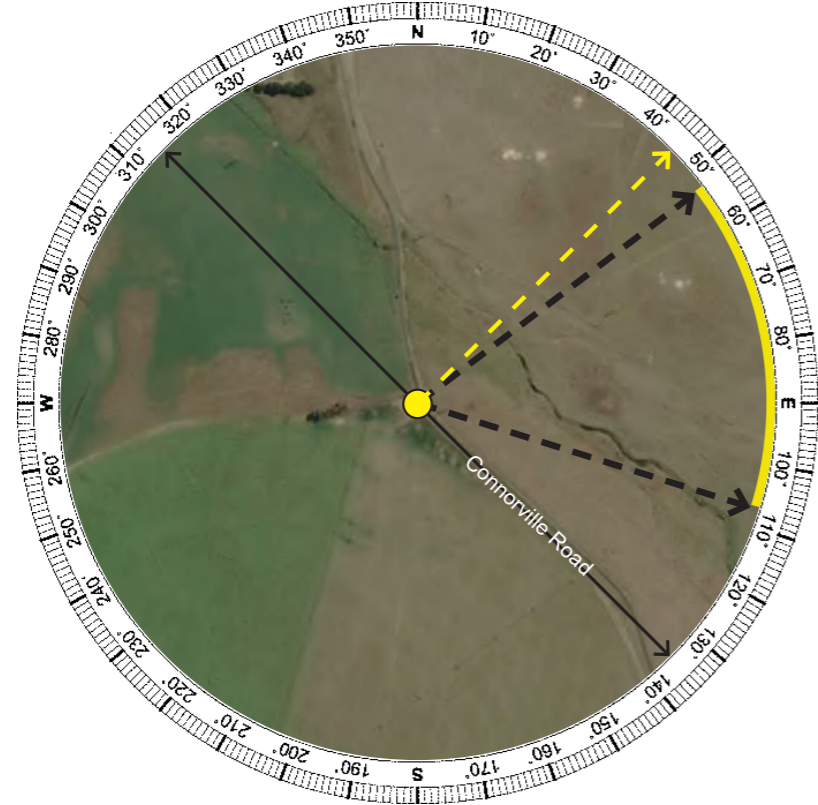
Appendix B - Viewpoint Analysis

VP11 Connorville Road, Cressy



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



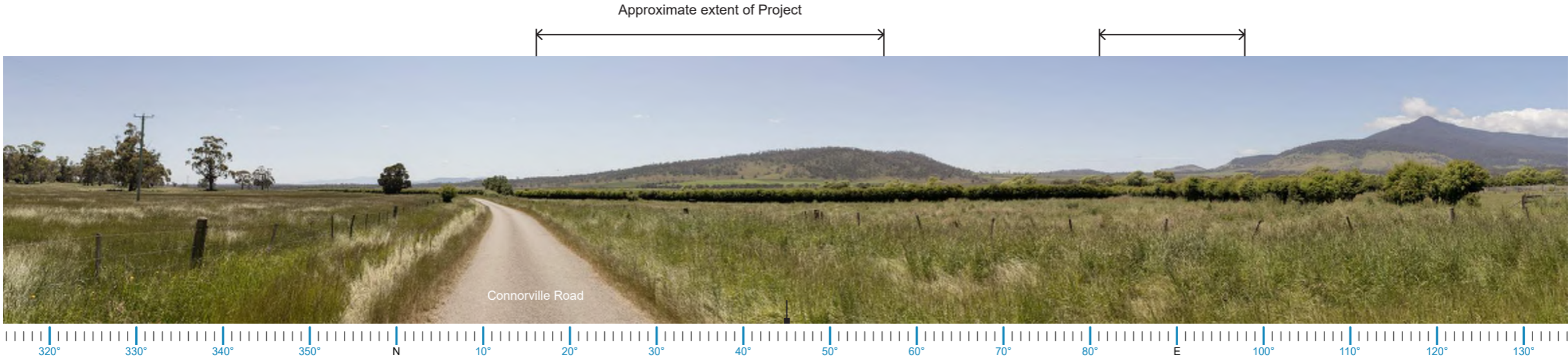
VIEWPOINT VP11

Viewpoint Summary:	
Location:	Elevation:
Connorville Road, Cressy	171 m
Coordinates:	Distance to Project:
41°49'46.40"S 147° 6'14.18"E	2.36 km (Solar Farm) 0.09 km (Transmission)
Viewing Direction:	Landscape Character Zone:
East	LCZ04 - Farming & Pastures
Visual Sensitivity:	
LOW	
Visual Magnitude:	
LOW	
Visual Impact:	
LOW	

Aerial Image Source: Google Earth (02/2021)

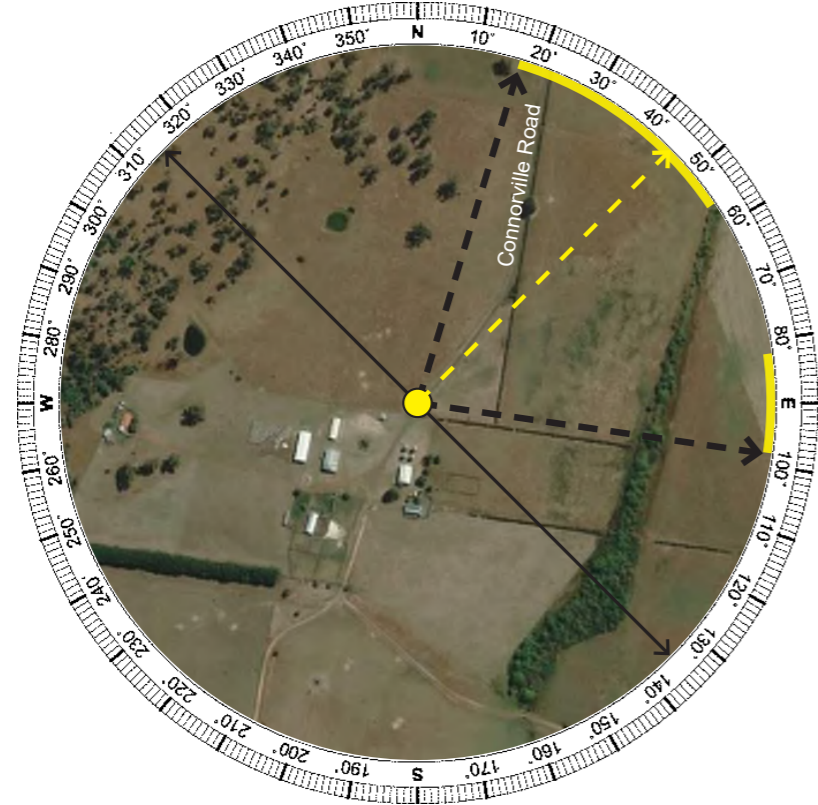
Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Connorville Road, within private property. The terrain is gently undulating with open views towards the Project. The surrounding land being used for agricultural practices including grazing and cropping. Dense vegetation is visible in the midground and dotted throughout the adjoining pastures. The existing transmission line is a key landscape feature due to the flat terrain.	From this location, the Solar Farm will not be visible due to the terrain and vegetation limiting clear views. The associated infrastructure, specifically the proposed transmission will be fully visible from this location running to the northwest in the same alignment as the existing transmission line, however, is compatible with existing infrastructure located in this area.
The visual sensitivity of this viewpoint has been rated as LOW , due to the location of the viewpoint on a low use road.	The visual magnitude is LOW resulting in a LOW visual impact rating.

