



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2025/27
Application Type:	Discretionary Development Application
Property Location:	1839 Bashan Road, Waddamana
Proposal:	Meteorological Mast
Applicant:	Goldwind Australia Pty Ltd
Advertising Commencement Date:	20 May 2025
Representation Period Closing Date:	03 June 2025
Responsible Officer:	Louisa Brown, Senior Planning Officer

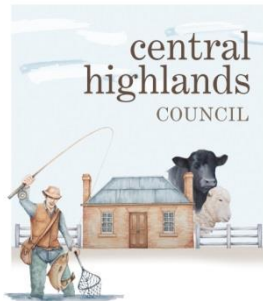
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.



central
highlands
COUNCIL

Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

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

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval Use and Development

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

Applicant / Owner Details:

Applicant Name

David Rogers (On behalf of Goldwind Australia Pty Ltd)

Postal Address

Level 4 North Tower Building

Phone No: 0459 863 506

485 La Trobe Street Melbourne

3000

Fax No:

Email address

davidrogers@goldwindaustralia.com

Owner/s Name

David Downie

(if not Applicant)

Postal Address

84 Valleyfield Rd

Phone No: 0418 132 041

Campbell Town Tas

7210

Fax No:

Email address:

Description of proposed use and/or development:

Address of new use and development:

1839 Bashan Road Waddamana

Certificate of Title No:

Volume No

178857

Lot No:

1

Description of proposed use or development:

Meteorological Mast to measure weather conditions

ie: New Dwelling / Additions / Demolition / Shed / Farm Building / Carport / Swimming Pool or detail other etc.

Current use of land and buildings:

There are no buildings present. The area is used for grazing.

Eg. Are there any existing buildings on this title?
If yes, what is the main building used as?

Proposed Material

What are the proposed external wall colours

N/A

What is the proposed roof colour

N/A

What is the proposed new floor area m².

NA

What is the estimated value of all the new work proposed:

\$ 350,000

<i>Is proposed development to be staged:</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Tick ✓
<i>Is the proposed development located on land previously used as a tip site?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Is the place on the Tasmanian Heritage Register?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Have you sought advice from Heritage Tasmania?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<i>Has a Certificate of Exemption been sought for these works?</i>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Signed Declaration

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

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

Applicant Signature

(if not the Owner)

Applicant Name (Please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

✓

[illegible]

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	
<p>Submission of Application</p> <p>Applications can be submitted in a number of ways as follows:</p> <ul style="list-style-type: none"> • Electronically: Email to development@centralhighlands.tas.gov.au • Post: 19 Alexander Street, BOTHWELL 7030 • In Person: Development & Environmental Services Office, 19 Alexander Street, Bothwell 7030 	

PLANNING PERMIT APPLICATION SUPPORTING INFORMATION

METEOROLOGICAL MONITORING MAST

Bashan Rd, Waddamana, CENTRAL HIGHLANDS TASMANIA

Developed by Goldwind Australia
on behalf of Bashan Wind Farm Pty Ltd
April 2025

Revision	Author	Reviewer	Date
1	Renae Gifford	David Rogers	8 th April 2025
2	Renae Gifford	David Rogers	30 th April 2025

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ABBREVIATIONS

AS	Australian Standard
DA	Development Application
DNRE	Department of Natural Resources and Environment
LUPA	<i>Land Use Planning and Approvals Act 1993</i>
LPS	Local Provisions Scheme
EMPCA	<i>Environmental Management and Pollution Control Act 1994</i>
RMPS	Resource Management and Planning System (objectives to be found in the in Schedule 1 of the EMPCA)
SPP	State Planning Provisions
TPPs	Tasmania Planning Policies
TPS	Tasmania Planning Scheme

GLOSSARY

(the) Development	<p>The installation and operation of one meteorological monitoring mast to measure wind and climatic conditions. The mast is a galvanized steel construction, and consists of the following:</p> <ul style="list-style-type: none"> • Meteorological monitoring mast of up to 130 m in height • Concrete mast foundation 1.6m wide x 1.6m long and x 0.7m deep • Guy anchor foundations dimensions: <ul style="list-style-type: none"> ○ Inner footings (x 3 – 30m from mast foundation) – 0.8m wide x 3.4m long x 1.6 m deep ○ Intermediate footings (x 3 – 60m from mast foundation) – 0.8m wide x 3.4m wide x 2 m deep ○ Outer footings (x 3 – 90m from mast foundation) – 0.8m wide x 3.4m long x 2m deep ○ Gravel/drainage to top-dress the access to site.
(the) Land	Certificate of Title Volume 178857 Folio 1 which is further refined by the proposed Development Area depicted in Figure 2 .
(the) proponent	Bashan Wind Farm Pty Ltd (ACN 680 340 381)
(the) Scheme	Tasmanian Planning Scheme – Central Highlands Local Provisions Schedule.

PREFACE

FUNCTION OF THE DEVELOPMENT APPLICATION SUPPORTING INFORMATION

This document has been prepared to support a Planning Permit Application by Bashan Wind Farm Pty Ltd (the proponent, an entity of Goldwind) for use and development of land in order to establish and operate a meteorological monitoring mast to gather information about local climatic and wind conditions.

The document contains the following components:

- Part A** *Information about the proponent* of the Development including details of their name and contact details and the Development location.
- Part B** *Proposal Description including details of the form/structure and the timeframe for the Development.*
- Part C – D** *Planning information* for use by the Central Highlands Council in assessing the proposed development and use against the requirements of the Tasmanian Planning Scheme and Central Highlands Local Provisions Scheme.
- Part E** *Conclusion* about the proposed Development.
- Part F** *Attachments* referenced in the Development Application

PART A – PROPONENT INFORMATION

TABLE 1 PROPONENT INFORMATION


Name of proponent	Bashan Wind Farm Pty Ltd
ABN	37 680 340 381
ACN	680 340 381
Postal address of proponent	Level 4, North Tower Building 485 La Trobe Street, Melbourne, VIC 3000
Contact person's details	David Rogers Development Manager Level 4, North Tower Building 485 La Trobe Street, Melbourne, VIC 3000 M. 0459 863 506 E. davidrogers@goldwindaustralia.com

PART B - PROJECT DESCRIPTION

B.1 PROPOSED DEVELOPMENT

TABLE 2 PROPOSED DEVELOPMENT DETAILS

Development	<p>The installation and operation of a meteorological monitoring mast to measure wind and climatic conditions located in the Central Highlands.</p> <p>The proposed development is located 31.5 km north-west of Bothwell and 21 km north of Miena, in the Central Highlands. (Figure 1).</p> <p>The mast is a constructed of galvanized steel, and consists of the following:</p> <ul style="list-style-type: none"> • Lattice Mast of 130 m in height, • Concrete mast foundation dimensions 1.6 wide x 1.6m long and x 0.7m deep, • Guy anchor foundation dimensions: <ul style="list-style-type: none"> ○ Inner footings (x 3 – 30m from mast foundation) – 0.8m wide x 3.4m long x 1.6m deep ○ Intermediate footings (x 3 – 60m from mast foundation) – 0.8m wide x 3.4m wide x 2 m deep ○ Outer footings (x 3 – 90m from mast foundation) – 0.8m wide x 3.4m long x 2m deep • Gravel/drainage to top-dress the access to site.
Construction materials and colour	<p>Mast structure is comprised of galvanized lattice steel with a grey/silver colouration of weathered galvanized steel. For aviation safety, the top third of the masts are painted in three alternating bands of red/white/red. Concrete would be used to establish the foundations for the mast.</p> <p>An example of typical met mast is provided in the photo below.</p>

