Major Project Proposal

Equis Wind (Australia) Projects (LHWF2) Pty Ltd as trustee for the Equis Wind (Australia) LHWF2 Holding Trust

Bell Bay Wind Farm

1 May 2024

Document Details

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Document history

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Acknowledgement of Country

In the spirit of reconciliation, we acknowledge the Traditional Custodians of Country throughout Australia and their connections to land, sea, and community. We pay our respect to their Elders past and present and emerging.

We extend that respect and acknowledge the Traditional Custodians of the Bell Bay region, the Palawa People from the Leterremairrener clan of Port Dalrymple. We recognise and respect their cultural heritage, beliefs and continuing connection with the land and waterways. We also recognise the resilience, strength, and pride of the Palawa and First Nations communities and acknowledge that Sovereignty was never ceded.

Executive Summary

This Major Project Proposal (MPP) has been prepared for the Minister for Planning under section 60C(1) of the *Land Use Planning and Approvals Act 1993* (Tas) (LUPA Act or 'the Act'). Equis is proposing the declaration of a large-scale wind project northeast of George Town, Tasmania as a major project (as defined under section 60B of the Act) (Major Project or MP). This MPP addresses the requirements of section 60F of the LUPA Act in detail.

The Bell Bay Wind Farm (the Project) comprises the use and development of a wind farm, Battery Energy Storage System (BESS), transmission line, buildings and associated infrastructure. Approval for the subdivision of land into separate titles for certain wind farm infrastructure components will also be sought as part of the Project, to assist with the Project's future use, access, and operation. The Project is an optimisation and expansion of the Low Head Wind Farm (LHWF), which was previously approved. The Project is on partially the same land as LHWF. LHWF in its original form is no longer proceeding, however work undertaken for LHWF will continue to help guide and inform this Project.

The Project Area comprises approximately 2780 hectares of land north-east of George Town, including a primary wind farm and BESS area and a transmission line corridor between the wind farm and the existing George Town Substation. The land is generally cleared, non-prime agricultural land across undulating hills and plains. Nearby towns include Low Head and Bellbuoy Beach to the west, Beechford to the northeast, and George Town to the southwest. The Project is close to the Bell Bay Advanced Manufacturing Zone (BBAMZ), a major industrial precinct featuring heavy industry, and a designated Hydrogen Hub by the State and Federal Government.

The Project Area is situated within the northeast Tasmanian Renewable Energy Zone (REZ), a designation by the Australian Energy Market Operator (AEMO) to highlight regions of high-quality renewable energy resources matched with transmission line availability or upgrade potential.

The Tasmanian Renewable Energy Target (TRET) is a legislated renewable energy target, requiring development of sufficient renewable energy capacity to double current annual electricity generation of 10,500 gigawatt hours (GWh) to 21,000 GWh by 2040, with an interim target of 150% (or 15,750 GWh) by 2030. The Project will provide a significant single contribution towards the TRET of up to 770 GWh per annum.

The Project is eligible to be declared as an MP under section 60M(1) of the Act as it satisfies all three of the specified criteria:

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

- Approximately 180 direct jobs are expected to be created during the construction period and approximately 12 direct ongoing jobs are expected to be created once the Project is operational. Where appropriate, positions would be sourced locally, benefiting George Town and the wider region, including Tamar Valley and Launceston. Other benefits will be realised on a local community scale, to be developed through a community benefit sharing programme and a Community Reference Group.
- Capital deployment over the lifecycle of the Project (wind farm and BESS) is up to $950 million, which will provide major positive social and economic benefits to the region.
- The Project is expected to generate up to 770 GWh of wind energy per year. As a contribution to the National Electricity Market (NEM), this generation will prevent significant volumes of greenhouse gas emissions by displacing fossil fuel based thermal generation.
- The Project will generate investment and support the continued expansion of renewable energy generation in Tasmania to meet the TRET. It will help to realise the benefits of the Marinus Link and, in doing so, it will help to secure Tasmania as Australia's leading green energy generator while placing downward pressure on electricity prices for Tasmanians.

- The Project's central location in Northern Tasmania and proximity to the BBAMZ and port will help support new and innovative industries in the area, namely the many hydrogen and green fuel-plants currently mooted.

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 Bell Bay region and in Tasmania. In particular, the ability for significant amounts of renewable energy to be generated on the doorstep of the BBAMZ will allow its continued growth and strengthening as Tasmania's leading hub of sophisticated industrial production and export.
- The Project will generate additional renewable electricity and dispatchable energy storage, supporting major Tasmanian strategic initiatives such as the Tasmanian Renewable Energy Action Plan and the Tasmanian Renewable Hydrogen Action Plan.
- The NTRLUS recognises the significant potential for renewable energy generation across northeastern Tasmania, particularly with regard to the "substantial wind energy generation opportunities". It further sets out specific strategic directions under the regional sustainability goal, including enabling, promoting, and protecting wind energy generation and infrastructure. As a contribution to this goal, the Project has strategic importance to the region.

The project is of significant scale and complexity.

