



Major Project Proposal

North East Wind

ACEN Australia

24 June 2022





Acknowledgment of Country

ACEN Australia acknowledges the First Peoples of Tasmania, their elders past and present, who were and are the keepers of cultural and spiritual knowledge and traditions. We acknowledge the *pairrebeenner* clanspeople who lived in the North East area known as *tebrakuna* on which the proposed North East Wind project is located. ACEN Australia commits to undertaking meaningful engagement with Aboriginal organisations to support the protection of country and culture, and the development of their aspirations.

GHD Pty Ltd | ABN 39 008 488 373





2 Salamanca Square,

Hobart, Tasmania 7000, Australia

T +61 3 6210 0600 | **F** +61 3 8732 7046 | **E** hbamail@ghd.com

Printed date	27 June 2022
Last saved date	27 June 2022
File name	https://upcaustralia.sharepoint.com/sites/NortheastWind/Shared Documents/6000 Planning and Approvals/6100 Wind farm/6102 Major Project Proposal/Early Engagement with PPU/Draft F/12553216_REP_Major Projects Proposal - North East Wind_220624.docx
Author	K Williams, L McCall, O Kelly
Project manager	Simon Lukies
Client name	ACEN Australia
Project name	North East Wind - Major Projects
Document title	Major Project Proposal North East Wind
Revision version	Rev C
Project number	12553216

Document status

Status Code	Revision	Author	Reviewer		Approved for issue		
			Name	Signature	Name	Signature	Date
Draft	A	K Williams, L. McCall	A Brownlie				
Draft	B	K Williams L McCall	T Reilly S Lukies		D. Rockliff		20/04/2022
S4	C	K Williams L McCall	T Reilly S Lukies		Simon Lukies		23/06/2022
[Status code]							
[Status code]							

© GHD 2022

This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Executive summary

This Major Project Proposal (MPP) has been prepared to accompany a proposal to the Minister under section 60C(1) of the *Land Use Planning and Approvals Act 1993* (the Act). ACEN Australia is proposing the declaration of a large-scale wind project in North East Tasmania as a Major Project. This Major Project Proposal addresses the requirements of s60F of the Act in detail.

North East Wind (the Project) involves the proposed development of a large-scale wind project located on agricultural land in the Dorset municipality in North East Tasmania. The Project will be developed across two clusters, Rushy Lagoon in the east and Waterhouse in the west.

The Rushy Lagoon site is situated south of Cape Portland and the existing Musselroe Wind Farm, between Boobyalla Beach and the Great Musselroe River. The southern boundary is approximately 8 km north of Gladstone. The Rushy Lagoon site is predominantly cleared non-prime agricultural land across undulating plains and low hills, with coastal dunes and beaches in the west.

The Waterhouse site is situated in Waterhouse, southwest of Tomahawk, adjacent to Waterhouse Road. It is located to the east of the Waterhouse Conservation Area. The Waterhouse site is predominantly cleared non-prime agricultural land across undulating plains and low hills.

The Project Land comprises the entirety of the involved parcels of land at each site, however the final footprint of the Project is only anticipated to utilise 2-3% of that area.

The Project will involve the construction and operation of up to 210 wind turbine generators (WTGs). The Project will have a generation capacity of up to 1260 megawatts, contributing a significant amount of new renewable energy generation towards the Tasmanian Renewable Energy Target (TRET). The Project will also include a range of ancillary infrastructure, including roads, electrical infrastructure, quarries, service structures, and a wharf. The Project has an estimated construction value of \$2.7 billion and an operational life of 25 years, with an opportunity to extend to 50 years with a refurbishment.

The north east of Tasmania was identified by the Australian Energy Market Operator (AEMO) in the 2020 Integrated System Plan (ISP) as one of three onshore Renewable Energy Zones (REZ) in Tasmania. The North East REZ is characterised by strong onshore winds from Bass Strait flowing over gently sloping land for the prevailing westerly winds. Long-term wind resource monitoring has been undertaken by ACEN Australia at both sites since May 2019, confirming the wind characteristics at the Rushy Lagoon and Waterhouse sites as Wind Speed Class 1 and 2 respectively under the International Electrotechnical Commission (IEC) 61400-1 standard, and turbulence category C.

The combination of a world class wind resource, relatively low population in the vicinity of the Project, and predominantly cleared non-prime agricultural land means that the Project will be located on ideal land for a wind farm. Situated in the North East REZ identified by AEMO, and with the establishment of Tasmania's Renewable Energy Zones a key objective of the Tasmanian Draft Renewable Energy Coordination Framework, the Project will align with a number of state policies and action plans.

In November 2020, a new Tasmanian Renewable Energy Target (TRET) was legislated, which now provides for a 200% renewable energy target by 2040 including:

- A target of 150% renewable energy generation by 2030 (compared to a 2022 baseline)
- A target of 200% renewable energy generation by 2040 (compared to a 2022 baseline)

At a full generation capacity of up to 1,260 MW, the Project could generate up to 88% of the new annual renewable energy generation required to reach the 2030 target, and up to 44% for the 2040 target. The new generation provided by the Project will contribute to other Tasmanian policies and action plans, including the Tasmanian Renewable Energy Action Plan (TREAP) and the Tasmanian Renewable Hydrogen Action Plan (TRHAP).

The Project is eligible to be declared as a Major Project under s60M(1) of the Act as it satisfies 3 of 3 of the specified criteria.

The project will make a significant contribution to the region's economy, environment or social fabric:

- The Project will make a significant contribution to the Northern region of Tasmania and the state as a whole.
- The \$2.7 billion Project represents a significantly large investment in a Tasmanian renewable energy project. This level of funding will provide a significant economic benefit, generating employment in project planning, construction, and operation.
- The Project will offer significant opportunities for employment in the Dorset region, generating up to 400 jobs during the peak of construction, and up to 65 ongoing jobs during operation of the Project.
- The activity and employment created by the Project will see increased spending within the region, with local businesses expected to benefit.

The project is of strategic importance to the region.

- The Project will significantly increase the generation capacity of renewable electricity for communities and industry in the region and in Tasmania, contributing up to 88% of the new renewable electricity generation required by 2030 to meet the legislated Tasmanian Renewable Energy Target.
- The Project will generate additional renewable electricity supporting major Tasmanian strategic initiatives such as the Tasmanian Renewable Energy Action Plan and the Tasmanian Renewable Hydrogen Action Plan.
- Development of this Project aligns with the regional profile, strategy and policy directions stated in the Northern Tasmanian Regional Land Use Strategy (NTRLUS).

The project is of significant scale and complexity.

- The Project will require assessment and permits under one or more of the following Tasmanian acts – *Historic Cultural Heritage Act 1995*, *Threatened Species Protection Act 1995*, *Aboriginal Heritage Act 1975* and *Environmental Management and Pollution Control Act 1994*.
- The Project will require approval under the EPBC Act.
- The technical requirements of the Project are broad and detailed, reflecting the scale and complexity of the Project. This includes assessment of geotechnical, cultural, Aboriginal and European cultural heritage, environmental values, engineering, design and planning issues.
- The planning requirements of the Project are complex and require amendment of the *Interim Dorset Planning Scheme 2013* to enable the strategic development of the North East REZ for its intended purpose.
- The Project requires complex planning, approvals and construction, spanning two discrete areas of land and planning to occur in multiple stages.
- After construction is complete, the Project will significantly increase the generation capacity of renewable electricity for communities and industry in Tasmania, contributing up to 88% of the new renewable electricity generation required by 2030 to meet the legislated Tasmanian Renewable Energy Target.
- The renewable energy generated by the Project after construction is completed will further the goals of major Tasmanian strategic initiatives, such as the Tasmanian Renewable Energy Action Plan and the Tasmanian Renewable Hydrogen Action Plan.

Contents

1.	Introduction	1
1.1	Scope and limitations	1
1.2	Information requirements	1
2.	Project details	3
2.1	Name and details of applicant	3
2.2	Details of Proponent experience and financial capacity to implement the project	3
2.2.1	ACEN Australia	3
2.2.2	Australian Experience	4
2.2.3	Global Experience	5
2.3	Name of project	2
2.4	Description of Project	2
2.5	Plan for declaration	3
3.	General description of physical features of the Project Land and vicinity	7
3.1	Setting	7
3.2	General physical environment	9
3.2.1	Rushy Lagoon site	9
3.2.2	Waterhouse site	9
3.3	Ecology	9
3.3.1	Rushy Lagoon site	10
3.3.2	Waterhouse site	11
3.4	Contamination and geology	12
3.4.1	Rushy Lagoon site	12
3.4.2	Waterhouse site	13
3.5	Heritage	14
3.5.1	Aboriginal heritage	14
3.5.2	Historic cultural heritage	14
3.5.3	Local heritage management	14
4.	Potential Project effects	15
4.1	Anticipated effects on other areas of land in the vicinity of the Project, within and outside the regional area	15
4.1.1	Economic	15
4.1.2	Social	16
4.2	Key Project effects and mitigation measures	17
4.2.1	Terrestrial ecology	17
4.2.2	Aquatic ecology	18
4.2.3	Marine and coastal environment	19
4.2.4	Air quality and emissions	20
4.2.5	Geoconservation	20
4.2.6	Acid sulfate soils	21
4.2.7	Surface water quality	21
4.2.8	Groundwater quality	22
4.2.9	Noise emissions	22
4.2.10	Traffic	24
4.2.11	Visual effects and visibility	24
4.2.12	Electromagnetic fields	25

4.2.13	Aboriginal heritage	26
4.2.14	Historic cultural heritage	26
5.	Current and proposed surveys and studies	28
6.	Proposed Project timetable	32
7.	Bilateral agreement	33
8.	Statement as to eligibility for declaration as a Major Project	34
8.1	Statement as to eligibility to be declared as a Major Project	34
8.2	When project is ineligible to be declared as a Major Project	36
8.2.1	Information to be included in Major Project declaration s60O and s60Q	36
8.2.2	Other use and development	36
9.	Ineligibility criteria	37
9.1	Strategic Planning considerations	37
9.1.1	Objectives of Schedule 1 of the Land Use Planning and Approvals Act 1993	37
9.2	State Policies	39
9.2.1	State Policy on the Protection of Agricultural Land 2009	39
9.2.2	State Coastal Policy 1996	41
9.2.3	State Policy on Water Quality Management 1997	47
9.2.4	National Environment Protection Measures	47
9.3	Northern Tasmania Regional Land Use Strategy	47
10.	Statutory Planning Considerations	50
10.1	Planning Scheme in Operation	50
10.1.1	Applicable standards	50
10.1.2	Use Class	50
10.1.3	Planning Scheme Provisions – Zones	51
10.1.4	Planning Scheme Provisions – Codes	54
10.2	Required Amendment to LPS	56
11.	Consents and Notifications	58
11.1	Crown land	58
11.2	Council Land	58
11.3	Private Land	58
12.	Consultation	59
12.1	Likely stakeholder groups	59
12.2	Consultation undertaken to date	59
12.3	Engaging with Traditional Owners	60
13.	Details of feasibility	61
13.1	Wind resource	61
13.2	Environmental and Planning Red Flags Review	61
13.3	Strategic context	62
13.3.1	Tasmanian Renewable Hydrogen	62
13.3.2	Marinus Link	62
13.4	Connection	62
14.	Other information	64
14.1	Other prescribed information s60F(1)(q)	64

Table index

Table 1	Information requirements cross-referenced with report sections	1
Table 2	<i>Requirements of s60F(1)(a) of the Act</i>	3
Table 3	<i>Requirements of s60F(1)(b) of the Act</i>	3
Table 4	Requirements of s60F(1)(c) of the Act	2
Table 5	Requirements of ss60F(1)(d)-(e) and 60F(2) of the Act	2
Table 6	Requirements of s60F(1)(f) of the Act	7
Table 7	Requirements of ss60F(1)(g), 60F(3) and 60F(1)(h) of the Act	15
Table 8	Requirements of 60F(1)(i) of the Act	28
Table 9	Current and proposed surveys and studies.	28
Table 10	Requirements of s60F(1)(j) of the Act	32
Table 11	Estimated timing of Project milestones	32
Table 12	Requirements of s60F(1)(k) of the Act	33
Table 13	Requirements of s60F(1)(l) of the Act including the eligibility requirements of s60M and s60N of the Act	34
Table 14	Requirements of section 60F(1)(l) of the Act including the ineligibility requirements of 60N of the Act	36
Table 15	Assessment against objectives in Schedule 1 Part 1 of the Act	37
Table 16	Assessment against objectives in Schedule 1 Part 2 of the Act	38
Table 17	Assessment against State Policy on the Protection of Agricultural Land 2009	39
Table 18	Assessment against State Coastal Policy 1996	42
Table 19	Assessment against the Northern Tasmania Regional Land Use Strategy	48
Table 20	Requirements of s60F(1)(m) of the Act	50
Table 21	Planning Scheme relating to Utilities Use Class	50
Table 22	Planning Scheme Provisions – Codes	54
Table 23	Requirements of s60F(1)(n) of the Act as listed below	58
Table 24	Requirements of s60F(1)(o) of the Act	59
Table 25	List of key stakeholders	59
Table 26	Completed and planned stakeholder consultation activities	60
Table 27	Requirements of s60F(1)(p) of the Act	61

Figure index

Figure 1	General location of the Project Land. Base source data theList	4
Figure 2	Rushy Lagoon site - the general types and locations of infrastructure within the Project Land. Base source data theList.	5
Figure 3	Waterhouse site - the general types and locations of infrastructure within the Project Land. Base source data theList.	6
Figure 4	General setting of the Project. Base source data theList.	8
Figure 5	Proposed Project timeline	32
Figure 6	Project Land within the coastal zone	41
Figure 7	Zoning of Project land under the Dorset Interim Planning Scheme 2013	51

Appendices

Appendix A	Project Land Details
Appendix B	Letters Requesting endorsement that Crown Land Consent be granted
Appendix C	Requests for Council land owner consents

1. Introduction

1.1 Scope and limitations

This report has been prepared by GHD for ACEN Australia and may only be used and relied on by for the purpose agreed between GHD and ACEN Australia as set out in this report.

GHD otherwise disclaims responsibility to any person other than ACEN Australia arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

1.2 Information requirements

The *Land Use Planning and Approvals Act 1993* (the Act) requires a Major Project Proposal (MPP) to contain specific information relating to:

- Requirements of s60F of the Act
- Eligibility of the Project as a Major Project under ss60M and 60N
- Relevant persons, consents and notifications under s60P that are required before the Minister can declare North East Wind a Major Project
- Information necessary under s60Q for the Minister's declaration as a Major Project.

Table 1 provides a cross reference between the Act requirements and the relevant sections of this document.

Table 1 Information requirements cross-referenced with report sections

Clause	Description	Report section
60F(1)(a),(b) & c)	a) The name and contact details of the proponent of the project;	2.1
	b) Details of the proponent's experience and financial capacity to implement the project; and	2.2
	c) The name of the project	2.3
60F(1)(d) and 60F(2)(a)	A general description of –	
	(i) The activities that are proposed to be carried out as part of the project after the construction phase of the project is completed; and	2.4
	(ii) The proposed uses or developments that are proposed to occur in relation to the project	2.4
60F(1)(e)	a) A map, or description, indicating the location of the proposed land on which the project is to be situated and,	2.5, Figure 1
	b) Subject to subsection (2), a plan indicating generally areas on that land on which uses or developments in relation to the project are proposed to occur.	2.5, Figures 2 and Figure 3
60F(1)(f)	A general description of the physical features of –	
	(i) The areas of land on which the project is to be situated; and	3
	(ii) The areas of land, in the vicinity of the areas of land on which the project is to be situated, that it is anticipated may be affected by the project	
60F(1)(g)	The anticipated effect, if any, on other areas of land that are in the vicinity of the areas of land on which the project is to be situated, of the project or infrastructure associated with the project.	4

Clause	Description	Report section
60F(3)	(a) The anticipated effect on areas that are within, as well as areas that are outside, the regional area in which the project is to be situated; and (b) The anticipated effect on the provision of physical, social and other infrastructure in those other areas.	4
60F(1)(h)	The key environmental, health, economic, social and heritage effects of the project that the proponent has identified and, if the effects may be detrimental, the measures that the proponent proposes to take to mitigate those effects.	4
60F(1)(i)	The surveys, and studies, proposed or being undertaken in respect of the project.	5
60F(1)(j)	The proposed timetable for the completion of the construction phase of the project.	6
60F(1)(k)	Whether the project is a bilateral agreement project.	7
60F(1)(l)	A statement as to why the Minister ought to be of the opinion that the project is eligible under section 60M to be declared a major project.	8
60F(1)(m)	An assessment of the extent to which the project complies with the requirements of the relevant planning scheme and a statement as to the amendments, if any, that would be required to be made to an LPS in order for the project to so comply.	10
60F(1)(n)	Information as to the consents referred to in section 60P(2) that have been obtained.	11
60F(1)(o)	Details of any consultation, with persons who may have an interest in whether the project is implemented, that has occurred or is proposed to occur.	12
60F(1)(p)	Details of the feasibility assessment that has been undertaken, in relation to the project, by the proponent.	13
60F(1)(q)	Any other information that is prescribed to be required to be provided for the purposes of this section.	14
60M(1)	a) The contribution the project will make to the region's economy, environment or social fabric; b) The strategic importance of the project to the region; and c) The scale and complexity of the project	8
60N	Assessment in relation to the objectives in Schedule 1 of the Act, State Policies and the Southern Tasmania Regional Land Use Strategy 2013.	9

2. Project details

2.1 Name and details of applicant

Table 2 Requirements of s60F(1)(a) of the Act

This section addresses the requirements of s60F(1)(a) of the Act.

Name of Proponent: ACEN Australia

Contact details
Toby Dove
Development Manager
ACEN Australia
Suite 2, Level 2
15 Castray Esplanade
Battery Point TAS 7004

Phone: 1800 870 807

Email: info@newind.com

2.2 Details of Proponent experience and financial capacity to implement the project

Table 3 Requirements of s60F(1)(b) of the Act

This section addresses the requirements of s60F(1)(b) of the Act.

2.2.1 ACEN Australia

ACEN Australia is the platform representing ACEN's renewable energy assets in Australia. ACEN Australia previously operated as UPCVAC Renewables Australia, an Australian entity established in late 2016, with its headquarters in Tasmania. ACEN Australia develops, constructs, owns and operates renewable energy projects as an independent power producer with a number of projects in its portfolio. These include:

- New England Solar Farm in New South Wales
- Axedale Solar Farm in Victoria
- Jim's Plain and Robbins Island Renewable Energy Parks in Tasmania
- Valley of the Winds Wind Farm in New South Wales
- Stubbo Solar Farm in New South Wales
- Birriwa Solar farm in New South Wales

With 40+ employees and growing, our people are located in Tasmania, New South Wales and Victoria.

While the UPCVAC Renewables Australia name and brand is changing, its highly capable Australian team remains the same. ACEN's strong Environmental, Social, and Governance (ESG) performance underpins its interactions with its employees and partners, the communities we are part of and the environment that we all share. The Australian team will continue its work in contributing to Australia's transition to a clean energy future.

ACEN

ACEN is the listed energy platform of the Ayala Group. The company has ~3,800 MW of capacity in the Philippines, Vietnam, Indonesia, India, and Australia. The company's renewable share capacity is at 87%, among the highest in the region. 2021 saw the integration of international assets into ACEN and its transformation from a Philippines focused energy provider into a significant regional renewable energy provider in the Asia Pacific, with international assets now comprising 60 percent of its portfolio. Learn more at www.acenrenewables.com

A partner of UPC Renewables since 2018, ACEN increased its ownership in UPC\AC Renewables Australia in 2021 to be 100% by early 2023. This acquisition marks a strategic pivot for ACEN, as the company embarks on its first wholly owned development and operations platform outside of the Philippines.

Ayala Group

Founded in 1834, Ayala Corporation is one of the largest companies in the Philippines with core interests in real estate, banking, water, telecommunications, and power. It also has emerging enterprises in infrastructure, healthcare and education. In addition, Ayala's corporate social responsibility programs are managed under the Ayala Foundation. Learn more at www.ayala.com

Creating value

The transition to ACEN Australia brings with it opportunity to create greater shared value. ACEN's aspiration to be a leading renewable energy provider is driven by its goal to create value that benefits society, its employees and shareholders. Sustainability is at the core of its business, and it is integrated into the way they do things.

Its Sustainability Framework is built on three focus areas embedded across its business operations, governance, and culture, and guided by its Environmental & Social (E&S) Policy.

A Low Carbon Portfolio by 2030

As ACEN ramps up its renewable energy investments, it aims to fully divest its coal assets by 2030.

Protecting the Environment

The protection and management of ecosystems are a critical component of ACEN's sustainable development strategy.

Community Investments

ACEN's sustainability initiatives support the development and prosperity of its host communities.

2.2.2 Australian Experience

ACEN Australia develops, owns and operates large scale renewable energy projects across the National Electricity Market (NEM). Our Mission is to meaningfully reduce emissions and accelerate Australia's transition to a renewable energy future, be a valued leading provider of renewable energy solutions to the market and our customers, and to develop, build and operate environmentally responsible and sustainable energy projects in Australia. In delivering on our Mission, ACEN Australia has developed a portfolio of projects across the NEM over the past 5 years. This portfolio covers, wind, solar, battery and pumped hydro projects and currently exceeds 4000 MW. New England Solar, the first of these projects to enter construction is expected to be in operation by the end of 2023.

New England Solar Farm

The New England Solar Farm project (720MWac total), near Uralla, is the first ACEN Australia project to commence construction and is Australia's largest hybrid solar and battery facility. Stage one, comprising 400MWac PV + 50MWh Battery Energy Storage System, is currently being built by Green Light Contractors ("GLC"), a wholly owned subsidiary of Elecnor SA, a Spanish-owned renewable energy construction group. The 320MWac Stage 2 is expected to commence when Stage 1 is complete. A further 150MW 2 hr stage 2 BESS is also planned to be developed post the first stage BESS construction commencement. This project has proceeded under extremely difficult market conditions which included a decreased risk appetite in the global financial economy as a result of the Covid-19 pandemic. The project is unique in that it is one of the largest solar farms in Australia and is the largest to be financed on a fully merchant basis (i.e. without any Power Purchase Agreement [PPA]). This project demonstrates the team's capability in financing large projects in Australia, as well as the faith

of the company's equity partners in AC Energy, in remaining willing to commit to such a large project in uncertain market conditions.

2.2.3 Global Experience

ACEN has over ~3,800 MW of operating attributable capacity in the Philippines, Vietnam, Indonesia, India with a renewable share of capacity is at 87%, among the highest in the region. Many of ACEN's projects in the Philippines and Vietnam have received offtake agreements for a portion of their output. These projects have all been delivered on time for their respective offtake agreement deadlines, and include:

Philippines

- North Luzon Renewables (81 MW, wind)
- Guimaras (54MW, wind)
- Islasol (80MW, solar)
- SacaSol (45 MW, solar)
- Northwind Power (52MW, wind)
- Montesol (18MW, solar)
- Alaminos Solar, (120MW, solar and including 40 MW/MWh Battery storage)
- Palauig Solar (63MW, solar)

Vietnam

- Ninh Thuan Solar (405MW, solar)
- Krhanh Hoa & Dak Lak Solar (80MW, solar)
- Mui Ne Wind (80MW, wind)
- Ninh Thuan (88MW, wind)
- Vietnam Quang Binh Wind (252MW, wind)

ACEN also are currently constructing three more projects in the Philippines (Arayat-Mexico (72MW, solar), San Marcelino Solar (284 MW, solar), Pagudpud Wind (160 MW, wind)), and one in India (Masaya solar, India, (420MW, solar)).

2.3 Name of project

Table 4 Requirements of s60F(1)(c) of the Act

This section addresses the requirements of s60F(1)(c) of the Act.

Name of the Project: North East Wind

2.4 Description of Project

Table 5 Requirements of ss60F(1)(d)-(e) and 60F(2) of the Act

This section addresses the requirements of ss60F(1)(d) and (e) and s60F(2) of the Act.

As the Project is for utilities infrastructure, pursuant to ss60F(1)(d) and 60F(2)(a) this MPP is to include a project description that meets the following requirements:

Is to be a general description of –

- (i) The activities that are proposed to be carried out as part of the project after the construction phase of the project is completed
- (ii) The proposed uses or developments that are proposed to occur in relation to the project

It is noted that if the declaration as a major project is made, the declaration by the Minister must include the general description as set out in (i) and (ii) above.

Therefore, for the purposes of the MPP and the declaration by the Minister, the description is as follows:

The activities that are proposed to be carried out as part of the project after the construction phase of the project is completed.

North East Wind (the Project) comprises a wind farm of approximately 210 wind turbine generators with an installed capacity of up to 1,260 megawatts (MW).

The Project would involve the construction, operation and decommissioning of two clusters of wind turbines on the Project Land. These clusters are proposed at the areas of Rushy Lagoon and Waterhouse.

At the end of its practical life, the wind farm would be decommissioned in consultation with the affected landholders.

The proposed uses

The Project is for a Utilities use including associated infrastructure works. All other activities required are ancillary to this primary use class.

The Project would include the following development and works:

Wind Turbine Generators

- Approximately 210 wind turbine generators (WTG) with a maximum tip height of 270 metres
- Hardstand area at the base of each turbine

Road and access track network

- Access and egress points to each cluster from public roads
- Operational access tracks and associated infrastructure on private property

Other permanent on-site ancillary infrastructure

- Permanent site operation and maintenance facility
- Potential marine landing and wharf facility
- Meteorological masts

- Electrical reticulation within each cluster to connect the WTGs to an internal substation
- Battery Energy Storage System (BESS)

Temporary construction ancillary facilities

- Construction compounds
- Laydown areas
- Batching plants
- Construction access tracks
- On-site quarrying
- Workers accommodation camp

The Project does not include any proposed transmission infrastructure between the two clusters or to the State network.

It is intended the Project be constructed over several stages.

2.5 Plan for declaration

Pursuant to ss60F(1)(e) and 60F(2)(b) this MPP is to include a:

- Map, or description, indicating the location of the proposed land on which the project is to be situated
- A plan setting out generally the types of infrastructure and the areas within any part of which such infrastructure may be situated

It is noted that if the declaration as a major project, as sought, is made, the declaration by the Minister, must, pursuant to s60Q, include the map and plan as set out above.