	
Transport	<p>All traffic would enter and exit the land from Bashan Road located approximately 1 km to the east and utilize existing farm tracks (Figure 2).</p>
Major equipment	<p>The equipment likely to be used during the installation (i.e., not all the below listed equipment would be used concurrently) of the Development is as follows:</p> <ul style="list-style-type: none"> • Light vehicles to transport workers and equipment such as concrete mixer and products, frame handling equipment etc. • Light truck to cart materials to site. • Excavator floated to site to prepare footings.
Proposal development timeline	<p>Construction is scheduled for July 2025 (subject to weather conditions). The following milestones are proposed.</p> <ul style="list-style-type: none"> • Approvals received: Early June 2025 • Preparation works commence: Early July 2025 • Construction Starts: Mid July 2025 • Construction concludes: Late July 2025

Construction hours	<p>Construction activities would occur on site between 0700 and 1900 hrs Monday to Sunday.</p> <p>The location is remote so it is unlikely that these construction hours would cause any land use conflict or environmental nuisance to the existing and permissible uses on the subject or surrounding lands.</p>
Operating hours	<p>Not applicable.</p> <p>The meteorological mast will operate 24 hrs per day 7 days per week but will be unattended and monitored remotely.</p>

B.2 LOCATION AND PLANNING CONTEXT

A permit is sought to erect one meteorological monitoring mast at the proposed location as detailed in **Table 3**.

TABLE 3 DEVELOPMENT LOCALITY DETAILS

Proposed Masts	Easting	Southing	Shire	Vol-Fol	Owner
Proposed HT mast	478006	533002	Central Highlands	178857/1	Mr David Downie

FIGURE 1 LOCATION OF THE METEOROLOGICAL MAST (THE 'DEVELOPMENT')



- Site Boundary
- Met Mast



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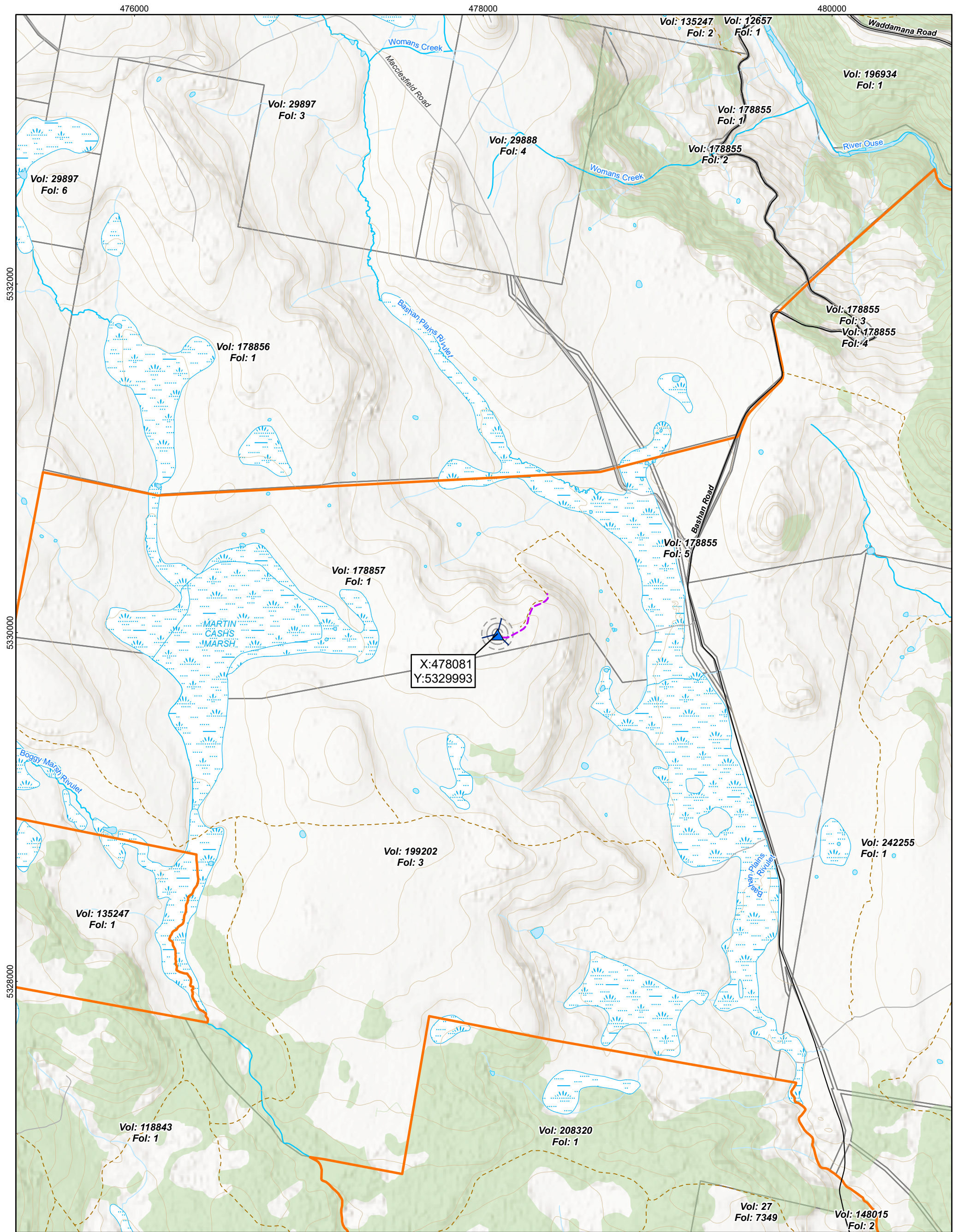
Bashan Wind Farm METEOROLOGICAL MAST - LOCATION MAP

0 500 1,000 1,500 2,000 2,500 3,000
m

Name: GDA 1994 MGA Zone 55
Datum: GDA 1994

Rev A
Date: 26/03/2025
Doc: BASH_0020_A_Mast

FIGURE 2 ACCESS TO THE DEVELOPMENT



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Bashan Wind Farm
METEOROLOGICAL MAST - ACCESS

0 500 1,000
m

Name: GDA 1994 MGA Zone 55
Datum: GDA 1994

Rev A
Date: 27/03/2025
Doc: BASH_0020_A_Mast Access

B.3 DESCRIPTION OF EXISTING SITE AND SURROUNDS

Provided in **Table 4** are details of the site and surrounds of the proposed location of the Meteorological Mast.

TABLE 4 LOCATION AND PLANNING CONTEXT

Issue	Hollow Tree Met Mast
Location and Access	The Development is located 31.5 km north-west of Bothwell and 21 km north of Miena, in the Central Highlands. (Figure 1).
Land Titles	Certificate of Title 178857/1 which is further refined by the Development layout depicted in Figure 1 .
Planning Scheme	Tasmanian Planning Scheme Tasmanian Planning Scheme – Central Highlands Local Provisions Schedule
Land zoning and overlays	Zoning (Figure 3) Agriculture Zone
Use Class and Permissibility	The Development, classified as a <i>Utility</i> (where not <i>minor utilities</i>), is Discretionary in the Agriculture Zone.

TABLE 5 DESCRIPTION OF EXISTING SITE AND SURROUNDS

Issue	Description
Land Use	The location of the development is cleared grazing land.