- The Project Area is of significant scale covering an area of approximately 2780 ha, requiring consideration of multiple and varied environments ranging from coastal, riparian, agricultural plains, and inland slopes.
- The Project Area covers different tenure types, including various unrelated freehold parcels and Crown land. This creates a complexity of agreements and owner consents.
- The construction lifespan of the Project is expected to be 2 years and will involve a range of complex commercial agreements with construction contractors, turbine supplier, battery supplier, large and small good suppliers.
- Multiple permissions will be otherwise required for the project, including planning permission under the LUPA Act, permission as a Level 2 Activity under the *Environmental Management and Pollution Control Act 1994* (Tas) (EMPC Act), and approval in accordance with the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act). Further detailed site investigations, surveys and studies may identify the need for other permissions and approvals including the *Threatened Species Protection Act 1995* (Tas) (TSP Act), *Nature Conservation Act 2002* (Tas), and *Forest Practices Act 1985* (Tas).
- The ongoing operation of the Project is to the benefit and interest of a wide sector of the community, beyond just the local and George Town community, because it will provide significant renewable energy into the State and NEM systems. This will help to achieve the Tasmanian Government's TRET, as well as national renewable energy targets.

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Glossary

ASS	Acid Sulfate Soil
AEMO	Australia Energy Market Operator
AHD	Australian Height Datum
BBAMZ	Bell Bay Advanced Manufacturing Zone
BBWF	Bell Bay Wind Farm
BESS	Battery Energy Storage System
CEC	Clean Energy Council
Cth	Commonwealth
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DELWP	Department of Energy, Environment and Climate Action
EMI	Electromagnetic Interference
EMPC Act	Environmental Management and Pollution Control Act 1994 (Tas)
EPA	Environmental Protection Agency
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999 (Cth)
EPP	Environment Protection Policy (Noise) 2009
GTLPS	George Town Local Provisions Schedule
GW	Gigawatt
LHWF	Low Head Wind Farm
LPS	Local Provisions Schedule
LUPA Act	Land Use Planning and Approval Act 1993 (Tas)
LVIA	Landscape and Visual Impact Assessment
MNES	Matters of National Environmental Significance
MP	Major Project
MPIS	Major Project Impact Statement
MPP	Major Project Proposal
MREH	Melbourne Renewable Energy Hub
MW	Megawatt
MWh	Megawatt Hours
NC Act	Nature Conservation Act 2002 (Tas)
NEM	National Energy Market
NMPM	Tasmanian EPA Noise Measurement Procedures Manual
NRE	Department of Natural Resources and Environment (Tas)
NTRLUS	Northern Tasmania Regional Land Use Strategy 2013
OSOM	Oversize Overmass
ReCFIT	Renewables, Climate and Future Industries Tasmania
RLUS	Regional Land Use Strategy
SG	Department of State Growth (Tas)
T1	Northeast Tasmania Renewable Energy Zone
TIA	Traffic Impact Assessment
TPS	Tasmanian Planning Scheme
TRET	Tasmanian Renewable Energy Target
TSP Act	Threatened Species Protection Act 1995 (Tas)
WTG	Wind Turbine Generator

1. Introduction

1.1 Scope

This Major Project Proposal (MPP) has been prepared by Cogency Australia on behalf of Equis Wind (Australia) Projects (LHWF2) Pty Ltd (ACN 664 497 303) as trustee for the Equis Wind (Australia) LHWF2 Holding Trust (Equis) and the Proponent) to support a Major Project declaration for the Bell Bay Wind Farm (the Project).

The purpose of this MPP is to request the Minister for Planning to declare the Project a Major Project. Section 60M of the *Land Use Planning and Approvals Act 1993* (LUPA Act or the Act) provides that a project is eligible to be declared a Major Project if, in the opinion of the Minister, the project has 2 or more of the following attributes:

- The project will have a significant impact on, or make a significant contribution to, a region's economy, environment or social fabric;
- The project is of strategic importance to a region;
- The project is of significant scale and complexity.

This proposal addresses how the Project satisfies all three eligibility attributes and is thus eligible to be declared a major project under section 60O of the Act.

1.2 Information requirements as outlined in the Act

The Act requires an MPP to contain the following specific information:

- The information set out in section 60F including relating to project details, impacts, and feasibility;
- Confirmation of eligibility of the Project as an MP under section 60M;
- Confirmation against ineligibility of the Project as an MP under section 60N;
- Relevant persons, consents, and notifications under section 60P that are required before the Minister can declare an MP;
- Information necessary under section 60Q for the Minister's declaration as an MP.

Table 1 serves as a guide for navigating this document and sets out the chapter in which each requirement of the Act has been addressed.