For the purposes of both the MPP and the declaration, the:

- Map plan showing the location of the proposed land on which the Project is to be situated (the Project Land) is at Figure 1.
- Location is also described in more detail in Section 3 of this MPP.
- Plan showing the types of infrastructure and the areas within which any part of this infrastructure may be situated is at Figure 2 and Figure 3. This plan indicates the general areas on the Project Land on which the infrastructure is proposed.

The Project is to be located in North East Tasmania and comprised of two clusters of wind turbine generators (WTGs) and associated infrastructure at two sites, Rushy Lagoon and Waterhouse.

The Rushy Lagoon site is situated south of Cape Portland and the existing Musselroe Wind Farm, between Boobyalla Beach and the Great Musselroe River. The southern boundary is approximately 8 km north of Gladstone.

The Waterhouse site is situated in Waterhouse, southwest of Tomahawk, adjacent to Waterhouse Road. It is located to the east of the Waterhouse Conservation Area.

The Project Land comprises the entirety of the involved parcels of land at each site, however the final footprint of the Project is only anticipated to utilise 2-3% of that area.

A summary of the lots that comprise the Project Land are provided in Appendix A.



Figure 1 General location of the Project Land. Base source data theList

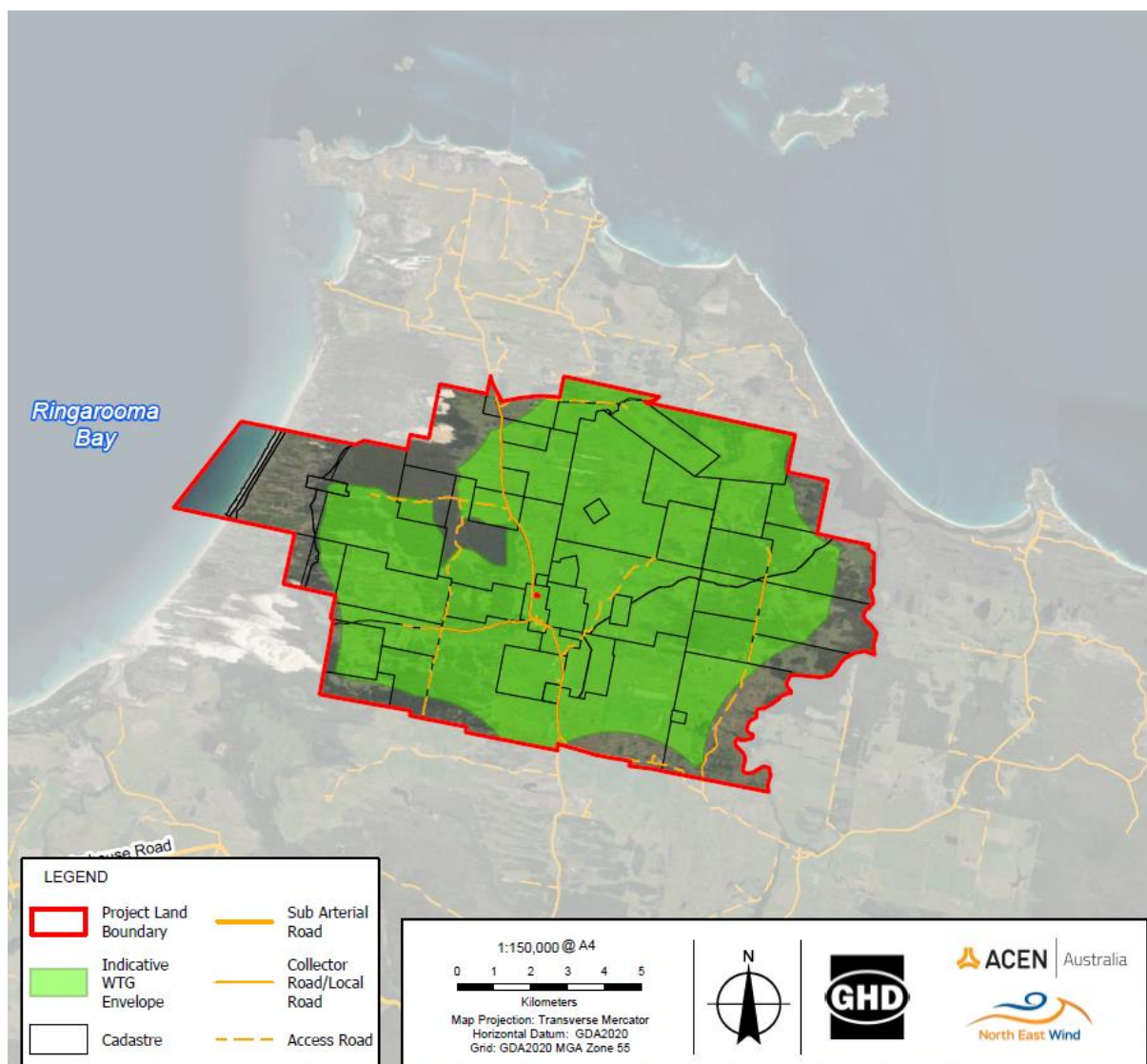


Figure 2 Rushy Lagoon site - the general types and locations of infrastructure within the Project Land. Base source data theList.

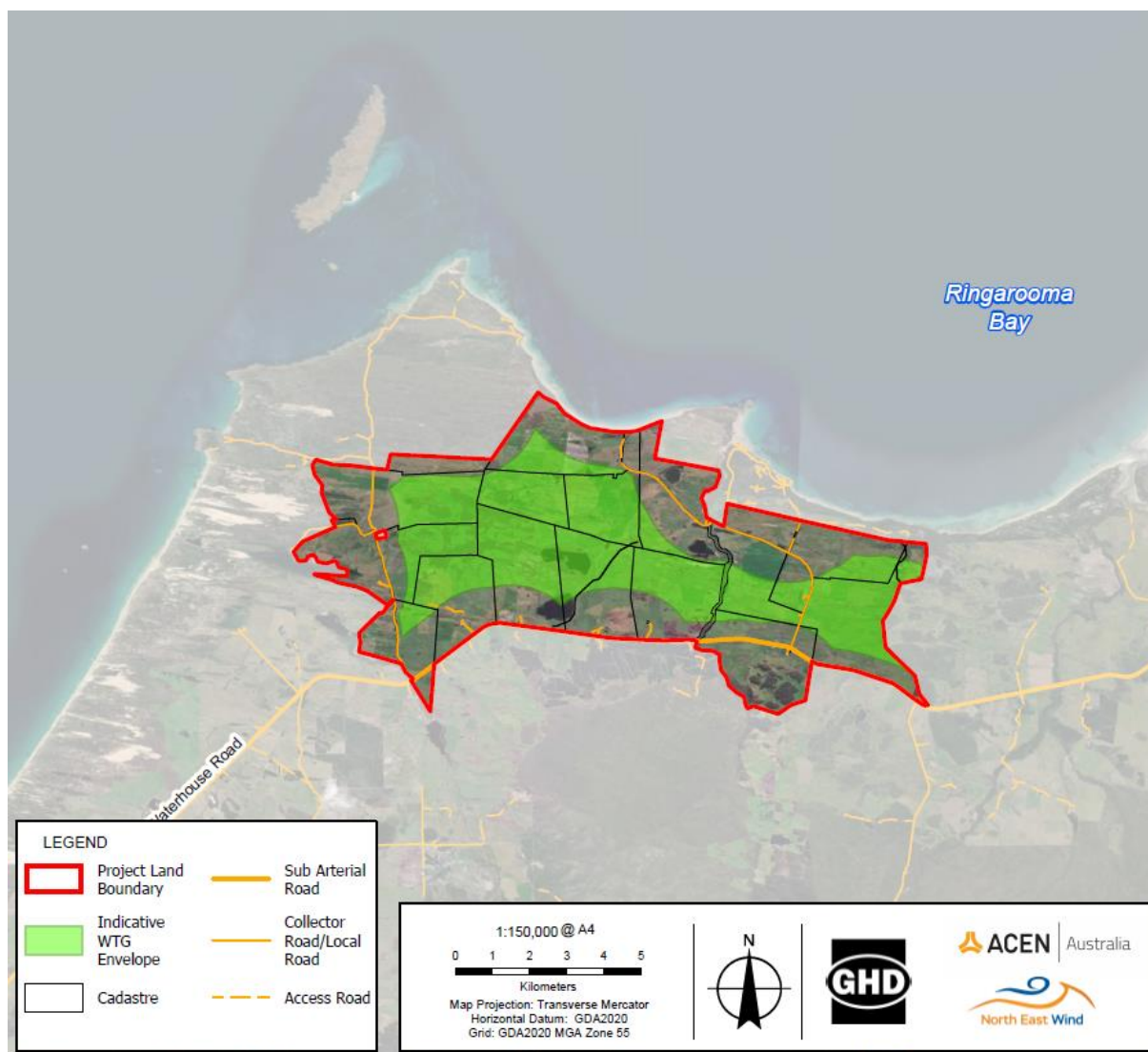


Figure 3 Waterhouse site - the general types and locations of infrastructure within the Project Land. Base source data theList.

3. General description of physical features of the Project Land and vicinity

Table 6 Requirements of s60F(1)(f) of the Act

This section addresses s60F(1)(f) of the Act as listed below	
60F(1)(f)	<p>A general description of the physical features of –</p> <ul style="list-style-type: none">(i) The areas of land on which the project is to be situated; and(ii) The areas of land, in the vicinity of the areas of land on which the project is to be situated, that it is anticipated may be affected by the project;

3.1 Setting

The proposed Rushy Lagoon site is located in the north eastern corner of Tasmania and covers an area of 13,190 ha. It is located south of Cape Portland and the existing Musselroe Wind Farm. The Rushy Lagoon township is a modest collection of residences that are all linked to the local farming operations. The area is dominated by agricultural use and expansive farm settings including several irrigation dams. There is a functioning dairy in the surrounding area adjacent to the site. The Rushy Lagoon site is situated outside and to the east of the Flood Plain Lower Ringarooma River Ramsar Site wetland. The Boobyalla Conservation Area is situated to the west of the site, with a thin strip extending along Boobyalla Beach and traversing a small portion of Project Land in the western portion of the site.

The proposed Waterhouse site is located to the west of the Rushy Lagoon site and covers an area of 7,666 ha. It is situated to the southwest of Tomahawk. The Waterhouse site is predominately expansive farmland featuring irrigation dams. The Waterhouse site is situated outside and to the east of the Waterhouse Conservation Area, which is utilised by locals and tourists for camping and four-wheel driving. The closest aircraft facilities are the Bridport Airstrip and the Barnbougles Dunes Airstrip, located south west of the Waterhouse site and over 15 km and 20 km away from the nearest possible WTG location.

These two Project sites comprise the Project Land. It should be noted that the infrastructure footprint will only utilise 2-3% of the total Project Land. The sections below provide a general description of the Project Land and land in the vicinity of the Project.

The general setting of the Project is shown in Figure 4.

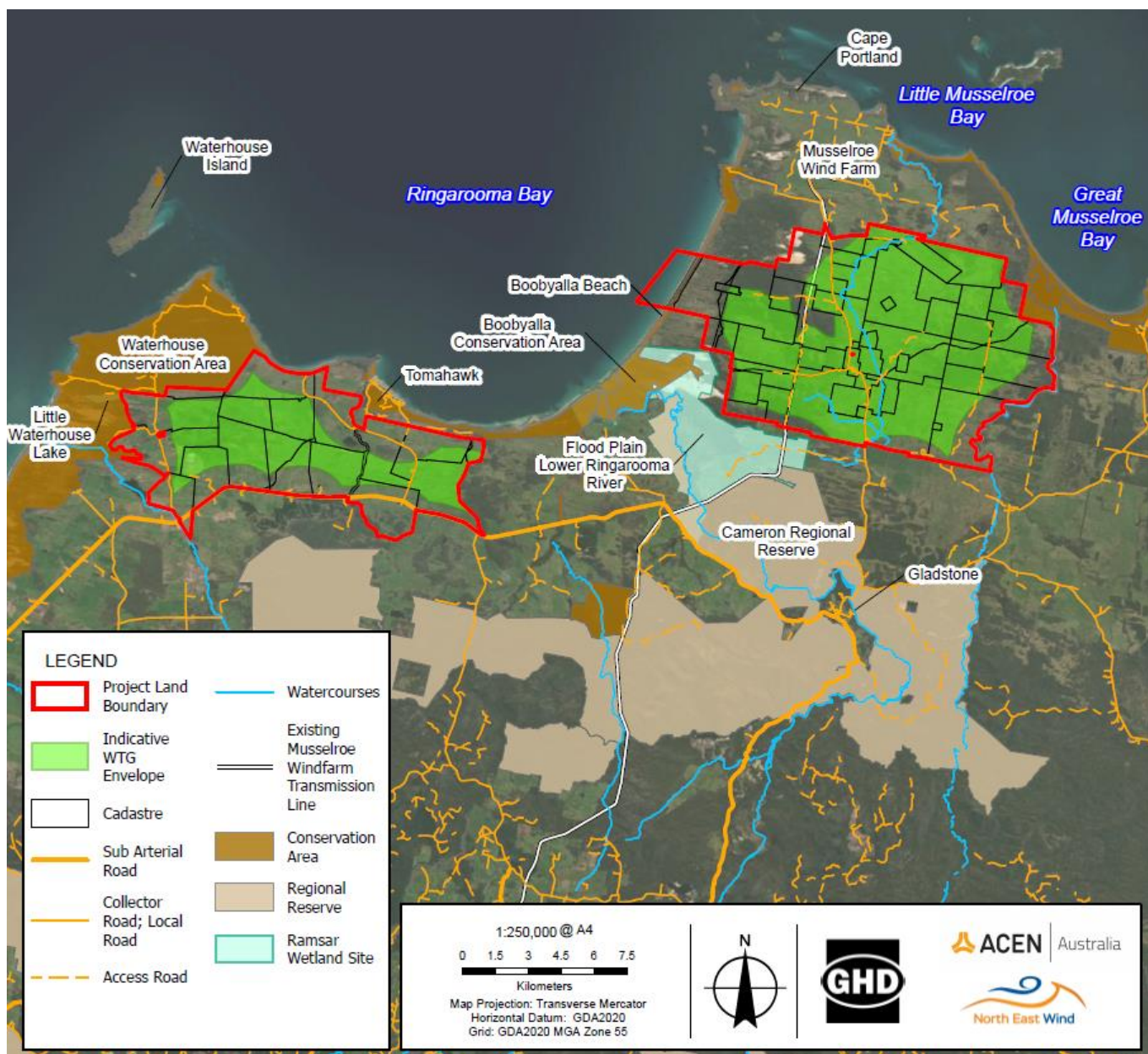


Figure 4 General setting of the Project. Base source data theList.

3.2 General physical environment

3.2.1 Rushy Lagoon site

The Rushy Lagoon site consists of undulating plains and low hills, characterised by agricultural land with low land capability. The western portion of the site borders Boobyalla Beach featuring coastal grass and herbfield, heathland and scrub vegetation communities. To the east of the site is Musselroe Bay and the Musselroe Bay Conservation Area.

To the north west, west, and south west of the site is an area of coastal dunes and beaches bordering Ringarooma Bay. This includes an area of the Project Land which will be investigated for a suitable location for the wharf and associated access infrastructure. This area is predominantly mapped as not mobile in both historic and present dune mobility mapping (theList), and a desktop coastal geomorphology study has been undertaken which has determined that large portions of this area are not mobile.

Within the vicinity of the Rushy Lagoon site is the Flood Plain Lower Ringarooma River Ramsar Wetland to the south west, which includes parts of Cameron Regional Reserve and Boobyalla Conservation Area.

The coastline adjacent to the Rushy Lagoon site includes sloping sandy bottom intertidal landforms.

In terms of hydrology, the Little Musselroe River traverses the middle of the larger area within the site, and the Ringarooma River and Boobyalla River run along the western boundaries. Several other minor creeks also traverse the site, including Bluebell Creek, Cuckoo Creek and Marsh Creek.

3.2.2 Waterhouse site

The Waterhouse site consists of undulating plains and low hills and is characterised by low grade agricultural land. To the west of the Project Land are the coastal dunes and beaches of the Waterhouse Conservation Area, which includes the Little Waterhouse Lake Ramsar Site.

Hydrological features of the site include the Tomahawk River which runs through the eastern portion of the site and traverses approximately one third of the site. Sheepwash Creek traverses the south western corner of the site.

3.3 Ecology

The Project may require clearance of a range of vegetation community types including those listed under the Tasmanian *Nature Conservation Act 2002* (NC Act), flora and fauna listed under the Tasmanian *Threatened Species Protection Act 1995* (TSP Act) and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Field surveys and ecological assessments will be required to identify those species and threatened vegetation communities that could potentially occur within the two sites. The Project will prioritise avoidance as the primary mitigation measure for potential impact, further discussed in Section 4.2. The key surveys and studies that will be undertaken are outlined in Section 6.

The key data considered includes the following sources:

- Threatened Native Vegetation Communities (TNVC) listed in Schedule 3A of the NC Act and mapped in TNVC 2020
- Threatened flora listed in the TSP Act as recorded in the Tasmanian Natural Values Atlas (NVA)
- Threatened fauna listed in the TSP Act as recorded in the NVA including raptor nests and sightings
- Threatened communities, Ramsar wetlands, wetlands of national importance, flora and fauna listed under the EPBC Act as identified in a Protected Matters search

3.3.1 Rushy Lagoon site

3.3.1.1 Vegetation and fauna

Threatened vegetation

The vast majority of the Rushy Lagoon site is cleared agricultural land. Based on TASVEG mapping, approximately 62% of the Project Land at the Rushy Lagoon site is classified as Agricultural Land (TASVEG code FAG). The remainder is comprised of a mosaic of vegetation communities and modified land, including a large amount of *Eucalyptus amygdalina* coastal forest and woodland (DAC) as well as patches of weed infestation (FWU).

There are three threatened vegetation communities listed under Schedule 3A of the NC Act mapped within the Project Land at the Rushy Lagoon site which occupy less than 1% of the area:

- *Melaleuca ericifolia* swamp forest (TASVEG code NME)
- Riparian Scrub (as Eastern riparian scrub [SRE])
- *Allocasuarina littoralis* forest (NAL)

The mapped extent of these threatened vegetation communities represent a very small proportion of the site, and are generally mapped on the edges of the Project Land. As the infrastructure footprint of the Project is likely to be only 2-3% of the area, these communities can generally be avoided through design.

The area in the vicinity of the Rushy Lagoon site includes Wetlands (listed under Schedule 3A of the NC Act; and under the EPBC Act; and as a Ramsar wetland listed under the Ramsar Convention). The Flood Plain Lower Ringarooma River Ramsar Wetland (Ramsar Site 257) is located outside of the Rushy Lagoon site, and the preliminary WTG envelope within the site boundary includes an additional setback from this feature.

Other native vegetation communities may provide potential habitat for State or Commonwealth-listed flora and fauna species.

Threatened flora

The Project may require clearance of flora listed under the TSP Act and/or the EPBC Act.

A field survey and ecological assessment of the proposed wind farm footprint is needed to determine flora species which may be impacted. Impacts can be minimised through micro-siting Project infrastructure to avoid key habitat.

A review of the current NVA databases indicates *Xanthorrhoea* species (grasstree) are likely to be prevalent throughout the site.

Threatened fauna, fauna habitat and birds

Fauna species likely to be present throughout the site include the Tasmanian devil (*Sarcophilus harrisii*), spotted-tailed quolls (*Dasyurus maculatus*), wombats (who often share burrows with other species), the New Holland Mouse, green and gold frog (*Litoria raniformis*), the Eastern dwarf galaxias (*Galaxiella pusilla*) and the Australian fairy tern (*Sternula nereis nereis*). There are numerous records of threatened fauna (State and Federally listed) across the site.

Raptor habitat surveys and long-term bird utilisation surveys have commenced to understand the usage of the site by Wedge-tailed Eagles, White-bellied Sea eagles, and other relevant threatened avifauna.

The presence of fauna habitat on site will influence the infrastructure layout and may trigger detailed and extended surveys of individual species' use of the site.

Within the vicinity of the Rushy Lagoon site, the Flood Plain Lower Ringarooma River Ramsar Site is a foraging area for aquatic avian species due to the large area of shallow water. Several bird species listed under international migratory conservation agreements have been recorded at the site. These include: Cattle Egret, Great Egret, Latham's Snipe, Curlew Sandpiper, Red-necked Stint, Bar-tailed Godwit, Caspian Tern and Greenshank. The Australasian Shoveler, Little Tern, Hooded Plover and Fairy Tern are also known to breed within the Ramsar site.

3.3.1.2 Aquatic habitat

The Rushy Lagoon site is traversed by a number of creeks and watercourses with potential habitat for threatened aquatic fauna such as the green and gold frog and giant freshwater crayfish. These habitats include wetlands, riparian scrub, wet heathland and coastal heathland.

Outside the south western boundary of the Rushy Lagoon site the Flood Plain Lower Ringarooma River Ramsar Wetland supports TNVCs including *Melaleuca ericifolia* swamp forest. The bulk of the wetland area is above the tidal limit and is largely controlled by inflows from the Ringarooma River. The Ramsar site is dominated by scrub and tussock grassland vegetation and includes substantial areas of freshwater marsh habitat in the floodplain.

This Ramsar site was listed in 1982, and the Ecological Character Description notes that dairy farming occurs in parts of the Ramsar site, and landholders have developed management plans for the areas concerned

3.3.1.3 Weeds and pathogens

Records from the NVA note that declared and other weeds (particularly gorse and crack willow) are present on the site.

3.3.2 Waterhouse site

3.3.2.1 Vegetation and fauna

Threatened vegetation

The vast majority of the Waterhouse site is cleared agricultural land. Based on TASVEG mapping, approximately 84% of the Project Land at the Waterhouse site is classified as Agricultural Land (TASVEG code FAG).

The remainder is comprised of native vegetation communities and modified land, including a large amount of *Eucalyptus amygdalina* coastal forest and woodland (DAC) predominately in the west and south of the site.

There are three listed threatened vegetation communities mapped within the Project Land at the Waterhouse site which occupy less than 1% of the area:

- *Melaleuca ericifolia* swamp forest (TASVEG code NME) (listed under Schedule 3A of the NC Act)
- Riparian scrub (as Eastern riparian scrub [SRE]) (listed under Schedule 3A of the NC Act)
- Wetlands (listed under Schedule 3A of the NC Act; and under the EPBC Act)

The mapped extent of these threatened vegetation communities represent a very small proportion of the site and are generally mapped on the edges of the Project Land, in small isolated patches, or along Tomahawk River. As the infrastructure footprint of the Project is likely to be only 2-3% of the area, these communities can generally be avoided.

There is a large amount of *Eucalyptus amygdalina* coastal forest and woodland (DAC) present, predominately in the west and south of the Project site.

The Little Waterhouse Lake Ramsar wetland is located outside the Project site on the western boundary.

Other native vegetation communities may provide potential habitat for State or Commonwealth-listed flora and fauna species.

Threatened flora

The Project may require clearance of flora listed under the TSP Act and the EPBC Act.

A field survey and ecological assessment of the proposed wind farm footprint is needed to determine flora species which may be impacted. Impacts can be minimised through micro-siting Project infrastructure to avoid key habitat.

Xanthorrhoea species (grasstree), *Lasiopetalum* (Velvet bush) species and *Prasophyllum* (Leek orchids) are likely to be prevalent throughout the site.

Threatened fauna, fauna habitat and birds

The terrestrial parts of the Waterhouse site provide habitat for several threatened fauna, including the Eastern barred bandicoot (*Perameles gunnii gunnii*), the Tasmanian devil (*Sarcophilus harrisi*), the spotted-tail quoll (*Dasyurus maculatus*), eastern quolls (*Dasyurus viverrinus*), wombats (who often share burrows with other species) and the New Holland Mouse.

Raptor habitat surveys and long-term bird utilisation surveys have commenced to understand the usage of the site by Wedge-tailed Eagles, White-bellied Sea eagles, and other relevant threatened avifauna. There has been at least one raptor nest sighting (ID 1445) within the Project investigation area, attributed to a White-bellied Sea-Eagle (*Haliaeetus leucogaster*).

Other species recorded on site include the Australasian bittern, black-browed albatross, eastern curlew, fairy tern, hooded plover, little tern, striped marsh frog, Tasmanian Wedge-tailed Eagle (*Aquila audax fleayi*), White-bellied Sea-Eagle (*Haliaeetus leucogaster*), green and gold frog (*Litoria raniformis*), and the Eastern dwarf galaxias (*Galaxiella pusilla*).

3.3.2.2 Aquatic habitat

The Waterhouse site is traversed by a number of creeks and watercourses with potential habitat for threatened aquatic fauna namely the green and gold frog and giant freshwater crayfish. These habitats include wetlands, riparian scrub, wet heathland and coastal heathland.

The Little Waterhouse Lake Ramsar site (Site ID 206) is located outside the Project site on the western boundary, however there are mapped wetlands primarily in the north west region of the Project site.

There are also large natural and constructed dams present within the site that could provide aquatic habitat.

3.3.2.3 Weeds and pathogens

Records from the NVA indicate that declared and other weeds (particularly gorse and crack willow) are present on the site. Spanish heath (*Erica lusitanica*), a *Weed Management Act 1999* priority weed, has been recorded within 500 metres of the site.

3.4 Contamination and geology

3.4.1 Rushy Lagoon site

3.4.1.1 Geology

According to 1:25 000 mapping in LISTmap of the geology of Tasmania, the primary geological classifications within the site include 'dolerite' and 'marine terrace deposits of gravel, sand, clay, shells and organic material'. Small areas of 'fine grained porphyritic granite', 'fresh-water cross bedded quartz sandstone' and 'younger aeolian dune sand, beach sand and gravel' are interspersed through the site.

The coastal zone of the Rushy Lagoon site features a dune system and geology comprised of sand gravel and mud of alluvial, lacustrine and littoral origin.

3.4.1.2 Land contamination

There are two EPA-regulated quarries on the Rushy Lagoon site (Rushy Holdings Six Mile Hill and Rushy Holdings Cinderella Hill). Most of the Project Land is agricultural land and contamination issues are unlikely, however no contaminated land assessments have been undertaken to date.

3.4.1.3 Acid sulfate soils

Based on DPIPWE acid sulfate soil risk mapping (ASS), most of the Rushy Lagoon site is not mapped as an area of risk for ASS occurrence. There is a mapped area in the south western portion of the site that shows a high probability occurrence (>70%) for coastal ASS.

There is an area of low probability inland ASS generation (Bq(p4)) running north south in the centre of the site and some areas adjacent to the high occurrence area in the south west, meaning 6-70% chance of occurrence in this area.