VP12 Connorville Road, Cressy



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



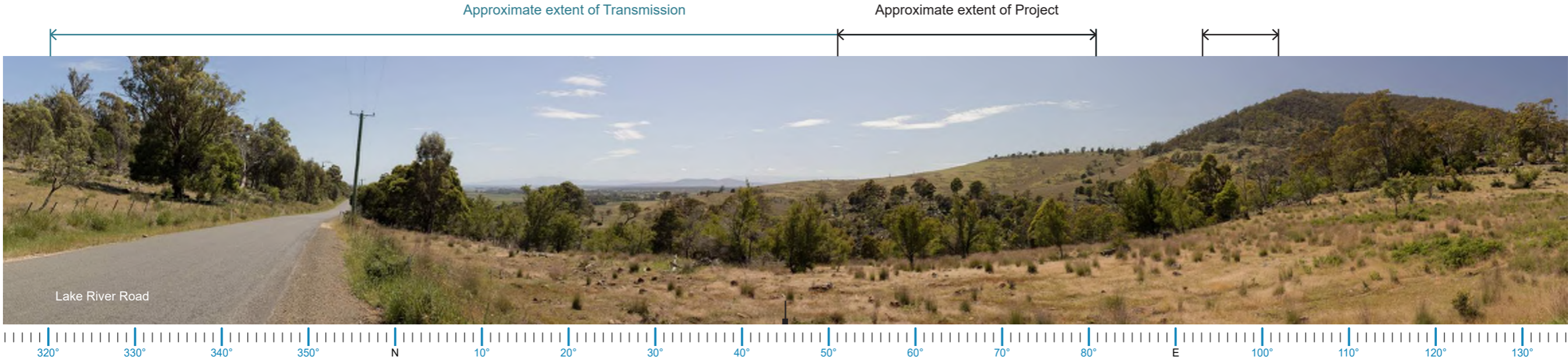
VIEWPOINT VP12

Viewpoint Summary:	
Location:	Elevation:
Connorville Road, Cressy	201 m
Coordinates:	Distance to Project:
41°51'38.38"S 147° 6'59.51"E	3.05 km (Solar Farm) 2.94 km (Transmission)
Viewing Direction:	Landscape Character Zone:
Northeast	LCZ04 - Farming & Pastures
Visual Sensitivity:	
LOW	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

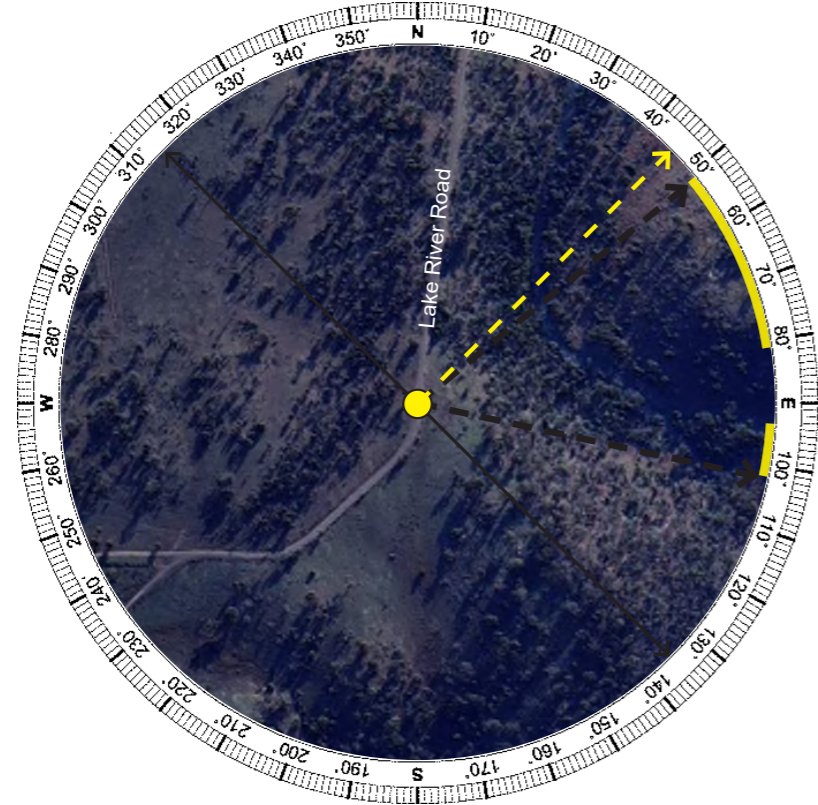
Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Connorville Road, within private property. The terrain is gently undulating with filtered views towards the Project, with the surrounding land being utilised for agricultural practices including grazing and cropping. Dense vegetation is visible within adjoining pastures.	From this location, the Solar Farm will not be visible due to the terrain and vegetation limiting clear views. The associated infrastructure, specifically the proposed transmission will be filtered from this location running to the northwest in the same alignment as the existing transmission line. The proportion of the view affected however is negligible to nil as the Project will be indiscernible with the existing infrastructure.
The visual sensitivity of this viewpoint has been rated as LOW , due to the location of the viewpoint on a low use road.	The visual magnitude is NIL resulting in a NIL visual impact rating.

VP13 Lake River Road, Cressy



LEGEND

- > Viewing direction and centre of panorama
- ←→ Extent of panorama
- ▲▲▲ Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



VIEWPOINT VP13

Viewpoint Summary:	
Location:	Elevation:
Lake River Road, Cressy	239 m
Coordinates:	Distance to Project:
41°50'54.20"S 147° 4'20.53"E	5.20 km (Solar Farm) 3.00 km (Transmission)
Viewing Direction:	Landscape Character Zone:
Northeast	LCZ01 - Great Western Tiers & Undulations
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

Existing Landscape Character Description:

This viewpoint was taken along Lake River Road, on the edge of the Great Western Tiers (GWT) scenic protection area. The terrain is undulating in this localised area containing views towards the Project to the east. Dense vegetation is visible along the undulations.

The visual sensitivity of this viewpoint has been rated as **HIGH**, due to viewpoint being taken within the GWT scenic protection area and along a low use road.

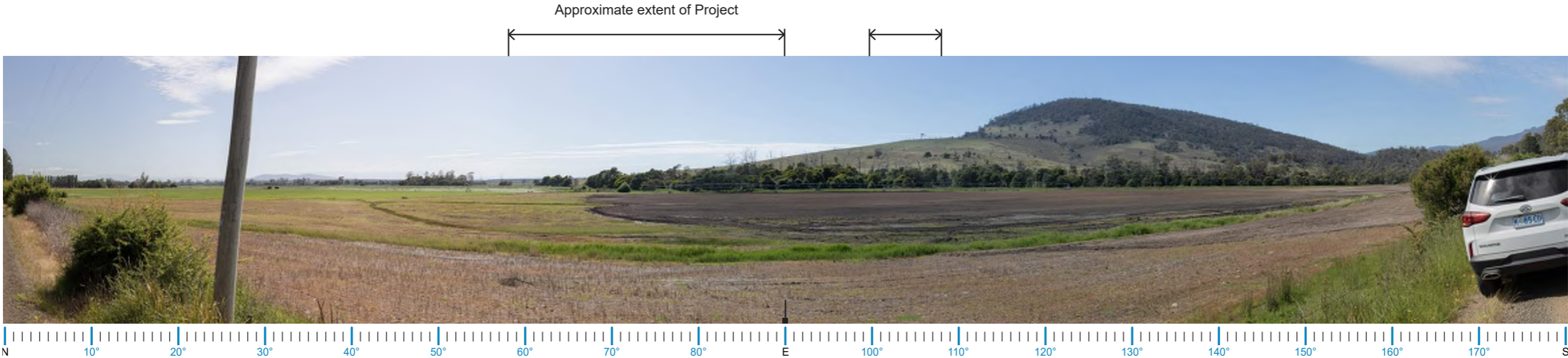
Potential Visual Impact:

From this location, the Solar Farm will not be visible due to the terrain.

The associated infrastructure, specifically the proposed transmission will be partially visible from this location running to the northwest in the same alignment as the existing transmission line. The proportion of the view affected however is negligible to nil as the Project will be indiscernible due to the distance of the viewpoint.

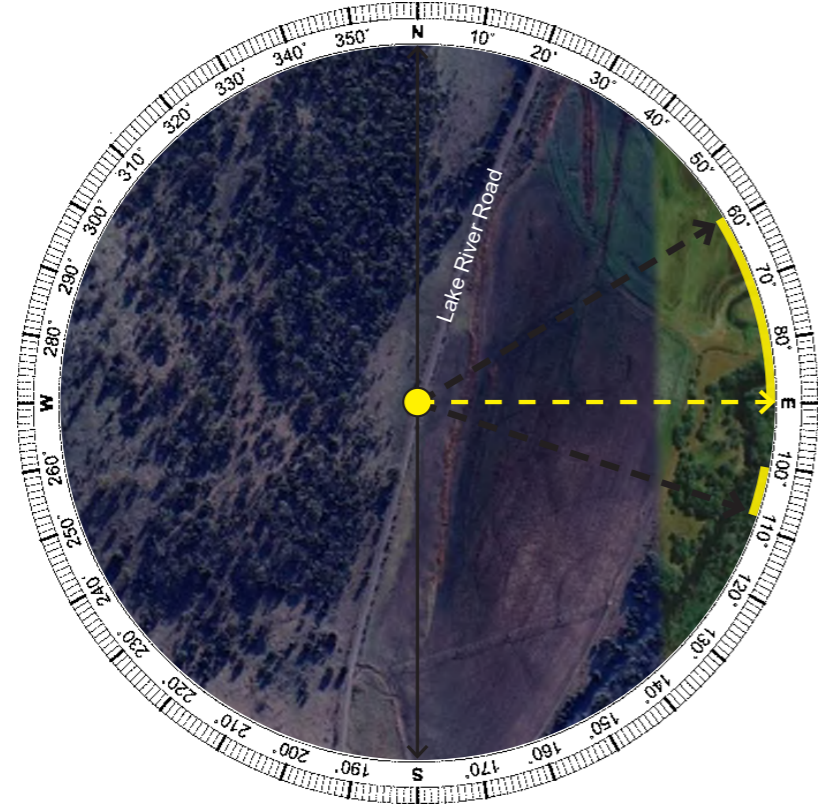
The visual magnitude is **NIL** resulting in a **NIL** visual impact rating.