Table 1 Contents of an MPP

LUPA Act section		Report chapter
60F(1)(a)	The name and contact details of proponent.	**2.1**
60F(1)(b)	Details of the proponent's experience and financial capacity to implement the project.	**2.2**
60F(1)(c)	The name of project.	**2.3**
60F(1)(d) ***Subject to 60(2)***	A general description of – i) The activities that are proposed to be carried out as part of project after the construction phase of the project is completed; and ii) The proposed uses or developments that are proposed to occur in relation to the project.	**2.4**
60F(1)(e)	A map, or description, indicating the location of the proposed land on which the project is to be situated,	**2.5**

Subject to 60F(2)	and 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.	
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 ii) The areas of land in the vicinity of the areas of land on which the project is to be situated, that is anticipated may be affected by the project.	**3**
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**
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.	**4.1.1 – 4.1.5**
60F(1)(i)	The surveys, and studies, proposed or being undertaken in respect of the project.	**5.1**
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 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.	**9**
60F(1)(n)	Information as to the consents referred to in section 60P(2) that have been obtained.	**10**
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.	**11**
60F(1)(p)	Details of the feasibility assessment that has been undertaken, in relation to the project, by the proponent.	**12**
60F(1)(q)	Any other information that is prescribed to be required to be provided for the purposes of this section.	**13**
60F(1A)	A major project proposal in relation to a project may include a statement specifying – (a) that one or more preliminary studies, specified in the statement, may be required to be carried out before assessment criteria are determined under section 60ZM(1) in relation to the project; and (b) why each of the preliminary studies is required to be carried out before assessment criteria are determined under section 60ZM(1) in relation to the project.	**5.2**
60F(2)	*Refer to sections (1)(d) and (1)(e).*	
60F(3)	*Refer to section (1)(g).*	

2. Project Details

2.1 Name and Contact Details of the Proponent

❖ ***This chapter addresses the requirements of section 60F(1)(a) of the Act***

The following chapter provides contact details of the Proponent of this MPP. Contact details for the Proponent are provided in Table 2 below.

Table 2 Proponent Details

Detail	Proponent
Name	Andrew Kerley Equis Wind (Australia) Projects (LHWF2) Pty Ltd as trustee for the Equis Wind (Australia) LHWF2 Holding Trust (ABN 35 965 986 537)
Address	Ground Floor, 36 Esplanade Brighton Melbourne VIC 3186
ACN	664 497 303
Email	AU-BBWF@equis.com
Website	www.equis.com.au

2.2 Details of the Proponent's Experience and Financial Capacity to Implement the Project

❖ ***This chapter addresses the requirements of section 60F(1)(b) of the Act***

Equis

The Proponent is part of the Equis group (Equis), a leading and experienced renewable energy developer with a goal to help Australia transition to a green future. With a strong track record of delivering renewable energy projects with lasting benefits, Equis has developed over 220 renewables projects across the Asia Pacific since its inception in 2010. Equis is currently focused on and has offices in Australia, Japan, and Korea, and is headquartered in Singapore.

With over 200 staff internationally and more than 50 in Australia, and offices in Melbourne, Sydney, Brisbane, and regional Australia, Equis is well positioned to contribute to Tasmania's and Australia's renewable energy goals. The local team are highly experienced, professionally qualified, and well suited for the development of the Project with in-house expertise in wind farm development and delivery, community and stakeholder engagement, grid connection, legal and planning and approvals. Equis' experience in renewable energy, storage, and contestable transmission infrastructure has translated into a growing portfolio of projects across Australia, including a strong presence in Tasmania. This experience includes:

- **Australian Onshore Wind:** Equis is developing 11 onshore wind projects including early-stage opportunities, totalling 4.8 GW of capacity including up to 524 MW in Tasmania.
- **Australian Battery Energy Storage System (BESS):** Equis is developing one of Australia's largest BESS portfolios, comprising 17 assets and totalling 4.4 GW of storage capacity, including the 1.2GW Melbourne Renewable Energy Hub (MREH) which is currently under construction. MREH is being delivered by Equis' in house management team, having secured the largest grid-scale battery financing to date, with AUD 400m in debt commitments from Export Development Canada, Societe Generale, Standard Chartered and Westpac.

- **Australian Solar:** In 2018, Equis successfully developed Phase 1 of the 127MW Tailem Bend Solar Farm (Tailem Bend 1) and associated substation infrastructure in South Australia. Tailem Bend 1 secured a 22-year power purchase agreement with Snowy Hydro.
- **Transmission and Distribution:** Equis' development pipeline involves substation and transmission line upgrades. Across Asia Pacific, Equis has delivered over 574km of transmission lines, including recent experience developing 500kV underground cables in Australia for MREH.

Within Tasmania, Equis have committed to establishing a strong local presence. This includes ongoing dialogue with local stakeholders and memberships with local groups such as the BBAMZ and Clean Energy Tasmania.

Equis has been an active participant in the Tasmanian renewable energy industry in recent years. This has included engagement with Council, State Government, TasNetworks, local contractors and consultants, site neighbours and community groups. Further, Equis continues to discuss potential offtake agreements with proposed and existing major industrial customers within Tasmania, including those in the BBAMZ.

Equis supports the vision of Tasmania's renewable energy future, as well as the State's leading role in achieving net-zero emissions for Australia.

Equis have engaged a consortium of consultants to support the planning approvals process for the Project. The team is suitably qualified in their respective fields and have been selected based on their extensive experience in major renewable energy projects. In conclusion, the Equis has the capacity and experience to successfully undertake this project. The following table lists major projects currently under Equis' control.