Additionally, there is an area of extremely low occurrence (1-5%) of ASS (Ci(p3)) generation adjacent to the high and low occurrence of coastal ASS in the south western extent of the site.

There is a mapped area of Marine Subaqueous and Intertidal Acid Sulfate Soils (Ab(p3)) with a high probability (>70%) of occurrence adjacent to the north east of the site.

3.4.1.4 Geoconservation sites

Two geoconservation sites are mapped within the Rushy Lagoon site in the Tasmanian Geoconservation Database.

The North East Tasmanian Pleistocene Aeolian System is an 85,000 ha geoconservation feature covering a broad expanse of the northern coastline of north east Tasmania, including most of the Rushy Lagoon site, the Waterhouse site, and the surrounding areas. The infrastructure footprint at the Rushy Lagoon site will represent a small fraction of this feature.

There are also several small isolated patches of Deflation Basins of Eastern Tasmania in Good or Moderate condition within the site boundary.

3.4.2 Waterhouse site

3.4.2.1 Geology

According to 1:25 000 mapping in LISTmap of the geology of Tasmania, the primary geology of the Waterhouse site contains 'marine terrace deposits of gravel, sand, clay, shells and organic material', with some areas mapped as igneous 'coarse-grained porphyritic (K-feldspar) to equigranular biotite, minor muscovite monzogranite'.

3.4.2.2 Land contamination

For the most part the site is cleared agricultural land. It is unlikely that there is any significant land contamination, however no contaminated land assessments have been undertaken to date.

There is an EPA-recorded underground petroleum storage system (Site ID 581), however this site has been permanently decommissioned.

3.4.2.3 Acid sulfate soils

The majority of the Waterhouse site features mapped areas of possible acid sulfate soils (ASS) occurrence of varying probabilities. These are predominately low probability of occurrence of ASS, with some areas mapped as having a high probability present on the north, central and far west of the site, as well as one active ASS site. These are comparatively small areas that can be avoided during the siting of turbines and infrastructure. Testing prior to any works and implementation of an ASS management plan, if required, can mitigate the impacts of these on the future development of the site.

Based on DPIPWE ASS risk mapping, there is a mapped area of the northern extent of site of high probability of occurrence (>70%) of coastal ASS generation (Ai(p3)).

The site predominately features an area of low probability of occurrence (6-70%) of coastal ASS generation (Bi(p4)) running north south in the centre of the site and some areas adjacent to the high occurrence area in the south west.

Additionally, there is an area of extremely low occurrence (1-5%) of ASS (Cj(p3)) generation bordering the areas of low occurrence of coastal ASS in the south eastern and north western extent of the site.

There is a mapped area of Marine Subaqueous and Intertidal Acid Sulfate Soils (Ab(p3)) with a high probability (>70%) of occurrence adjacent to the north of the site footprint.

3.4.2.4 Geoconservation sites

Three geoconservation sites are mapped on the Waterhouse site in the Tasmanian Geoconservation Database.

The North East Tasmanian Pleistocene Aeolian System is an 85,000 ha geoconservation feature covering a broad expanse of the northern coastline of north east Tasmania, including most of the Waterhouse site, the Rushy Lagoon site, and the surrounding areas. The infrastructure footprint at the Waterhouse site will represent a small fraction of this feature.

There are several small isolated patches of Deflation Basins of Eastern Tasmania in Good or Moderate condition within the site boundary.

The Waterhouse Dunefield also occurs to the west of the Waterhouse site. The area of this feature is largely coincident with the boundary Waterhouse Conservation area, however some of the mapped area overlaps the west and north western fringes of the Project Land.

3.5 Heritage

A preliminary desktop heritage report has been undertaken by Cultural Heritage Management Australia (CHMA 2019).

3.5.1 Aboriginal heritage

Preliminary desktop searches of the Aboriginal Heritage Register (AHR) indicate there are known registered sites within and in the vicinity of the Project Land (CHMA 2019). Detailed Aboriginal cultural heritage assessment works will be undertaken, to identify any new unregistered sites, objects or features of value.

Aboriginal cultural heritage will be assessed in consultation with Aboriginal Heritage Tasmania (AHT), as well as Aboriginal representative groups in accordance with the requirements of the *Aboriginal Heritage Act 1975*.

3.5.2 Historic cultural heritage

It is anticipated that there is a low to very low potential for historic cultural heritage sites or features to be present within both the Rushy Lagoon and Waterhouse sites.

There are no registered heritage sites mapped within the Waterhouse site or the Rushy Lagoon site. The Dorset IPS Local Historic Heritage Code lists an archaeologically significant site, which may be on or near the Project Land.

A Historic Cultural Heritage Assessment will be undertaken which will include a desktop assessment and field investigations, if required.

3.5.3 Local heritage management

Any impacts of the development on places of local heritage significance will be managed through the Major Project impact assessment process.

4. Potential Project effects

Table 7 Requirements of ss60F(1)(g), 60F(3) and 60F(1)(h) of the Act

This section addresses the requirements of ss60F(1)(g), 60F(3) and 60F(1)(h) as listed below	
60F(1)(g)	The anticipated effect, if any, on other areas of land that are in the vicinity of the areas of land on which the project is to be situated, of the project or infrastructure associated with the project.
60F(3)	a) The anticipated effect on areas that are within, as well as areas that are outside, the regional area in which the project is to be situated; and b) The anticipated effect on the provision of physical, social and other infrastructure in those other areas.
60F(1)(h)	The key environmental, health, economic, social and heritage effects of the project that the proponent has identified and, if the effects may be detrimental, the measures that the proponent proposes to take to mitigate those effects.

Pursuant to ss60F(1)(g) and 60F(3) of the Act, the broader anticipated effects of the Project on other areas of land that are in the vicinity of the Project, and both within and without the region are discussed below in Section 4.1.

Pursuant to s60F(1)(h) of the Act, the key effects of the Project that have been identified as well as proposed mitigation measures, are discussed in Section 4.2.

4.1 Anticipated effects on other areas of land in the vicinity of the Project, within and outside the regional area

The key industries of employment within the region are agriculture, forestry, fishing and tourism. The north east local government area of Dorset has a population of approximately 6617¹.

A draft Economic Evaluation for the Project has been undertaken by GHD. A more detailed Social and Economic Impact Assessment will be undertaken as part of the Major Project Impact Statement (MPIS).

With an estimated value of \$2.7 billion, the Project is anticipated to provide positive social and economic benefits to the region over the next 25 to 50 years, whilst resulting in a relatively low social and environmental impact.

ACEN Australia will seek to encourage local and state participation through procurement and employment wherever possible to ensure that communities in the vicinity of the Project Land and the broader region receive social and economic benefits.

4.1.1 Economic

Employment

The Project is anticipated to offer significant opportunities for employment in the region, generating up to 400 jobs at peak during construction over four years, with up to 1462 equivalent full-time jobs generated through direct and indirect impacts. The Project is expected to create up to 65 jobs during the operational phase, with up to 304 equivalent full-time jobs created through direct and indirect impacts. ACEN Australia's preference will always be to employ locally where possible. Due to the size of the project and the specialised skills required, it is likely however that skilled workers from outside the region will also be required during the construction period.

To assist in building a long-term, ongoing talent pool of skilled workers, ACEN Australia is already investing in initiatives with the State Government's Energising Tasmania Training Fund to assist in generating a pipeline of skilled apprentices to support Tasmania's growing renewable energy industry.

¹ Dorset Council 2022; Living in Dorset - Dorset Council Tasmania

Supporting businesses

The Project will also contribute to the local, regional, and state economy by utilising businesses for a range of services related to the Project, including the supply of materials and support services such as food and accommodation, security, transport and logistics. The Project is anticipated to generate up to 65 ongoing jobs in maintaining and operating the WTGs and other wind farm infrastructure, with up to \$40.3 million in revenue generated annually over the life of the Project.

Compensation payments

The Project will provide an economic benefit directly to landholders within the Project Land through compensation payments. This represents an opportunity to augment and diversify existing farming operations without negatively impacting existing revenue. Wind farms only require 2-3% of the land to be used for project infrastructure, and agricultural activities can continue in parallel with minimal disruption or impact. For example, the existing Musselroe Wind Farm adjacent to the Rushy Lagoon site demonstrates that renewable energy generation can complement agricultural land use.

Diversifying the region

The increase in employment and economic activity associated with the construction, operation and maintenance of the Project will help to grow and diversify the regional and state economy. The Project is complementary to existing agricultural operations, allowing for the introduction of new jobs to the region without impacting on the existing economy.

Supporting Tasmanian renewable strategies

The Project will provide a significant portion of the new renewable energy needed to reach the Tasmanian Renewable Energy Target. This aligns with and supports the Tasmanian Renewable Energy Action Plan, the development of the actionable ISP project Marinus Link, and the additional supply of electricity required to enable the Tasmanian Renewable Hydrogen Action Plan.

4.1.2 Social

The Project is located in a relatively unpopulated area in order to minimise the potential for social impacts. In addition to the social benefits provided by the increase in employment and the diversification of opportunities in the region, an integrated and sustainable social benefit program will be established to return value to the region over the Project's lifecycle. The program will be governed by three core areas:

1. **Social investment** (or 'Community Benefit Sharing Fund') through grants, sponsorships and donations, and partnerships
2. **Procurement of goods and services** from regional and Indigenous businesses
3. **Regional participation** by regional and Indigenous people through employment, training and education

Our approach to benefit sharing for the Project will be informed by the local needs, priorities and aspirations, and we will be seeking input from community, stakeholders and government on what this looks like as the Project progresses.

ACEN Australia is also committed to employing and buying locally wherever possible. To maximise the local economic benefits to the region, ACEN Australia will establish a database of goods and service providers and will encourage the local community to register their interest. ACEN Australia will also work with local businesses to identify opportunities to be involved in the construction phase of the Project.

Some potential social effects of the Project have been identified relating to traffic, visual amenity, and noise. These are discussed in more detail, as well as proposed mitigation measures, in Section 4.2.

A detailed Social and Economic Impact Assessment will be undertaken as part of the assessment process to better understand and manage these impacts and benefits.

4.2 Key Project effects and mitigation measures

4.2.1 Terrestrial ecology

Existing environment

As outlined in Section 3.3, the terrestrial environment across both sites is predominately cleared agricultural land interspersed with some native vegetation communities and wetlands, with some small patches of non-native vegetation. The patches of native vegetation feature some threatened vegetation communities, threatened flora species and potential habitat for threatened fauna. The aquatic margins also provide habitat for a range of waterbirds. Several weed species, including declared weeds, are prevalent within the broader Project site.

Ecological studies will be carried out to survey vegetation communities and threatened fauna and flora species and their habitats across the Project sites.

Anticipated effects

Based on previous project experience and desktop resources (TASVEG mapping) the potential environmental impacts to terrestrial ecology identified include:

- Clearing of native vegetation for the Project, which may include threatened vegetation communities and habitat for threatened flora and fauna. The actual development footprint will be significantly smaller than the Project site, with infrastructure taking up only 2-3% of the total land. The types of clearance will vary but may include temporary disturbance to the ground layer at laydown areas and where construction vehicles are parked; permanent disturbance to the ground layer where access roads for construction and maintenance access is required; permanent removal of groundcover at each structure to allow construction of structure footings and hardstands; and permanent clearing of the canopy and shrub layer surrounding each structure. Further ecological assessments and detailed design will determine whether any direct impacts to any of the following mapped native vegetation communities are likely:
 - *Melaleuca ericifolia* swamp forest (TASVEG code NME) (listed under Schedule 3A of the NC Act)
 - Riparian Scrub (listed under Schedule 3A of the NC Act)
 - Wetlands (listed under Schedule 3A of the NC Act; and under the EPBC Act)
 - *Allocasuarina littoralis* forest (listed under Schedule 3A of the NC Act)
- Threatened flora and fauna (non-avifauna) - the Project may have a direct impact for any required clearance of habitat areas for a range of flora and fauna listed under the TSP Act and the Commonwealth EPBC Act.
- Avifauna – the proposed works have the potential for direct and indirect impacts. The development footprint and turbine structures could alter available habitat and result in collision for avifauna, and both the construction and operational phases have the potential for indirect impacts including noise and increased disturbance. This is particularly relevant for the Tasmanian Wedge-tailed Eagle, the White-bellied Sea-Eagle and shorebirds.
- Weeds and pathogens – potential for introduction or spread of declared and other weeds and pathogens during construction and maintenance activities.

Ecological studies will be undertaken to understand full records and presence of the ecological values of the Project Site, and the management and mitigation strategies recommended for implementation.

Avoidance, mitigation and management

The following mitigation measures will be considered for implementation:

- Detailed Project design informed by ecological surveys to avoid and minimise impacts on threatened ecological communities, threatened species, and their habitat.
- Disturbance of listed threatened plants may require site-specific consideration during layout design.
- Individual threatened species surveys to understand critical habitat and inform WTG placement.
- Automated bird detection and turbine curtailment solution to reduce bird collision risk.

- Spread of diseases and weeds will be managed through the development of a Construction Environmental Management Plan (CEMP).

4.2.2 Aquatic ecology

Existing environment

The key aquatic features differ between Rushy Lagoon and Waterhouse sites. The Rushy Lagoon site encompasses a marine and coastal area, and these potential effects are described further in Section 4.2.3.

The Project sites are traversed by a number of creeks and watercourses with potential habitat for threatened aquatic fauna, i.e. Green and gold frog and Giant freshwater crayfish. These species occur in streams containing snags, pools and undercut banks, and with native vegetation along the banks.

The Flood Plain Lower Ringarooma River Ramsar Site is located in the vicinity of the Rushy Lagoon site to the south west of the Project Land. The bulk of the wetland area is above the tidal limit and is largely controlled by inflows from the Ringarooma River. The Ramsar site is dominated by scrub and tussock grassland vegetation and includes substantial areas of freshwater marsh habitat in the flood plain. The varieties of habitats support the following vegetation communities: Saltmarsh, Coastal grass and herbfield, Lowland Sedgy heathland, Wet heathland, Coastal heathland, Coastal scrub, *Allocasuarina verticillata* forest and Eucalyptus coastal forest.

Anticipated effects

Loss of healthy stream habitat is likely to be the key potential impact for threatened fauna (i.e. green and gold frog and giant freshwater crayfish) from the Project.

The following are some other key potential effects to the aquatic ecological environment that may need to be considered as part of the MPIS:

- Direct loss of habitat – clearance of some small tracts of marginal quality wetland and drainage line habitat. The species (i.e. frogs and burrowing crayfish) that may be affected by this habitat loss are mobile and therefore capable of relocating from any disturbances, noting that this would also occur naturally due to the ephemeral nature of the habitat.
- Flow alterations - potential alteration of existing drainage patterns around wetlands, creeks, and drainage lines, which could impact aquatic flora and fauna of the Project site through changes to hydrology.
- Impacts to water quality - construction activities on the Project site have the potential to impact water quality and aquatic flora and fauna.
- Aquatic weed invasion – construction activities may increase the risk of the spread or introduction of aquatic weeds.

Avoidance, mitigation and management

Risks and potential impacts to aquatic ecology will be primarily mitigated by infrastructure design informed by ecological surveys of potential habitat, minimising clearance of high quality habitat for these species, and implementation of management measures during construction (e.g. minimising sedimentation into waterways). This approach will continue through the detailed design phase and the final layout and site monitoring. The following mitigation measures will be considered for implementation:

- The primary mitigation measure will be avoidance of aquatic ecology habitat and values, informed through environmental assessments. To minimise the amount of habitat lost during the construction of the Project, localised adjustments (micro-siting) would be used to avoid key freshwater habitat, where practicable.
- Management and mitigation of sediment and erosion control in and around waterbodies in line with a CEMP.
- The spread of aquatic weeds will be managed through the development of a CEMP.

4.2.3 Marine and coastal environment

Existing environment

The Project Land is situated in the North East coastal environment of Tasmania, with the proposed wharf traversing the coastal fringe of the Rushy Lagoon site. The existing environment mapped in the TASVEG LIST layer primarily features areas of coastal scrub, wet heathland in addition to wetlands (saline aquatic herbland) and dune systems. These vegetation types support a range of terrestrial flora and fauna as discussed in Section 4.2.1 and marine ecological values.

A small portion of the Rushy Lagoon site in the west consists of coastal dunes and beaches. This area has been identified for the siting of a possible wharf and associated infrastructure. The area is mostly vegetated and predominantly mapped as not mobile in both historic and present dune mobility mapping (theLIST). A desktop coastal geomorphology study undertaken by a suitably qualified maritime and coastal engineer has indicated that large portions of this area are not mobile.

As part of the determining wharf design and location, a marine ecological assessment will be undertaken to understand the ecological values of the marine and coastal zone of the Project site. This will inform the potential effects, management and mitigation strategies recommended for implementation. This will include the general offshore area and coastal zone of the Rushy Lagoon site Boobyalla Beach.

Anticipated effects

In addition to the marine impacts outlined in other sections (terrestrial and aquatic ecology, sediment disturbance, ASS and water quality), with respect to the Rushy Lagoon site wharf the proposed works also have the potential to impact upon the dune system, marine and coastal processes. The proposed wharf is orientated north west facing off Boobyalla Beach at Rushy Lagoon.

There is a potential for hydrological changes as a result of this Project component. The Rushy Lagoon site encompasses a marine and coastal area, the area and potential effects are described below.

The potential impacts include but are not limited to:

- Water quality: spills and leaks from construction machinery
- Marine noise generation: marine works pose a risk to several sensitive receivers through excessive noise generation
- Direct habitat disturbance
- Spread or introduction of marine pests
- Marine mammal vessel strike
- Impacts to the dune system and coastal processes that involve natural movement of sand due to transport of heavy infrastructure from the wharf via a track to the project site
- Impacts to coastal species (i.e. nests) due to transport of heavy infrastructure from the wharf via a track to the project site

Avoidance, mitigation and management

Impacts to these sites are likely and further investigation is required to quantify the marine environment and tidal flows, degree of impacts and identify possible mitigation measures. The following mitigations will be considered as required:

- Mitigation of sedimentation will be addressed in the design of the wharf structures.
- Erosion control measures would be incorporated within the CEMP, ensuring material selection and construction methodology minimises the potential for sedimentation and erosion within the coastal and marine environment.
- Management and mitigation of chemical and fuel spills in and around waterbodies.
- With the speed of delivery barges, the risk of collision with marine mammals is deemed to be very low. However, adaptive management measures will be implemented if required.

- Detailed design that is focused on avoidance to mitigate impacts to dune system and coastal processes and coastal species due to transport of heavy infrastructure from the wharf via a track to the project site.
- Design and siting of coastal infrastructure will avoid development on actively mobile dune sections. An initial Coastal Geomorphology Assessment has been undertaken to assess these landforms and potential effects.

The final location and design of the wharf infrastructure will be informed by an assessment of potential impacts to the marine and coastal environment around Boobyalla Beach, including a marine survey and marine hydrodynamics assessment. The primary approach to mitigation measure will be avoidance of these values through project design wherever practicable.

Hydrodynamics modelling will also inform wharf design, and the final design of the wharf will ensure it will not significantly impact on the marine environment, including sensitive marine receptors, such as any seagrass communities and foraging habitat areas for shorebird species.

4.2.4 Air quality and emissions

Existing environment

Given the remoteness of the Rushy Lagoon and Waterhouse sites, with predominately agricultural land use and a lack of significant industry in the immediate area, baseline air quality at the Project site is considered to be high and will be investigated further as part of the MPIS.

Anticipated effects

The key emission sources of the Project are likely to be in the construction phase, and include dust, engine emissions and odour emissions.

During construction, potential sources of air emissions may include:

- Dust from construction of the Project including excavation work, stockpiles, vehicle movements and the concrete batch plant.
- Engine exhaust from construction equipment, vehicles and generators.

Potential receptors affected by air emissions include site workers, nearby residents and land users, and local flora and fauna. The area comprising the Project Land and surrounds has relatively few residences and is mostly used for agriculture.

Avoidance, mitigation and management

Potential air quality issues will be managed through development of a CEMP and in accordance with the Tasmanian *Environmental Protection Policy (Air Quality) 2004* (EPP).

The MPIS will consider the potential air quality issues in more detail and proposed mitigation and management controls to address these to be included as part of a CEMP. The following mitigation measures will be considered:

- Dust - stockpiled materials would be sprayed or covered, unsealed roads will be sprayed, haul loads of dust generating materials would be covered if found to be problematic.
- Cleared areas will be rehabilitated during the construction phase to minimise exposed bare ground.
- Engine emissions - emission levels to be taken into account during selection of machinery and scheduled maintenance of all vehicles, earth moving equipment and other combustion engines would be undertaken to maintain efficiency and emission levels.
- Odour emissions - waste management associated with odour emissions.

4.2.5 Geoconservation

Existing environment

There are three geoconservation sites within the Project Land at the Rushy Lagoon and Waterhouse sites:

- Deflation Basins of Eastern Tasmania in Good and Moderate Condition

- North East Tasmania Pleistocene Aeolian System
- Waterhouse Dunefield

The Waterhouse Dunefield is directly adjacent to the west of the Waterhouse site, with the peripheries of the geoconservation site on the fringe of the Project Land. This is likely to be outside the infrastructure footprint.

Anticipated effects

The key potential effects on geoconservation features include:

- Disturbance of the sites to the surface; this disturbance would occur through the construction of roads, WTGs, and other infrastructure
- Alterations to drainage patterns

Avoidance mitigation and management

Key potential management and mitigation measures may include:

- Micro-siting Project infrastructure and turbines to avoid geoconservation sites where practicable. The primary mitigation measure for implementation will be prioritising avoidance of these values and that the project design will be informed through the environmental assessments to avoid impacts wherever practicable.
- A CEMP will be prepared for the Project detailing mitigation measures to minimise direct and indirect disturbance to drainage patterns i.e. sediment and erosion controls, where practicable.

4.2.6 Acid sulfate soils

Existing environment

The low-lying coastal margins of northern Tasmania are a known risk area for acid sulfate soils (ASS). Desktop assessment of DPIPWE mapping notes potential occurrence of ASS across the Rushy Lagoon and Waterhouse sites. Based on DPIPWE's ASS, the Project site footprint occurs in areas of low probability of acid sulfate soil (ASS) generation, meaning 6-70% chance of ASS occurrence in these areas, whilst an area of the Project site occurs within areas of high ASS probability, with a greater than 70% chance of ASS occurring. These areas are predominately coastal ASS and some areas of inland ASS.

There are also records of ASS sites within the Project site as described in Section 3.4.

Anticipated effects

Construction works have the potential to disturb areas of ASS, resulting in oxidisation and potential generation of acid. Acid drainage or acid waters generated within the aquatic environment could have a significant impact on water quality and the environment more broadly. The extent to which construction activities could disturb any ASS on site is dependent on the construction techniques adopted.

Avoidance, mitigation and management

Further investigation will be undertaken as required to characterise the ASS risk across the Project site. This will inform detailed design, and management of any impacts to ASS through a CEMP and an Acid Sulfate Soils Management Plan (ASSMP) as required.

4.2.7 Surface water quality

Existing environment

The Project Land comprises a range of hydrological features, including a major perennial stream/minor river; the Tomahawk River, a major stream, Sheepwash Creek, the Little Mussleroe River, Ringarooma River and Boobyalla River. Several other minor creeks also traverse the Project Land, including Bluebell Creek, Cuckoo Creek and Marsh Creek.

Anticipated effects

Potential effects on surface water quality are predominantly related to the construction phase of the project and include:

- Wastewater discharges
- Stormwater run-off from site
- Hazardous material spills (fuel and chemical)
- Sedimentation and erosion

Potential impacts to receiving waters during the operational phase of the project are minor and limited to wastewater from a small on-site system, stormwater run-off from roads and hard paved areas and minor risk of leaks/spills from materials stored on-site or vehicles/equipment.

Avoidance, mitigation and management

The primary mitigation measures to be adopted by the Project to reduce the potential for impacts on surface water quality are avoidance and the careful selection of infrastructure layout. This approach will continue through the detailed design phase.

A Construction Environmental Management Plan (CEMP) will be developed to manage any risks to surface water quality through detailed sediment and erosion control measures.

4.2.8 Groundwater quality

Existing environment

An assessment of the groundwater environment of the Project site will be undertaken for the Project and includes a desktop conceptual groundwater investigation. The investigation will utilise available geological and hydrological data for the Project site, including DPIPWE groundwater database searches, technical reports available online from Mineral Resources Tasmania (MRT) and DPIPWE, surface geological maps, surface water feature mapping, information from groundwater bores (used for farming water supply) and water level measurements taken during geotechnical assessments. This assessment will characterise the existing environment.

Anticipated effects

It is expected there would be minimal interaction with groundwater systems present in the Project site, however the full extent of potential effects will be investigated as part of the supporting assessment and may consider the potential for acid sulfate soils to be disturbed during construction, and risk of spills of any environmentally hazardous materials leaching into the groundwater.

Avoidance, mitigation and management

The Project should be consistent with the objectives and requirements of relevant water management policies and legislation, including the *Water Management Act 1999* and *State Policy on Water Quality Management 1997* (Water Quality Policy).

The groundwater assessment will advise the appropriate mitigation and management measures and controls suitable to the Project and groundwater environment and inform any required mitigation or management measures.

4.2.9 Noise emissions

Existing environment

The isolated nature of the Project Land and the low activity levels in the surrounding areas, results in low background anthropogenic noise levels. The area comprising the Project Land and surrounds has relatively few residences and is mostly used for agriculture.

There is a set of key legislation, policy and guidelines for noise management in Tasmania inclusive of:

- EMPC Act
- *Environmental Management and Pollution Control (Miscellaneous Noise) Regulations 2014* (EMPC Regulations)
- *Environment Protection Policy (Noise) 2009*
- Tasmanian EPA Noise Measurement Procedures Manual (NMPM), dated July 2008
- New Zealand Standard 6808:2010 Acoustics – Wind farm noise (NZS6808:2010)

The *Environment Protection Policy (Noise) 2009* sets out a strategic framework for noise management in Tasmania focusing on protection of human health, both within the community and for individuals' health and wellbeing. In addition to protecting community and individuals (including site workers) from noise impacts, the project also aims to minimise noise impacts to wildlife.

Anticipated effects

A noise assessment will be undertaken to characterise the noise emissions and potential impacts during the construction and operational phases, including mitigation and management measures.