VP14 Lake River Road, Cressy



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



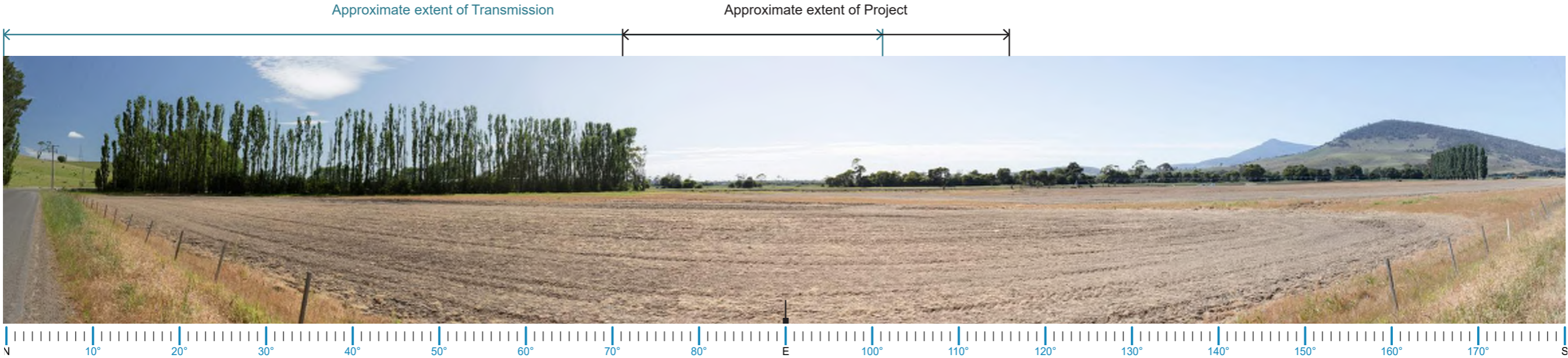
VIEWPOINT VP14

Viewpoint Summary:	
Location:	Elevation:
Lake River Road, Cressy	187 m
Coordinates:	Distance to Project:
41°50'18.82"S 147° 4'28.07"E	4.85 km (Solar Farm) 1.90 km (Transmission)
Viewing Direction:	Landscape Character Zone:
East	LCZ04 - Farming & Pastures
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

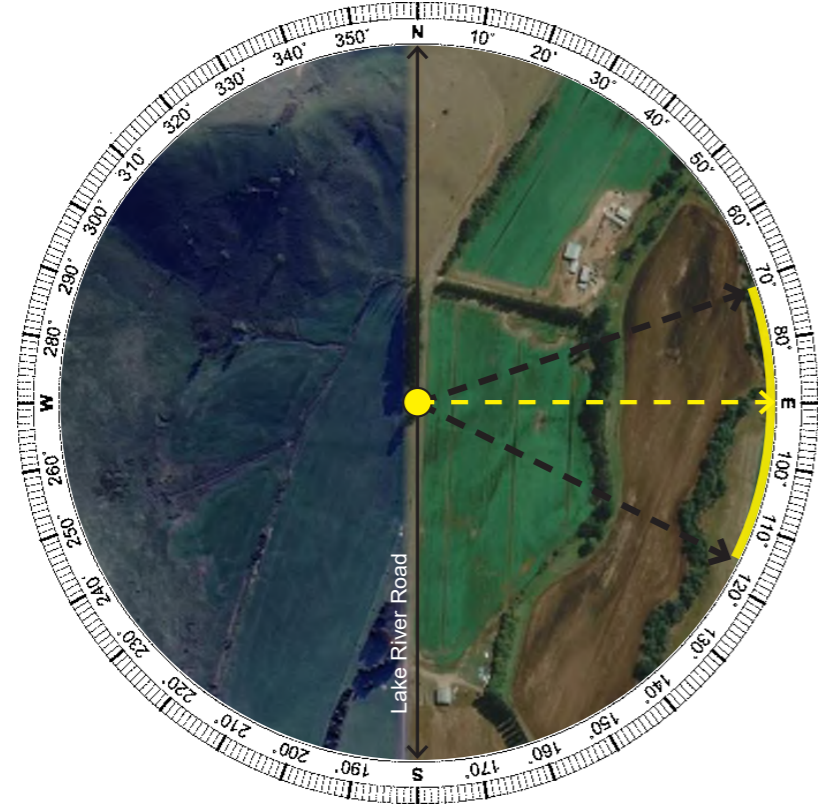
Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Lake River Road. The terrain is gently undulations, with partial views of the Great Western Tiers (GWT) scenic protection area. Outside the banks of the Lake River, the surrounding land is being primarily utilised for agricultural practices including irrigated pastures, grazing and cropping.	From this location, the Solar Farm will not be visible due to the terrain. The associated infrastructure, specifically the proposed transmission will be partially visible from this location running to the north in the same alignment as the existing transmission line. The proportion of the view affected however is negligible to nil as the Project will be indiscernible due to the distance of the viewpoint.
The visual sensitivity of this viewpoint has been rated as HIGH , due to partial views of the GWT scenic protection area and Lake River.	The visual magnitude is NIL resulting in a NIL visual impact rating.

VP15 Lake River Road, Cressy



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



VIEWPOINT VP15

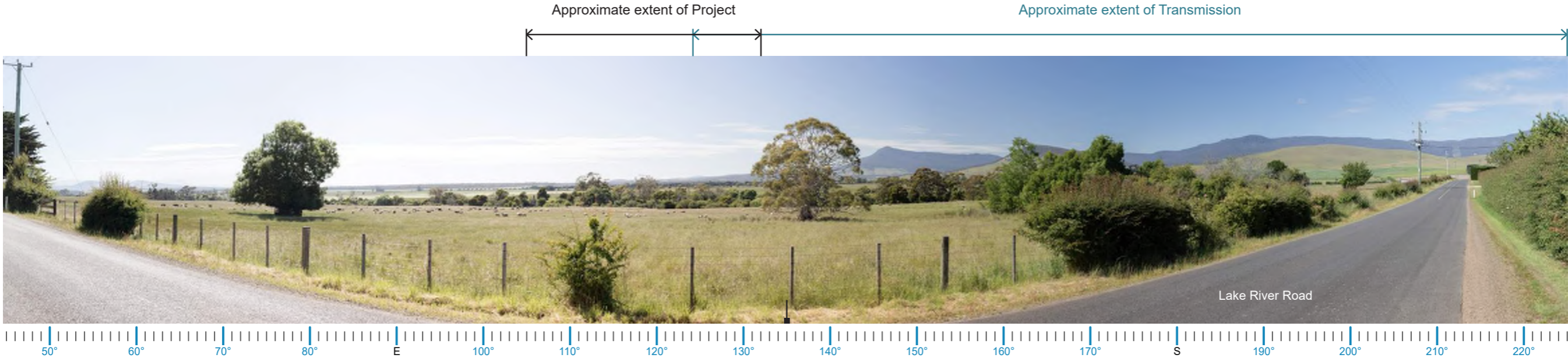
Viewpoint Summary:	
Location:	Elevation:
Lake River Road, Cressy	176 m
Coordinates:	Distance to Project:
41°49'32.46"S 147° 4'40.32"E	4.50 km (Solar Farm) 0.45 km (Transmission)
Viewing Direction:	Landscape Character Zone:
East	LCZ04 - Farming & Pastures
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
LOW	
Visual Impact:	
MODERATE	

Aerial Image Source: Google Earth (02/2021)

Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Lake River Road. The terrain is gently undulating with partial views of the Great Western Tiers (GWT) scenic protection area. Outside the banks of the Lake River, the surrounding land is being primarily utilised for agricultural practices including irrigated pastures, grazing and cropping. Vegetation filter views towards the Project.	From this location, the Solar Farm will not be visible due to the terrain and vegetation limiting clear views. The associated infrastructure, specifically the proposed transmission will be filtered from this location running to the north in the same alignment as the existing transmission line. The proportion of the view affected however is low as the Project will be indiscernible with the existing infrastructure.
The visual sensitivity of this viewpoint has been rated as HIGH , due to partial views of the GWT scenic protection area and Lake River.	The visual magnitude is LOW resulting in a MODERATE visual impact rating.