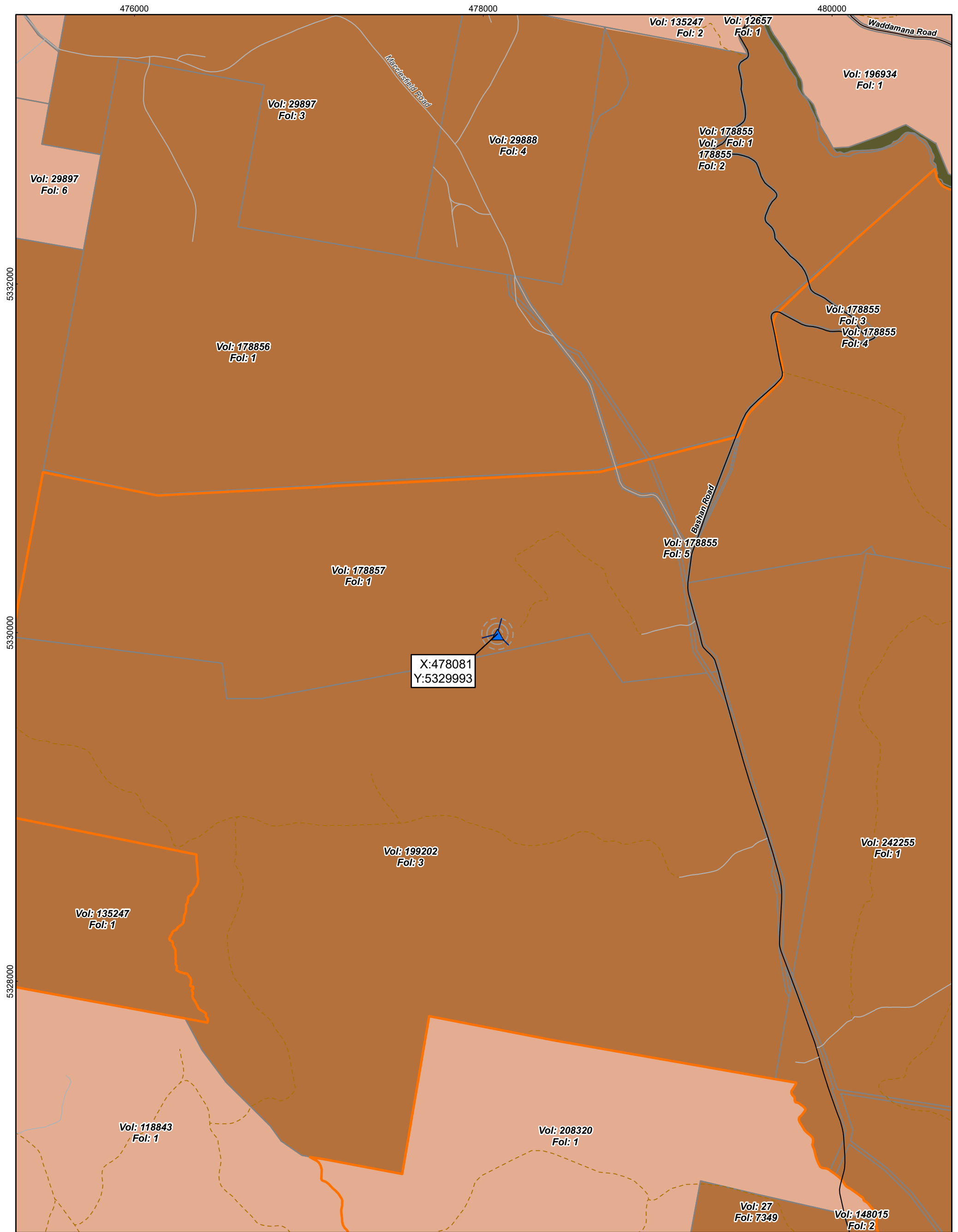


Geology and Soils

Soils in the locality are Dermosols
Basic igneous on Triassic – Jurassic

Vegetation	The development site is predominated by grassland (refer previous photo). A review of Tasveg mapping 4.0 confirms the site is classed as “FRG” which represents <i>“Regenerating cleared land”</i> .
Land Capability	The Land Capability is modelled by DNRE as Land Class 6 (land marginally suited to grazing due to severe limitations).
Topography and watercourses	The Land is located at an average elevation of 780 to 800m AHD (Figure 4). Bashan’s Plain Rivulet is located approximately 1km to the east and Martin Cash’s Marchs 600m to the west, however they do not intersect the location of the development location.

FIGURE 3 DEVELOPMENT LAND USE ZONING



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- Site Boundary
- Met Mast
- Tasmanian Planning Scheme Zones
 - Rural
 - Agriculture
 - Environmental Management



Bashan Wind Farm
METEOROLOGICAL MAST -
PLANNING ZONE

0 500 1,000
m

Name: GDA 1994 MGA Zone 55
Datum: GDA 1994




Rev A
Date: 27/03/2025
Doc: BASH_0020_A_Mast Plan Zone

FIGURE 4 DEVELOPMENT LOCATION TOPOGRAPHY

478000

5330000



-  Site Boundary
-  Met Mast
-  Contours 10m

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Bashan Wind Farm METEOROLOGICAL MAST - TOPOGRAPHY

0 200 m
Name: GDA 1994 MGA Zone 55
Datum: GDA 1994



Rev A
Date: 27/03/2025
Doc: BASH_0020_A_Mast Topography

B.4 DEVELOPMENT LAYOUT

The proposed development consists of the infrastructure shown in **Attachment 2**. Additional comments about each component of the meteorological mast are provided below.

B.4.1 Mast and anchor guys

The installation and operation of a meteorological mast to measure wind and climatic conditions. The location of the mast is provided in **Figure 1**.

The mast is constructed of galvanised steel, and consists of the following:

- Galvanised steel lattice mast of 120 m in height,
- Concrete mast foundation dimension 1.6 wide x 1.6m long and x 0.7m deep,
- Guy anchor foundations dimension:
 - Inner footings (x 3 – 30m from mast foundation) – 0.8m wide x 3.4m long x 1.6 m deep
 - Intermediate footings (x 3 – 60m from mast foundation) – 0.8m wide x 3.4m wide x 2 m deep
 - Outer footings (x 3 – 90m from mast foundation) – 0.8m wide x 3.4m long x 2m deep

Indicative technical drawings are provided in **Attachment 2** which show dimensions and the form of the structure.

B.4.2 Access

The proposed development would be accessed from Bashan Road and then existing farm tracks as shown in **Figure 2**. The photo below shows the existing access from Bashan Road.



The concrete (for the footings of the mast) will be covered with topsoil that was removed and stockpiled for its construction.

Once constructed, the mast will have sporadic and infrequent visitation for maintenance and repair as required.

PART C - PLANNING SCHEME REQUIREMENTS – STATE PLANNING PROVISIONS

C.1 USE CLASSIFICATION AND ZONING

The Development is to construct and operate a meteorological monitoring mast to collect wind and climatic data. Clause 6.2.4 of the Scheme requires that if a use or development does not readily fit any use class, it must be categorised into the most similar use class.

This Use best fits the definition of *Utilities* in Table 6.2 of the Scheme ‘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; or
- (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage.

Examples include an electrical sub-station or powerline, 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.’

The land upon which the Development is located occurs within the **Agricultural Zone** of the Tasmanian Planning Scheme – Central Highlands 2023 (**Figure 3**).

The Development, classified as a *Utilities* use, is **Discretionary** in the Agricultural Zone.

C.2 ZONING – AGRICULTURAL ZONE

C.2.1 Zone Purpose Statements

The Scheme has the following purpose statements.