During construction of the Project, a large array of vehicles and machinery will be utilised at the Project Land, including cranes, excavators and trucks. Use of this equipment has the potential to impact on the amenity of sensitive receptors in the vicinity of the Project. The construction phase of the Project will require a large amount of equipment and construction material to be delivered to the Project site from a variety of locations. Truck movements to the Project site will occur on a regular basis throughout the construction phase in addition to activity of marine equipment, including barge transport of construction materials

During operation, the level of noise generated by the WTGs will be dependent on the model, length of blades and height. Operational noise from the Project has the potential to impact on the nearby sensitive receptors i.e., residences. Additionally, the Project may facilitate a change in road usage during operation which could result in a change in overall traffic flow and composition in the area.

Avoidance, mitigation and management

Preliminary exclusion zones have been established in early conceptual design to minimise impacts on sensitive receptors. This includes a 2 km exclusion zone around non-participating dwellings. To mitigate and manage the noise effects on nearby sensitive receptors, the following measures will be considered as part of the MPIS.

During the construction phase of the Project:

- A CEMP will be developed containing noise management mitigation measures and controls
- A complaints register would be established for noise complaints
- Construction equipment selected to minimise noise emissions and routine maintenance on the machinery and equipment would be undertaken
- Machinery generators and process equipment will be managed in line with the CEMP to maintain acceptable noise emissions
- Loud noise generating construction activities, i.e. blasting and piling, would be restricted to daylight hours with other construction activities occurring at night

During the operational phase, the following will be considered:

- Location and design of WTGs will ensure that operational noise from the Project is in accordance with the *Environmental Management and Pollution Control (Noise) Regulations 2016* under the *Environmental Management and Pollution Control Act 1994* (EMPCA).
- Exclusion zones will ensure no WTG is within 2km of a non-participating dwelling.
- Prior to construction and operation of any WTGs, an appropriately qualified third-party acoustic consultant would undertake modelling of the final WTG layout. The results would be submitted to the EPA as part of the design report.
- To ensure that actual WTG noise is consistent with the assessments made in the design report and the Major Projects Impact Statement, background monitoring and tonality testing would be undertaken during Project operation by an appropriately qualified third-party acoustic consultant at the closest sensitive receiver.

- A complaints register would be established for noise complaints with a process for investigating complaints and implementing mitigation measures.

4.2.10 Traffic

Existing environment

The existing road network includes an arterial road to the south of the Rushy Lagoon and Waterhouse sites. Cape Portland Road, a Council unsealed road traverses the Rushy Lagoon site, and connects to North Ansons Road to the south of the Rushy Lagoon site. North Ansons Road is a sealed State road.

Waterhouse Road is the sub-arterial road that runs between the two sites. This is a sealed Category 5 State road under the State Roads Hierarchy, managed under the authority of State Growth. Tomahawk Road runs through the Waterhouse site, and is a sealed Council managed collector road.

Anticipated effects

A Traffic Impact Assessment (TIA) will be undertaken to provide an assessment of the existing environment and traffic conditions and potential changes and increases in traffic movements during construction and operation, including the transport route, current traffic volumes, and nature of the traffic associated with the Project.

The Project Land will be accessed by a range of vehicle types, including articulated and heavy rigid trucks, throughout the construction and operational phases of the development. The majority of vehicle movements on the relevant road network associated with the Project will occur during the construction phase. The key traffic generated from the Project during the construction phase will likely include light vehicle trips and heavy vehicle trips.

An increased volume of traffic is expected to occur during the construction period. As the Project infrastructure is substantial in size, delivery of the turbines to site during construction may cause disruption to local traffic. Construction of a wharf facility at the Rushy Lagoon site to allow large turbine components to be barged to the Project instead of delivered via the broader road network. However, the public road network will still be used to transport these components from Rushy Lagoon to the Waterhouse site.

Once the Project is operational, very little traffic impact is expected as fewer workers are required for operation of the Project than construction.

In order to service the Project, a network of roads will be established across the Project Land for construction and operational use. This will involve both the upgrade of existing tracks and the construction of new roads. Roads will be of a width and grade suitable for accommodating large semi-trailers and oversized construction machinery.

Avoidance, mitigation and management

The following mitigation and management measures will be considered:

- Construction of a wharf facility at the Rushy Lagoon site to allow large turbine components to be barged to the Project instead of delivered via the broader road network
- Temporary construction storage
- Road safety induction for truck drivers associated with the Project
- Traffic Management plans
- The TIA may identify upgrades required for roads to accommodate the potential effects as a result of the Project

4.2.11 Visual effects and visibility

Existing environment

The landscape around the Rushy Lagoon and Waterhouse sites is predominately a mixture of natural and agricultural landscapes. Natural landscapes include some modifications associated with agricultural land uses.

Vegetation comprises predominantly pasture and coastal heathland with clearings for pasture, and a mosaic of vegetation communities throughout the two sites. Another key characteristic of the landscape is the existing WTGs of the Musselroe Wind Farm to the north east of the Rushy Lagoon site.

Anticipated effects

The key visual impact will be the visibility of WTGs from a range of vantage points around the area. The WTGs developed on the Project Land will be up to 270 m in height to the tip of their blades, and will be visible from some areas of land in the vicinity of the Project.

However, the remote location of the Project, along with the dominant feature of existing WTGs, is a key consideration in the selection of the Project Land to limit the anticipated visual impact of WTGs.

Visual impacts from the Project may include shadow flicker.

Avoidance, mitigation and management

Viewshed modelling and photomontages will be prepared to demonstrate the potential visibility of the proposed WTGs from the surrounding areas and inform Project design and WTG layouts.

The modelling will be assessed against the Draft National Wind Farm Development Guidelines' approach to landscape assessment. The area's landscape will be assessed in terms of scenic quality, and given its natural landscape character, any key landmarks and proximity to a scenic protection area.

A Visual Impact Assessment (VIA) will be undertaken using the results of photomontages for each view location, which will then be assessed against the criteria of form, line, colour and texture, scale, spatial character and visitor expectations. Such an assessment will consider how visually consistent the proposal is with the existing visual environment (contrast), the degree to which the surrounding view provides a visual framework for the development (integration), and the scale of the development in the context of the view (visual quantity). An assessment matrix will outline in a visual impact analysis report the result for each of the test positions and will draw an overall ranking of visual quantity of the Proposal.

Modelling may also include an assessment of shadow flicker if required.

The proposed wind farm sites will be seen from certain vantage points that will be grouped into Visual Catchment Zones (VCZ), providing an assessment framework that is useful in understanding likely effects in similar viewing contexts. Regard is to be given to the type of user values from each location, the distance and context between the viewer and proposed wind farm sites and how the quantitative, qualitative and visual effects provide for the potential visual impact.

The following key measures have been identified to avoid and mitigate visual impacts:

- The WTG envelope will ensure that no WTG is within 2km of a non-participating dwelling
- WTG colours may be chosen to blend with the landscape setting (e.g. cloudy skyline)
- WTG blades would be treated with low reflectivity treatment to avoid blade glint
- Roads, quarries and other ancillary infrastructure would avoid ridgelines and prominent locations if possible
- Areas around the WTG bases (and other construction sites) would be rehabilitated

4.2.12 Electromagnetic fields

Existing environment

Electromagnetic Fields (EMFs) are a physical field produced by electricity or electrically charged objects. These occur both in the natural environment (i.e. discharges during thunderstorms or the earth's magnetic field) and by man-made objects. Current sources of electromagnetic fields (EMF) on the site are:

- Household items such as televisions, microwave ovens, computers, wi-fi (associated with the existing dwellings)
- Existing electrical wiring in the residences

- Existing overhead distribution lines
- Existing 110kV overhead transmission line (Musselroe Wind Farm transmission line)

Anticipated effects

EMFs generated by WTGs and electrical infrastructure have the potential to:

- Impact telecommunication services
- Impact on non-associated electrical infrastructure (overhead/underground and collection circuits)

Avoidance, mitigation and management

Mitigation measures that reduce the impact of EMF interference include:

- The nature of electrical cabling between wind turbines (underground or above ground)
- Strategic location of infrastructure

To monitor impacts to local digital television signals, a baseline pre-construction survey would initially be undertaken, followed by a post-commissioning survey. Mitigation measures would be developed and implemented where signals are affected by Project operation, such as high-performance antennas and signal amplifiers for affected households.

4.2.13 Aboriginal heritage

Existing environment

Preliminary desktop searches of the Aboriginal Heritage Register (AHR) indicate there are known registered sites within, and in the vicinity of, the Project Land (CHMA 2019). Detailed Aboriginal cultural heritage assessment works will be undertaken to identify any new unregistered sites, objects or features of value.

Anticipated effects

The main potential for disturbance of Aboriginal artefacts would be during earthworks for roads, WTG foundation construction, and other building construction, along with trenching for electrical cabling and quarrying for gravel and aggregate.

Avoidance mitigation and management

Aboriginal cultural heritage for North East Wind will be assessed in consultation with Aboriginal Heritage Tasmania (AHT), as well as Aboriginal representative groups in accordance with the requirements of the *Aboriginal Heritage Act 1975*.

Identified Aboriginal heritage sites and items will be protected either by being excluded from the project footprint altogether, or through protection management activities as approved by AHT and Aboriginal representative groups, and in accordance with standards and requirements of its *Aboriginal Heritage Standards and Procedures*.

4.2.14 Historic cultural heritage

Existing environment

There are no identified European Cultural Heritage Features on the project site, there are no sites listed on the Tasmanian Heritage Register. A European Heritage Assessment will be undertaken to assess the full extent of heritage values across the Project site.

Anticipated effects

There is a very low potential for undetected historic heritage sites to occur within the Project Land, and such sites could be disturbed during construction.

Avoidance mitigation and management

An Unanticipated Discovery Plan (UDP) will be included in the CEMP. During the course of the proposed works, if previously undetected heritage sites or objects are located, the processes outlined in the UDP will be followed.

5. Current and proposed surveys and studies

Table 8 Requirements of 60F(1)i) of the Act

This section addresses the requirements of s60F(1)(i) of the Act as listed below	
60F(1)(i)	<i>The surveys, and studies, proposed or being undertaken in respect of the project</i>

Table 9 Current and proposed surveys and studies.

	Proposed Work to be completed	Timing of Work
Geoconservation	1. Initial desktop assessment.	Major Project Impact Statement Stage Infrastructure micro-siting stage
Fauna (non-Avian)	1. Initial desktop assessment. 2. A fauna habitat assessment will be undertaken across the Project Site. The recommendations of this assessment will be inputs to the initial infrastructure layout to ensure habitat (especially threatened species habitat) is avoided. The recommendations will also be relevant during the infrastructure micro-siting stage.	Major Project Impact Statement Stage Infrastructure micro-siting stage
Avifauna	1. Initial desktop assessment. 2. Bird Utilisation Surveys (BUS) and eagle nest surveys have commenced to allow for at least 2 years' worth of BUS data to understand bird use of the site. Species of particular concern are migratory shorebirds, resident shorebirds and eagles.	Current, and continuing through the Major Project Impact Statement Stage.
Aquatic Fauna	1. Initial desktop assessment. 2. An aquatic fauna assessment will be undertaken across the Project Site. The recommendations of this assessment will be inputs to the initial infrastructure layout to ensure aquatic habitat (especially threatened species habitat) is avoided and buffered appropriately. The recommendations will also be relevant during the infrastructure micro-siting stage.	Major Project Impact Statement Stage Infrastructure micro-siting stage
Vegetation Communities and Threatened Flora Species	1. Initial desktop assessment. 2. Vegetation communities will be surveyed and mapped across the Project Site and specific surveys for threatened flora species will be carried out. The recommendations of these assessments will be inputs to the initial infrastructure layout to ensure habitat (especially listed vegetation communities) and threatened species are avoided. The recommendations will also be relevant	Major Project Impact Statement Stage Infrastructure micro-siting stage

	Proposed Work to be completed	Timing of Work
	during the infrastructure micro-siting stage.	
Marine and Coastal	<ol style="list-style-type: none"> 1. A desktop review of historic and current dune mobility mapping (theLIST) and a coastal geomorphology study has been undertaken to assess whether the dune system on Boobyalla Beach is actively mobile. This assessment has found that infrastructure can be sited on areas not considered to be actively mobile. 2. An assessment of potential impacts to the marine and coastal environment around Boobyalla Beach will be undertaken, including a marine survey and marine hydrodynamics assessment and further geomorphology studies if required. 	<p>Preliminary stage</p> <p>Major Project Impact Statement Stage</p> <p>Infrastructure micro-siting stage</p>
Surface Water Quality	<p>The key legislation and guidelines of relevance to surface water management in Tasmania will be considered, specifically if any protected environmental values as defined by the State Policy on Water Quality Management 1997 occur in the Project Site. Drainage of waterbodies to any marine environment will also be considered for ephemeral waterbodies such as creeks, pools, ponds and the Ramsar Wetlands and permanent waterbodies.</p> <p>Infrastructure siting will be undertaken to ensure that surface water values are not impacted either by construction activities or by operational activities.</p>	<p>Major Project Impact Statement Stage</p> <p>Infrastructure micro-siting stage</p>
Acid Sulfate Soils (ASS)	<p>There is no State legislation specifically for ASS and its management. However, Acts within the suite of RMPS legislation relevant to the Project require ASS to be considered given that the disturbance of ASS has the potential to cause environmental harm through the release of acidified water.</p> <ol style="list-style-type: none"> 1. Initial desktop assessment. 2. An Acid Sulfate Soils Assessment will be carried out. The recommendations of the assessment will be inputs to the initial infrastructure layout to ensure ASS are avoided. The recommendations will also be relevant during the infrastructure micro-siting stage. 	<p>Major Project Impact Statement Stage</p> <p>Infrastructure micro-siting stage</p>
Groundwater	<ol style="list-style-type: none"> 1. Initial desktop assessment. 2. A detailed hydrogeological study of the site groundwater system will be undertaken during the geotechnical investigation phase of the Project, prior to construction commencing. The outcomes of the study will be used to inform the management of any potential groundwater impacts from the Project, including dewatering activities. 	<p>Major Project Impact Statement Stage</p> <p>Geotechnical Investigation Phase (Pre-construction)</p>

	Proposed Work to be completed	Timing of Work
Air Quality and Emissions	Consideration of the potential impacts from the construction and operational phase of the project will be made regarding the <i>Tasmanian Environmental Protection Policy (Air Quality) 2004</i> (EPP) framework pursuant to the provisions of EMPCA.	Major Project Impact Statement Stage
Electromagnetic Fields (EMFs) and Communications Study	An evaluation of potential EMFs from the Project will be undertaken and a Communications Interference Study will be carried out, with mitigation measures proposed for any impacts identified. Should impacts be identified, micro-siting of some infrastructure may be appropriate.	Major Project Impact Statement Stage Infrastructure micro-siting stage
Fire Management	The Project will be required to comply with the <i>Fire Service Act 1979</i> and the <i>Workplace Health and Safety Act 2012</i> , specifically addressing potential fire risks from the Project and management of fire originating both inside and outside the Project Site. Any buildings that form part of the Project are required to comply with the relevant fire-related conditions of building codes for the region. Specialist advice will be obtained from a suitably qualified person.	Major Project Impact Statement Stage Building Approval Stage
Cultural Heritage	1. Initial desktop assessment. 2. Aboriginal and European Cultural Heritage Assessments will be carried to identify any heritage issues/heritage sites within the Project Land. The recommendations of these assessments will be inputs to the initial infrastructure layout to ensure heritage sites are avoided and managed appropriately. The recommendations will also be relevant during the infrastructure micro-siting stage.	Major Project Impact Statement Stage Infrastructure micro-siting stage
Visual Impacts and Shadow Flicker	A Visual Impact Assessment (VIA) will be undertaken. A series of photomontages detailing the proposed development will be developed for indicative WTG layouts for the Project. Where practicable, the photomontages will include the proposed wharf. The VIA will also consider a range of values from each photomontage location, along with the distance and context between the viewer and Project. A Shadow Flicker Assessment will be undertaken to identify any sensitive receivers.	Major Project Impact Statement Stage
Noise	Noise modelling and a Noise Impact Assessment will be undertaken for the Project, including the upper and lower limits of the indicative WTG layouts. Noise monitoring will be undertaken at sensitive receivers around Rushy Lagoon, Waterhouse and Tomahawk. The assessment will be determined upon the high amenity criterion (35 LA _{90 10min} dB(A)) at existing residences during the operational phase of the Project, as defined in <i>NZS 6808:2010</i> -	Major Project Impact Statement Stage

	Proposed Work to be completed	Timing of Work
	<p><i>New Zealand Standard Acoustics – Wind farm noise.</i></p> <p>Construction noise levels will also be considered, including those for piling and blasting, with management and mitigation measures included to ensure the risk of impacts to sensitive receivers is minimised.</p>	
Traffic	<p>A Traffic Impact Assessment (TIA) will be undertaken for the Project which will provide an assessment of the proposed transport route, current traffic volumes and nature of the traffic associated with the Project.</p> <p>Most of the vehicle movements will be between the areas of Rushy Lagoon and Waterhouse, and Tomahawk Road, Waterhouse Road and Cape Portland Road.</p>	Major Project Impact Statement Stage
Agricultural Land Use	<ol style="list-style-type: none"> 1. Initial desktop assessment. 2. An Agricultural Land Use Assessment will be undertaken to identify the total amount of land involved in the Project and of the changes to any land used for agricultural purposes. The Assessment will consider impacts in the context of the Land Capability Classification System and actual land capability. 	Major Project Impact Statement Stage
Socio-Economic Impact Assessment	<ol style="list-style-type: none"> 1. Draft economic assessment. 2. A Socio-Economic Impact Assessment will be carried out that details the social/demographic characteristics of the population living in the vicinity of the Project, details the main characteristics of the local and regional economy (e.g. existing employment trends, land values etc.) and documents the benefits to the local and regional economy related to the Project. 	<p>Preliminary Stage</p> <p>Major Project Impact Statement Stage</p>

6. Proposed Project timetable

Table 10 Requirements of s60F(1)(j) of the Act

This section addresses the requirements of s60F(1)(j) of the Act.

A proposed timeline for the completion of the construction phase of the Project is provided in Figure 5 with estimated Project milestones in Table 11.

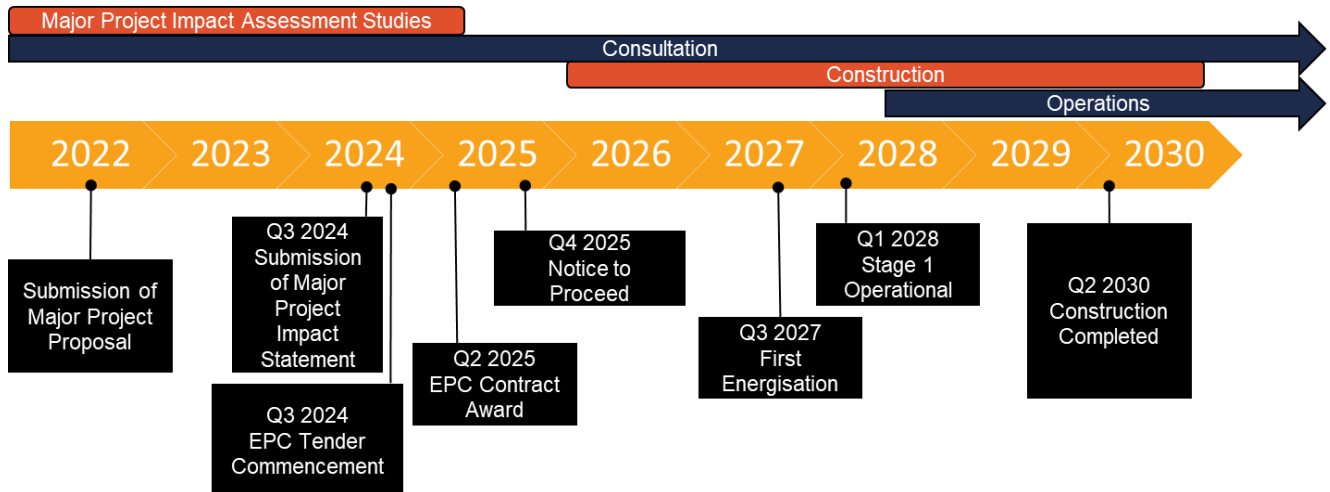


Figure 5 Proposed Project timeline

The construction phase of the Project is expected to be completed in Q2 2030, with the first stage of the Project operational by Q1 2028.

Table 11 Estimated timing of Project milestones

Estimated Time	Project Milestone
June 2022	Submission of Major Project Proposal
Q3 2024	Submission of Major Project Impact Statement
Q3 2024	EPC Tender Commencement
Q2 2025	EPC Contract Award
Q4 2025	Notice to Proceed
Q3 2027	First energisation
Q1 2028	Stage 1 Operational
Q2 2030	Construction completed

7. Bilateral agreement

Table 12 *Requirements of s60F(1)(k) of the Act*

This section addresses the requirements of s60F(1)(k) of the Act.

whether the project is a bilateral agreement project;

The Project will require assessment under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) due to the presence of flora and fauna listed under the EPBC Act on the Project Land. The Tasmanian Wedge-tailed Eagle is the most likely trigger for this assessment. Further EPBC Act issues may be confirmed as a result of field surveys.

The Project is likely to be a bilateral agreement project.

8. Statement as to eligibility for declaration as a Major Project

Table 13 Requirements of s60F(1)(l) of the Act including the eligibility requirements of s60M and s60N of the Act

This section addresses the requirements of s60F(1)(l) of the Act including the eligibility requirements of 60M and 60N of the Act as listed below.	
60M	<ul style="list-style-type: none"> (a) The project will have a significant impact on, or make a significant contribution to, a region's economy, environment or social fabric; (b) The project is of strategic importance to a region; (c) The project is of significant scale and complexity.
60N	Assessment in relation to furthering the objectives in schedule 1 of the Act, no contravention of State Policies and no inconsistency with the Northern Tasmania Regional Land Use Strategy 2013

8.1 Statement as to eligibility to be declared as a Major Project

Pursuant to s60F(1)(l) an MPP must contain a statement as to why the Minister ought to be of the opinion that the Project is eligible under s60M to be declared a Major Project. A project will be eligible to be declared a Major Project if it has 2 or more of the attributes listed under s60M(1).

It is considered that the Project would satisfy 3 of 3 of the criteria, as set out in detail below.

s60M(1): subject to section 60N, a project is eligible to be a major project under section 60O if, in the opinion of the Minister, the project has 2 or more of the following attributes:

(a) the project will have a significant impact on, or make a significant contribution to, a region's economy, environment or social fabric.

- The Project will make a significant contribution to the Northern region of Tasmania and the state as a whole.
- The \$2.7 billion Project represents a significantly large investment in a Tasmanian renewable energy project. This level of funding will provide a significant economic benefit, generating employment in project planning, construction, and operation.
- The Project will offer significant opportunities for employment in the Dorset region, generating up to 400 jobs during the peak of construction, and up to 65 ongoing jobs during operation of the Project.
- The activity and employment created by the Project will see increased spending within the region, with local businesses expected to benefit.

(b) the project is of strategic importance to a region.

- The Project will significantly increase the generation capacity of renewable electricity for communities and industry in the region and in Tasmania, contributing up to 88% of the new renewable electricity generation required by 2030 to meet the legislated Tasmanian Renewable Energy Target.
- The Project will generate additional renewable electricity supporting major Tasmanian strategic initiatives such as the Tasmanian Renewable Energy Action Plan and the Tasmanian Renewable Hydrogen Action Plan.
- Development of this Project aligns with the regional profile, strategy and policy directions stated in the Northern Tasmanian Regional Land Use Strategy (NTRLUS).

(c) the project is of significant scale and complexity.

With respect to the consideration of the following matters under s60M(2), in determining whether the project is of significant scale and complexity, the Minister is to consider –

- (a) *the following matters:*
 - (i) *the number of municipal areas that will be affected by the project or that contain land on which all or part of the project may be situated.*
 - (ii) *whether 2 or more project-related permits would be required to be obtained in order for the project to proceed.*
 - (iii) *the technical requirements of the project; and*
- (b) *whether the activities that are proposed to be carried out on the land after the construction phase of the project is completed are of interest to, or for the benefit of, a wider sector of the public than resides in the municipal area, or municipal areas, in which the project is to be situated.*

- The Project will require assessment and permits under one or more of the following Tasmanian acts – *Historic Cultural Heritage Act 1995, Threatened Species Protection Act 1995, Aboriginal Heritage Act 1975 and Environmental Management and Pollution Control Act 1994.*
- The Project will require approval under the EPBC Act.
- The technical requirements of the Project are broad and detailed, reflecting the scale and complexity of the Project. This includes assessment of geotechnical, cultural, Aboriginal and European cultural heritage, environmental values, engineering, design and planning issues.
- The planning requirements of the Project are complex and require amendment of the *Interim Dorset Planning Scheme 2013* to enable the strategic development of the North East REZ for its intended purpose.
- The Project requires complex planning, approvals and construction, spanning two discrete areas of land and planning to occur in multiple stages.
- After construction is complete, the Project will significantly increase the generation capacity of renewable electricity for communities and industry in Tasmania, contributing up to 88% of the new renewable electricity generation required by 2030 to meet the legislated Tasmanian Renewable Energy Target.
- The renewable energy generated by the Project after construction is completed will further the goals of major Tasmanian strategic initiatives, such as the Tasmanian Renewable Energy Action Plan and the Tasmanian Renewable Hydrogen Action Plan.

8.2 When project is ineligible to be declared as a Major Project

Section 60N has the effect that, despite s60M, a project cannot be declared a Major Project if it would not further, be in contravention or inconsistent with a number of planning objectives, policies or if it involves forestry or finfish farming. As set out in the following table (and dealt with further in the sections that follow), it is considered that there are no matters listed under s60N that would mean that the Project is ineligible to be declared a Major Project.

Table 14 Requirements of section 60F(1)(I) of the Act including the ineligibility requirements of 60N of the Act

A Project is ineligible to be a Major Project if:	Submission
s60N(1)(a) would not further the objectives specified in Schedule 1; or	As discussed in Section 9.1.1 the Project is considered to further the Objectives of the Act. It follows sound strategic planning and has been identified as a critical infrastructure to move towards the Tasmanian Renewable Energy Target. The Project will be prepared with careful consideration of social, environmental and economic factors.
s60N(1)(b) would be in contravention of a State Policy; or	As discussed in Section 9.2 the Project will not contravene State Policies.
s60N(1)(c) would be in contravention of the TPPs; or	There are no Tasmanian Planning Policies made at this time.
s60N(1)(d) would be inconsistent with a regional land use strategy that applies to the land on which the project is to be situated	As discussed in Section 9.3, the Project is not considered to be inconsistent with the Northern Tasmania Regional Land Use Strategy 2015 as the relevant regional land use strategy.
s60N(2)(a) relates to a matter, or includes a use or development, referred to in section 11(3); or	The Project does not involve matters of forestry operations, mineral explorations, fishing or marine farming referred to in section 11(3) of the Act.
s60N(2)(b) relates to a matter, or includes a use or development, that is an EL activity within the meaning of the EMPC Act.	The Project does not relate to matters of finfish farming and therefore does not include use or development for an EL activity under the <i>Environmental Management and Pollution Control Act 1994</i> .