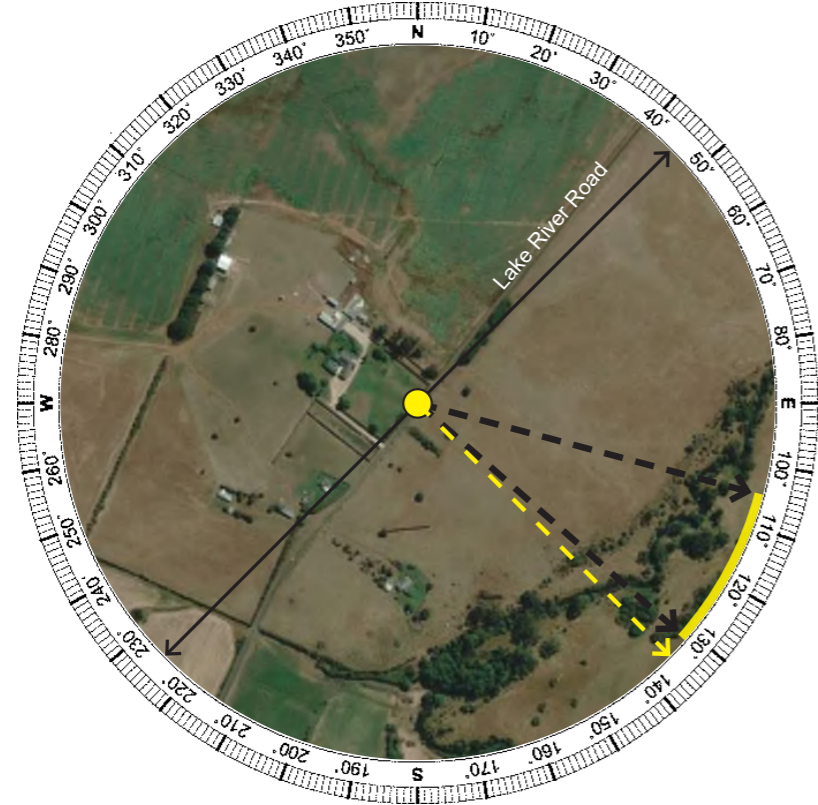
Appendix B - Viewpoint Analysis

VP16 Lake River Road, Cressy



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



VIEWPOINT VP16

Viewpoint Summary:	
Location:	Elevation:
Lake River Road, Cressy	179 m
Coordinates:	Distance to Project:
41°47'56.84"S 147° 4'43.87"E	4.90 km
Viewing Direction:	Landscape Character Zone:
Southeast	LCZ04 - Farming & Pastures
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
LOW	
Visual Impact:	
MODERATE	

Aerial Image Source: Google Earth (02/2021)

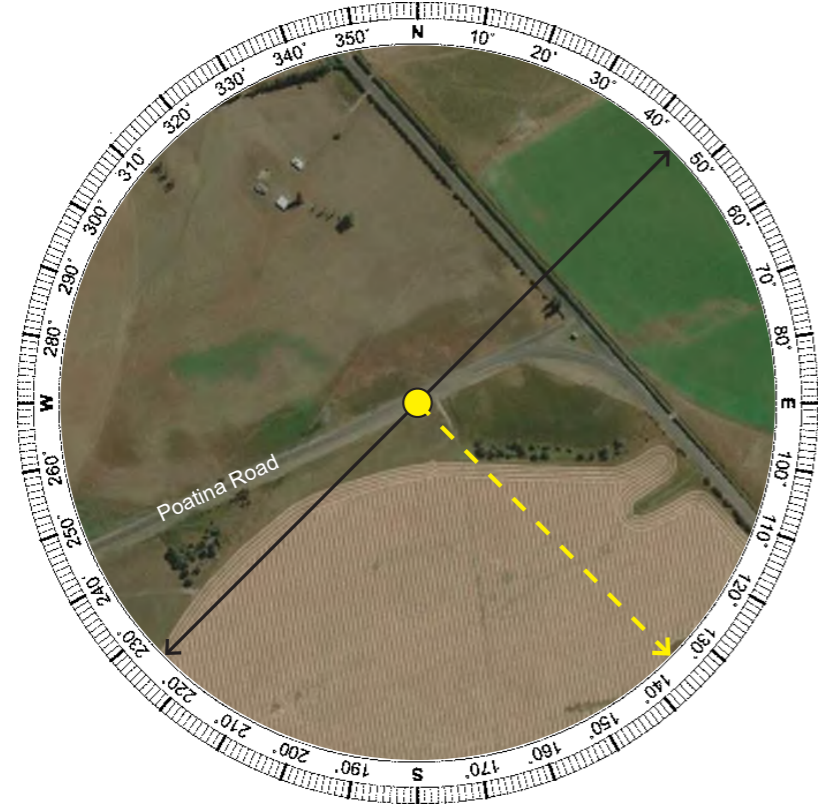
Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Lake River Road. The terrain is gently undulations, with partial views of the Great Western Tiers (GWT) scenic protection area. Outside the banks of the Lake River, the surrounding land is being primarily utilised for agricultural practices including irrigated pastures, grazing and cropping. Vegetation filter views towards the Project.	From this location, the Solar Farm will not be visible due to the terrain and vegetation limiting clear views. The associated infrastructure, specifically the proposed transmission will be filtered from this location running to the southwest in the same alignment as the existing transmission line. The proportion of the view affected however is low as the Project will be indiscernible with the existing infrastructure.
The visual sensitivity of this viewpoint has been rated as HIGH , due to partial views of the GWT scenic protection area and Lake River.	The visual magnitude is LOW resulting in a MODERATE visual impact rating.

VP17 Poatina Road, Cressy



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



VIEWPOINT VP17

Viewpoint Summary:	
Location:	Elevation:
Poatina Road, Cressy	171 m
Coordinates:	Distance to Project:
41°46'38.92"S 146°59'48.40"E	1.15 km (Transmission)
Viewing Direction:	Landscape Character Zone:
Southeast	LCZ04 - Farming & Pastures
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
LOW	
Visual Impact:	
MODERATE	

Aerial Image Source: Google Earth (02/2021)

Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken along Poatina Road, looking towards Palmerston Substation and the Great Western Tiers (GWT) scenic protection area to the southeast. The terrain is relatively flat in this localised area, with the surrounding land being used for energy distribution and agricultural practices. Views are open towards the GWT.	From this location, the Solar Farm will not be visible due to the terrain and vegetation limiting clear views. The associated infrastructure, specifically the proposed transmission will be partially visible from this location running to the Palmerston Substation in the same alignment as the existing transmission line. The change to the landscape character will be minimal as the proposed transmission line is compatible with the existing infrastructure in the area, and will be difficult to distinguish the Project.

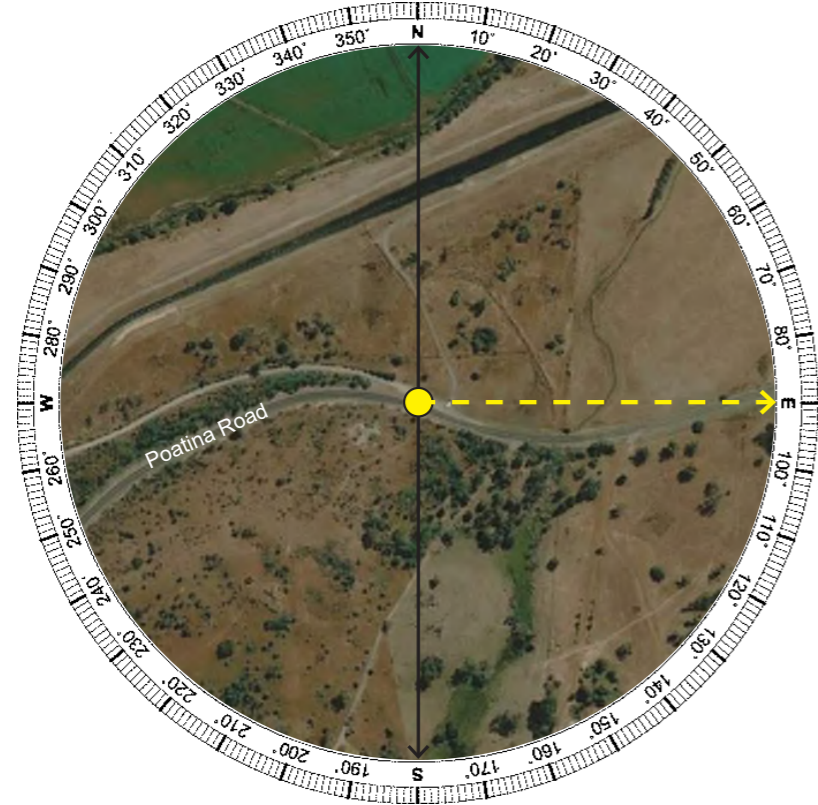
The visual magnitude is **LOW** resulting in a **MODERATE** visual impact rating.

