
From: Graham Bauer <grahamsbauer@gmail.com>
Sent: Monday, 9 September 2024 2:58 PM
To: TPC Enquiry
Subject: ASSESSMENT CRITERIA FOR PROPOSED EQUIS WIND FARM. SOLDIERS SETTLEMENT ROAD

Categories:

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>> Mr John Ramsay
>> Executive Commissioner
>>
>> Subject: Referral of Major Project : Bell Bay Wind Farm
>>
>> Dear Sir
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>> We are responding to your invitation to suggest issues for inclusion in the assessment criteria for the above project.
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>> We own land at 1061 Soldiers Settlement Road, immediately adjacent to the area proposed for this development and have recently completed the construction of a home on this land. In our situation we are probably the party most significantly affected by this development and the individuals likely to suffer the greatest negative financial impact of the project.
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> Would you kindly acknowledge receipt.
>
>> Yours sincerely
>
>> Timothy Walker and Graham Bauer
>>
>> ASSESSMENT CRITERIA FOR THE PROPOSED EQUIS BELL BAY WIND FARM
>>
>> 1. VISUAL IMPACT
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>> We would like the visual impact of this project not only on our own situation and that of our neighbours immediately adjacent to the proposed development but also on local residents and visitors to this beautiful and relatively untouched stretch of coastline to receive careful consideration when the project is being assessed.
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>> This area is a relatively untouched coastal scrub and heathland zone interspersed with areas of open pastureland. It is botanically rich and supports a diverse fauna including endangered species such as nesting wedge-tailed eagles and Tasmanian Devils. It is a significant and important habitat in close proximity to population centres, including Launceston and is an increasingly attractive destination for visitors to northern Tasmania.
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>> The area has enormous potential for high-end residential and resort development as it is less than one hour from a major airport and population centre and has superb north-facing beaches as well as relatively undisturbed coastal scenery.
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>> It is a unique Tasmanian asset and must not be destroyed by thoughtless development.
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>> At the very least the turbines should be well set back from the coastal zone and any off-shore or on-shore wind farm development should carefully appraise its long-term potential for high-end development.

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>> At the very least, the location of turbines and any land clearing associated with the development should be setback several kilometres from the coastline.

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>> 2. EFFECT OF DEVELOPMENT ON FLORA AND FAUNA

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>> Inevitably the development would involve extensive clearing of scrubland and areas of high conservation value for turbine pads, access tracks and transmission lines and other related infrastructure as well as fire breaks etc.

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>> The effect of such clearing would have maximum impact in the zone immediately adjacent to the coast which is also the richest area for flora and fauna as it is the meeting point of marine and terrestrial ecosystems.

>> This area deserves special effort to ensure its unique qualities are preserved.

>> Nesting pairs of wedge-tailed eagles as well as healthy Tasmanian Devil populations have been recorded as inhabiting this zone which is also visited regularly by a wide range of shore birds.

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>> Installation of wind turbines poses direct as well as indirect threats to animals found within the area. At the very least the location of turbines should be determined in such a way as to minimise the effect on vulnerable animals, especially species threatened by extinction.

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>> 3. EFFECTS OF TURBINES ON LOCAL POPULATIONS AND RELATED HEALTH ISSUES

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>> Close proximity of turbines to centres of population and individual habitations has been assessed as having adverse health effects on individuals. Overseas experience suggests mandatory setbacks of turbines from houses is essential. Government must take these international findings into consideration when determining the parameters for projects in this country. Consideration of the direct effects of turbine noise as well as underlying vibrations generated by turbines need to be considered and setback for turbines from houses and population centres determined on a "best practice" basis.

>> Individuals who happen to find themselves in a situation where such developments are imposed upon them through no fault of their own, deserve no less from governments considering such developments, especially when planning decisions are accompanied by direct adverse financial implications for the individuals involved.

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> 4. SCALE AND DISTRIBUTION OF TURBINES

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> Are turbines almost as high as the Eiffel Tower really necessary?

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> Could the turbines be erected south of Soldiers Settlement Road so residents of Beechford and surrounds would be relieved of much of the noise caused by the prevailing wind?

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> END OF USE GUARANTEE

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> That the sinking fund for the removal of the turbines and all associated development be sufficient, and sufficiently enforced, that the entire site is restored to its original condition.

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