Table 3 Advanced projects under Equis control

Asset	Sector	Status	Country	Gross Capacity	Ownership
Koolunga	BESS	Development	Australia	200 MW	100%
Calala	BESS	Development	Australia	300 MW	100%
Woolooga	BESS	Development	Australia	200 MW	100%
Jackson North	Onshore Wind	Development	Australia	600 MW	100%
West Bungaban	Onshore Wind	Development	Australia	480 MW	100%
Wanganella	Onshore Wind	Development	Australia	650 MW	100%
Yatsugatake	Solar	Development	Japan	45 MW	100%
KMK	Solar	Development	Japan	42.8 MW	100%
Misawa	Solar	Development	Japan	15.7 MW	100%
Manago	Solar	Development	Japan	33 MW	100%
NCA - Battery	BESS	Development	Japan	213.1 MW	100%
NCA - Biomass	Biomass	Development	Japan	112 MW	100%
Jara 3	Solar	Development	Korea	26.2 MW	100%
Jara 4	Solar	Development	Korea	16 MW	100%
Goheung	Solar	Development	Korea	200 MW	100%
Phantom	Solar	Development	Korea	125 MW	100%
Frank	Solar	Development	Korea	53 MW	100%
Anma/Chair	Offshore Wind	Development	Korea	532 MW	73%
Go	Offshore Wind	Development	Korea	308 MW	100%
Thomas (KFC)	Fuel Cell	Development	Korea	39.6 MW	54%
JESS	BESS	Development	Korea	35 MW	38%

Changnyeong	Waste to Energy	Development	Korea	6 MW	100%
Swan	Landfill	Development	Korea	2 MW	100%
Dame	Waste to Energy	Development	Korea	n/a	100%
Ikarus	Waste to Energy	Development	Korea	n/a	100%
Total Development				**5434.4 MW**	
Melon (MREH)	BESS	Construction	Australia	1,200 MW	64%
Seiro	Biomass	Construction	Japan	50 MW	80%
Tomakomai	Biomass	Construction	Japan	50 MW	80%
Jara 2-1	Solar	Construction	Korea	3.3 MW	100%
Yeosu	Waste to Energy	Construction	Korea	n/a	55%
Total Construction				**1303.3 MW**	
Kamiyasu	Landfill	Operational	Japan	n/a	100%
Iitate	Landfill	Operational	Japan	n/a	100%
Jara 1	Solar	Operational	Korea	24.2 MW	85%
Nexus	Waste	Operational	Korea	n/a	100%
Total Operational				**24.2 MW**	

Equis Financial Capacity

Equis is a privately held developer with an equity line of commitment from its majority shareholders Abu Dhabi Investment Authority (ADIA) and Ontario Teachers' Pension Plan (OTPP). ADIA (ranked 2nd) and OTPP (ranked 8th) are top 10 global infrastructure investors[1] and are trusted, long-term investors in Australian energy infrastructure.

In 2020, Equis closed AUD 1.9b of equity commitments from ADIA (48%), OTPP (48%) and Equis management (4%). The equity commitments can be drawn upon approval by Equis' Investment Committee (IC). The IC is comprised of Equis' eight (8) Managing Directors and two (2) representatives or independent directors each nominated by ADIA and OTPP.

Since 2010, Equis has raised over AUD 5.5bn of private equity from institutional investors, including global leaders in infrastructure, sovereign wealth funds, endowment funds and pension funds.

In 2024, Equis secured AUD 400m of non-recourse project finance from Export Development Canada, Societe Generale, Standard Chartered and Westpac for MREH.

In 2018, Equis secured AUD 200m of debt financing from Tokyo-Mitsubishi UFJ, BNP Paribas and CommBank for Tailem Bend 1.

Across Asia Pacific, Equis has procured a total of over AUD 4.1bn of non-recourse project finance from domestic lenders, enabling the investment in over 220 infrastructure and energy assets. Among these, of those that have progressed to construction while under Equis' control, Equis has maintained a 100% completion rate, progressing all advanced development assets to operations with average total project cost underruns of 2.1%.

2.3 Project Name

❖ ***This chapter addresses the requirements of section 60F(1)(c) of the Act***

The name of the project is the Bell Bay Wind Farm (BBWF).

[1] IPE Real Assets 2022

2.4 Project Description

❖ ***This chapter addresses the requirements of section 60F(1)(d) of the Act***

The Project comprises the use and development of up to a 224 MW wind farm, BESS, and associated infrastructure, transmission, buildings and works and subdivision.

The Project is on partially the same land as the previously approved Low Head Wind Farm (LHWF) and represents an expansion of LHWF. LHWF is no longer proceeding. Refer to Figure 5 for a comparison of Project Areas.

BBWF is expected to have an operational life of approximately 30 years. After this time, the Proponent will either decommission the site, restore the area to its previous land use, or repower or upgrade the equipment and extend the wind farm's operational lifespan, subject to obtaining any necessary approvals.