8.2.1 Information to be included in Major Project declaration s60O and s60Q

This MPP includes the relevant information set out under ss60Q(1) and (2) required to form part of a declaration under s60O. Refer to Table 1.

8.2.2 Other use and development

The proponent is not aware of other use and development that its necessary for the implementation of the Project that should be included in the Minister's declaration pursuant to s60Q(4).

9. Ineligibility criteria

9.1 Strategic Planning considerations

This section addresses the requirements of s60F(1)(m) as listed below and other planning aspects relevant to the Minister's assessment under 60N.

- 60N Assessment in relation to the furtherance of the objectives in schedule 1 of the Act, no contravention of State Policies and no inconsistency with the Regional Land Use Strategy
- 60F(1)(m) An assessment of the extent to which the project complies with the requirements of the relevant planning scheme and a statement as to the amendments, if any, that would be required to be made to an LPS in order for the project to so comply.

9.1.1 Objectives of Schedule 1 of the Land Use Planning and Approvals Act 1993

The objectives of the Act are set out in Schedule 1. Pursuant to s60N a project is not eligible to be declared a major project if the project would not further the objectives specified in Schedule 1. The following section demonstrates that the Project would further these objectives.

Schedule 1 Part 1

Table 15 Assessment against objectives in Schedule 1 Part 1 of the Act

Objective	Comment
(a) <i>To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;</i>	Numerous studies will be undertaken to understand the natural and physical resources of the Project site. The Project will be designed to avoid, minimise and mitigate impacts on natural and physical resources. The Project would further this Objective.
(b) <i>To provide for the fair, orderly and sustainable use and development of air, land and water;</i>	In terms of fairness and the distribution of benefit and burden, it is considered that the benefit of advancing renewable energy considerably outweighs the burdens. Wind energy is a renewable energy source and wind turbine generators (WTGs) capture wind power, which is then generated into electricity. The use of this resource is completely sustainable in that there is no depletion for future generations. The Project is considered to promote this Objective
(c) <i>To encourage public involvement in resource management and planning;</i>	The community will be formally involved as directed by the legislation. A Stakeholder and Community Engagement Plan will be prepared for the Project which will enhance this involvement. The Project will further this Objective.
(d) <i>To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above.</i>	The North East of Tasmania has been identified as a Renewable Energy Zone (REZ). The Project will contribute significantly to the region's economy. Development will be carried out in accordance with social and environmental Objectives as set out in this proposal and will therefore further this Objective.
(e) <i>To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The Project will be prepared in close consultation with State agencies, local government, a range of key stakeholders and the community. The Major Project approval process will allow for additional opportunities for stakeholder input. The Project is consistent with the State's renewable energy targets and would achieve this Objective.

Schedule 1 Part 2

Table 16 Assessment against objectives in Schedule 1 Part 2 of the Act

Objective	Comment
(a) <i>To require sound strategic planning and coordinated by state and local Government;</i>	The Project does not conflict with strategic planning at either local or state government levels. The Project aligns with the State Government's Renewable Energy Target and is a significant strategic planning project for the State and the North East Region. The Project is consistent with this Objective.
(b) <i>To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;</i>	It is expected that the Project will be able to comply with the relevant planning objectives, policies and controls that relate to use and development notwithstanding that the standards are generally incompatible with assessment of this type of infrastructure, as set out in Section 10 of this report. A detailed assessment of the project in this regard is made in Section 10 together with recommendations for changes to the future LPS of the Dorset LGA.
(c) <i>To ensure the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;</i>	Numerous and extensive environmental assessments have been commissioned or will be undertaken to understand the values within and surrounding the Project site. Sections 4 and 5 of the report set out matters for consideration in this regard. This will be detailed in full in the Major Project Impact Statement. The environmental values and any potential impacts will be assessed in detail by the Proponent, in respect to the subject and adjacent land and area. The Project is consistent with this Objective.
(d) <i>To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional, and municipal levels;</i>	The Project is to be assessed through the Major Projects process as set out under s60 of the Act and will further this Objective.
(e) <i>To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;</i>	A Major Projects declaration and assessment process is part of a number of approvals under the State's Resource Management and Planning System. Local and Federal Government approvals processes will be followed in an orderly and co-ordinated manner that is consistent with this Objective.
(f) <i>To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;</i>	The Project will be designed and operated in a way that will contribute to a pleasant, efficient and safe working, living and recreational environment. There will be due regard given to investigation of issues that arise and the balancing of these with an overall benefit for all Tasmanians and visitors to Tasmania.
(g) <i>To conserve those buildings, areas or other places which are of scientific, aesthetics, architectural or historical interest, or otherwise of special cultural value;</i>	The Project does not conflict with this Objective, there are no identified European Cultural Heritage Features on the project site, and due regard will be given to any identified Aboriginal Cultural Heritage values for consideration of the Development Assessment Panel. Therefore, the Project will further this Objective.
(h) <i>To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;</i>	The Project is consistent with this Objective. A Traffic Impact Assessment (TIA) will be undertaken to identify any potential upgrades to road transport infrastructure required for construction. Any required upgrades will be undertaken in conjunction with the Road Authority of the relevant Council and other relevant utility providers.
(i) <i>To provide a planning framework which fully considers land capability;</i>	Land capability has been considered. The Project is considered to comply with the relevant planning framework requirements. The Project is consistent with this Objective in

Objective	Comment
	that the development and use of the land will not interfere with the ability of the land to sustain agricultural practices.

9.2 State Policies

Pursuant to s60N(1)(c) a project will be ineligible to be declared a major project if that project *would be in contravention of a State Policy*.

Consideration of the meaning of “contravention of a State Policy” in the context of the relationship between the *State Policies and Project Act 1993* (SPP Act) and a Major Project Proposal was given in the recent Major Project Proposal – New Bridgewater Bridge².

In this proposal it was noted that, as a result of the differing requirements of the provisions of the State Policies, the determination of whether a project is ineligible for declaration as a major project is limited to consideration of whether the project will breach an obligation or requirement of a State Policy and does not require a full assessment against each of the principles and outcomes, which would occur at the stage of the MPIS.

The following State Policies are made under the SPP Act:

- *State Policy on the Protection of Agricultural Land 2009*
- *State Policy on Water Quality Management 1997*
- *Tasmanian State Coastal Policy 1996*
- National Environmental Protection Measures

9.2.1 State Policy on the Protection of Agricultural Land 2009

The purpose of the *State Policy on the Protection of Agricultural Land 2009* is:

“to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”.

The Policy applies to all agricultural land in Tasmania.

The Objective of the policy is:

“to enable the sustainable development of agriculture by minimising:

- (a) Conflict with or interference from other land uses; and*
- (b) Non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.”*

The following table provides an assessment against the policy principles.

The Policy defines “prime agricultural land” as agricultural land classified as Class 1, 2 or 3.

The Project Land is not recognised as prime agricultural land, with land capability class ranging from 4 to 6 (theLIST).

Table 17 Assessment against State Policy on the Protection of Agricultural Land 2009

Policy Principles	Comment
1. <i>Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.</i>	The Project is not considered to unreasonably constrain or conflict with agricultural land or current or future agricultural uses. The Project is consistent with this Principle.
2. <i>Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or</i>	The Project does not involve conversion of prime agricultural land to a non-agricultural use. The Project is consistent with this Principle.

² P 72 Major Project Proposal- New Bridgewater Bridge (03 November 2020)

Policy Principles	Comment
<i>agricultural use not dependent on the soil as the growth medium.</i>	
3. <i>Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy</i>	The Project does not involve prime agricultural land. The Project does not contravene this Principle.
4. <i>The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:</i> (a) <i>minimising the amount of land alienated.</i> (b) <i>minimising negative impacts on the surrounding environment; and</i> (c) <i>ensuring the particular location is reasonably required for operational efficiency.</i>	The Project does not involve prime agricultural land. The Project does not contravene this Principle.
5. <i>Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.</i>	The Project does not involve a residential use. The Project does not contravene this Principle.
6. <i>Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.</i>	The Project does not involve prime agricultural land. The Project does not contravene this Principle.
7. <i>The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.</i>	The local and regional significance of the land has been considered. The North East of Tasmania has been identified as a Renewable Energy Zone (REZ). The Project is not considered to fetter agricultural uses. The Project does not contravene this Principle.
8. <i>Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.</i>	A small section of the Project Land is located within the Scottsdale Irrigation District declared under the <i>Water Management Act 1999</i> , however the agricultural use of this portion of the subject title will be protected. The Project does not contravene this Principle.
9. <i>Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.</i>	The Project is not for an agricultural use. The Project does not contravene this Principle.
10. <i>New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.</i>	The Project is not for new plantation forestry, nor is the site considered as prime agricultural land. The Project does not contravene this Principle.
11. <i>Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.</i>	The Project is not for new plantation forestry. The Project does not contravene this Principle.

9.2.2 State Coastal Policy 1996

The *State Coastal Policy 1996* applies to the site as it is within 1 km of the high-water mark. It applies to the Crown and statutory authorities. Planning authorities are also required to give effect to this policy.

It is noted that only a small portion of the Project Land is within 1 km of the high-water mark, and the expected Project infrastructure that may be located within this zone will not include any WTGs (Figure 6).

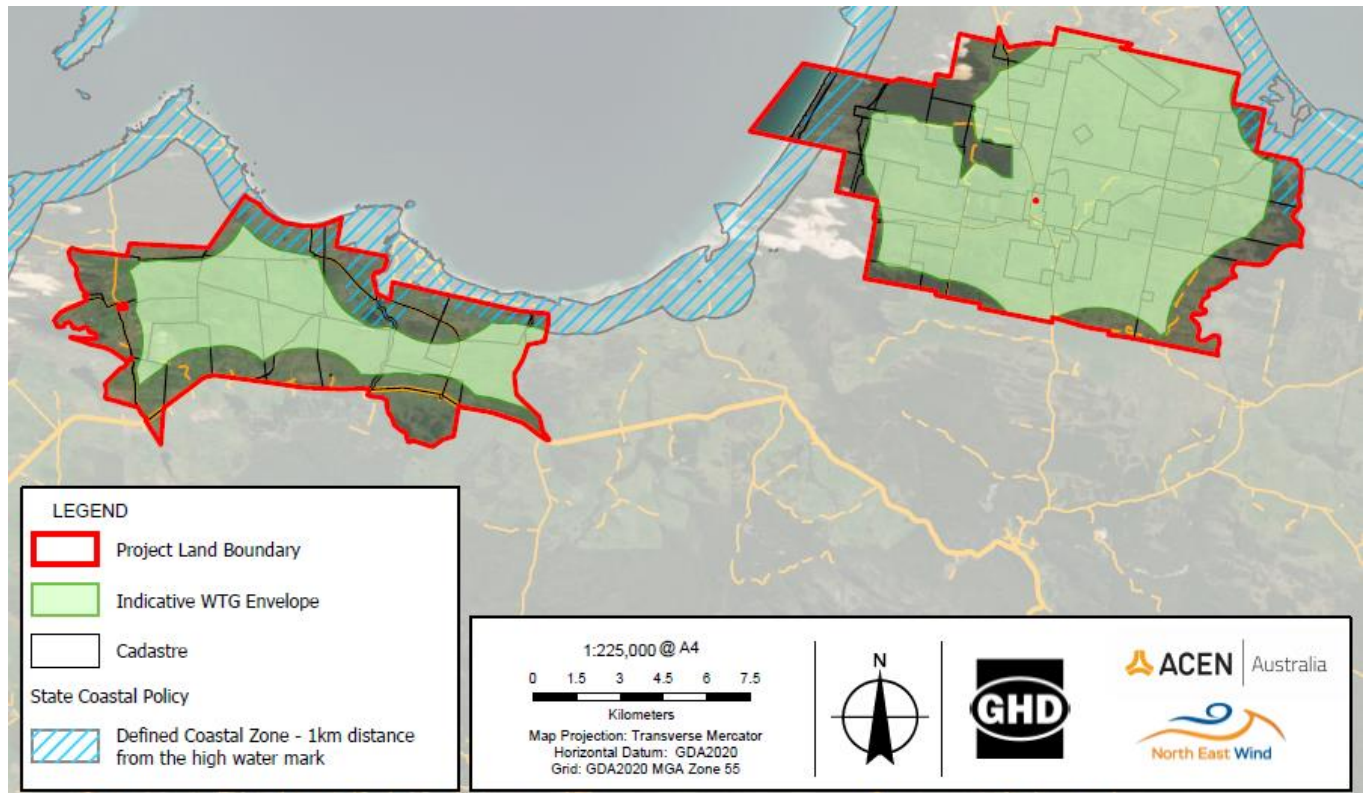


Figure 6 Project Land within the coastal zone

This policy includes the following Outcomes that are considered most relevant to the Project:

1. Protection of Natural and Cultural Values off the Coastal Zone
 - 1.1 NATURAL RESOURCES AND ECOSYSTEMS
 - 1.2 CULTURAL AND HISTORIC RESOURCES
 - 1.3 CULTURAL HERITAGE
 - 1.4 COASTAL HAZARD
2. Sustainable Development of Coastal Area and Resources
 - 2.1 COASTAL USE AND DEVELOPMENT
 - 2.2 MARINE FARMING
 - 2.3 TOURISM
 - 2.4 URBAN AND RESIDENTIAL DEVELOPMENT
 - 2.5 TRANSPORT
 - 2.6 PUBLIC ACCESS AND SAFETY
 - 2.7 PUBLIC LAND
 - 2.8 RECREATION
3. Shared Responsibility for Integrated Management of Coastal Areas and Resources
 - 3.1 SHARED RESPONSIBILITY FOR MANAGEMENT
 - 3.2 INSTITUTIONAL ARRANGEMENTS

3.3 PUBLIC PARTICIPATION AND INFORMATION

The following table includes comments regarding the most relevant Outcomes for the project.

Table 18 Assessment against State Coastal Policy 1996

Policy Outcomes	Comment
<i>1. Protection of Natural and Cultural Values of the Coastal Zone</i>	
1.1 NATURAL RESOURCES AND ECOSYSTEMS	
<i>1.1.1 The coastal zone will be managed to ensure sustainability of major ecosystems and natural processes.</i>	The Project site includes land within 1km from the coast. Any development within this area will be in accordance with any overlays that apply to the land. Further investigation of coastal ecosystems vegetation, natural processes and habitat will inform later assessments in the Major Projects process. The project will be managed to avoid or mitigate impacts on major ecosystems and natural processes. An initial coastal geomorphology study undertaken by a suitably qualified Maritime and Coastal Engineer has found the development can be undertaken without impacting on any actively mobile landforms. The Project does not contravene this Outcome.
<i>1.1.2 The coastal zone will be managed to protect ecological, geomorphological and geological coastal features and aquatic environments of conservation value.</i>	Ecological, geomorphological and geological coastal features and aquatic environments have been identified and will be further investigated as required. The project will be managed to avoid or mitigate impacts on major ecosystems and natural processes. An initial coastal geomorphology study undertaken by a suitably qualified Maritime and Coastal Engineer has found the development can be undertaken without impacting on any actively mobile landforms. The Project does not contravene this Outcome.
<i>1.1.3. The coastal zone will be managed to conserve the diversity of all native flora and fauna and their habitats, including seagrass and seaweed beds, spawning and breeding areas. Appropriate conservation measures will be adopted for the protection of migratory species and the protection and recovery of rare, vulnerable and endangered species in accordance with this Policy and other relevant Acts and policies.</i>	If necessary, appropriate conservation measures will be adopted to ensure the protection of migratory species and the protection of rare and endangered species following detailed investigation into flora and fauna habitat particular to the site. The Project does not contravene this Outcome.
<i>1.1.4. Exotic weeds within the coastal zone will be managed and controlled, where possible, and the use of native flora encouraged.</i>	Weeds will be managed within areas of disturbance as part of detailed construction and environmental management plan which will be prepared prior to commencement of works. The Project is consistent with this Outcome.
<i>1.1.5. Water quality in the coastal zone will be improved, protected and enhanced to maintain coastal and marine ecosystems, and to support other values and uses, such as contact recreation, fishing and aquaculture in designated areas.</i>	Prior to construction or works a soil and water management plan will be prepared and adhered to during construction. The Project is not considered to negatively impact on the coastal zone and its ecosystems or compromise other uses, including recreational, in the area. The Project is consistent with this Outcome.
<i>1.1.6. Appropriate monitoring programs and environmental studies will be conducted to improve knowledge, ensure guidelines and standards are met, deal with contaminants or introduced species and generally ensure sustainability of coastal ecosystems and processes and ensure that human health is not threatened.</i>	The proponent is aware of the required monitoring programs and environmental studies which will be adhered to, to ensure coastal ecosystems and human health is not threatened. The Project does not contravene this Outcome.
<i>1.1.7. Representative ecosystems and areas of special conservation value or special aesthetic quality will be identified and protected as appropriate.</i>	A wide range of studies have been commenced or will be undertaken to ensure ecosystems and conservation areas are identified and protected. The Project has been designed to avoid and mitigate impacts on ecosystems. The Project does not contravene this Outcome.

Policy Outcomes	Comment
<i>1.1.8. An effective system of marine reserves will continue to be established to protect marine ecosystems and fish nursery areas.</i>	This outcome is relevant to the establishment of reserves, whilst two reserves are identified no additional reservations are proposed. It is not directly relevant to the Project. The Project does not contravene this Outcome.
<i>1.1.9. Important coastal wetlands will be identified, protected, repaired and managed so that their full potential for nature conservation and public benefit is realised. Some wetlands will be managed for multiple use, such as recreation and aquaculture, provided conservation values are not compromised.</i>	Important wetlands will be identified with appropriate setbacks applied to avoid construction impacts where possible, and mitigation measures implemented where required. The Project does not contravene this Outcome.
<i>1.1.10. The design and siting of buildings, engineering works and other infrastructure, including access routes in the coastal zone, will be subject to planning controls to ensure compatibility with natural landscapes.</i>	The design and siting of Project infrastructure will be considered under the Major Projects process. This process will consist of assessment criteria that are based off the relevant planning scheme. The Project is consistent with this Outcome.
<i>1.1.11. Fire management, for whatever purpose, shall be carried out in a manner which will maintain ecological processes, geomorphological processes and genetic diversity of the natural resources located within the coastal zone</i>	Fire management is a consideration for the planning of the construction and operation of the Project; advice from a suitably qualified person will be provided for assessment by the Panel should this be required.
1.2 CULTURAL AND HISTORIC RESOURCES	
<i>1.2.1. Areas within which Aboriginal sites and relics are identified will be legally protected and conserved where appropriate.</i>	A detailed Aboriginal heritage assessment including management and mitigation recommendations will accompany the Major Project Impact Statement addressing any requirements under the <i>Aboriginal Heritage Act 1975</i> . The Project does not contravene this Outcome.
<i>1.2.2. All Aboriginal sites and relics in the coastal zone are protected and will be identified and managed in consultation with Tasmanian Aboriginal people in accordance with relevant State and Commonwealth legislation.</i>	A detailed Aboriginal heritage assessment including management and mitigation recommendations will accompany the Major Project Impact Statement addressing any requirements under the <i>Aboriginal Heritage Act 1975</i> . The Project does not contravene this Outcome.
1.3 CULTURAL HERITAGE	
<i>1.3.1. Places and items of cultural heritage will be identified, legally protected, managed and conserved where appropriate.</i>	There are no sites listed on the Tasmanian Heritage Register in the project area. The Project does not contravene this Outcome.
1.4 COASTAL HAZARD	
<i>1.4.1. Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea level rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.</i>	The siting of Project infrastructure will be considered under the Major Projects process. This process will consist of assessment criteria that are founded upon the relevant planning scheme. The Project does not contravene this Outcome.
<i>1.4.2. Development on actively mobile landforms such as frontal dunes will not be permitted except for works consistent with Outcome 1.4.1.</i>	An initial coastal geomorphology study undertaken by a suitably qualified Maritime and Coastal Engineer has found the development can be undertaken without impacting on any actively mobile landforms. The Project does not contravene this Outcome.
<i>1.4.3. Policies will be developed to respond to the potential effects of climate change (including sea-level rise) on use and development in the coastal zone.</i>	The development of policies for climate change is outside the scope of this Project. The Project does not contravene this Outcome.
2. Sustainable Development of Coastal Areas and Resources	
2.1 COASTAL USES AND DEVELOPMENT	
<i>2.1.1. The coastal zone shall be used and developed in a sustainable manner subject to the objectives, principles and outcomes of this Policy. It is acknowledged that there are</i>	The Project acknowledges the important conservation reserves and other areas within the coastal zone which are not available or suitable for development. The Project is consistent with this Outcome.

Policy Outcomes	Comment
<i>conservation reserves and other areas within the coastal zone which will not be available for development.</i>	
<i>2.1.2. Development proposals will be subject to environmental impact assessment as and where required by State legislation including the Environmental Management and Pollution Control Act 1994.</i>	The Project will be subject to an Environmental Impact Assessment as part of the Major Projects assessment process. The Project is consistent with this Outcome.
<i>2.1.3. Siting, design, construction and maintenance of buildings, engineering works and other infrastructure, including access routes within the coastal zone will be sensitive to the natural and aesthetic qualities of the coastal environment.</i>	The siting, design and construction of any Project infrastructure within the coastal zone will be sensitive to the natural and aesthetic qualities of the coastal environment. Wind farms in similar coastal locations are established in both the North East and North West of Tasmania. The Project does not contravene this Outcome.
<i>2.1.4. Competing demands for use and development in the coastal zone will be resolved by relevant statutory bodies and processes, in particular the Land Use Planning Review Panel, the Resource Management and Planning Appeal Tribunal and the Marine Farming Planning Review Panel. Planning schemes, marine farming development plans and other statutory plans will provide guidance for resource allocation and development in accordance with this Policy.</i>	The Project will be assessed by an independent panel assembled by the Tasmanian Planning Commission. The Project does not contravene this Outcome.
<i>2.1.5. The precautionary principle will be applied to development which may pose serious or irreversible environmental damage to ensure that environmental degradation can be avoided, remedied or mitigated. Development proposals shall include strategies to avoid or mitigate potential adverse environmental effects.</i>	Given there are wind farms currently operating in the surrounding area it would be expected that the Project can proceed in a manner without causing serious or irreversible environmental damage. The Project does not contravene this Outcome.
<i>2.1.6. In determining decisions on use and development in the coastal zone, priority will be given to those which are dependent on a coastal location for spatial, social, economic, cultural or environmental reasons.</i>	The Project does not contravene this Outcome.
<i>2.1.7. New industrial developments will be encouraged to locate in specified industrial zones.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
<i>2.1.8. Extraction of construction materials, mineral, oil, and natural gas deposits in the coastal zone will be allowed provided access to areas is allowed under the provisions of the Mining Act 1929.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
<i>2.1.9 Exploration will be conducted in accordance with environmental standards under relevant legislation and the Mineral Exploration Code of Practice. Adequate rehabilitation shall be carried out.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
<i>2.1.10. Extraction will be subject to the Quarry Code of Practice and environmental assessment as required By State legislation including the Environmental Management and Pollution Control Act 1994. Adequate rehabilitation shall be carried out.</i>	Should borrow pits for materials be required regard will be given to these requirements. The Project does not contravene this Outcome.
<i>2.1.11. Extraction of sand will be provided for by zoning of appropriate areas in planning schemes</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
<i>2.1.12. Timber harvesting and reforestation in the coastal zone will be conducted in accordance with the Forest Practices Code and have regard to this Policy.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
<i>2.1.13. Whole farm planning and sustainable farming activities will be encouraged on agricultural land in the coastal zone and in coastal catchments in order to minimise problems such as erosion, sedimentation and pollution of coastal waters including surface and ground waters.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
<i>2.1.14. Management arrangements for commercial and recreational fisheries will be further developed in accordance</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.

Policy Outcomes	Comment
<i>with the objectives, principles and outcomes of this Policy, through a management planning framework designed to maintain sustainability and diversity of fish resources and their habitats and promote economic efficiency under the Living Marine Resources Management Act 1995.</i>	
<i>2.1.15. Harvesting of marine plants shall be conducted in a sustainable manner in accordance with relevant State legislation and this Policy.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
<i>2.1.16. Water quality in the coastal zone and in ground water aquifers will accord with the requirements and guidelines established by the Environmental Management and Pollution Control Act 1994 or the Environment Protection (Sea Dumping) Act 1987 (as appropriate) and any other relevant State and Commonwealth Policies and statutes.</i>	The Project will be required to comply with these regulations/statutes to gain a final approval. This Outcome is not relevant to the Project.
<i>2.1.17. Waste discharge into the coastal zone, including offshore waters, or likely to affect groundwater aquifers, must comply with provisions of the Environmental Management and Pollution Control Act 1994 or the Environment Protection (Sea Dumping) Act 1987 (as appropriate) and any relevant State and Commonwealth Policies.</i>	The Project itself will not discharge waste into the coastal zone. A waste management plan will form part of the construction management plan.
<i>2.1.18. Where oil pollution occurs in the coastal zone, and, or, offshore areas, the National Plan to combat Pollution of the Sea by Oil, Tasmanian Supplement, will apply. Efforts to prevent or mitigate maritime accidents and pollution shall be based upon relevant ANZECC and other guidelines.</i>	The Outcome is not relevant to the Project. The Project does not contravene this Outcome.
<i>2.1.19. Every effort will be made to prevent the introduction of foreign marine organisms and species. Relevant Commonwealth provisions for quarantine and ballast water or other ship discharges shall apply.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
2.2 MARINE FARMING	These Outcomes are not relevant to the Project.
2.3 TOURISM	These Outcomes are not relevant to the Project.
2.4 URBAN AND RESIDENTIAL DEVELOPMENT	These Outcomes are not relevant to the Project.
2.5 TRANSPORT	
<i>2.5.1. All transport infrastructure and associated services will be planned, developed and maintained consistent with the State Coastal Policy.</i>	Transport infrastructure will be planned, developed and maintained having regard to the natural and environmental values and capacity of the area. The Project is consistent with the Outcome.
<i>2.5.2. Significant scenic coastal transport routes and associated facilities will be identified, planned and managed to ensure sustainable benefits for tourism and recreation value and amenity.</i>	The Project is not considered to compromise any coastal transport routes. Transport infrastructure will be planned, developed and maintained having regard to the natural and environmental values and capacity of the area. The Project does not contravene this Outcome.
<i>2.5.3. New coast hugging roads will be avoided where possible with vehicular access to the coast being provided by spur roads planned, developed and maintained consistent with the State Coastal Policy.</i>	Transport infrastructure will be planned, developed and maintained having regard to the natural and environmental values and capacity of the area. The Project does not contravene this Outcome.
<i>2.5.4. Marine structures will be designed, sited, constructed and managed in accordance with best practice environmental management and subject to environmental impact assessment having regard to statutory requirements.</i>	The wharf proposed for Boobyalla Beach will be designed with regard to the management of the coastal environment and impact assessments.
<i>2.5.5. The multiple use of port areas will be encouraged but priority will be given to efficient port operations and safety requirements subject to cultural, natural and aesthetic values not being compromised.</i>	The Project does not contravene this Outcome.