21.1.1	To provide for the use or development of land for agricultural use.
21.1.2	To protect land for the use or development of agricultural use by minimising: <ul style="list-style-type: none"> a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts
21.1.3	To provide for use or development that supports the use of the land for agricultural use.

The proposed development does not conflict with any of the zone purpose statements.

C.3.2 Local Area Objectives

The Scheme has no following local area objectives for this zone.

C.3.3 Desired Future Character Statements

The Scheme has no desired future character statements for this zone.

C.3.4 Use Standards

The following Use Standards have been considered in the supporting documentation.

C 3.4.1 Discretionary Uses

Clause 21.3.1 Discretionary uses	
Objectives	<p>That uses listed as Discretionary:</p> <ul style="list-style-type: none"> (a) Support agricultural use; and (b) Protect land for agricultural use by minimising the conversion of land to non-agricultural use means as defined in the Act.
Acceptable Solution (P1);	<p>A use listed as Discretionary, excluding Residential or Resource must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:</p> <ul style="list-style-type: none"> (a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site; (b) access to infrastructure only available on the site or on land in the vicinity of the site; (c) access to a product or material related to an agricultural use; (d) service or support for an agricultural use on the site or on land in the vicinity of the site; (e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and (f) provision of essential Emergency Services or Utilities.
Acceptable Solution (P2);	<p>A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:</p> <ul style="list-style-type: none"> (a) the area of land being converted to non-agricultural use;

Clause 21.3.1 Discretionary uses	
	<ul style="list-style-type: none"> (b) whether the use precludes the land from being returned to an agricultural use; (c) whether the use confines or restrains existing or potential agricultural use on the site or means next to, or having a common boundary with. sites.
Acceptable Solution (P3);	<p>A use listed as Discretionary, excluding Residential, located on prime agricultural land must:</p> <ul style="list-style-type: none"> (a) be for Extractive Industry, Resource Development or Utilities, provided that: <ul style="list-style-type: none"> (i) the area of land converted to the use is minimised; (ii) adverse impacts on the surrounding agricultural use are minimised; and (iii) the site is reasonably required for operational efficiency; or (b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.
Acceptable Solution (P4);	<p>A Residential use means as defined in the Act. listed as Discretionary must:</p> <ul style="list-style-type: none"> (a) be required as part of an agricultural use, having regard to: <ul style="list-style-type: none"> (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use; or (b) be located on a site that: <ul style="list-style-type: none"> (i) is not capable of supporting an agricultural use; (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and (iii) does not confine or restrain agricultural use on adjoining properties

Clause 21.3.1 Discretionary uses

Comments with reference to the Development

Complies.

The use and development does not include an agricultural use however the development of a meteorological monitoring mast will not conflict with or fetter agricultural use on the site or adjoining land.

The adjoining and subject lands are used for forestry (plantation and native forest silviculture) and cattle/sheep grazing.

Very little of the subject land is suitable for agriculture (intensive or improved) given the high elevation of the site. It has a Land Capability of Land Class 6 due to severe limitations to livestock grazing activities. Therefore, there are no likely additional agricultural uses of the land.

The use will minimise the land converted from agricultural and will have minimal impact to surrounding agricultural land use.

The existing and likely agricultural uses don't pose an amenity risk to the proposed development – no sensitive use is proposed

C.3.4.2 Development Standards for Buildings and Works

The following Development Standards have been considered in the supporting documentation.

Clause 21.4.1 Building Height

Objectives

To provide for a building height that:

- (a) is necessary for the operation of the use; and
- (b) minimises adverse impacts on adjoining properties.

Performance Outcome (P1);

Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:

- (a) the proposed height of the building;
- (b) the bulk and form of the building;
- (d) separation from existing use on adjoining properties;
- (e) the nature of the existing uses on adjoining properties; and
- (e) any buffers created by natural or other features.

<p>Comments with reference to the Development</p>	<p>Complies</p> <p>The building (i.e., mast) height satisfies the required criteria as described below.</p> <ul style="list-style-type: none"> a) The proposed development is not a residential use, and the height is necessary for its intended use. b) The location is necessary for the functional requirements of the infrastructure. c) The site is surrounded agricultural land used for grazing. d) The mast will not impact on any natural or other features in the locality.
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Clause 21.4.2 Setback	
<p>Objectives</p>	<p>That the siting of buildings minimises potential conflict with use on adjoining properties</p>
<p>Acceptable Solution;</p>	<p>Comments with reference to the Development</p>
<p>A1</p> <p>Buildings must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building. 	<p>Complies.</p> <p>There are no adjoining properties to the Met Masts. Setbacks from site boundary are provided in Figure 5.</p>
<p>A2</p> <p>Buildings for a sensitive use must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building. 	<p>Not relevant.</p> <p>No sensitive use is proposed.</p>

FIGURE 5 DEVELOPMENT SITE BOUNDARY SET-BACKS



- ▲ Met Mast
- ▭ Subject Land
- Met Mast Distance to Property Boundary
- Contours 10m

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Bashan Wind Farm METEOROLOGICAL MAST - TOPOGRAPHY

0 200 400 600 m

Name: GDA 1994 MGA Zone 55
Datum: GDA 1994



Rev A
Date: 27/03/2025
Doc: BASH_0020_A_Mast Dist

Clause 21.4.3 Access for new dwellings	
Objectives	That new dwellings have appropriate vehicular access to a road maintained by a road authority.
Acceptable Solution (A);	New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.
<p>Not relevant</p> <p>The use is not for a dwelling</p>	

The provisions described at Clause 21.5 Development Standards for Subdivision or not relevant because subdivision is not proposed.

C.4 APPLICATION OF CODES

Table 6 provides a summary of which Codes apply to the Development. Comment is provided on each of the Codes relevant to the Development.

TABLE 6 DEVELOPMENT APPLICABLE CODES IN THE SCHEME

Code Number and Name	Application to the Development
C1.0 Signs	Not applicable No signs are proposed
C2.0 Parking and Sustainable Transport	Applicable
C3.0 Road and Railway Asset Codes	Not applicable The development will not result in increased traffic or require a new vehicle crossing or junction.
C4.0 Electricity transmission infrastructure protection	Not applicable. The development does not involve any of the land use as prescribed in C 4.2.1
C5.0 Telecommunications	Not applicable No telecommunications are proposed
C6.0 Local Historic Heritage	Not applicable No items of local heritage are present on the development land as per C6.2.1
C7.0 Natural Assets	Not applicable The development is not on land as identified in C7.2.1
C8.0 Scenic Protection	No applicable The development is not located on lands identified for scenic protection.
C9.0 Attenuation	Not applicable The development is not listed in Table C9.1
C10.0 Coastal Erosion Hazard	Not applicable The development is not located on coastal land.

C11.0 Coastal Inundation Hazard	Not applicable The development is not located on coastal land.
C12.0 Flood Prone Areas	Not applicable The development is not located on flood prone land
C13.0 Bushfire Prone Areas	Not applicable. The development is not defined a vulnerable or hazardous as per Table C 13.3.1
C14.0 Potentially Contaminated	Not applicable The development is not located on contaminated land.
C15.0 Landslip Hazard	Not applicable Development does not intersect with any landslip hazard bands.
C16.0 Safeguarding of Airports	Not applicable The development is not in proximity to an airport.

C.4.1 Code 2.0 Parking and Sustainable Transport

The purpose of this provision is to:

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

Use Standards

The following Use Standards have been considered in the supporting documentation.