The Project will comprise of the following key components during the construction and operational phases:

Table 4 Primary Works

Item	Description
Wind turbine generators including hardstands	Up to 28 wind turbine generators (WTGs) are proposed to be constructed within the Project Area. Refer to Figure 1, Figure 2, and Figure 3. With current technology, the proposed details include: **Generating Capacity**: Approx. 8MW **Hub Height**: Up to 180m **Tip Height**: Up to 270m Final turbine locations will be dependent on several factors including site constraints and the outcome of stakeholder engagement.
BESS facility	Capacity of up to 100 MW/400 MWh comprising battery packs, inverters and associated equipment.
Internal electrical and communication reticulation network and cabling	Electrical and communication reticulation to connect WTGs and BESS to an internal substation.
Meteorological Mast(s)	Including temporary and permanent meteorological masts with a height equal to the WTG hub-height (i.e. up to 180 m).
Access and egress points, Internal access tracks, and local road upgrades	Access and egress points from public roads (Soldiers Settlement Rd). Operational access tracks and associated infrastructure within the Project Area.
On site buildings including office, amenities, workshop, and storage	Site operation and maintenance (O&M) facilities.
Substation and switchyard	Electrical infrastructure located within the Project Area to facilitate connection into grid.
Transmission line and associated grid connection infrastructure	Electricity generated from the Project will be exported to the National Energy Market (NEM) through a new transmission line to the George Town Substation requiring approximately 8 km of new transmission line, generally adjacent to the existing Basslink transmission corridor. An easement of 50 metres will be required to facilitate safe ongoing operation and access.
Subdivision	Subdivide land for infrastructure on land under lease including wind facility, battery facility, electrical substation and O&M facility, for registering long term lease.
Car parking	For construction works.

Fencing, gates and signage	For construction works.
Construction compound, storage areas, concrete batching plant, small quarry(s) for construction materials	Civil works required for construction buildings and works.
Local road upgrades, if required	To accommodate oversize and overmass (OSOM) vehicles and WTG components and safe site access and egress. This may include segments of road outside of the immediate Project Area, subject to further studies including a traffic impact assessment.
Other associated uses, facilities and works as required.	Laydown areas.

2.5 Project Area

❖ ***This chapter addresses the requirements of section 60F(1)(e) of the Act***

The Project Area covers approximately 2780 ha of land over multiple separately addressed properties, and can be further defined as two distinct areas:

- **Wind Farm Area**: 2750 ha, located 6 km northeast of George Town, 5 km east of Low Head, 3 km east of Bellbuoy Beach, and 1 km southwest of Beechford. This area will contain most of the proposed works including WTGs, BESS, and substation. The Wind Farm Area adjoins Five Mile Bluff along part of its northernmost boundary but does not include any of the Five Mile Bluff Conservation Area or sea waters.
- **Transmission corridor:** Comprising an additional 30 hectares of land, being a 50 metre wide, 5.5 km long route. It will contain electricity transmission lines to connect the Wind Farm Area to the existing George Town Substation. This area runs parallel to the existing Basslink transmission corridor and generally follows the same route for the transmission corridor of the previously approved LHWF.

A complete list of involved land parcels forming the Project Area is provided in Table 5. See Figure 1, Figure 2, and Figure 3 for detailed mapping of the Project Area. Comparison of this Project Area with the previously approved LHWF is shown in Figure 4.

Table 5 Involved land parcels

Property Address	Property ID	Title Reference
Wind Farm Area		
381 Soldiers Settlement Road George Town TAS 7253	3456388	170914/1
Beechford Road Beechford TAS 7252	9221732	170914/5
381 Soldiers Settlement Road George Town TAS 7253	3456388	152982/4
381 Soldiers Settlement Road George Town TAS 7253	3456388	152982/1
381 Soldiers Settlement RD George Town TAS 7253	3456388	152982/5
Lot 2 Soldiers Settlement Road George Town TAS 7253	9955880	179331/2
Lot 1 Soldiers Settlement Road George Town TAS 7253	9955879	179331/1
381 Soldiers Settlement Road George Town TAS 7253	3456388	104543/1
381 Soldiers Settlement Road George Town TAS 7253	3456388	104543/2
381 Soldiers Settlement Road George Town TAS 7253	3456388	104543/3
381 Soldiers Settlement Road George Town TAS 7253	3456388	104543/4
381 Soldiers Settlement Road George Town TAS 7253	3456388	104545/1
Musk Vale Road George Town TAS 7253	6467218	154910/1
381 Soldiers Settlement Road George Town TAS 7253	3456388	104543/2
381 Soldiers Settlement Road George Town TAS 7253	3456388	107404/2
Lot 1 Soldiers Settlement Road George Town TAS 7253	9955879	210237/1
553 Old Velodrome Road Low Head TAS 7253	6463698	198926/1
Soldiers Settlement Road George Town TAS 7253	2144251	137000/2
Beechford Road Beechford TAS 7252	9221732	184622/2
Transmission Corridor		
Musk Vale Road George Town 7253	6467218	154910/1
Bridport Road George Town TAS 7253	3386009	139746/1
Bridport Road George Town TAS 7253	3386041	139746/1
Musk Vale Road George Town TAS 7253	2275462	141064/1
135 Bell Bay Road Bell Bay TAS 7253	2830796	154929/1
4289 East Tamar Highway Bell Bay TAS 7253	2954844	154928/1
NRE Tas (Property Services)	0	252678/1