Policy Outcomes	Comment
2.6 PUBLIC ACCESS AND SAFETY	
<i>2.6.1. The public's common right of access to and along the coast, from both land and water, will be maintained and enhanced where it does not conflict with the protection of natural and cultural coastal values, health and safety and security requirements.</i>	The right of access to and along the coast will be maintained where it does not conflict with health and safety and security requirements. The Project does not contravene this Outcome.
<i>2.6.2. Public access to and along the coast will be directed to identified access points. Uncontrolled access which has the potential to cause significant damage to the fragile coastal environment and is inconsistent with this Policy will be prevented.</i>	The Project will not materially modify the access arrangements to the coast. The Project does not contravene this outcome.
<i>2.6.3. Agreements between landowners, landholders and councils or State Government to grant public access to the coast, and Aborigines access to Aboriginal sites and relics in the coastal zone over private and public land will be encouraged and shall be considered when preparing plans or approving development proposals.</i>	The Project will not prevent access to Aboriginal sites in the Project area. The Project does not contravene this Outcome.
<i>2.6.4. Public facilities such as life-saving facilities and essential emergency services, parking facilities, toilet blocks, picnic sites, rubbish disposal containers, boat ramps and jetties will be provided at appropriate locations consistent with the objectives, principles and outcomes of this Policy to facilitate access to and enjoyment of the recreational amenity of the coast and estuarine foreshores.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
<i>2.6.5. Councils will ensure that there will be a coastal safety assessment for any new coastal development likely to attract people to the coast to indicate the level and type of lifesaving facilities and personnel required.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
<i>2.6.6. Developer contributions will be encouraged in respect to the costs of providing public access and safety services for the community.</i>	Determining Community Benefit Sharing will be part of the stakeholder engagement process. The Project does not contravene this Outcome.
2.7 PUBLIC LAND	
<i>2.7.1. All future use and development of public land in the coastal zone will be consistent with this Policy, and subject to planning controls unless otherwise provided by statute.</i>	The Project does not contravene this outcome.
<i>2.7.2. Future development of camping areas on public land in the coastal zone will only be permitted where such development does not conflict with the protection of natural features and cultural values, but not within 30 metres above high water mark.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
<i>2.7.3. Expansion of shack sites on public land in the coastal zone will not be permitted.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
<i>2.7.4. Shacks currently located on public land in the coastal zone will continue to be subject to review under the Shack Site Categorisation Program of the Tasmanian Property Services Group.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
2.8 RECREATION	
<i>2.8.1. Recreational use of the coastal zone will be encouraged where activities can be conducted in a safe and environmentally responsible manner.</i>	The Project does not contravene this Outcome.
<i>2.8.2. Suitable recreation opportunities will be identified through strategic planning and may be provided in appropriate locations where they do not adversely affect sensitive coastal ecosystems and landforms or in designated areas where such effects can be remedied or mitigated.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.

Policy Outcomes	Comment
2.8.3. <i>Special recreational vehicle areas may be established as an environmental protection measure and as a means of limiting unauthorised motor vehicle activity in environmentally sensitive areas.</i>	This Outcome is not relevant to the Project. The Project does not contravene this Outcome.
3.1 SHARED RESPONSIBILITY FOR MANAGEMENT	The Project does not contravene these Outcomes
3.2 INSTITUTIONAL ARRANGEMENTS	The Project does not contravene these Outcomes

9.2.3 State Policy on Water Quality Management 1997

The purpose of the *State Policy on Water Quality Management 1997* is to:

“achieve the sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource Management and Planning System.”

The *State Policy on Water Quality Management 1997* applies to all surface waters, including coastal waters, and ground waters excluding privately owned waters that are not accessible to the public and are not connected to waters that are accessible to the public and waters in any tank, pipe or cistern.

The Project will be developed with consideration of the management of impacts to water quality of stormwater runoff to implement the requirements of this Policy. It is considered that the Project does not contravene this Policy.

9.2.4 National Environment Protection Measures

The National Environmental Protection Measures (NEPM) relate to:

- Ambient air quality
- Ambient marine, estuarine and fresh water quality
- The protection of amenity in relation to noise (but only if differences in markets for goods and services)
- General guidelines for assessment of site contamination
- Environmental impacts associated with hazardous wastes
- The re-use and recycling of used materials

The requirements of the NEPMs for ambient marine, estuarine and fresh water quality and noise will be addressed in marine and noise assessments that will support the MPIS.

9.3 Northern Tasmania Regional Land Use Strategy

Section 60M of the Act requires that for a project to be declared a major project, it must meet eligibility criteria including s60M(1)(b) *“whether the project is of strategic importance to a region.”*

Similarly, s60N of the Act sets out criteria that would make a project ineligible for declaration as a major project. This includes that a project is not eligible to be declared a major project under s60O if the project *“would be inconsistent with a regional land use strategy that applies to the land on which the project is to be situated.”* (s60N(1)(d))

The Project was reviewed against the Northern Tasmania Regional Land Use Strategy (NTRLUS) to determine whether renewable energy projects of the type proposed are provided for, and any requirements that are to be taken into account in order to remain consistent with the strategy.

The Project represents a significant strategic opportunity for the northern region to fulfill the regional opportunities, sustainability objectives, and infrastructure network strategies in the NTRLUS. Accordingly, it meets the eligibility criteria set out in s60M(1)(b).

Similarly, the Project meets the criteria set out in s60N(1)(d) in that it can be demonstrated to be not inconsistent with a regional land use strategy that applies to the land on which the project is to be situated. Accordingly, the Project is not ineligible for declaration as a Major Project.

Table 19 Assessment against the Northern Tasmania Regional Land Use Strategy

Policy	Comment
<p><i>A.1 Purpose and Scope</i></p> <p><i>The Regional Land Use Strategy (NTRLUS) is the statutory regional plan for Northern Tasmania. It applies to all land in the northern region of Tasmania.</i></p> <p><i>It sets out the strategy and policy basis to facilitate and manage change, growth and development to 2032.</i></p> <p><i>Across the Northern Regional the NTRLUS will guide land use, development and infrastructure decisions made by State and local government, and by key infrastructure providers.</i></p> <p><i>The NTRLUS is a living document. As the strategy is implemented and results monitored, this document will be updated to reflect new and revised State, regional and municipal land use, policies, projects and initiatives.</i></p>	<p>It is a requirement of the NTRLUS that planning schemes and policy decision making within the region are made to advance and implement the NTRLUS. Specifically, the State will use the NTRLUS to guide decision making on projects impacting the region. This ties directly to the Major Project eligibility and ineligibility criteria set out in sections 60M and 60N of the Act.</p>
<p><i>A.3.5 Regional Governance</i></p> <p><i>A collaborative coordinated governance approach between, and within, State and local government is being advanced. Advantages to this approach include:</i></p> <ul style="list-style-type: none"> – Early audit of proposed major developments; – Assessment of projects of regional significance; – Regional input into projects of State significance; – Assessment of interim planning schemes; – Review of regional components of planning schemes; – Building of regional and local planning capacity; – Appropriate regional engagement on planning matters; and – State/regional co-ordination of strategic and land use policy and implementation. 	<p>Amendments to the Act to include an alternative approval pathway for major projects, and related processes leading to declaration and assessment of a Major Project is a clear demonstration of the collaborative and coordinated governance approach advocated by the NTRLUS.</p>
<p><i>B Regional Profile</i></p> <p><i>B.2 Regional Opportunities</i></p> <p><i>Regional Opportunities</i></p> <p><i>The following offer key regional opportunities:</i></p> <ul style="list-style-type: none"> – The development of agricultural products, renewable energy resources and tourism are yet to be fully realised. <p><i>B.3 Regional Challenges</i></p> <p><i>Economic Diversification and Services</i></p> <p><i>Renewable Energy Renewable energy options are significant. Harnessing this energy potential is a significant regional challenge.</i></p>	<p>The NTRLUS identifies the significant potential for renewable energy projects in the region. The Project will play a significant role in fulfilling the regional opportunity identified, and will make a substantial contribution to addressing this regional challenge.</p>
<p><i>C Regional Strategic Planning Framework</i></p> <p><i>C.4.3 Goal 3: Sustainability</i></p> <p><i>To promote greater sustainability in new development and develop stronger community resilience to social and environmental change.</i></p> <p><i>Strategic Direction G3.1</i></p> <p><i>Promote and protect the Region's unique environmental assets and values.</i></p> <p><i>d) Enable opportunities for renewable energy production including wind, geothermal, tidal, and wave energy.</i></p> <p><i>Strategic Direction G3.2</i></p> <p><i>Establish planning policies to support sustainable development, address the impacts of climate change, improve</i></p>	<p>The Project is consistent with the strategies for sustainability. The Project will progress the NTRLUS strategic direction for enabling opportunities for renewable energy production through the development of infrastructure to utilise the region's wind resources. As outlined in Section 13, the Project is located in a strategically important location to increase renewable energy production for the State.</p>

Policy	Comment
<p>energy efficiency and reduce environmental emissions and pollutants.</p> <p>This will be achieved by the following strategies –</p> <p>d) Support renewable/alternative energy by:</p> <ul style="list-style-type: none"> – Promoting and protecting future renewable energy opportunities including wind, tidal, geothermal, and hydro generation; and – Strengthening strategic support for the development of renewable energy infrastructure. 	
<p><i>E Regional Planning Policies</i></p> <p><i>E.4 Regional Infrastructure Network Policy</i></p> <p><i>E4.4.1 Strategic Context</i></p> <p><i>Energy</i></p> <ul style="list-style-type: none"> – Wind energy generation opportunities are substantial in the North East and Furneaux Group. Tidal and wave energy potential on the North East coast and Furneaux Group are matters for further strategic work. <p><i>E.4.3 Key Infrastructure Network Strategies</i></p> <ul style="list-style-type: none"> – Promote infrastructure planning that leverages renewable energy opportunities. <p><i>E.7 Regional Environment Policy</i></p> <p><i>E.7.3 Key Environment Strategies</i></p> <ul style="list-style-type: none"> – Support measures to adapt to climate change and reduce growth of greenhouse emissions. – Support ‘early action’ against climate change and advance strategic planning initiatives that identify and prioritise response to environmental issues and limit associated future costs. 	<p>The Project has been reviewed with respect to the policies and actions of the Regional Planning Policies and is not inconsistent with any specific policies.</p> <p>The Regional Infrastructure Network Policy identifies renewable energy opportunities as a key strategy, however there are limited specific policies and actions to implement these strategies. The Project will deliver the NTRLUS strategies for regional infrastructure network by enabling opportunities for renewable energy as the application seeks approval for use and development of infrastructure to utilise the region’s wind resources.</p> <p>The Regional Environment Policy includes strategies to minimise climate change, with limited specific policies other than related to climate change adaptation. The development of wind turbines for production of renewable energy is an important initiative to reduce carbon emissions, and to act against climate change and the resulting environmental impacts.</p> <p>There are further Regional Environmental Policy and actions for a number of other specific issues that the Project is not inconsistent with.</p> <p>Biodiversity and native vegetation; The Project will be prepared in accordance with standards of the Scheme for the management of environmental values, and applicable legislation for the management of environmental values.</p> <p>Natural Hazards, inclusive of landslide risk, flooding and bushfire; The Project will be prepared in accordance with applicable standards of the relevant codes of the Scheme, with the location of infrastructure to avoid areas of risk, where possible.</p> <p>Coasts and Waterways; The Project will be prepared based on marine and aquatic ecological assessment, marine hydrodynamics assessment and in accordance with the applicable standards of the Scheme for management of the coast and waterways. This has been further outlined in Section 4.2 Aquatic ecology and Section 4.3 Marine and coastal environment</p> <p>Landscape and Scenic Amenity; The Project areas does not include any areas mapped as having scenic and landscape amenity, however due to the height of the WTGs viewshed mapping will be undertaken in accordance with Draft National Wind Farm Development Guidelines, this has been outlined further in Section 4.17 Visual impacts and visibility.</p>
<p><i>F Implementation and Monitoring</i></p> <p><i>Both State Government and local councils will implement the NTRLUS as the basis for strategic land use planning across the region</i></p>	<p>Section F of the NTRLUS outlines how State and local governments will implement the NTRLUS as the basis for strategic land use planning across the region, and although there are no specific policies and actions in relation to the identified potential for wind energy generation, it is clear that the NTRLUS lays the groundwork for supporting planning scheme provisions that enable consideration of such projects</p>

10. Statutory Planning Considerations

Table 20 Requirements of s60F(1)(m) of the Act

This section addresses the requirements of s60F(1)(m) as set out below.	
s60F(1)(m)	An assessment of the extent to which the project complies with the requirements of the relevant planning scheme and a statement as to the amendments, if any, that would be required to be made to an LPS in order for the project to so comply.

10.1 Planning Scheme in Operation

10.1.1 Applicable standards

The Project design will be wholly contained within the Dorset Council area as shown in Figure 1 and 2.

The effective statutory instrument is the *Dorset Interim Planning Scheme 2013* (the Scheme). The Dorset draft Local Provisions Schedule (LPS) was placed on public exhibition on 4 April 2022, however as the timing of the LPS coming into effect is unknown, the Project has been assessed against the Scheme which is currently in effect.

Within the Project Land where development is proposed, there are two relevant zonings: Rural Resource and Environmental Management. The latter only applies to the area where the wharf is proposed. The footprint of all WTGs will avoid any area zoned Environmental Management (that being the area of Ingettenner/Tomahawk River and Boobyalla Beach). As the proposal involves discretionary uses, regard will also be given to any local area objectives of the zones and any relevant codes.

The proposed Utilities use has the following status in each of these zones:

Table 21 Planning Scheme relating to Utilities Use Class

Zone	Use Status	Works Proposed
Rural Resource	Discretionary (Utilities)	Wind Turbine Generators and ancillary infrastructure
Environmental Management	Discretionary (Utilities)	Wharf and road access

10.1.2 Use Class

Utilities is defined as:

Utilities – use of land for utilities and infrastructure including:

- (a) telecommunications
- (b) electricity generation
- (c) transmitting or distributing gas, oil, or power
- (d) transport networks
- (e) collecting, treating, transmitting, storing or distributing water
- (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage

Examples include an electrical sub-station or power line, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.

In accordance with (b) and (c), the Project principal purpose is for electricity generation and the transmission of power. The Utilities use class is discretionary within the Zone.

The proposal also includes a wharf and site facilities, with the sole purpose of supporting the generation of electricity and the transmission of power. It is considered that these developments would be entirely ancillary and subservient and therefore fall within the same Utilities use class.

10.1.3 Planning Scheme Provisions – Zones

The zonings of the Scheme applying to the site are shown in Figure 7 below.

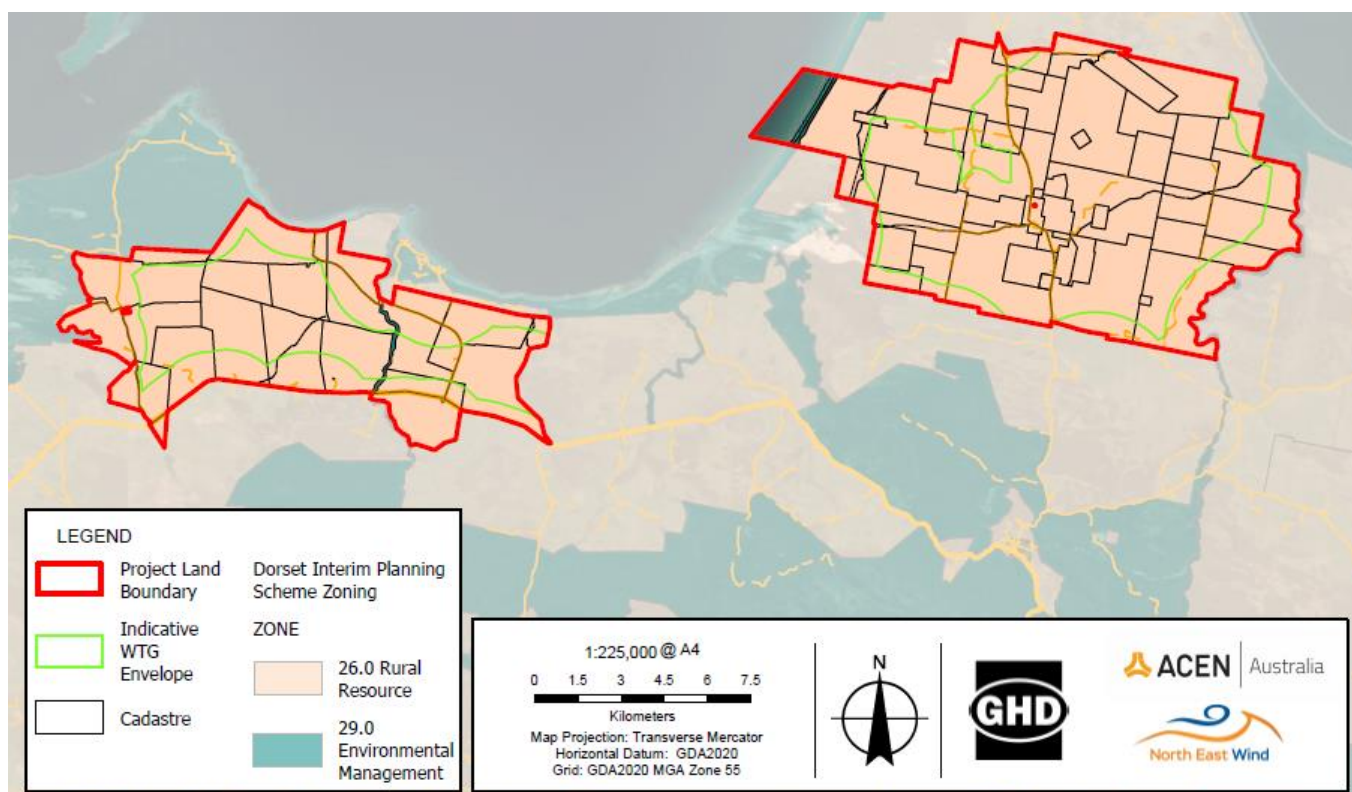


Figure 7 Zoning of Project land under the Dorset Interim Planning Scheme 2013

Rural Resource Zone - Zone Purpose

The purpose of the Rural Resource zone is to provide for the sustainable use of resources and for other uses that will not constrain this. The Project is not for agriculture, aquaculture, forestry, mining or other primary industries. However, the Project will rely on natural attributes of the land and region to produce electricity from wind resources. The Project Land, which has a Land Capability classification between Class 5 and 6, will maintain capacity for primary resource uses that are compatible with the Project, such as grazing.

The Project has the capability of providing an economic benefit for the commercial farming operations in the area. Detailed environmental impact assessment will be undertaken as part of the Major Project Impact Statement and will guide the design and operation of the Project, which will include continued monitoring and review to mitigate potential impacts on the surrounding area. This includes visual impacts and impacts associated with traffic, noise, and flora and fauna, thereby minimising potential impacts on resource uses in the surrounding areas. No tourism related use and development is proposed.

The Project Land is suited to the siting of utilities to assist in delivering renewable energy generation as most sites are partially cleared and are able to be accessed to provide for the siting of WTGs. Similarly, the Proposal uses upgraded existing road infrastructure for access, where practicable. The existing primary industry use in the area will co-exist with the proposed development. Therefore, the impact on the natural resource in the area is minimal. The proposed wind farm is dependent on a naturally occurring resource which is entirely renewable, and sustainable. Opportunities exist to augment existing farming operations in the generation of significant economic and community benefit. Experience on other utility conductors in the North East region for the Musselroe Wind Farm for example, shows that power transmission does not unreasonably conflict nor interfere with agricultural land use.

Rural Resource Zone - Local Area Objectives

In terms of the Local Area Objectives of the Rural Resource zone, the Proposal will be designed to minimise impacts on air, land and water resources on-site and in the surrounding areas, by carefully choosing locations for the proposed WTGs and ancillary infrastructure in consideration of environmental values.

Continued monitoring of potential impacts on these resources is proposed during construction of the Project and will be undertaken as a part of the construction management plan and the Impact Statements forming part of future environmental approvals. Following completion, the ongoing operational activity at each site will be minimal aside from routine maintenance of vegetation and of infrastructure.

The proposal will not lead to the establishment of home-based businesses, however during the construction phase of the project the opportunities to contribute to the sustainability of the local farming and business community will be significant. Longer term, the continued operation of the wind farm in the area may lead to confidence in investment and may provide future tourism opportunities.

Rural Resource Zone - Desired Future Character Statements

The single desired future character statement for the Scheme requires that the visual impacts of use and development within the rural landscape not be obtrusive.

The Project will contribute to a dynamic and active working landscape, and its design and siting will be considered with the landscape in mind. The current rural landscape is interspersed with other similar infrastructure and other distribution conductors. The utility structures are of substantial size, utilitarian character, and visual prominence and they will be sited and managed with priority for operational efficiency.

The Project will be appropriately separated from small scale residential nodes. It would minimise impacts on places of ecological, scientific, cultural, and aesthetic value by separation firstly and by management where physical separation is not possible; and large areas of natural vegetation and other features of the landscape such as rocky outcrops will remain.

Further work is to be undertaken to support this approach, and the Visual Impact Assessment (VIA) will aim to ensure obtrusions would be minimised as follows:

- Minor excavation for track construction and placement of WTGs would be required. All physical disturbance to terrain would be rehabilitated post-construction.
- Sites will be selected with consideration to the minimisation of disturbance to key environmental values (such as eagle nests, threatened native forest communities and key habitats for fauna). Where impacts are likely, obtrusions would be minimised by the implementation of a range of management measures for natural values, as will be outlined in the supporting natural areas report.
- Scenic attributes will be considered and will be addressed in a full VIA. Previous projects undertaken by ACEN Australia demonstrate it is possible that disturbance to scenic attributes is minimised by the distance of the WTG sites from key vantage points, and designing infrastructure to appropriately minimise visual impacts (e.g. minimise visible earthworks, rehabilitation of disturbed areas).

Given the remote location and separation from settlements and visitor attractions, the rural residential and visitor amenity impacts will be further considered in the context of a very broad landscape. These impacts are likely to be illustrated in the photomontages in the VIA provided during the later stage of assessment. It is considered that disturbance would be minimised primarily by the remote and isolated sites chosen.

The sites on which the WTGs would be located are large and well suited to the primary industry uses thereon. In context with these vast landscapes, the utilities structures are likely to have a minor impact on the character of the area. The visual influence of infrastructure is commonplace within these dynamic and active working landscapes and is unlikely to significantly impact on the character of the area.

Rural Resource Zone - Use Standards (Discretionary uses if not for a single dwelling and Irrigation Districts)

The objectives for the development standard in relation to discretionary uses if not for a single dwelling, repeat the earlier objectives and statements relating to the need to not restrain agricultural use or related commercial or industrial uses. The need for the management of visual impact of uses is also an objective repeated in this part of

the Scheme, the consideration of which has been made previously. Of particular relevance to the MPP is P2.1 of 26.3.1 of the Scheme:

P2.1 Utilities, extractive industries and controlled environment agriculture located on prime agricultural land must demonstrate that the:

- i) amount of land alienated/converted is minimised; and*
 - ii) location is reasonably required for operational efficiency.*
- There will be some permanent loss of land for existing and potential primary industry use via the limited footprint of WTGs and laydown areas (including rehabilitation of land used temporarily in the construction phase), substations, and site operation and maintenance facility.

adjacent to new and upgraded roads within land under the Class 5 Land Capability classification. Given the land capability classification, there is no land within the Project Land as described in Figure 2 that is prime agricultural land.

A small section of the Project Land in the south west of the Waterhouse site (located at 122 Homestead Road located on the corner of Homestead Road and Waterhouse Road at CT 15/95381) is located within the Scottsdale Irrigation District declared under the *Water Management Act 1999*. A small amount of Project infrastructure may located within this area. An Agricultural Assessment will address any impact on the capability of this land from a primary industry perspective.

Rural Resource Zone - Development Standards (Height and Setbacks)

The Project will include permanent buildings and structures, including WTGs, a site operation and maintenance facility, and substations. The specific location of WTGs will be determined during the detailed design phase, which is necessary to allow for the most efficient technology to be used for the Project. Each building and structure, including the WTGs, will be greater than all the setbacks defined from any boundary to the Project Land. The proposed buildings and structures are to be contained within a site operation and maintenance facility. These will be significantly greater than the numerical standards specified in Acceptable Solution A1.

The Building Location and Appearance objectives and standards of the Scheme are insufficient in both numerical and descriptive character to make an appropriate assessment for this type of utilities infrastructure. The Scheme provides only for a maximum height of 12 metres under the Acceptable Solution and the Performance Criterion requires consideration of the character of the landscape and the amenity of adjoining uses from visual impacts as a result of the proposal. The Performance Criteria is an expression of the Objective which seeks to ensure that *“development of buildings is unobtrusive and complements that character of the landscape”*.

Technical considerations dictate that WTGs will be between 180 m and 270 m in height to the tip of their blades, with hub heights between 105 and 160 m. Therefore, notwithstanding the standard in the Acceptable Solution relates specifically to this type of utilities infrastructure, modern WTGs of more than domestic scale will always rely on the performance criteria. Stating a range of heights (rather an absolute) will allow the Project to be developed in a manner that uses the best available technology to maximise electricity production, including WTG models that are still in development.