C.2.5.1 Car Parking Numbers	
Objective	That an appropriate level of car parking spaces are provided to meet the needs of the use.
Acceptable Solution A1	<p>The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:</p> <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B)$ <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C = Number of on-site car parking spaces</p>
Comments with reference to the Development	<p>Complies.</p> <p>There is no <i>minimum</i> allocation of car spaces required for the Use.</p> <p>No car spaces are to be provided as they are not required as per Table C2.1</p>

C2.5.2 Bicycle Parking Numbers	
Objective	That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.
Acceptable Solution A1	Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.
Comments with reference to the Development	Not relevant. There is no required allocation.

Use Standards in 2.5.3 and 2.5.4 do not apply to Utility use.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone	
Objective	To: (a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and (b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.
Acceptable Solution A1	Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for: (a) Food Services uses up to 100m ² floor area or 30 seats, whichever is the greater; and (b) General Retail and Hire uses up to 100m ² floor area provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.
Comments with reference to the Development	Not relevant. There is no required allocation.

Development Standards

The following Development Standards have been considered in the supporting documentation.

C2.6.1 Construction of Parking Areas

Objective	That parking areas are constructed to an appropriate standard.
Acceptable Solution A1	<p>All parking, access ways, maneuvering and circulation spaces must:</p> <ul style="list-style-type: none"> (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.
Comments with reference to the Development	<p>Complies.</p> <p>There is only one access (existing) to the frontage to the development site which will support the Development</p>

C2.6.2 Design and layout of parking areas

Objective	Parking areas are designed and laid out to provide convenient, safe and efficient parking.
Performance Criterion (P)	<p>All parking, access ways, maneuvering and circular spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, have regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and

	(j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.
Comments with reference to the Development	Not relevant Car parking is not required.

C2.6.3 Number of accesses for vehicles

Objective	That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
Performance Criterion (P1)	The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
Comments with reference to the Development	Complies. The road network to the Development exists. There is only minor use of the existing road network both private and public to construct the Development and then irregular and infrequent visitation to the Development by service operators.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

Objective	That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:
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C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone	
	<ul style="list-style-type: none"> (a) enables easy and efficient use; (b) promotes the safety of users; (c) minimises opportunities for crime or anti-social behavior; and (d) prevents unreasonable light overspill impacts.
Performance Criteria (P)	<p>In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roadways and pedestrian paths, which are used outside daylight hours must be provided with lighting, having regard to:</p> <ul style="list-style-type: none"> (a) enabling easy and efficient use of the area; (b) minimising potential for conflicts involving pedestrians, cyclists and vehicles; (c) minimising opportunities for crime or anti-social behavior through the creation of concealment spaces; (d) any unreasonable impact on the amenity of adjoining properties through light overspill; and (e) the hours of operation of the use.
Comments with reference to the Development	<p>Not Relevant</p> <p>The Use is not within General or Central Business Zone</p>

C2.6.5 Pedestrian Access	
Objective	That pedestrian access within parking areas is provided in a safe and convenient manner.
Performance Criteria (P)	<p>Safe and convenient pedestrian access must be provided within parking areas, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety;

	<p>(h) the location of any access ways or parking aisles; and</p> <p>(i) any protective devices proposed for pedestrian safety.</p>
Comments with reference to the Development	<p>Not Relevant</p> <p>No car parking spaces are required.</p>

C 2.6.6 Loading Bays	
Objective	That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.
Acceptable Solution (A)	<p>A1</p> <p>The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities</i>, for the type of vehicles likely to use the site.</p> <p>A2</p> <p>The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities</i>.</p>
Comments with reference to the Development	<p>Not relevant</p> <p>Loading bays are not required.</p>

C 2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone	
Objective	That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.
Acceptable Solution (A)	<p>A1</p> <p>Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must:</p>

C 2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

	<p>(a) be accessible from a road, cycle path, bicycle lane, shared path or access way;</p> <p>(b) be located within 50m from an entrance;</p> <p>(c) be visible from the main entrance or otherwise signed; and</p> <p>(d) be available and adequately lit during the time they will be used, in accordance with Table 2.3 of <i>Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area</i> (Category P) lighting - Performance and design requirements.</p> <p>A2</p> <p>Bicycle parking spaces must:</p> <p>(a) have dimensions not less than:</p> <p>(i) 1.7m in length;</p> <p>(ii) 1.2m in height; and</p> <p>(iii) 0.7m in width at the handlebars;</p> <p>(b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and</p> <p>(c) include a rail or hoop to lock a bicycle that satisfies <i>Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking</i>.</p>
Comments with reference to the Development	<p>Not relevant.</p> <p>Development is not within General or Central Business Zone.</p>

C 2.6.8 Siting of parking and turning areas

Objective	<p>That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.</p>
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<p>Acceptable Solution (A)</p>	<p>Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.</p> <p>Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must:</p> <ul style="list-style-type: none"> (a) have no new vehicle accesses, unless an existing access is removed; (b) retain an active street frontage; and (c) not result in parked cars being visible from public places in the adjacent roads.
<p>Comments with reference to the Development</p>	<p>Not relevant.</p> <p>Development is not within the listed zones.</p>

PART D – Central Highlands Local Planning Scheme

The Tasmanian Planning Scheme – Central Highlands is a combination of the Local Planning Scheme and the State Planning Provisions which apply to the entire state of Tasmania (refer to Section C). This came into effect in February 2023 and replaces Central Highlands Interim Planning Scheme 2015. This applies to all land within the shire.

CHI – Specific Plans

CHI S1.0 Meadowbank Lake Specific Area Plan	
Application of this Plan	<p>CHI-S1.2.1 The specific area plan applies to the area of land designated as Meadowbank Lake Specific Area Plan on the overlay maps.</p> <p>CHI-S1.2.2 In the area of land to which this plan applies, the provisions of the specific area plan are in substitution for, and in addition to the provisions of:</p> <p>(a) Rural Zone; and</p> <p>(b) Environmental Management Zone, as specified in the relevant provision.</p> <p>CHI-S1.2.3 Applications requiring assessment against the CHI-S1.7.6 performance criteria will be referred to Aboriginal Heritage Tasmania as part of the Section 57 notification under the Act.</p> <p>CHI-S1.2.4 Applications requiring assessment against the CHI-S1.7.7 performance criteria will be referred to Hydro Tasmania as part of the Section 57 notification under the Act.</p>
Comments with reference to the Development	<p>Not relevant.</p> <p>The sites of the met masts are not within the Meadowbank Lake Specific Area Plan.</p>

PART F – SUMMARY

The information provided is to support a Development Application for the installation and operation of meteorological masts to measure wind and climatic conditions.

The mast is constructed of galvanised lattice steel, and consists of the following:

- Galvanised lattice steel mast of 120 m in height,
- Concrete mast foundation dimensions 1.6 wide x 1.6m long and x 0.7m deep,
- Guy anchor concrete foundation dimensions:
 - Inner footings (x3 – 30m from mast foundation) – 0.8m wide x 3.4m long x 1.6 m deep
 - Intermediate footings (x3 – 60m from mast foundation) – 0.8m wide x 3.4m wide x 2m deep
 - Outer footings (x3 – 90m from mast foundation) – 0.8m wide x 3.4m long x 2m deep

It is concluded that:

1. The Resource Management and Planning Systems (RMPS) and *Environmental Management and Pollution Control Act 1994* (EMPC) objectives have been duly and properly pursued while sourcing and compiling information on the proposal, and the proposal complies with the relevant clauses of the Tasmanian Planning Scheme and its objectives.
2. The permit Supporting Information for the proposed activity has been prepared in accordance with the Tasmanian Planning Provisions.