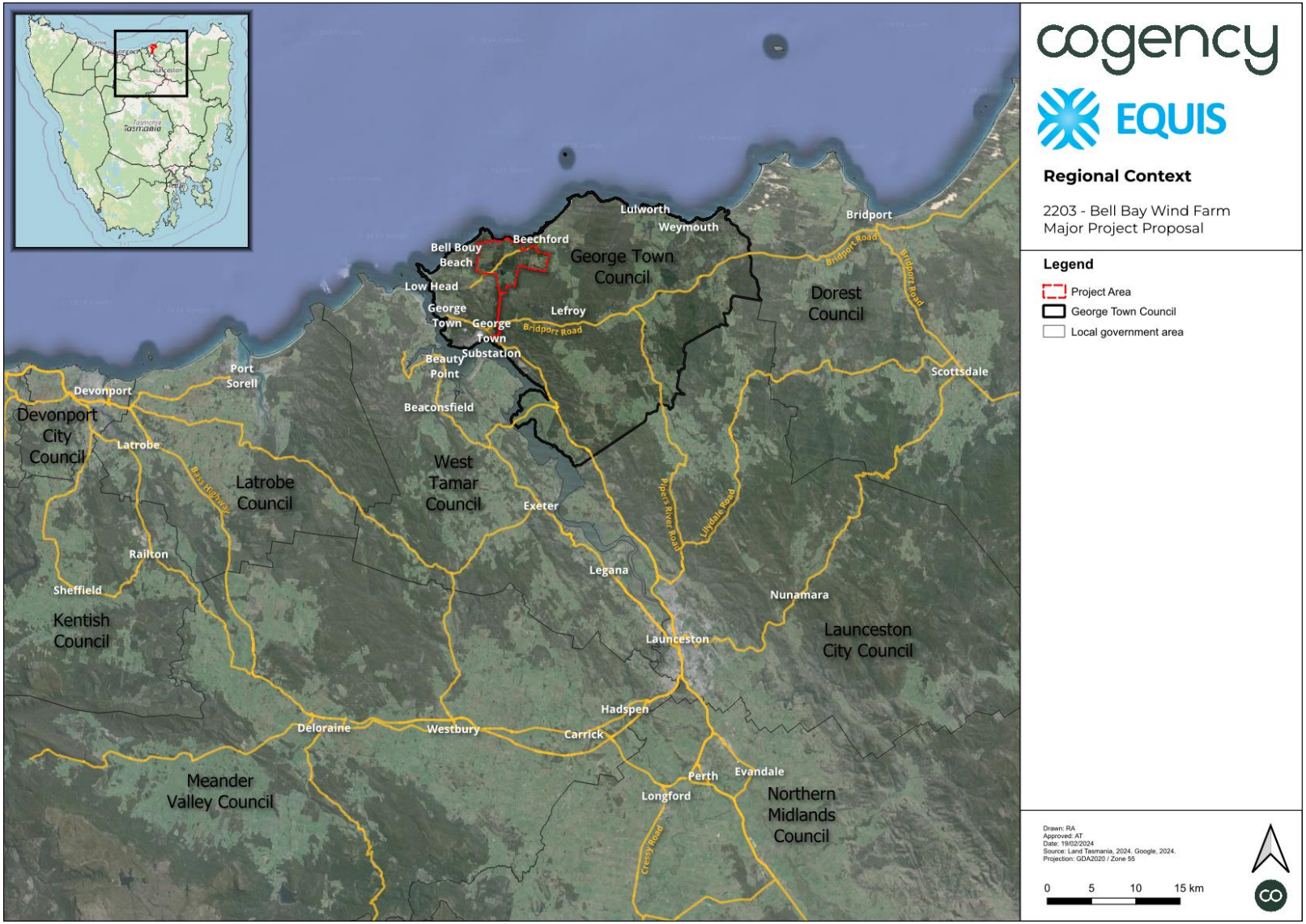


Figure 1 Regional context map

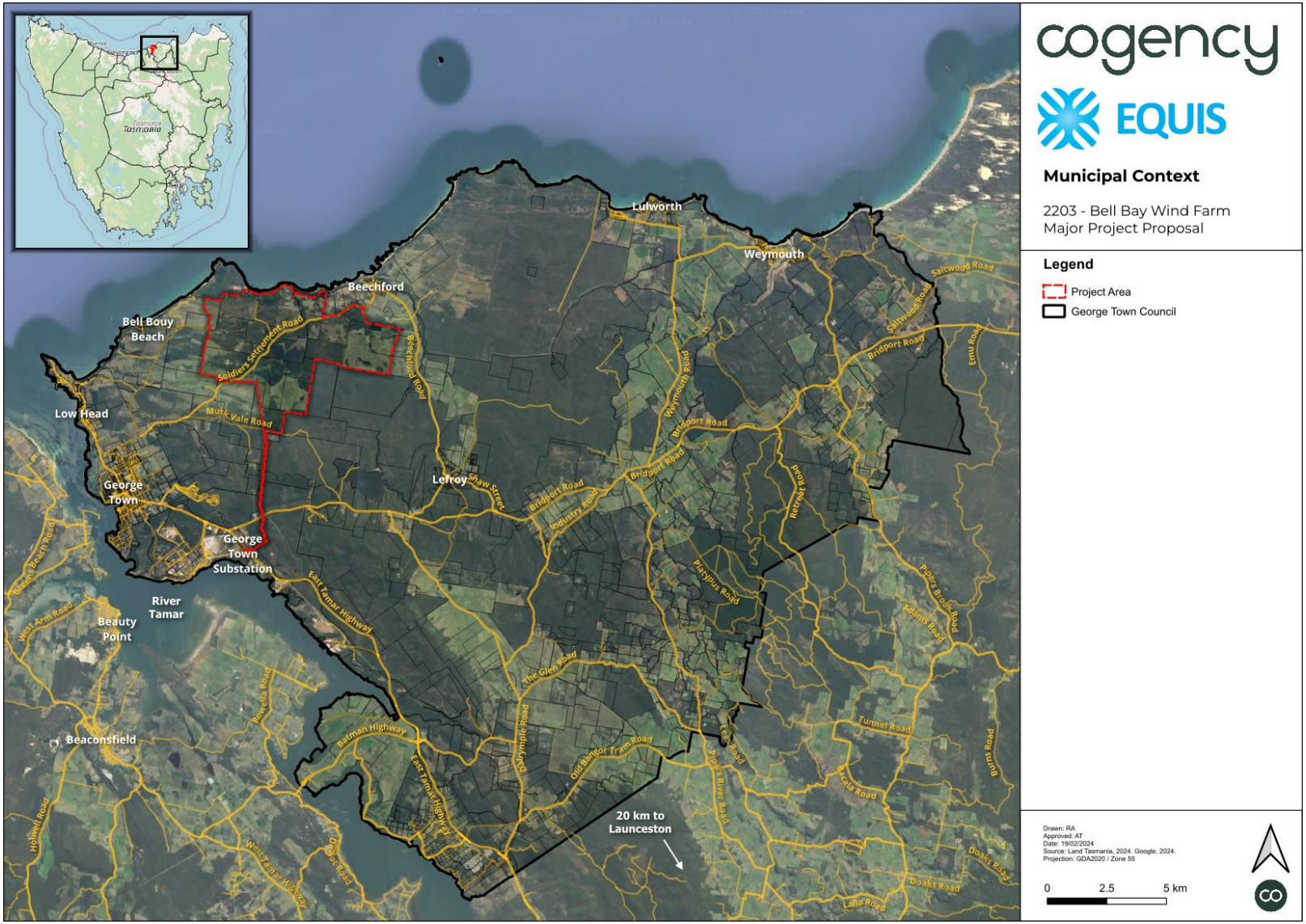