VP18 Poatina Road, Poatina



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



VIEWPOINT VP18

Viewpoint Summary:

Location:	Elevation:
Poatina Road, Poatina	207 m
Coordinates:	Distance to Project:
41°47'2.06"S 146°57'52.30"E	2.14 km (Transmission)
Viewing Direction:	Landscape Character Zone:
East	LCZ04 - Farming & Pastures
Visual Sensitivity:	
LOW	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

Existing Landscape Character Description:

This viewpoint was taken along Poatina Road. The terrain is characterised as gently undulating with the surrounding land being used for housing and agricultural practices. Dense vegetation along Poatina Road filter views towards the Project to the east.

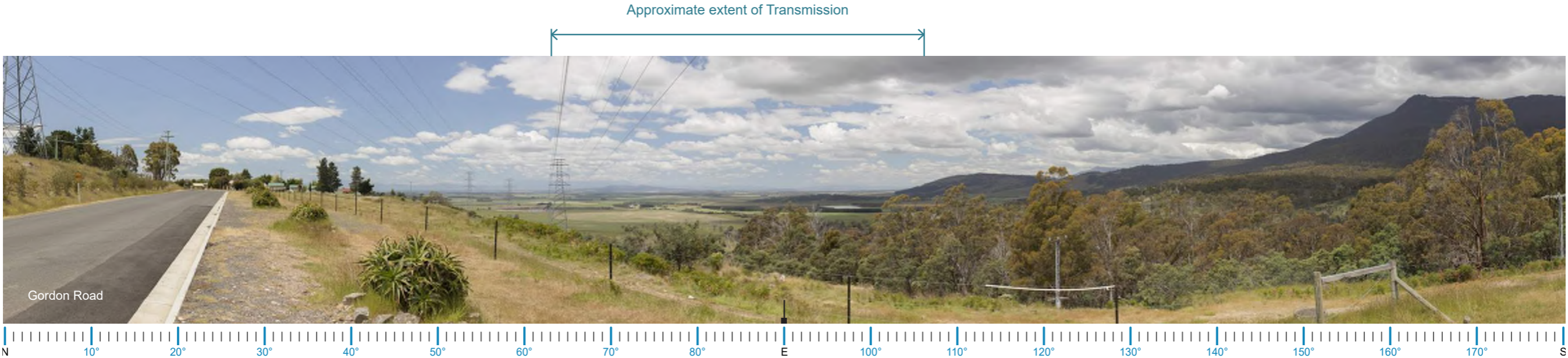
The visual sensitivity of this viewpoint has been rated as **LOW**, due to the location of the viewpoint on a low use road.

Potential Visual Impact:

From this location, the Project will not be visible due to the terrain and vegetation limiting clear views.

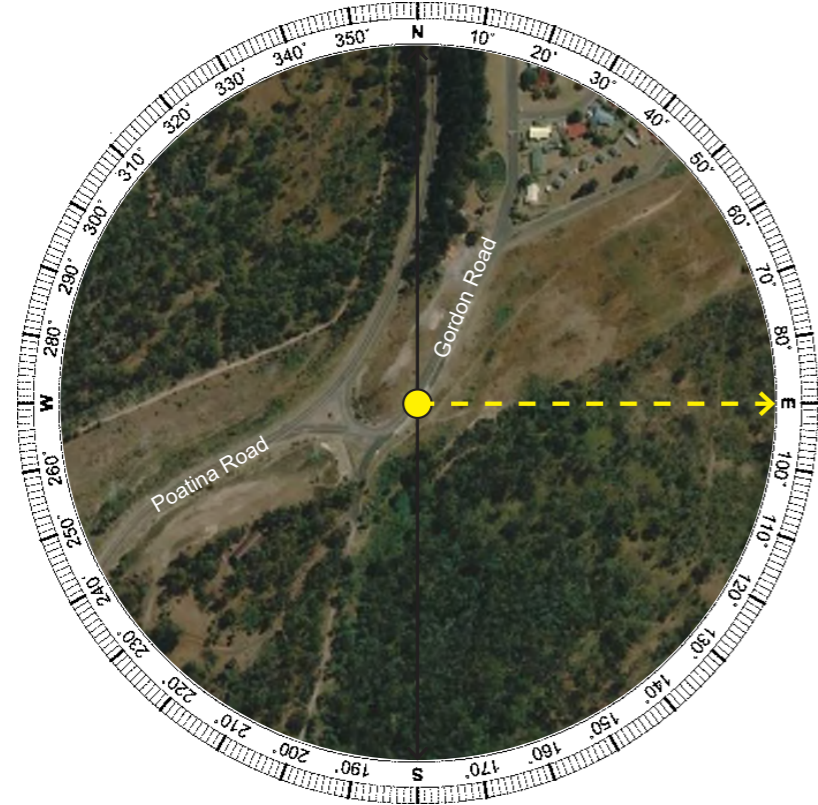
The visual magnitude is **NIL** resulting in a **NIL** visual impact rating.

VP19 Gordon Road, Poatina



LEGEND

- Viewing direction and centre of panorama
- Extent of panorama
- Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



VIEWPOINT VP19

Viewpoint Summary:	
Location:	Elevation:
Gordon Road, Poatina	317 m
Coordinates:	Distance to Project:
41°47'57.69"S 146°57'30.10"E	2.91 km (Transmission)
Viewing Direction:	Landscape Character Zone:
East	LCZ01 - Great Western Tiers & Undulations
Visual Sensitivity:	
MODERATE	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken from Gordon Road, looking east towards the Palmerston Substation at the base of the Great Western Tiers (GWT) scenic protection area. The terrain is characterised as undulating. Views are expansive to the east due to the elevated viewpoint with dense vegetation visible along the undulations.	From this location, the Solar Farm will not be visible due to the terrain. The associated infrastructure, specifically the proposed transmission will be partially visible from this location running to the east in the same alignment as the existing transmission line. The proportion of the view affected however is negligible to nil as the Project will be indiscernible due to the distance of the viewpoint.
The visual sensitivity of this viewpoint has been rated as MODERATE , due to direct views of the GWT scenic protection area in combination with the location of the viewpoint on a low use road.	The visual magnitude is NIL resulting in a NIL visual impact rating.