PART G – ATTACHMENTS

ATTACHMENT 1. LAND TITLE

SEARCH OF TORRENS TITLE

VOLUME 178857	FOLIO 1
EDITION 3	DATE OF ISSUE 16-Aug-2024

SEARCH DATE : 28-Aug-2024

SEARCH TIME : 11.11 AM

DESCRIPTION OF LAND

Parish of BASHAN Land District of CUMBERLAND

Lot 1 on Plan 178857

Derivation : Part of 9521A-3R-10P vested in the Closer
Settlement Board by Subsection (1) of Section 9 of the War
Service Land Settlement Act 1950
Prior CT 248811/2

SCHEDULE 1

E45406 DAVID JOHN DOWNIE Registered 20-Dec-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: the full and free right and liberty to
and for the Closer Settlement Board and to and for
the registered proprietor or proprietors for the time
being of the above land described or any part thereof
and its or their tenants, servants, agents and
workmen to go, pass and repass at all times hereafter
with horses cattle, sheep and other animals over and
along the strip of land marked "Stock Easement one
chain wide" shown on Certificate of Title Volume 890
Folio 78 for the purpose of taking such horses,
cattle, sheep and other animals to and from the said
land within described

C157950 Burdening Transmission Line Easement with the benefit
of a restriction as to user of the land more fully
defined therein in favour of The Hydro Electric
Commission over the land marked "Transmission Line
Easement" on Plan 178857 Registered 04-May-1999 at
04.11 PM

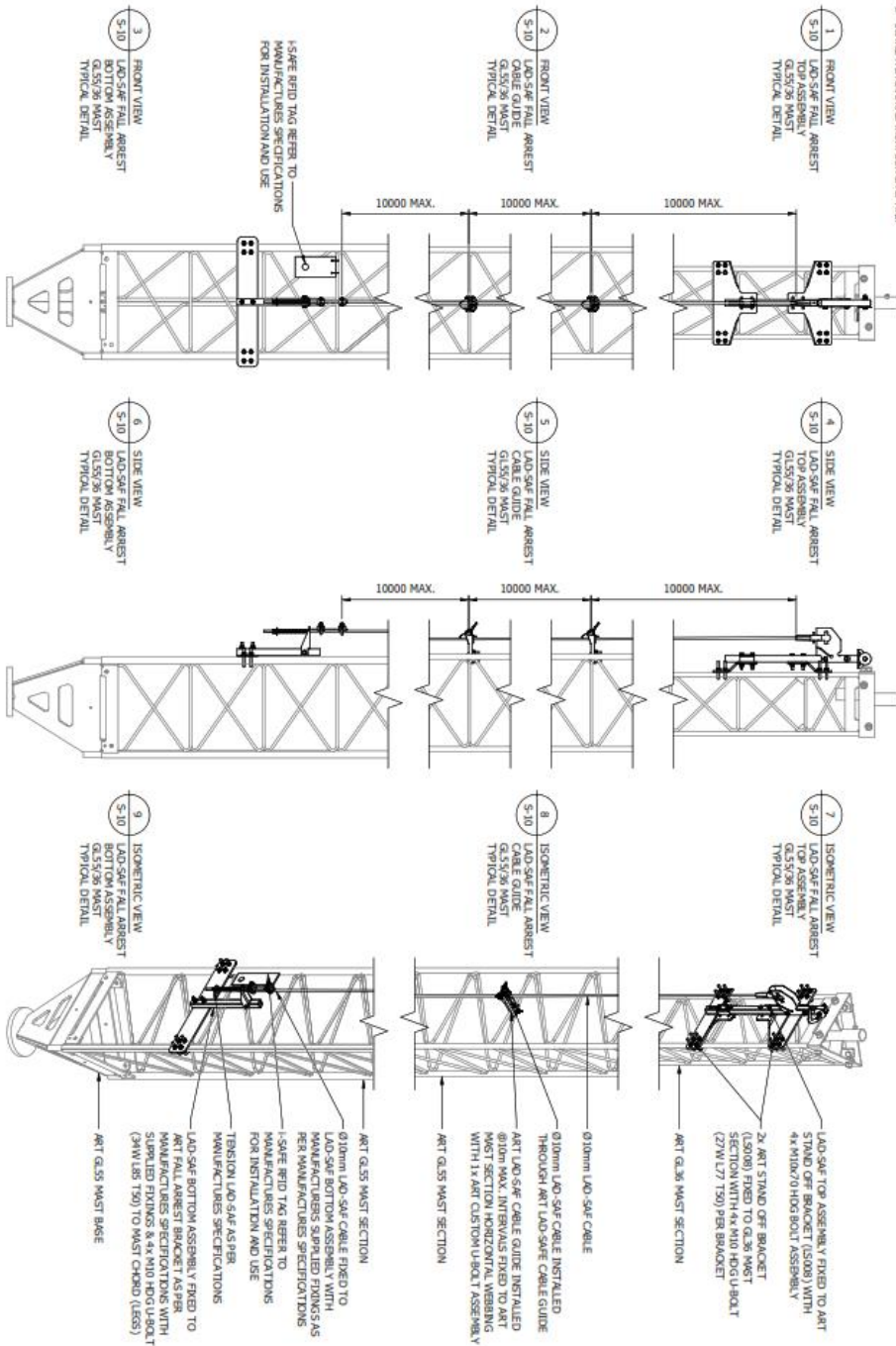
N218729 CAVEAT by Goldwind Capital (Australia) Pty Ltd
Registered 26-Aug-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ATTACHMENT 2. TECHNICAL DRAWINGS (Typical Example)

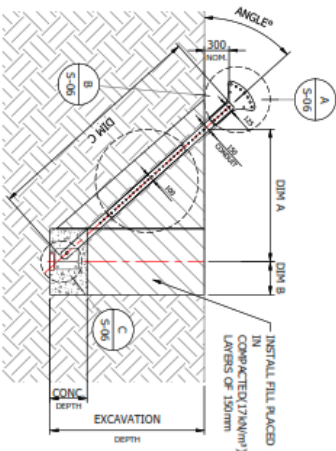
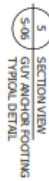
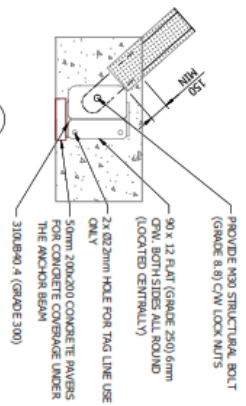
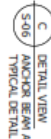
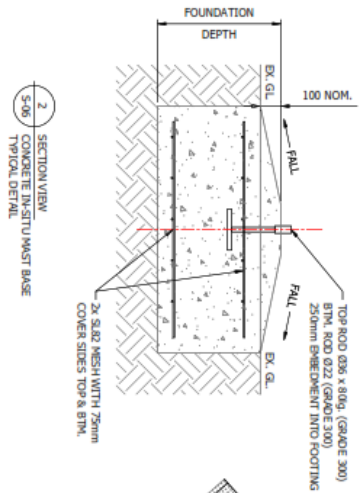
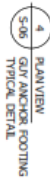
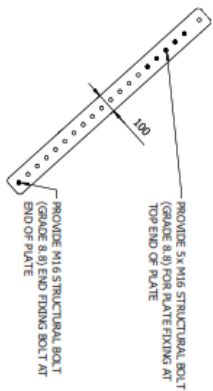
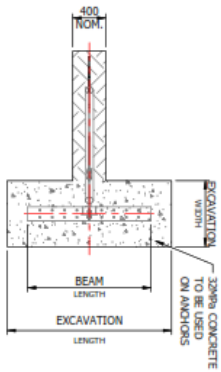
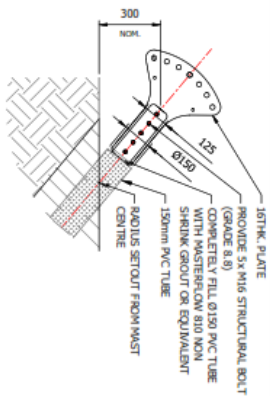
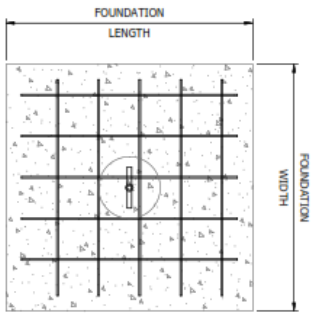
ATTACHMENT 2. TECHNICAL DRAWINGS