The impacts of the WTGs on the surrounding landscape will be considered through viewshed modelling, site photos of landscape character, and photomontages at key locations for the minimum and maximum WTG heights. The impacts of the WTGs on the surrounding landscape will be further considered by Visual Impact Assessment.

In addition to the photomontages from major vantage points, shadow flicker modelling assessment will be undertaken as part of the MPIS.

Environmental Management Zone - Zone Purpose

The purpose of the Environmental Management zone is for the protection, conservation and management of areas with significant natural value or likelihood of risk from a natural hazard. Paired with this is that use and development is only allowed where complementary to this purpose. There are no Local Area Objectives or Desired Future Character statements. The Use standards also require consideration of any Reserved Land. There is an area within the Project Land along Boobyalla Beach that that is subject to consideration under the Parks and

Wildlife Impact Assessment Process due to it being a part of a broader conservation area under the NC Act which applies to the whole parcel (Boobyalla Conservation Area). No conservation management plans, reserve management plans or municipal management plans currently apply to this area. The remaining land is subject to the *Crown Lands Act 1976* only as discussed below.

A majority of the Project infrastructure occurs solely within land zoned Rural Resource. However, the proposed wharf would be located on Boobyalla Beach on the western edge of the Rushy Lagoon site, extending into Ringarooma Bay to allow barges or other vessels to transport WTG components and other large construction elements for the Project. This is essential infrastructure for the development of the Project, as the wharf would allow delivery of larger WTG components than those that could be delivered by the road network. It also minimises broader impact on the land transport network, by removing the need for oversize/overmass (OSOM) loads for delivery of WTG components on the local road and State Road networks.

The wharf structure is proposed to be located on Crown land, but does not occur on a reserve under the *Nature Conservation Act 2002* or *National Parks and Reserves Management Act 2002* where any management plans, reserve management plans, or municipal management plans currently apply. Environmental impact assessments (including hydrodynamics modelling) for this structure will be undertaken in association with the MPIS process, consistent with Project Specific Guidelines issued by the Tasmanian EPA.

Surveys and other studies (including natural values and avifauna utilisation surveys) will be undertaken to explore the ecological, cultural and scientific values of the area. It is considered that these can be appropriately protected and conserved during the development and operation of the Project, provided that specific management measures are implemented. These will be addressed in the MPIS, and the final location of the wharf infrastructure within the current potential footprint will be informed through this.

Environmental Management Zone - Development Standards

The element of the Project in the Environmental Management zone will not exceed the permitted 20% of the curtilage for the sites included in the Project Land, nor the permitted height of 6 metres. On the other hand, the minimum setback of 10 m permitted to all boundaries will need to be further investigated, in terms of its relevance to the structure that is proposed in the Environmental Zone. As the proposed structure is a wharf and the land configuration does not present as a typical lot with a frontage or boundary, the traditional consideration of how buildings in close proximity to property boundaries may impact adjoining properties or streetscape does not apply here.

10.1.4 Planning Scheme Provisions – Codes

Table 22 *Planning Scheme Provisions – Codes*

Code	Key Consideration
E1 Bushfire Hazard Management Code	No subdivision is involved. The Proposal does not involve a vulnerable use. No hazardous chemicals are to be stored at the sites and so the Proposal does not involve a hazardous use. Therefore, further to E1.2, the Code does not apply. Notwithstanding this, should early consideration by the relevant regulators raise this as an issue for further investigation there is the opportunity for this to be addressed in detail in the MPIS.
E2 Potentially Contaminated Land Code	With the exception of Horticulture and Intensive Agriculture it is unlikely any of the listed activities under Table E2.1 of the Code would be evident in the Project Land and the Code may therefore not apply. If required during the preparation of the MPIS, relevant contaminated land assessments can be undertaken. There is currently no evidence to suggest legacy contamination and there is the opportunity for this to be addressed in detail in the MPIS.
E3 Landslip Code	No areas within the Project Land are mapped as a landslip hazard area on the planning scheme maps or known to be potentially subject to a landslip hazard. If identified otherwise, there is opportunity for this to be addressed in detail in the MPIS.
E4 Road and Railway Assets Code	The Code applies as the Project will result in the intensification of use of existing road accesses and junctions.

Code	Key Consideration
	A TIA will be commissioned for the Project and will be undertaken in accordance with the relevant guidelines. It is noted also that the Road Authority of Council must also provide advice as to the adequacy of the TIA. The required consultation will be undertaken with Dorset Council acting as the Road Authority as the project advances.
E5 Flood Prone Areas Code	<p>This Code applies as part of the proposed development area is mapped as flood risk on the Planning Scheme maps that form part of the Scheme, or if not mapped known or identified as having potential.</p> <p>An area in and around the Ringarooma River and Fosters Marshes is mapped on the relevant Overlay for the Scheme. Further investigations will be undertaken in respect to this area and, as is the case indicated with other potential hazards, development siting can be considerate of these factors.</p>
E6 Car Parking and Sustainable Transport Code	The Code applies to all use and development. There is no requirement set for the number of carparking spaces and provisions for other sustainable transport options associated with a Utilities Use. Notwithstanding this, it is anticipated that the detailed assessment will show informal parking of vehicles either on access tracks or adjacent to WTG sites proposed number of parking spaces will be sufficient for the type, scale and intensity of the use; the needs of employees; and the type, duration and frequency of vehicle parking demand.
E7 Scenic Management Code	The Code applies to use or development of land within the scenic management – tourist road corridor and local scenic management areas. The Project Land is not within a scenic management area nor within the catchment of a road corridor
E8 Biodiversity Code	The Project Land includes small pockets of areas within the cluster site that are indicated to potentially contain priority habitat, small creek areas, and some native vegetation removal may be required. Further investigations regarding such natural values will inform the siting of WTGs and associated infrastructure in order to avoid areas identified as contributing to the biodiversity of the area.
E9 Water Quality Code	This Code may apply as the siting of development may be in proximity land within 50 metres of a wetland or watercourse in the form of small creeks.
E10 Recreation and Open Space Code	This Code would not apply as no subdivision is proposed.
E11 Environmental Impacts and Attenuation Code	This Code presently does not apply as no activities are proposed that are activities listed in Table E11.1 of the Scheme.
E12 Airport Impact Management Code	The Code does not apply as the proposed development is not within or subject to operational airspace, an Australian Noise Exposure Forecast (ANEF) class, a public safety area, or an operational sensitive area.
E13 Heritage Code	No buildings, areas, conservation areas or other places identified in the Code are affected by the Project and so the Local Heritage Code would not apply.
E14 Coastal Code	<p>This area is not mapped in relation to coastal inundation or erosion hazard.</p> <p>However, as land on which the road access to the wharf is proposed is identified as within or adjoining the coastal dune system, the Code applies.</p> <p>Further investigation is required into the application of this code under the Scheme by a suitably qualified person (geotechnical practitioner), in terms of any risk posed by the location of development.</p> <p>Criteria relating to development of Coastal Reserves must be further investigated. Ownership structure and access arrangements within the coastal foreshore will need to be considered to manage requirements for public access.</p> <p>Vegetation removal and establishment of landscaping is to be managed for any detrimental impact on coastal vegetation.</p> <p>An initial review of historic and current dune mobility data (theList) and a coastal geomorphology assessment undertaken by a suitably qualified coastal and maritime engineer concluded that it is possible for development to occur for road access to Boobyalla Beach, on an area of landform that is not actively mobile.</p> <p>Development is to manage impacts on the marine environment. Specific provisions are able to be put in place for construction of a wharf, including enabling full tidal flushing. Development should be designed with respect to the detail of relevant standards.</p>
E15 Signage Code	No signage is proposed at this stage.

10.2 Required Amendment to LPS

As noted above, an amendment to the Scheme is required for the Project to allow for greater Building Height Standards for the construction of Utilities on land zoned as Rural, Agricultural and Environmental Management, and the permissibility of the Utilities Use Class in the Agriculture and Environmental Management Zones.

The Interim Planning Schemes in North West Tasmania include specific provisions that relate to renewable energy infrastructure, whereas the current Dorset Scheme does not and the draft Dorset LPS that is currently on exhibition does not.

Specifically, the Development Standards in the Rural Resource zone of the former Circular Head and current Waratah Wynyard Planning Schemes include a height standard relating to wind power turbines and wind power pumps of 20 metres as an acceptable solution. The building height standards for the current Dorset Scheme is 12 metres and proposed LPS Agriculture zone is also 12 metres.

It is understood that the considerations in the development standard of A3.2 were the result of changes brought about by an urgent amendment to each of the Cradle Coast Region's Schemes, including Circular Head IPS in August 2016. Just as the Tasmanian Planning Commission found the Interim Scheme warranted change to take into account wind turbine infrastructure in this instance, so should the LPS. Whilst practically, a 20 metre standard is not adequate for this type of infrastructure, it is nonetheless more realistic that the permissible heights under the LPS of 12 metres, ideally the height standard in the Acceptable Solution should be increased to 50 metres or more.

This recommended change for the draft LPS is supported by the decision of the Tasmanian Planning Commission to amend the George Town Interim Planning Scheme 2013 in Amendment 3/2016.³ This amendment was to provide for a wind farm and associated infrastructure at a site at Old Aerodrome Road, George Town located east of Low Head between the settlements of Bell Buoy Beach and Beechford.

All the land included in this amendment was zoned Rural Resource. The proposed and subsequently approved amendment made exceptions to the Desired Future Character Statements to the Scheme, inserted new Utilities permissibility in the Use Class Qualifications and discretion in relation to the development standards so as to make a wind farm discretionary on the titles listed and to cater specifically for the nature and appearance of the structures. Of note is the acceptable solution that applies to the sites allow for a WTG with maximum tip height of 180 metres.

In summary it is recommended that the required amendments to the LPS for the Dorset Scheme should be as follows:

1. A specific standard that still exists in the Rural Resource Zone of the Waratah Wynyard Interim Planning Scheme 2013 should be retained as a development standard in each of the Rural, Agriculture and Environmental Management Zones to allow up to at least 50 metres in height for this type of infrastructure. The change required would be to insert, in the Acceptable Solutions for the Building Height Standards in the Rural, Agriculture and Environmental Management Zones for the draft LPS, the following qualification:

Wind power turbines and wind power pumps must not exceed 50 m in height.

2. Insert, in the Performance Criteria for the Building Height Standards in the Rural, Agriculture and Environmental Management Zones for the draft LPS:

Wind power turbines or wind power pumps must minimise their impacts on the broader landscape having regard to –

- (a) The visual impacts of the development
- (b) The characteristics of the vicinity of the site
- (c) The characteristics of the wind resource
- (d) The topography of the site and how that location affords access to wind
- (e) Potential impacts on birds

³ George Town Interim Planning Scheme 2013 amendment 3-2016 [2017] TASPComm 14 (17 May 2017).

3. That the Utilities Use Class be afforded permitted status in the Agriculture and Environmental Management Zones, recognising that discretion over matters for consideration is afforded by other Scheme mechanisms.

11. Consents and Notifications

Table 23 Requirements of s60F(1)(n) of the Act as listed below

This section addresses the requirements of s60F(1)(n) as listed below

A list of the lots that comprise the Project Land are provided in Appendix A.

11.1 Crown land

The Minister for Crown Lands delegates in relation to the Crown land identified within the Project Land, have been notified and requested to provide endorsement that Crown Land Consent be granted pursuant to s60P(2)(a) of the Act (Appendix B). The Crown lands affected by the proposal are as follows, and listed in Appendix A. The letters in Appendix B also contain diagrams of the location of affected Crown land as advised to the Crown when seeking consent:

- Boobyalla Beach, Ringarooma Bay
- Reserved Roads Crown land, Waterhouse and Rushy Lagoon
- Leengetenner/Tomahawk River
- Waterhouse Road (Department of State Growth)

11.2 Council Land

Consent from Dorset Council has been requested for all Council owned land as it relates to the Roads managed by Dorset Council as the Road Authority. It is noted that the Project Land does not include land owned by any other Council. These notifications are included in Appendix C.

- Cape Portland Road
- Tuckers Road
- West Tomahawk Road
- Homestead Road
- Tomahawk Road

11.3 Private Land

Consultation with all owners of private land included within the Project Land has been undertaken and is continuing. Affected land in private ownership is summarised in Appendix A.

It is noted that notification of each owner of land to which the proposal for declaration applies, and to each owner of land adjoining that, will be made by the Minister pursuant to s60I of the Act.

12. Consultation

Table 24 Requirements of s60F(1)(o) of the Act

This section addresses the requirements of s60F(1)(o) as listed below	
s60F(1)(o)	Details of any consultation, with persons who may have an interest in whether the project is implemented, that has occurred or is proposed to occur.

ACEN Australia's approach to stakeholder and community engagement will be adaptable and flexible to build project awareness and respond to emerging community and stakeholder needs. The 'Involve level' of the International Association for Public Participation's (IAP2's) Spectrum of Public Participation will be the desired minimum.

12.1 Likely stakeholder groups

Initial consultation undertaken for the project, coupled with ACEN Australia's existing social knowledge base of the region has identified the following known likely stakeholder groups.

Table 25 List of key stakeholders

Category	Description
Landholder	Directly impacted landholder with (or will require) an agreement and/or benefit payment in place
Neighbour	Neighbouring landholder that does not (or will not require) an agreement and/or benefit payment to be in place
General public	Interested local or general community member with a general interest in the project
Local business	Business that is either locally registered, or has an office with locally based employees living in the community
Non-local business	Business that is not located or registered in the local area
Indigenous owned business	Business that are Indigenous owned
Special interest group	Non-government, industry or not-for profit group or association
Community sport, recreation and general interest group	Locally based not-for-profit community group
Government department or agency	Local, State and Commonwealth department or agency
Aboriginal group	Aboriginal representative, interest group or association
Media	Print, broadcast, TV or digital media outlet
Education, skills and training	Registered education, skills and training providers
Social media group	Social media groups, closed and public

12.2 Consultation undertaken to date

Preliminary stakeholder consultation has been undertaken with key stakeholders from June 2018 through the feasibility stage of the Project. Completed and planned stakeholder activities are provided in Table 26.

Table 26 **Completed and planned stakeholder consultation activities**

Date	Activity	Comments	Status
From October 2018 to present	Face to face meetings and other communications.	Face to face meetings with all directly involved landholders and on-going consultation.	Complete & on-going
October 2018	Face to face briefing	Briefing with Dorset Council on the Project	Complete
June 2019	Media release	Story in North-Eastern Advertiser regarding project development.	Complete
April 2021	Face to face briefing	Briefing with EPA on Project.	Complete
October 2021	Video conference	Briefing with Tasmania Parks and Wildlife Service in relation to the Project.	Complete
November 2021	Website	Deployment of project website providing overview of Project.	Complete
February 2022	Face to face briefing	Briefing with melythina tiakana warrana on the Project.	Complete
April 2022	Face to face	Consultation with TasNetworks on George Town connection	Complete
April 2022	Mail-out & face to face meetings	Mailout to rural neighbours within 5km of the Project site providing update on the project and opportunities to meet face to face.	Complete
July 2022	Drop-in sessions	Community drop-in sessions at Gladstone providing project update to the local community and seeking feedback on the Project.	Future Activity

Further consultation will be ongoing with potentially affected communities and stakeholders having access to information and being as informed as practicable about activities and their possible effects before they occur. Specific engagement tools and channels include:

- Project information, facts sheets and newsletters
- Videos and photos, including future land use illustrations
- Virtual and face to face meetings
- Site visits for media, government, Traditional Owners and other key stakeholders
- Event displays and presentations
- Media releases and advertisements
- Decision making/feedback loops such as community reference groups, surveys or workshops
- Project hotline and email
- Website, including webforms
- Social media
- Mail outs

12.3 Engaging with Traditional Owners

ACEN Australia acknowledges the First Peoples of Tasmania, their elders past and present, who were and are the keepers of cultural and spiritual knowledge and traditions. We acknowledge the *pairrebeenner* clanspeople who lived in the North East area known as *tebrakuna* on which the proposed North East Wind project is located. ACEN Australia commits to undertaking meaningful engagement with Aboriginal organisations to support the protection of country and culture, and the development of their aspirations. Engagement undertaken will be respectful and culturally appropriate.

13. Details of feasibility

Table 27 Requirements of s60F(1)(p) of the Act

This section addresses the requirements of s60F(1)(p) as listed below.	
s60F(1)(p)	Details of any feasibility assessment that has been undertaken, in relation to the project, by the proponent.

This section addresses details of the feasibility assessments that have been undertaken to date.

A number of key feasibility tasks have been undertaken to date including:

- Commencement of long-term wind monitoring and confirmation of wind resource characteristics
- Environmental and planning red flags assessment
- Alignment with State renewable energy policies and strategic context
- Preliminary consultation with TasNetworks regarding connection options including submission of connection enquiry

13.1 Wind resource

The north east of Tasmania was identified by AEMO in the 2020 ISP as one of three onshore Renewable Energy Zones (REZ) in Tasmania. The North East REZ is characterised by strong onshore winds from Bass Strait flowing over gently sloping land for the prevailing westerly winds. Initial desktop studies were undertaken as part of the early site selection process.

In May 2019, ACEN Australia commenced long-term wind resource monitoring with the installation of two 140m tall meteorological masts, one at each Project site. This monitoring has confirmed the wind characteristics at the Rushy Lagoon and Waterhouse sites as Wind Speed Class 1 and 2 respectively under the International Electrotechnical Commission (IEC) 61400-1 standard, and turbulence category C. These are ideal conditions for wind generation, with high and consistent wind speeds, coupled with low turbulence, which reduces cost and increases the life of wind turbines. These are the most ideal site conditions conceivable for a wind farm site and rare for utility-scale sites worldwide.

It is understood that the existing Woolnorth and Musselroe wind farms in northern Tasmania are both Class 1 sites. In general, undeveloped Class 1 sites are extremely rare in the rest of the NEM (i.e. mainland Australia), meaning the Project is well placed for renewable energy generation.

13.2 Environmental and Planning Red Flags Review

Pitt&Sherry Pty Ltd were engaged to undertake an environmental and planning “red flags” assessment of any planning and environmental issues that could potentially impact on the approval pathway, including the likelihood of success, applicable to the Project. Issues considered included:

- Ecological matters: the potential for the presence of protected species or vegetation communities of state and Commonwealth importance; watercourses and wetlands; geology
- Heritage values: the potential for the disturbance of site of historic and Aboriginal cultural heritage value
- Planning matters: zoning and the need to consider visual impacts; permissibility of the project within the current zones
- Land use: existing land uses on and around the site, public reserves, and existing leases which might constrain the project
- Hazards: the known extent of inundation, erosion and landslip hazards across the sites as well as the requirements for assessment of bushfire and other hazards
- Project impacts: the potential for impacts related to electromagnetic interference, noise and traffic

The report identified that no issues that are likely to prevent the development of the land for a wind farm. However, the final layout or installed capacity of the Project sites may be influenced by presence of raptors (Wedge-tailed Eagles and White-bellied Sea-Eagle), use of the land and adjoining areas by threatened migratory shore bird species, ecological communities (including wetlands), and threatened flora in the area. Design iterations can account for these issues and the micro-siting of wind turbine generators can also occur in later stages of development to ensure biodiversity is preserved.

The report also identified that a detailed visual impact assessment will be required to determine the potential visual impacts of the turbines from key viewpoints.

13.3 Strategic context

The Project is situated in the north east of Tasmania. The North East Renewable Energy Zone (REZ) is one of three potential onshore REZ identified by AEMO in Tasmania, and the establishment of Tasmania's Renewable Energy Zones is a key objective of the Tasmanian Draft Renewable Energy Coordination Framework.

In November 2020, a new Tasmanian Renewable Energy Target (TRET) was legislated, which now provides for a 200% renewable energy target by 2040 including:

- A target of 150% renewable energy generation by 2030 (compared to a 2022 baseline)
- A target of 200% renewable energy generation by 2040 (compared to a 2022 baseline)

At a full generation capacity of up to 1,260 MW and with the prime wind resource in North East Tasmania, the Project could produce up to 88% of the new annual renewable energy generation required for the 2030 target. It could also produce up to 44% of the 2040 target.

The need for this additional energy is support by two main Tasmanian strategies.

13.3.1 Tasmanian Renewable Hydrogen

The Tasmanian government recognises the role of Tasmania in a nation-leading response to climate change. As well as the legislation of the TRET and the release of the Tasmania Renewable Energy Action Plan (TREAP), the state government has announced the intent of using existing and expandable renewable energy resources to become a leader in large-scale renewable hydrogen production through the Tasmanian Renewable Hydrogen Action Plan (TRHAP). With the goal of commencing production of renewable hydrogen in Tasmania by 2024, and of becoming a significant global producer of renewable hydrogen by 2030, the TRHAP suggests that a significant and increasing amount of new renewable energy supply will be required in Tasmania within the next 8 years.

A key action of the Australian National Hydrogen Strategy is the facilitation of hydrogen hubs, which have been identified by the International Energy Agency (IEA) as a cost-effective route to industry-scale production of hydrogen. The Bell Bay Advanced Manufacturing Zone (BBAMZ) identified by the Tasmanian Government as a premier location for a hydrogen hub. As well as access to transport infrastructure, the BBAMZ is located in George Town near existing high-voltage transmission infrastructure. George Town is the primary option for connection of North East Wind into the state grid.

13.3.2 Marinus Link

The development of the proposed Marinus Link interconnector between Tasmania and Victoria is identified as an action in the TREAP, and AEMO has identified Marinus Link as an Actional ISP Project in the 2020 and draft 2022 Integrated System Plans. The project is currently in the design and approvals phase. Marinus Link provides an opportunity to increase the export of the new additional renewable energy generated in Tasmanian into the NEM.

13.4 Connection

Preliminary consultation with TasNetworks has commenced regarding connection of the Project, and a connection enquiry was submitted.

Grid connection and associated infrastructure for the Project has been considered separately, however a number of potential feasible route options have been identified. This includes a multi-criteria analysis (MCA) undertaken by

GHD to identify corridors. Consideration of a potential transmission line corridor was also considered in Pitt&Sherry Environmental and Planning Red Flags Review report and deemed to be feasible.

14. Other information

14.1 Other prescribed information s60F(1)(q)

There is no other information that is prescribed to be required for the purposes of s60F(1)(q).

Appendices

Appendix A

Project Land Details

Project Land – Rushy Lagoon site

Address	Certificate of Title	Tenure Type
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	102489/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	9669/5	Private
261 TUCKERS RD, RUSHY LAGOON, TAS, 7264	107442/1	Private
261 TUCKERS RD, RUSHY LAGOON, TAS, 7264	107450/1	Private
261 TUCKERS RD, RUSHY LAGOON, TAS, 7264	107451/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	124991/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	124991/2	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	124991/3	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	124991/4	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	124992/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	127533/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	127533/2	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	127534/3	Private
262 TUCKERS RD, RUSHY LAGOON, TAS, 7264	128358/1	Private
262 TUCKERS RD, RUSHY LAGOON, TAS, 7264	128373/1	Private
261 TUCKERS RD, RUSHY LAGOON, TAS, 7264	128373/2	Private
722 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	137919/2	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	200374/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	200443/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	200888/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	200992/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	200993/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	200994/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	201002/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	201037/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	201422/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	201423/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	202449/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	202587/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	202588/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	206232/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	206233/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	206234/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	206235/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	206236/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	206237/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	206238/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	206239/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	206479/1	Private

Address	Certificate of Title	Tenure Type
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	206480/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	213293/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	213296/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	225276/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	226183/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	243812/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	248297/1	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	248297/2	Private
1069 CAPE PORTLAND RD, RUSHY LAGOON, TAS, 7264	248297/3	Private
BOOBYALLA BEACH, RINGAROOMA BAY Three parallel strips of land forming Boobyalla Beach.	N/A	DEPARTMENT OF PRIMARY INDUSTRY PARKS WATER AND ENVIRONMENT, PARKS AND WILDLIFE SERVICE.
Cape Portland Road, Tuckers Road	N/A	Dorset Council as Road Authority
Coastal area outside of LGA Coordinates (GDA 2020 MGA Zone 55): Southwest corner: 575,836m E; 5,479,450m N Northwest corner: 577,671m E; 5,481,788m N	N/A	

Project Land – Waterhouse site

Address	Certificate of Title	Tenure Type
Homestead Road, WATERHOUSE, TAS, 7262	105928/1	Private
471 HOMESTEAD RD, WATERHOUSE, TAS, 7262	109297/1	Private
141 TOMAHAWK RD, TOMAHAWK, TAS, 7262	178006/1	Private
BANCA ROAD, TOMAHAWK, TAS, 7262	178006/2	Private
3728 WATERHOUSE RD, TOMAHAWK, TAS, 7262	204655/1	Private
303 HOMESTEAD RD, WATERHOUSE, TAS, 7262	228480/1	Private
340 WEST TOMAHAWK RD, TOMAHAWK, TAS, 7262	89653/1	Private
WEST TOMAHAWK RD, TOMAHAWK, TAS, 7262	89653/2	Private
60 WEST TOMAHAWK RD, TOMAHAWK, TAS, 7262	89653/3	Private
WEST TOMAHAWK RD, TOMAHAWK, TAS, 7262	89653/5	Private
2987 WATERHOUSE RD, WATERHOUSE, TAS, 7262	95342/19	Private
3189 WATERHOUSE RD, WATERHOUSE, TAS, 7262	95344/21	Private
3333 WATERHOUSE RD, WATERHOUSE, TAS, 7262	95346/23	Private
122 HOMESTEAD RD, WATERHOUSE, TAS, 7262	95381/15	Private
2849 WATERHOUSE RD, WATERHOUSE, TAS, 7262	95383A/17	Private
TOMAHAWK RD, WATERHOUSE, TAS, 7262	95438/1	Private
Leengtenner/Tomahawk River parallel adjacent reserves to be crossed	N/A PID 7147814 CT 228486/1 CT 249127/1	DEPARTMENT OF PRIMARY INDUSTRY PARKS WATER AND ENVIRONMENT (Crown land Services)
Waterhouse Road	N/A	Department of State Growth
West Tomahawk Road, Tomahawk Road, Homestead Road	N/A	Dorset Council as Road Authority

Appendix B

**Letters Requesting endorsement that
Crown Land Consent be granted**

24 May 2022

Linda Overend
A/Regional Manager - North
Tasmania Parks and Wildlife Service
171 Westbury Road
Prospect, Tas 7250

Via email: Linda.Overend@parks.tas.gov.au

Cc: Andrew.Crowden@parks.tas.gov.au; Jayne.Cooper@parks.tas.gov.au

RE: North East Wind – Major Project Proposal

Dear Linda,

UPC\AC Renewables Australia is currently developing a large-scale wind farm development in north east Tasmania, “North East Wind”. North East Wind will contribute up to 1,260 megawatts to Tasmania’s significantly increasing the renewable generation capacity and contribute up to 88% of the new renewable electricity generation required by 2030 to meet the Tasmanian Renewable Energy Target. The location was selected to take advantage of the notorious ‘Roaring 40s’ which generates, strong, consistent winds across the northern coast of Tasmania.