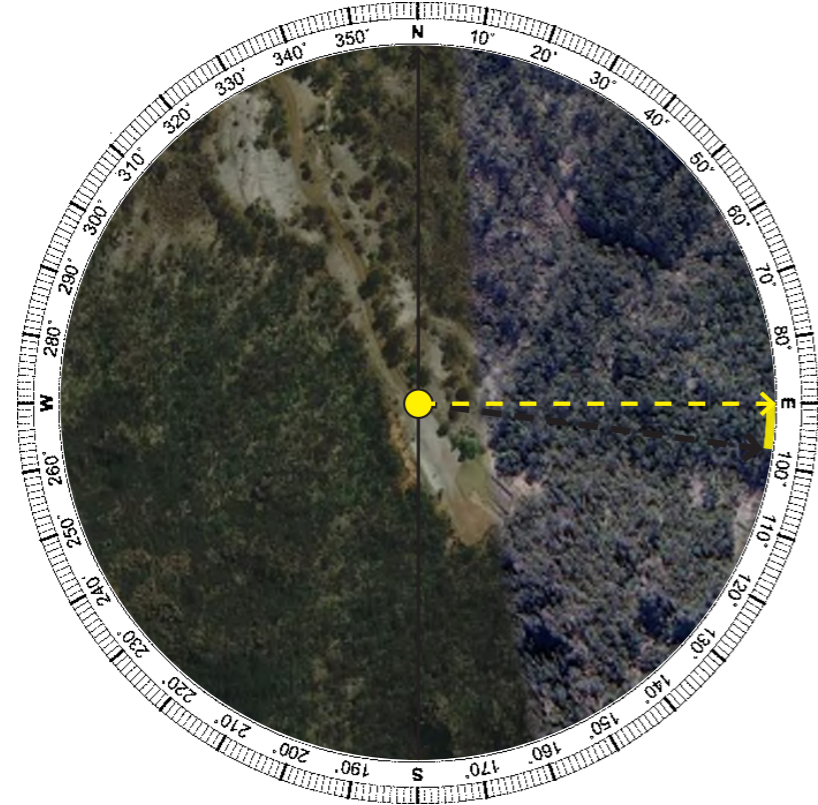
VP20 Poatina Road Lookout, Poatina

Approximate extent of Transmission Approximate extent of Project



LEGEND

- Viewing direction and centre of panorama
- ↔ Extent of panorama
- ↗ ↘ ↙ ↚ Direction of Project
- Extent of visible Project (Solar Farm) (Based on topography alone)



VIEWPOINT VP20

Viewpoint Summary:	
Location:	Elevation:
Poatina Road Lookout, Poatina	956 m
Coordinates:	Distance to Project:
41°48'55.05"S 146°53'22.57"E	8.90 km (Transmission)
Viewing Direction:	Landscape Character Zone:
East	LCZ01 - Great Western Tiers & Undulations
Visual Sensitivity:	
HIGH	
Visual Magnitude:	
NIL	
Visual Impact:	
NIL	

Aerial Image Source: Google Earth (02/2021)

Existing Landscape Character Description:	Potential Visual Impact:
This viewpoint was taken at Poatina Road Lookout, a recreation area near the Poatina Power Station. Due to the elevated position of the viewpoint, views from this location are expansive to the northeast. The terrain is characterised as undulating, with the escarpment consisting of rock formations and dense vegetation. Infrastructure associated with energy production is visible from this location, including hydroelectricity energy generation infrastructure.	From this location, the Solar Farm will not be visible due to the terrain containing views to the east. The associated infrastructure, specifically the proposed transmission will be partially visible from this location running to the northeast towards Palmerston Substation in the same alignment as the existing transmission line. The proportion of the view affected however is negligible to nil as the Project will be indiscernible due to the elevated position and distance of the viewpoint.
The visual sensitivity of this viewpoint has been rated as HIGH , due to the location of the viewpoint at the Poatina Lookout within the Great Western Tiers (GWT) scenic protection area.	The visual magnitude is NIL resulting in a NIL visual impact rating.



Photomontages & Wireframe Diagrams

Rev A 03.03.23

Appendix C. Photomontages

Public Photomontages:

PM01: VP01

PM02: VP10

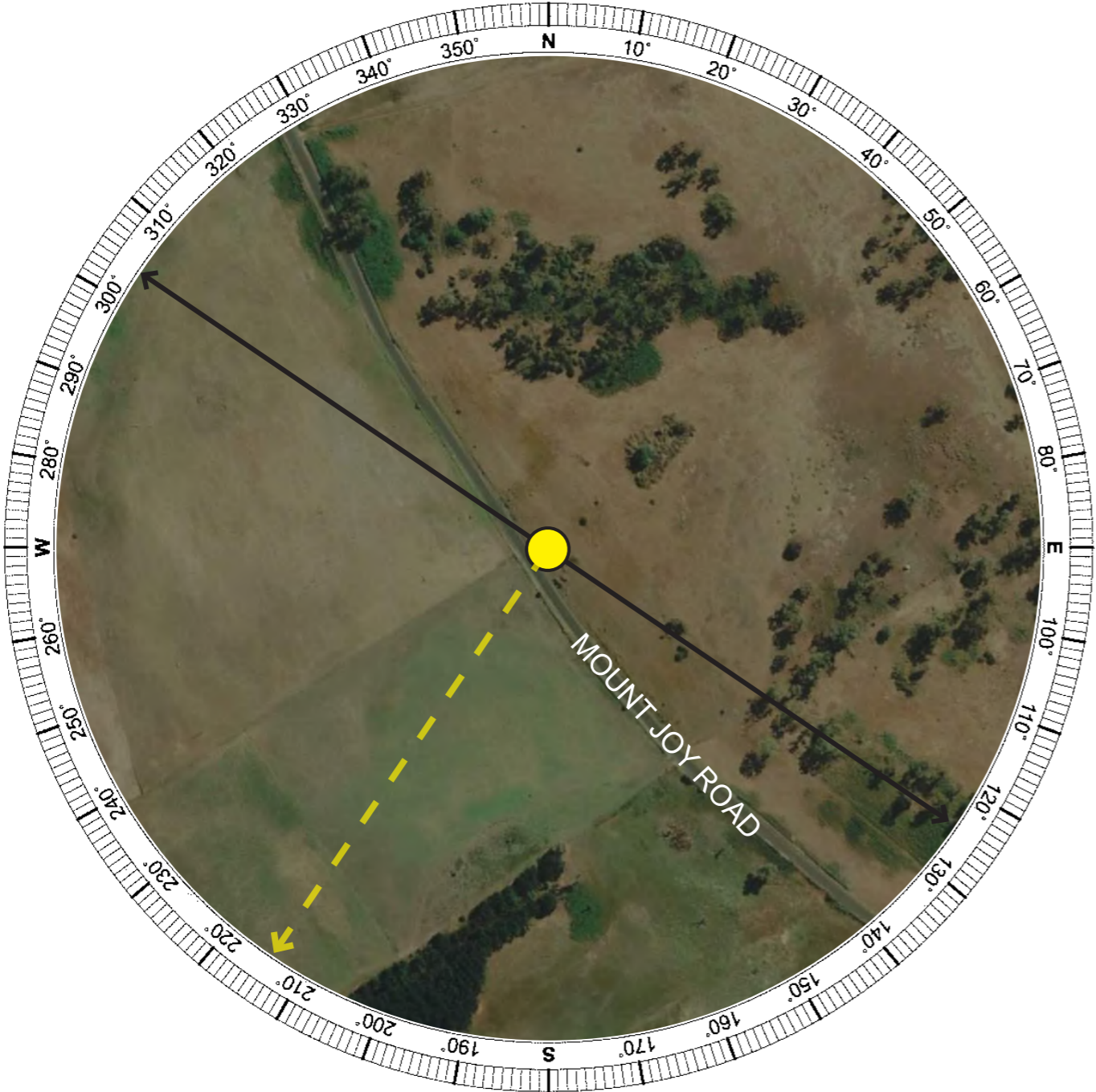
PM03: VP15

PM04: VP17

PM05: VP19

Appendix C. Photomontages

Photomontage 01 Viewpoint VP01



Aerial Image - Photomontage Location (Aerial Image Source: Google Earth 2021)

Photomontage 01

Location:

Mount Joy Road, Cressy

Photograph Date and Time:

6th December 2022 4:36pm

Coordinates:

41°46'01.05"S 147°12'46.87"E

Distance to Project:

7.28 km

Viewing Direction:

Southwest

Elevation:

185 m

Representative Dwelling/s:

Appendix C. Photomontages

Photomontage 01 Viewpoint VP01



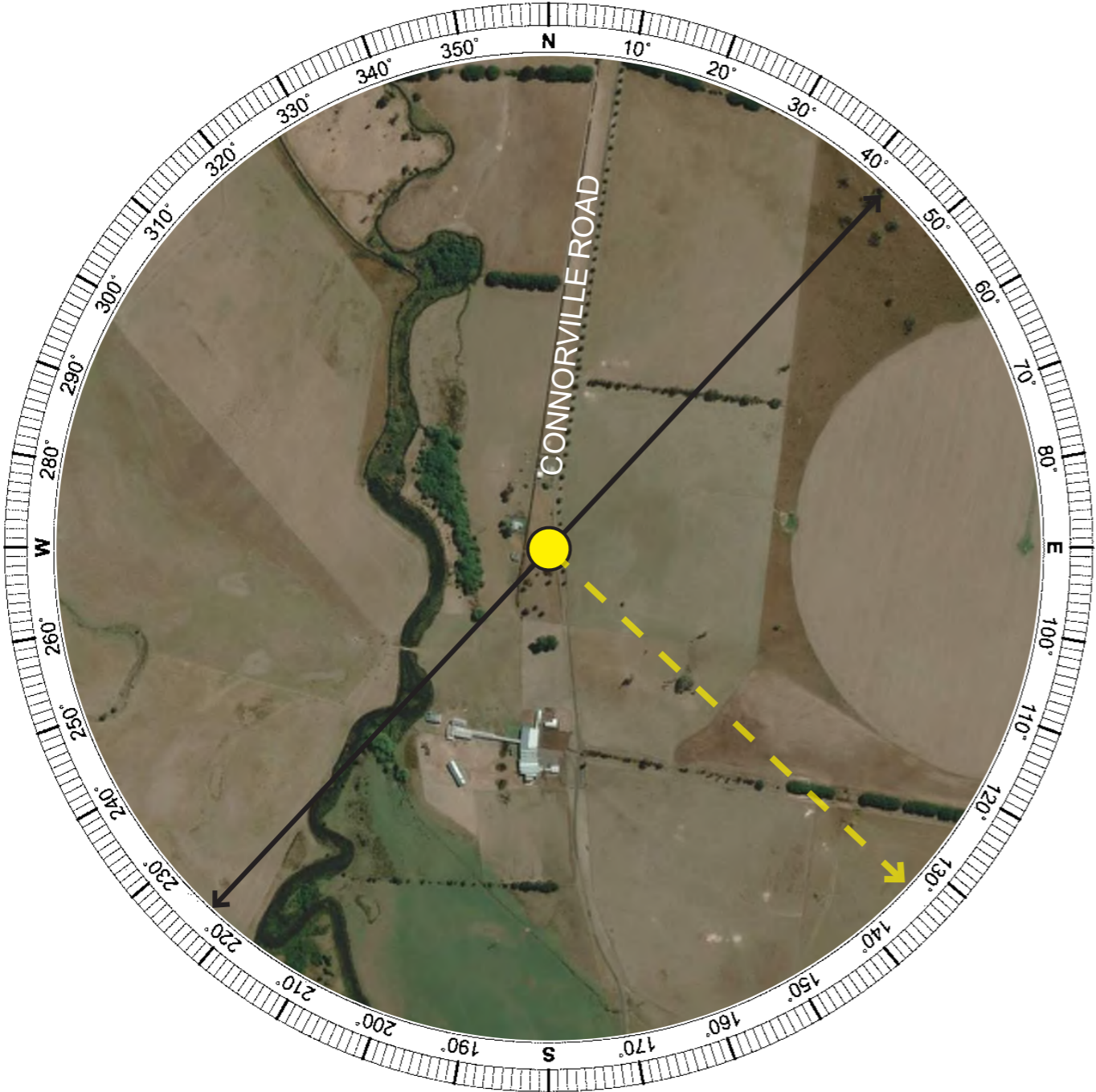
Existing View | 180° Baseline Panorama



Proposed View | 180° Photomontage

Appendix C. Photomontages

Photomontage 02 Viewpoint VP10



Aerial Image - Photomontage Location (Aerial Image Source: Google Earth 2021)

Photomontage 02

Location:

Connorville Road, Cressy

Photograph Date and Time:

7th December 2022 11:29am

Coordinates:

41°49'19.68"S 147° 6'8.81"E

Distance to Project:

2.50 km (Solar Farm) - 0.50 km (Transmission)

Viewing Direction:

Southeast

Elevation:

172 m

Representative Dwelling/s:

Appendix C. Photomontages

Photomontage 02 Viewpoint VP10



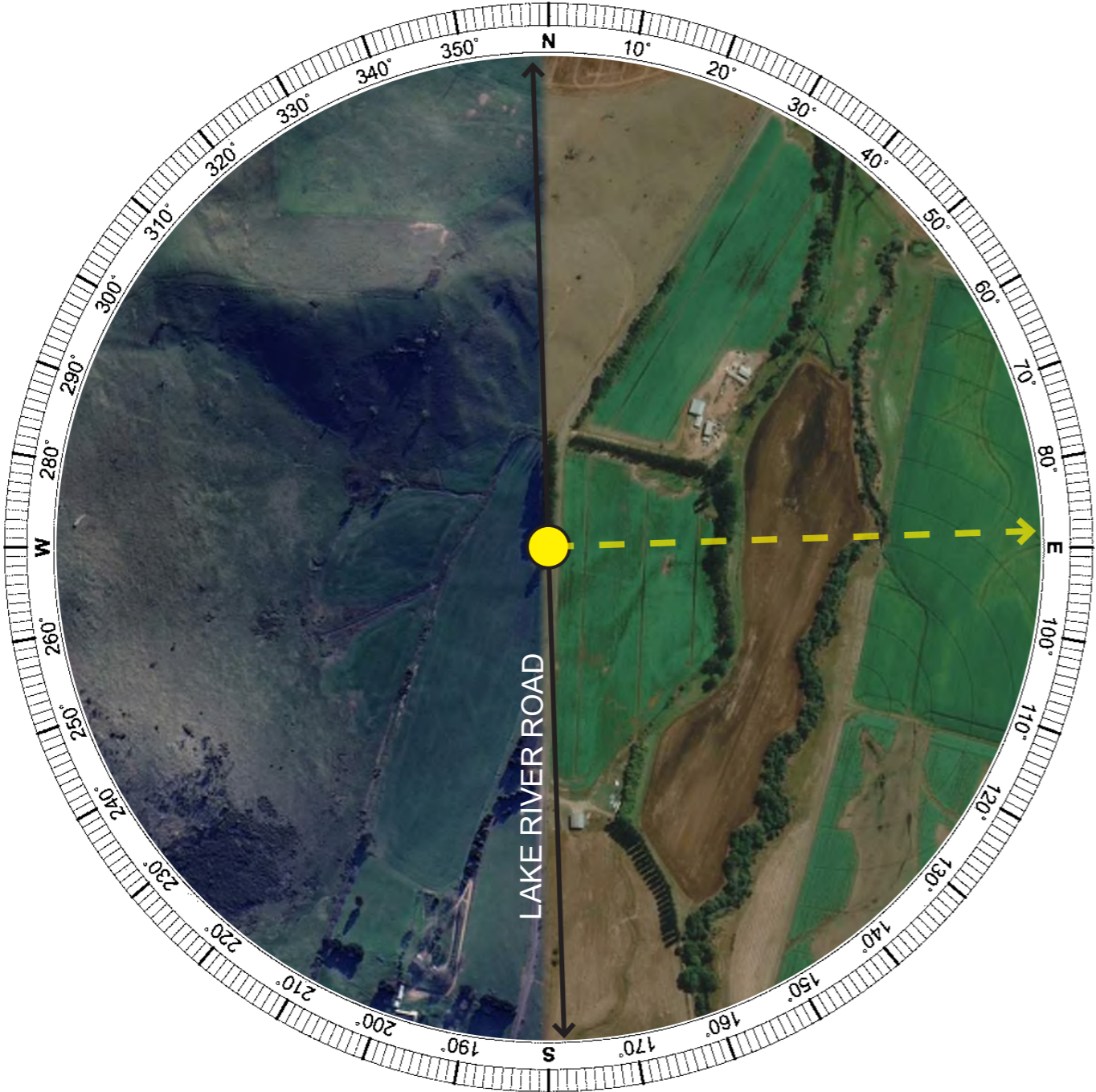
Existing View | 180° Baseline Panorama



Proposed View | 180° Photomontage

Appendix C. Photomontages

Photomontage 03 Viewpoint VP15



Aerial Image - Photomontage Location (Aerial Image Source: Google Earth 2021)

Photomontage 03

Location:

Lake River Road, Cressy

Photograph Date and Time:

7th December 2022 09:59am

Coordinates:

41°49'32.46"S 147° 4'40.32"E

Distance to Project:

4.50 km (Solar Farm) - 0.45 km (Transmission)

Viewing Direction:

East

Elevation:

176 m

Representative Dwelling/s:

Photomontage 03 Viewpoint VP15



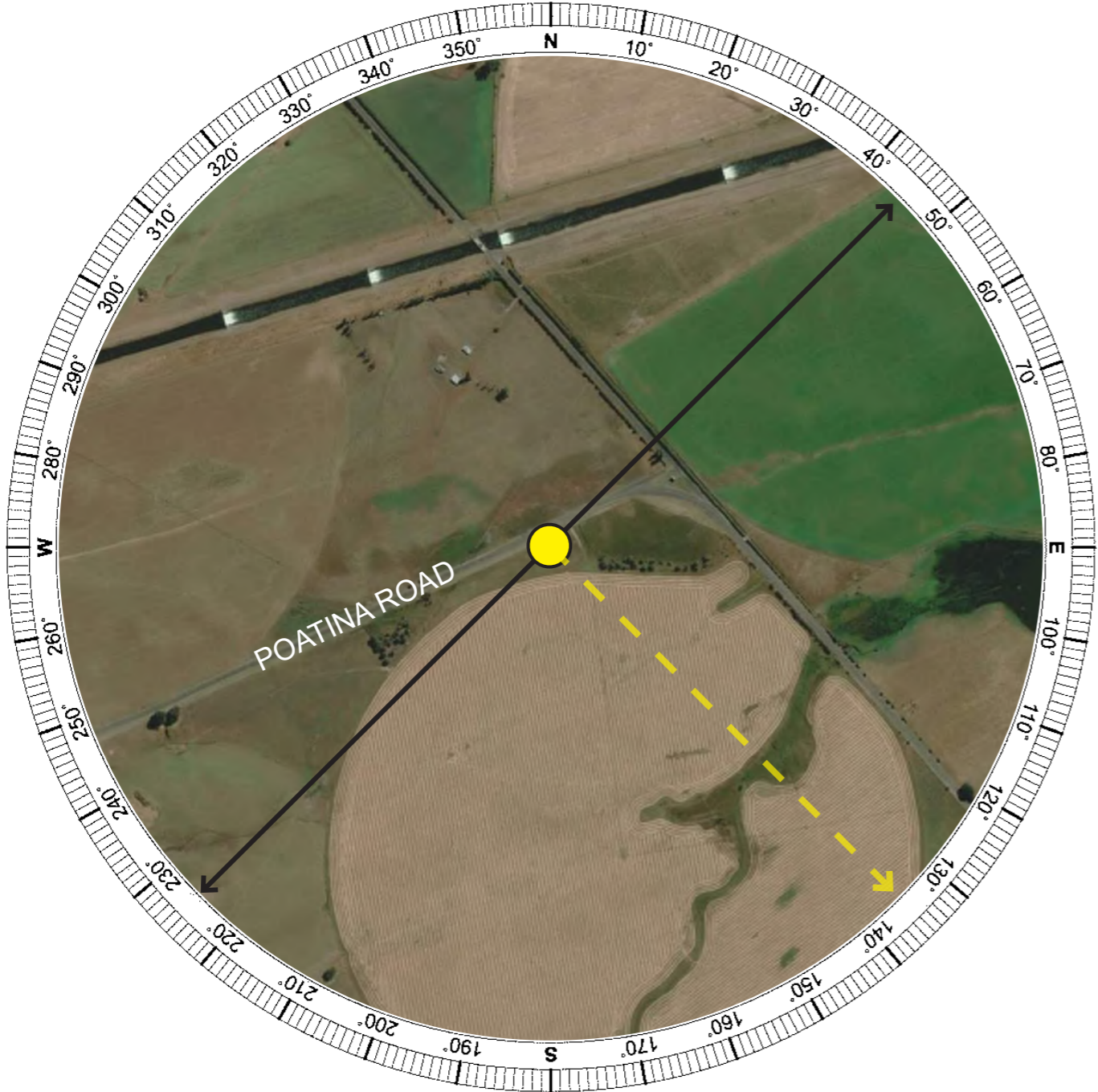
Existing View | 180° Baseline Panorama



Proposed View | 180° Photomontage

Appendix C. Photomontages

Photomontage 04 Viewpoint VP17



Photomontage 04

Location:

Poatina Road, Cressy

Photograph Date and Time:

7th December 2022 2:39pm

Coordinates:

41°46'38.92"S 146°59'48.40"E

Distance to Project:

1.15 km (Transmission)

Viewing Direction:

Southeast

Elevation:

171 m

Representative Dwelling/s:

Aerial Image - Photomontage Location (Aerial Image Source: Google Earth 2021)

Photomontage 04 Viewpoint VP17



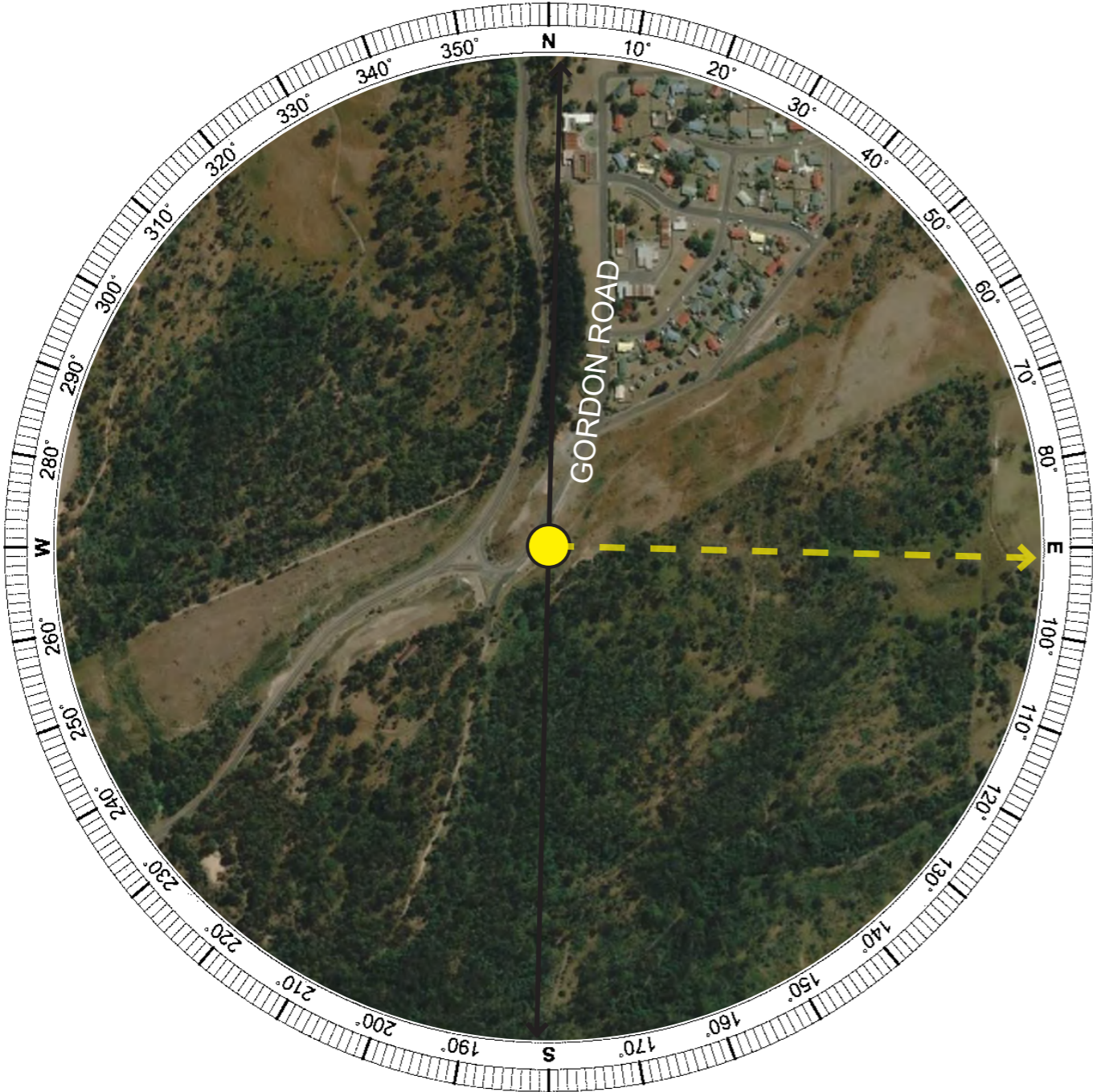
Existing View | 180° Baseline Panorama



Proposed View | 180° Photomontage

Appendix C. Photomontages

Photomontage 05 Viewpoint VP19



Photomontage 05

Location:

Gordon Road, Poatina

Photograph Date and Time:

7th December 2022 2:08pm

Coordinates:

41°47'57.69"S 146°57'30.10"E

Distance to Project:

2.91 km (Transmission)

Viewing Direction:

East

Elevation:

312 m

Representative Dwelling/s:

Aerial Image - Photomontage Location (Aerial Image Source: Google Earth 2021)

Photomontage 05 Viewpoint VP19



Existing View | 180° Baseline Panorama



Proposed View | 180° Photomontage