
From: Justin Simons <justins@georgetown.tas.gov.au>
Sent: Tuesday, 10 September 2024 5:42 PM
To: TPC Enquiry
Cc: Andrew McCarthy
Subject: RE: Tasmanian Planning Commission - Referral to George Town Council - Bell Bay Wind Farm Major Project - DOC/24/99272
Attachments: Bell Bay Wind Farm - Major Project Proposal.PDF

Categories:

Dear Executive Commissioner,

**RE: EQUIS WIND (AUSTRALIA) PROJECTS (LHWF2) PTY LTD
BELL BAY WIND FARM MAJOR PROJECT, NORTHEAST OF GEORGE TOWN
Ref: DOC/24/99272**

Thankyou for the opportunity to comment on the Major Projects Proposal for the Bell Bay Wind Farm.

There are a number of matters that Gorge Town Council would seek to be addressed by the application and included in the Assessment Criteria:

- Roads – George Town Council is the Road Authority with respect to roads used to transport turbines and other infrastructure from the Port of Bell Bay to the development site. There is significant potential for heavy loads to cause damage to road infrastructure. The assessment criteria needs to consider how damage to the road network will be monitored to ensure there is no deterioration of the network, to ensure any works required to facilitate long and heavy loads are undertaken prior to commencement, construction will not unreasonably interfere with the efficiency of the road network and if deterioration does occur, that repairs are made to return the road to a serviceable condition. George Town does not have the reserves to contribute to repairs or road reconstruction.
- Noise - Potential impacts of noise on adjacent residential areas of Bellbuoy Beach/Low Head and Beechford and rural properties.
- Threatened Species – A number of threatened species occupy the area proposed for development and adequate provisions for identification and protection must be factored into the assessment.
- Five Mile Bluff Conservation Area – the development is immediately adjacent the Five Mile Bluff Conservation Area and the development should consider and demonstrate no adverse impacts on the values of that Conservation Area.
- Visual Impacts – Potential visual impacts from Bellbuoy Beach, Beechford and public roads. Visual montages should be included from key public spaces.
- Mountain Bike Trails – George Town Council currently operates a public Mountain Bike Trail network to the east of the Bridport Road/ East Tamar Highway Intersection. The proposed transmission line corridor will pass through this area and intersect several trails. It is desirable that any development does not compromise the bike tracks and construction minimise any

down time. Please contact Council's Project Manager, Peter Rickards via **p** (03) 6382 8800 or **m** 0438 743 217 to discuss potential impacts on the Mountain Bike Trail Network. Council would appreciate it if infrastructure positions can be designed to avoid the trails. The trails pass through an industrial landscape and Council does not have a concern with the proposal, provided the tracks are not compromised and can continue to operate under the transmission lines.

- Heritage – Consultation with the Aboriginal Heritage Council is essential. Council has also recently undertaken a local heritage study focussing on European Heritage. This study does not appear to have identified any specific sites of significance within the footprint of the development.
- Co-Location of Infrastructure and Corridors – where possible and feasible, Council would like to see the co-location of infrastructure within existing corridors.
- Agricultural Land – it is noted the land is not prime agricultural land, however, some consideration of the impacts of the proposal on primary industry activities is warranted.
- Airport – George Town Airport is located at PID: [1890690](#) and [1890412](#). The facility is managed by an Association. Given the height of the proposed structures and proximity to the airport, consideration should be given to impacts on flight paths, impacts of turbine generated turbulence on light aircraft, and ensuring appropriate safety mechanisms are in place. For all enquiries relating to the airport please call or email the George Town Airport on: Ph 0493 797 649 or Email: president@georgetownairport.com.au
- Residential Growth – The assessment should also consider the capacity for growth in Bellbuoy Beach and Beechford settlements. Both settlements have large areas of vacant land within the Low Density Residential Zone, specifically intended to facilitate further subdivision and residential growth. As well as considering existing dwellings, the proposal should not undermine the ability to expand these settlements into the existing zoned footprints.

It would be appreciated if the matters above could be incorporated in the assessment process.

Kind regards

Justin Simons

Town Planner

DEVELOPMENT & ENVIRONMENT

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Progressive



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George Town Council acknowledges the pakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.