North East Wind represents a \$2.7 billion dollar investment in Tasmanian economy and will make a significant contribution to the Northern region of Tasmania and the state as a whole, it will create a significant economic benefit, generating employment in project planning, construction, and operation. The project is targeting a commencement of construction by late 2025.

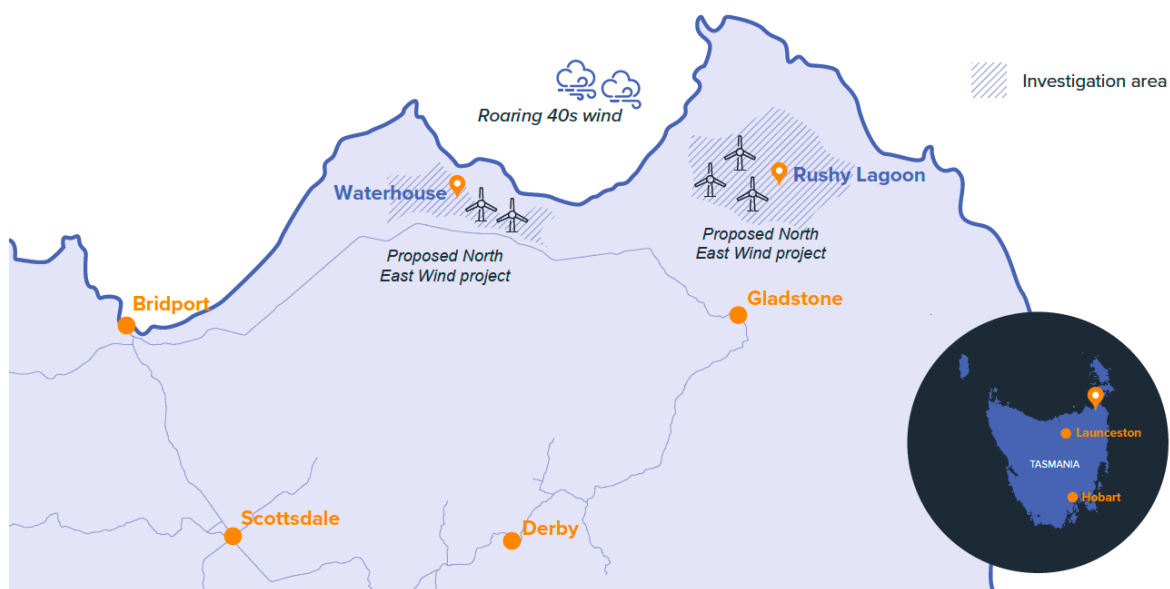


Figure 1: North East Wind Location

North East Wind will be seeking approval via the newly legislated Major Projects approval pathway defined under the Land Use Planning and Approvals Act 1993 (LUPAA) and is accordingly finalising the preparation of its Major Project Proposal for submission to the State Planning Office.

As the Project includes Crown Land, the consent of the Minister who administers the Crown Land Act 1976 is required, prior to the declaration of the North East Wind as a Major Project. This is because section 60P(2) of the LUPAA states that -

The Minister may only declare a project to be a Major Project under section 60O -

(a) if all or part of the land on which the project is to be situated is Crown land, within the meaning of the Crown Lands Act 1976 – with the consent of the Minister to whom the administration of that Act is assigned;

As the Minister for Crown Lands' delegate in relation to the Crown land identified in this letter, we would like to work with you to seek your endorsement in relation to consent required for the declaration of the Major Project.

As North East Wind moves forward, detailed technical studies required to prepare a major project impact statement (MPIS) which addresses the matters that are set out with in the assessment criteria (to be determined) in relation to the major project. This work will be undertaken in the coming years.

The involved Crown Land can be simplified into the following four discrete cases each of which a detailed further below.

- I. Wharf access via Boobyalla Beach Conservation Area
- II. Electrical reticulation corridor crossing of Leengtenner / Tomahawk River
- III. Council, State Growth and Parks and Wildlife roads
- IV. Private or undeveloped road reserves

i. Wharf access via Boobyalla Beach Conservation Area

North East Wind will be seeking approval for the construction of a wharf at Boobyalla Beach as part of the Major Project approval. Road infrastructure is a major constraint on the delivery of the oversize and over mass loads required to be delivered to the Project Site. Using the wharf for delivery of these components allows for larger WTGs to be used, as the size of components that can be transported to the Project Site by water are larger than those that could be delivered by road. While not common in Australia, barge delivery of WTG components is a common practice around the world where site conditions allow. The wharf would link to an arterial road at the shoreline to allow uninterrupted delivery of components during the construction phase. The concept design for the wharf is a 5m wide precast concrete and steel piled structure extending approximately 570 m off Boobyalla Beach. A 100 m concrete ramp connects the wharf to the main arterial road over the beach area.

The final wharf location will be subject to further technical studies to be undertaken during the preparation of the MPIS to minimise any potential impacts, however

Figure 2 below shows the current indicative location as well as the broader wharf investigation area.

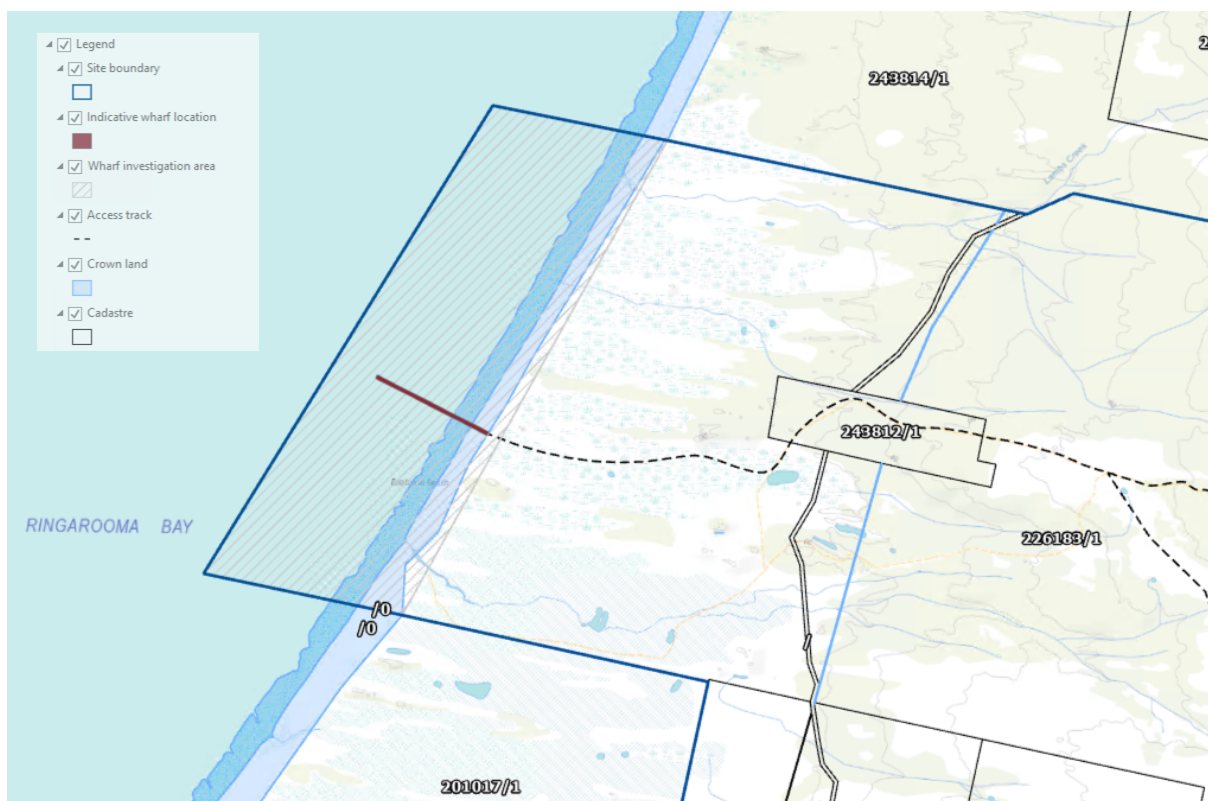


Figure 2: Wharf access via Boobyalla Beach Conservation Area

ii. Electrical reticulation corridor crossing of Leengtenner / Tomahawk River

Leengtenner / Tomahawk River meanders north to south through the wind turbine cluster proposed at Waterhouse. To facilitate the connection of the proposed wind turbine generators on the eastern side of Leengtenner / Tomahawk to the centralised substation, overhead electrical reticulation will be required to pass over this Public Reserve (River Reserve). This crossing will be designed to minimise or avoid disturbance with the reserve area. Vehicle crossing will be not required. Nominal width of the corridor is 20m

Figure 3 below shows the indicative crossing location.

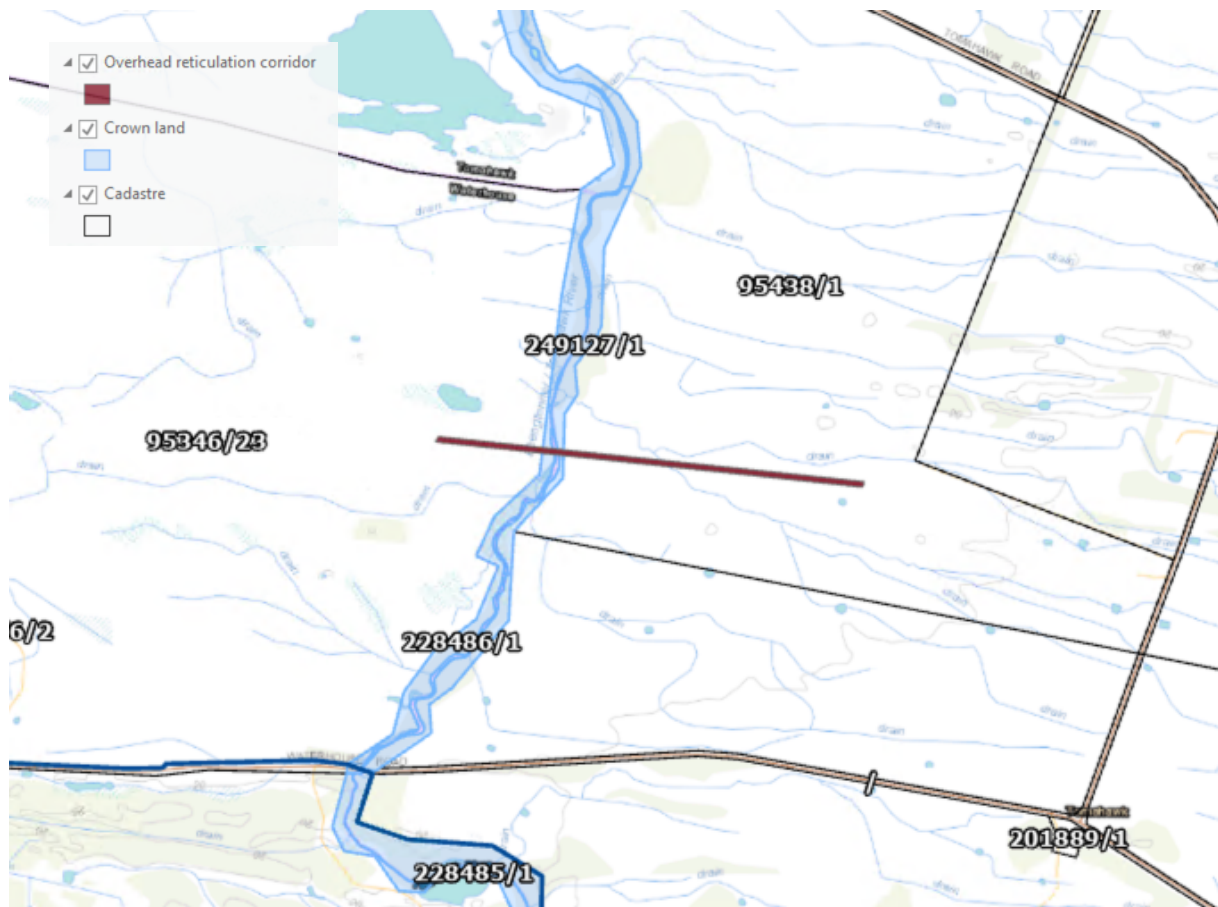


Figure 3: Electrical reticulation corridor crossing of Leengtenner / Tomahawk River

iii. Council, State Growth and Parks and Wildlife roads

There are a number of developed roads within the Project Land which are owned by the Crown. The relevant roads authorities are Council, State Growth or Parks and Tasmania Parks and Wildlife Service as shown below in **Figure 4** below. Potential impacts to these roads would include; upgrades to facilitate access to/from the Project Site and/or the crossing of electrical reticulation.



Figure 4: Council, State Growth and Parks and Wildlife roads

iv. Private or undeveloped road reserves

There are several undeveloped Crown road reserves that exist across the Project Site. The potential impacts to these road reserves include the development of ancillary infrastructure such as access tracks, underground electrical reticulation and/or overhead electrical reticulation.

The identified road reserves are shown in **Figure 5** below.

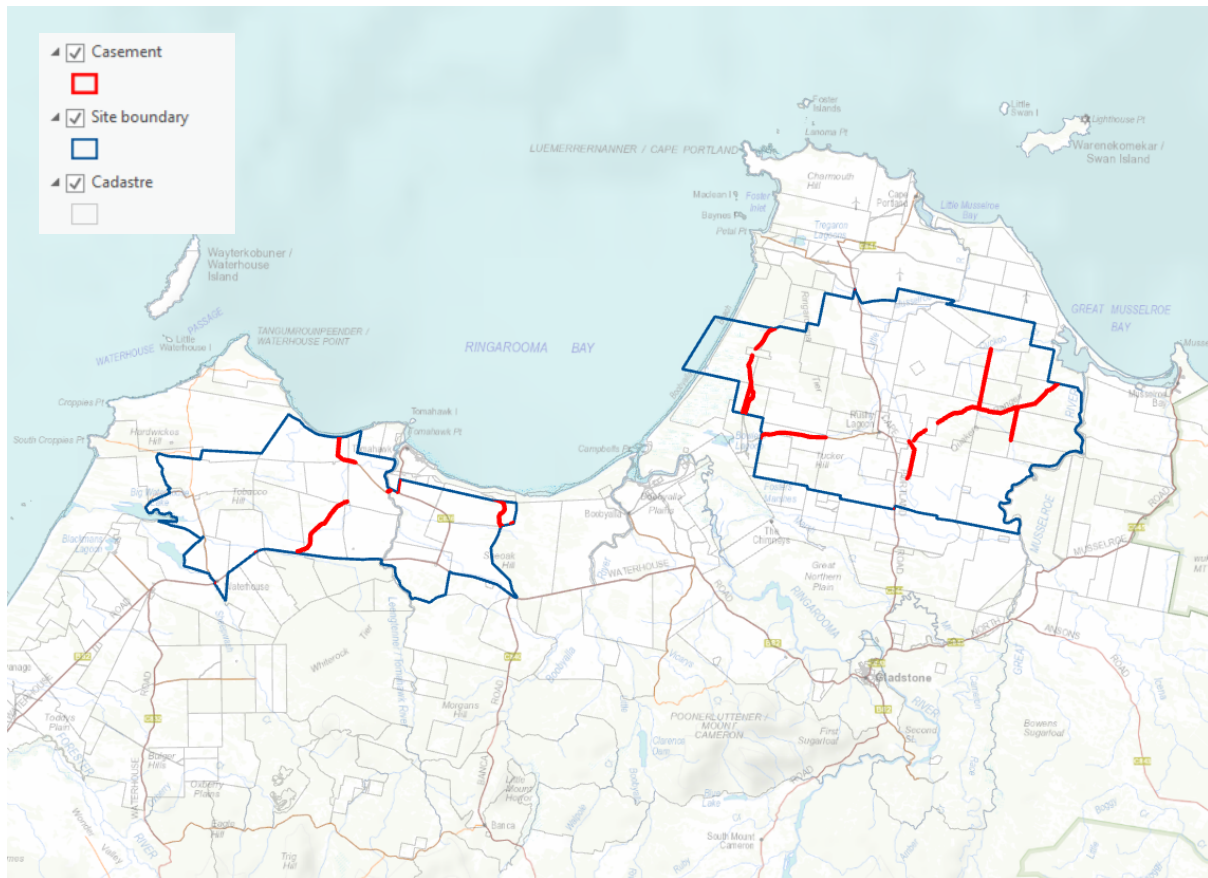


Figure 5: Private or undeveloped road reserves

I look forward to hearing from you and please do not hesitate to get in touch if any further information is required to support this request.

Kind regards,

Toby Dove

Development Manager

UPC AC Renewables
AUSTRALIA

m: 0409 333 461

e: toby.dove@upc-ac.com

w: www.upc-ac.com

24 June 2022

Mr Kim Evans
Secretary
Department of State Growth
GPO BOX 536
Hobart TAS 7001

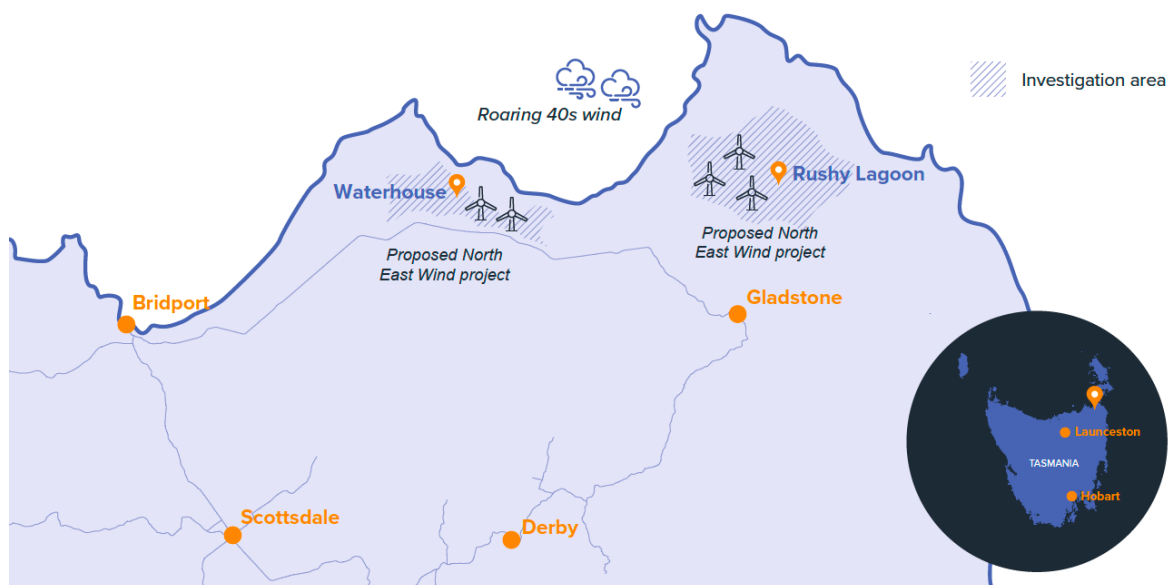
Sent via email: kim.evans@stategrowth.tas.gov.au

RE: North East Wind – Major Project Proposal

Dear Kim,

UPC\AC Renewables Australia is currently developing a large-scale wind farm development in north east Tasmania, “North East Wind”. North East Wind will generate up to 1,260 megawatts, contributing up to 88% of the new renewable electricity generation required by 2030 to meet the Tasmanian Renewable Energy Target. The location was selected to take advantage of the notorious ‘Roaring 40s’ which generates strong, consistent winds across the northern coast of Tasmania.

North East Wind represents a \$2.7 billion dollar investment in the Tasmanian economy and will make a significant contribution to the northern region of Tasmania and the state as a whole. It will create a significant economic benefit, generating employment during project planning, construction, and operation. The project is targeting a commencement of construction by late 2025.



North East Wind will be seeking approval via the newly legislated Major Projects approval pathway defined under the Land Use Planning and Approvals Act 1993 (LUPAA) and is accordingly finalising the preparation of its Major Project Proposal for submission to the State Planning Office.

As the Project includes Crown Land, the consent of the Minister who administers the Crown Land Act 1976 is required, prior to the declaration of the North East Wind as a Major Project. This is because section 60P(2) of the LUPAA states that -

The Minister may only declare a project to be a Major Project under section 60O -

(a) if all or part of the land on which the project is to be situated is Crown land, within the meaning of the Crown Lands Act 1976 – with the consent of the Minister to whom the administration of that Act is assigned;

As the Minister for Crown Lands' delegate in relation to **Waterhouse Road** as shown in **Figure 1** below, we would like to work with you to seek your endorsement in relation to consent required for the declaration of the Major Project. Potential impacts to these roads would include minor upgrades to facilitate access to/from the Project Site.

As North East Wind moves forward, detailed technical studies required to prepare a major project impact statement (MPIS) which addresses the matters that are set out with in the assessment criteria (to be determined) in relation to the major project. This work will be undertaken in the coming years.



Figure 1: State Growth roads

I look forward to hearing from you and please do not hesitate to get in touch if any further information is required to support this request.

Kind regards,



Toby Dove
Development Manager



m: 0409 333 461

e: toby.dove@upc-ac.com

w: www.upc-ac.com

Appendix C

Requests for Council land owner consents

24 May 2022

Rohan Willis
Director - Community & Development
Dorset Council
3 Ellenor Street
Scottsdale TAS 7260

Via email: rohan.willis@dorset.tas.gov.au
Cc: tim.watson@dorset.tas.gov.au

RE: North East Wind – Major Project Proposal

Dear Rohan,

UPC\AC Renewables Australia is currently developing a large-scale wind farm development in north east Tasmania, “North East Wind”. North East Wind will generate up to 1,260 megawatts, contributing up to 88% of the new renewable electricity generation required by 2030 to meet the Tasmanian Renewable Energy Target. The location was selected to take advantage of the notorious ‘Roaring 40s’ which generates strong, consistent winds across the northern coast of Tasmania.

North East Wind represents a \$2.7 billion dollar investment in the Tasmanian economy and will make a significant contribution to the northern region of Tasmania and the state as a whole. It will create a significant economic benefit, generating employment during project planning, construction, and operation. The project is targeting a commencement of construction by late 2025.

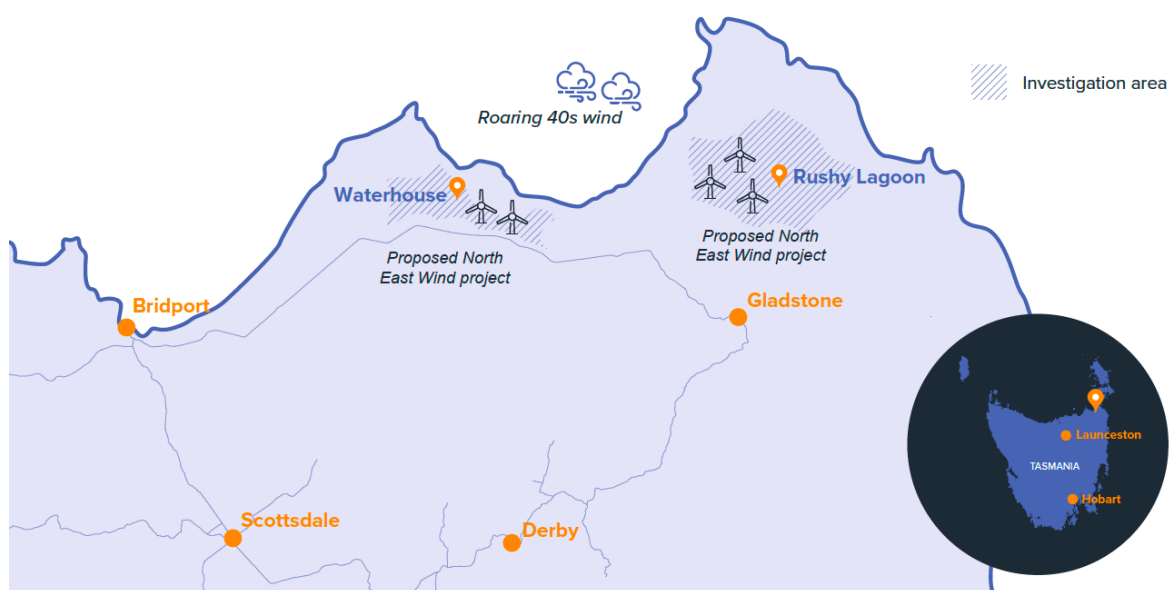


Figure 1: North East Wind Location

North East Wind will be seeking approval via the newly legislated Major Projects approval pathway provided for by the *Land Use Planning and Approvals Act 1993* (LUPA Act). As part of this, UPC\AC is finalising the preparation of a Major Project Proposal for submission to the Minister for Planning, to seek the declaration of North East Wind as a Major Project under section 600 of the LUPA Act.

At this eligibility stage of the Major Projects approval pathway we are seeking consent in relation to the involved Crown land as per section 60P of the LUPA Act to enable North East Wind to be declared as a Major Project.

This includes several roads within the project land which are managed by Dorset Council as the road authority. A proposal to Tasmania Parks and Wildlife Service has also been sent requesting Crown land consent for these roads. The Council managed roads identified within the Project Land are:

- Cape Portland Road
- Tuckers Road
- Tomahawk Road
- West Tomahawk Road
- Homestead Road

Potential anticipated impacts to these roads may include:

- Require upgrades to accommodate vehicle access for construction and/or operations
- Traversal by electrical reticulation connecting wind turbine generators, substations, and transmission infrastructure

The identified roads are shown in **Figure 2** below.



Figure 2: Road casements within Project Land

Are you able to advise what additional information, if any, would be required for Council to provide consent for the purposes of the Major Project declaration?

I look forward to hearing from you and please do not hesitate to get in touch if any further information is required to support this request.

Kind regards,



Toby Dove
Development Manager

UPC\AC Renewables
AUSTRALIA

m: 0409 333 461

e: toby.dove@upc-ac.com

w: www.upc-ac.com



ghd.com

→ The Power of Commitment