Figure 2 Municipal context map

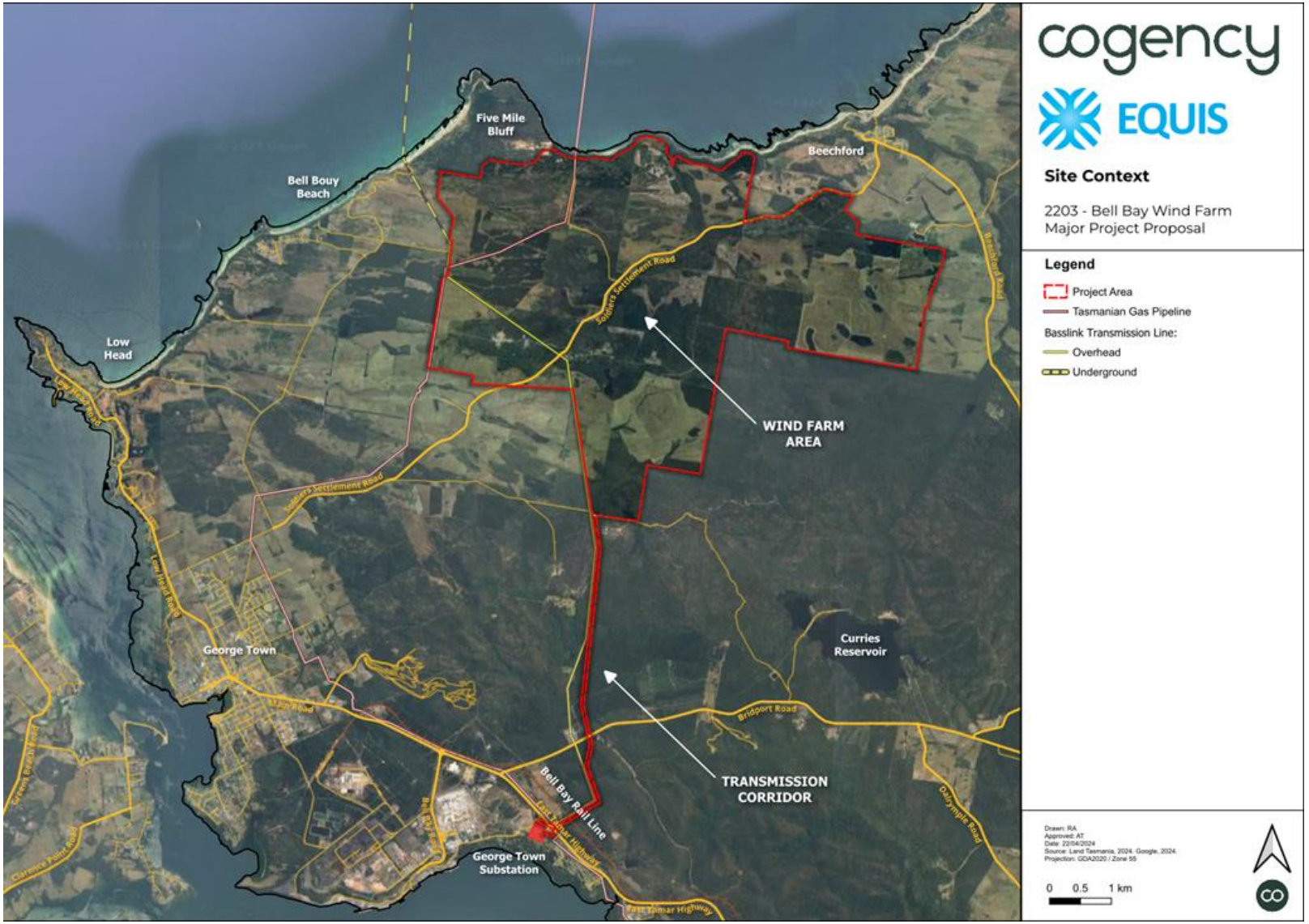


Figure 3 Site context map