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119-125 CLARK ROAD MILWAUKEE, WI 53141, USA (001) 667.6.200 ad@artgroup.com.au admartgroup.com.au									
									
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<p>PROJECT MOLLAWEEN, NSW BRIDGEWATER (DOWNSIDE), WEST MEET GLASSBORO BRIDGEWAY LIGHTS TELEPHONE DEPARTMENT</p>									
<p>9-001 TITLE FALL ARREST DETAILS</p>									
<p>STATUS</p>									
<p>FOR CONSTRUCTION</p>									
<p>SCALE 1:1000</p>									
<p>DATE 2020-10-21</p>									

NOTES

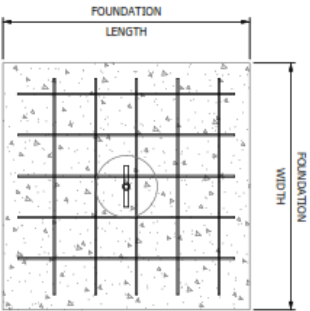
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FOR CONCRETE SPECIFICATIONS



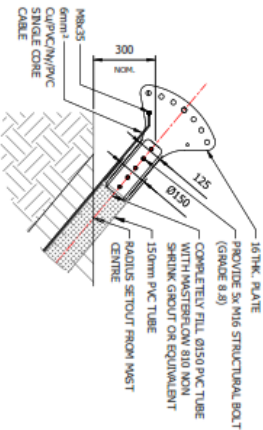
				119-125 QUARRY ROAD MELBURN VIC 3067 (02) 967 26300 www.artgroup.com.au info@artgroup.com.au			
PROJECT MOLLARENS NSW BAYVIEW 1300 (MOLL), WEST GLASS-3000 LANTERNE MUST TEMPORARY DEPLOYMENT				SHEET TITLE MAST FLOORING DETAILS - CONCRETE			
STATUS FOR CONSTRUCTION				DRAWING NUMBER ART-12172-DWG-0001			
SCALE (NOTED IN A3) N.T.S.		THERMAL PROTECTION		ORDERED LG		CONCRETE LG	
DRAWING CD		HY LG		9-SET 7/11		SCALE 00	
				© 2003-2021			

MAST BASE FOUNDATION			
WIDTH	LENGTH	DEPTH	VOL OF CONCRETE
1600	1600	700	1.792m³

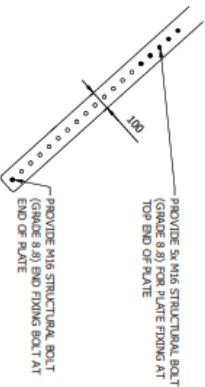
GUY ANCHOR FOOTING SCHEDULE										
FOOTING	RADIUS	No. GUYs	WIDTH	LENGTH	DEPTH	ANCHOR BEAM	ANGLE	DIM A	DIM B	DIM C
INNER	3000	4	800	3400	1600	3x 1500	42.5°	1495	400	2630
INTERMEDIATE	6000	4	800	3400	2000	3x 1500	49.5°	1510	400	2876
OUTER	9000	3	800	3400	2000	3x 1500	49.2°	1536	400	2899
								TYPE	ANCHOR HEAD	
								LENGTH	5 HOLE	3 HOLE
								2900	2900	2900



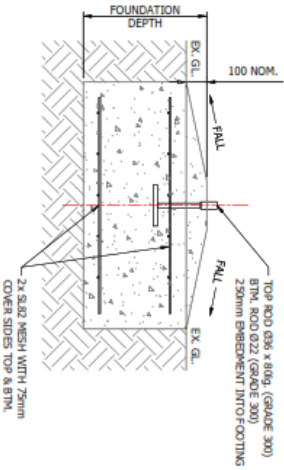
1 PLAN VIEW
CONCRETE IN-SITU MAST BASE
TYPICAL DETAIL



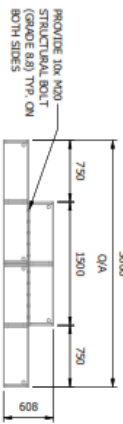
A DETAIL VIEW
ANCHOR HEAD ASSEMBLY
TYPICAL DETAIL



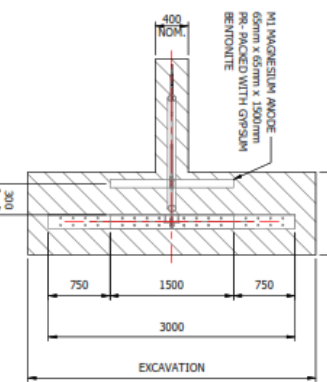
B DETAIL VIEW
ANCHOR HEAD CONNECTION
TYPICAL DETAIL



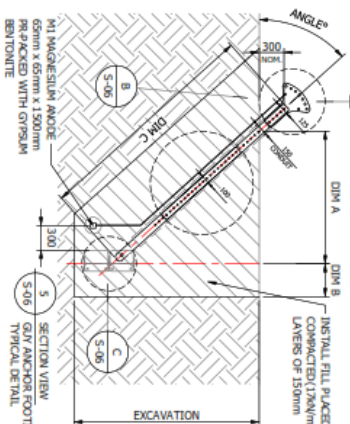
2 SECTION VIEW
PRECAST CONCRETE
MAST BASE



3 FRONT VIEW
ANCHOR BEAM ASSEMBLY
TYPICAL DETAIL



4 PLAN VIEW
GUY ANCHOR FOOTING
TYPICAL DETAIL



5 SECTION VIEW
GUY ANCHOR FOOTING
TYPICAL DETAIL

NOTES
1. REFER TO GENERAL NOTES (SHEET 2)
FOR CONCRETE SPECIFICATIONS

NO.	REVISION	DATE
01	ISSUED FOR CONSTRUCTION	20/06/22
02	REVISION	



119-125 CLARNEY ROAD
MARION HILL NSW 2404 NSW
(02) 6672 6200
admin@artgroup.com.au
artgroup.com.au

