

Ms. Victoria Jansen-Riley

[REDACTED]

George Town

Tasmania

7253

16/10/24

The Tasmanian Planning Commission

G P O Box 1691

Hobart

7000

Submission on- Bell Bay Wind Farm major project- Draft Assessment Criteria

To Whom it may concern:

The Assessment Criteria could include more specificity and detail in the following ways:

1.4 Community well-being and effects:

a) This could include details on how people in residences from surrounding areas (i.e. Bell Buoy Beach, Beechford and Soldiers Settlement rd.) may be affected by this development, in terms of - visual amenity, noise, infrasound, and shadow flicker.

b) A map could be required to show the actual distance of houses to wind turbines, including well-researched evidence on the required distances needed to avoid detrimental effects on people's quality of life (health effects from infrasound, nuisance noise and the visual effects of turbines.)

c) Tourism and domestic investment could be explored in depth- e.g. the number of airbnbs that could be affected, and subsequent effect on peoples' income; as well as the effect on residential property values.

A survey could be distributed to all owners of residences in the areas listed above, in order to get a more accurate assessment of the public's response to this project

proposal, due to the fact that the surrounding community represent an important component of stakeholders.

Management practices:

2.2 b) effects on Internet and phone reception, could be added to 'television'.

3.1 Land Use and Compatibility:

-In relation to the effects on natural values, there should be a list of flora and fauna occurring in the site- particularly endangered species; and how detrimental effects are to be mitigated or avoided.(including a map showing eagle nests)

-Effects on recreational use-

In addition to 'mountain-biking and bush-walking,' 'coastal walking and exploration' could be added, as the recreational aspects that could be affected.

3.4 Landscape and visual:

'An acceptable level' needs to be qualified, (similarly to 1.4) Evidence needs to be provided as to what level this actually is, and to whom is it acceptable.

Buffer zones to conservation areas need to be determined, (such as to Five Mile Bluff); buffer zones to the actual foreshore and buffer zones to residential areas - in order to eliminate the detrimental effects of noise, infrasound, shadow flicker, damage to flora and fauna, and to minimise loss of visual amenity. The distances need to be effective in terms of kilometres (not just metres).

A heading could be added to this assessment criteria, as follows-

'Alternative Technology to the proposed wind turbines' – showing an interest in investigating whether or not there is a better way to harness the wind, (such as recent advances in smaller structures) that are less obtrusive to both the natural environment and residential areas; and thus promoting quality of life in preference to damaging a sensitive coastal area.

Yours sincerely,



Victoria Jansen-Riley