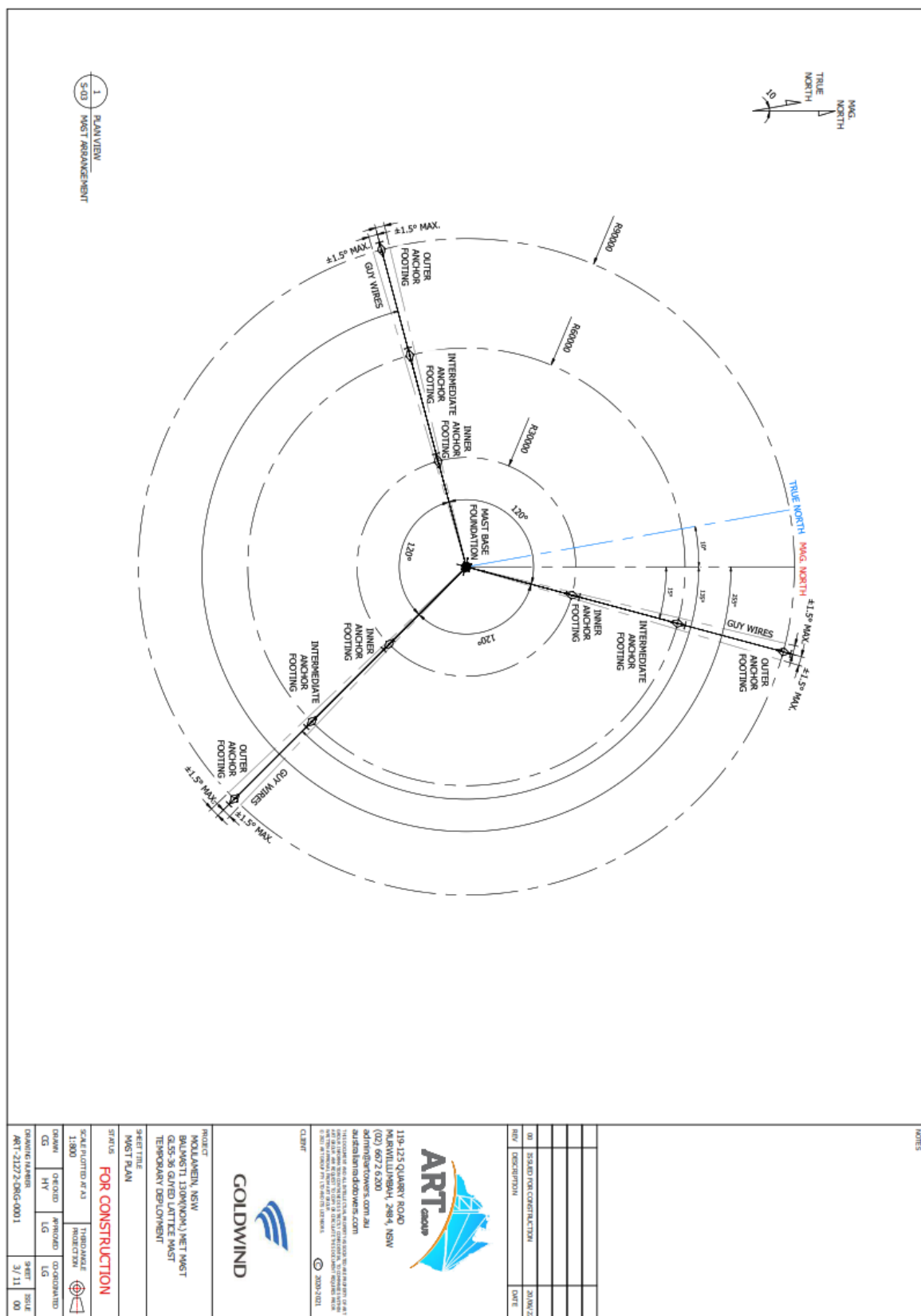
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PROJECT
NOLLAMBEIN NSW
BRIDGE 1200(NOLLAMBEIN) MAST
CONCRETE IN-SITU MAST
TEMPORARY DEPLOYMENT

SHEET TITLE
MAST FOOTING DETAILS - CONCRETELESS
FOR CONSTRUCTION

DESIGN	CHECKED	APPROVED	DATE
CD	HY	LG	6/11/22

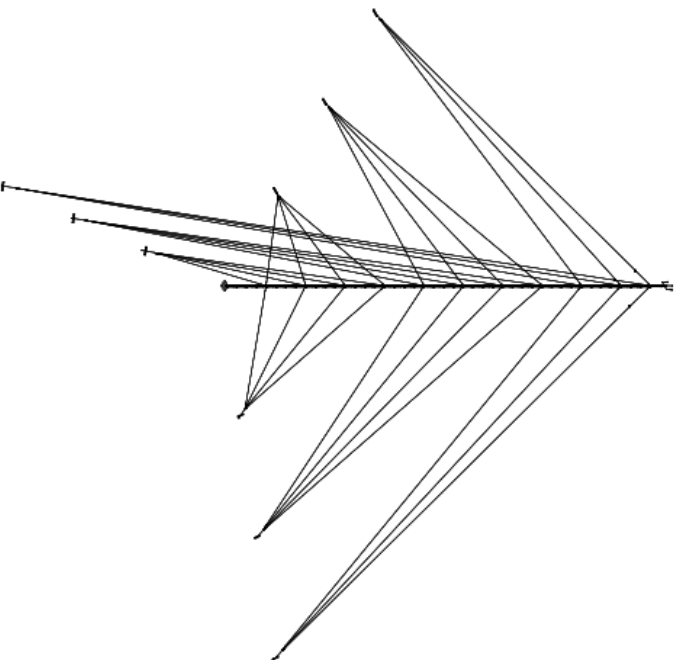


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DRAWING REGISTER	
SHEET TITLE	SHEET No.
TITLE SHEET & DRAWING REGISTER	1/11
GENERAL NOTES	2/11
MAST PLAN	3/11
MAST ELEVATION	4/11
MAST ANCILLARY DETAILS	5/11
MAST FOOTING DETAILS - CONCRETELESS ANCHORS	6/11
MAST FOOTING DETAILS - CONCRETE ANCHORS	7/11
EARTHING DETAILS	8/11
FENCING DETAILS	9/11
FALL ARREST DETAILS	10/11
BAT MIC DETAILS	11/11

CLIENT:	GOLDWIND AUSTRALIA
SITE:	MOLLAWEIN, NSW
MAST NAME:	BALMAST1
COORDINATES:	UTM S 55 H: 233157, 6141801
DESCRIPTION:	dd dddd° -34.83113°N, 144.08217°E
WIND REGION:	130m (NOM.) TEMPORARY GL55/36 GUYED LATTICE MAST
TERRAIN CATEGORY:	A0
STRUCTURAL IMPORTANCE:	2
	TYPE III / LEVEL 1



1
5-01 ISOMETRIC VIEW
(ANGULARS NOT SHOWN)

00	ISSUED FOR CONSTRUCTION	20/06/22
REV	DESCRIPTION	DATE



119-125 QUARRY ROAD
MURRUMBidgee, 2484, NSW
(02) 6672 6200
adming@towers.com.au
australia@doowies.com

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CLIENT



GOLDWIND

PROJECT
MOULI ANJETHI, NSW

BALMASTI 130M(NOM.) MET MAST
GL55-36 GUYED LATTICE MAST
TEMPORARY DEPLOYMENT

SHEET TIME

STATUS	DATE	TIME	LOCATION	REMARKS
STARTING	10/10/2023	08:00	10000	STARTING

FOR CONSTRUCTION

SCALE PLOTTED AT 1/4" = 1'-0"

THIRD ANGLE PROJECTION

The symbol for third angle projection, consisting of a circle with a crosshair and a truncated cone to its right.[illegible]

DESIGNED	CHECKED	APPROVED	COORDINATED
CE	HY	IG	IG

3	FT	29	39	ISSUE
DRAWING NUMBER		SHEET		
AET-21272-ORG-0001		1 / 11		
		00		



Figure 10 -
Technical Drawings