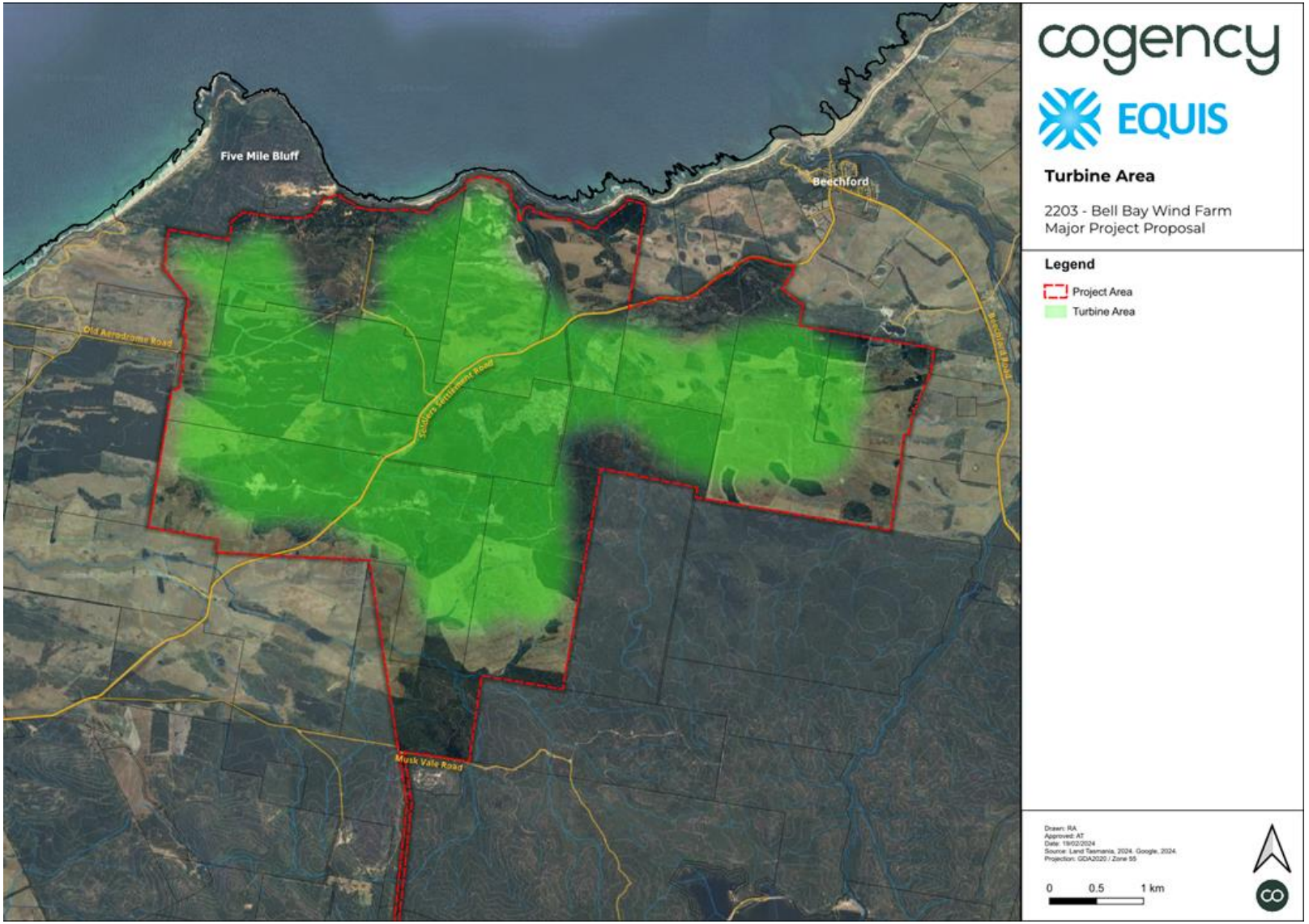


Figure 4 Turbine layout investigation area map

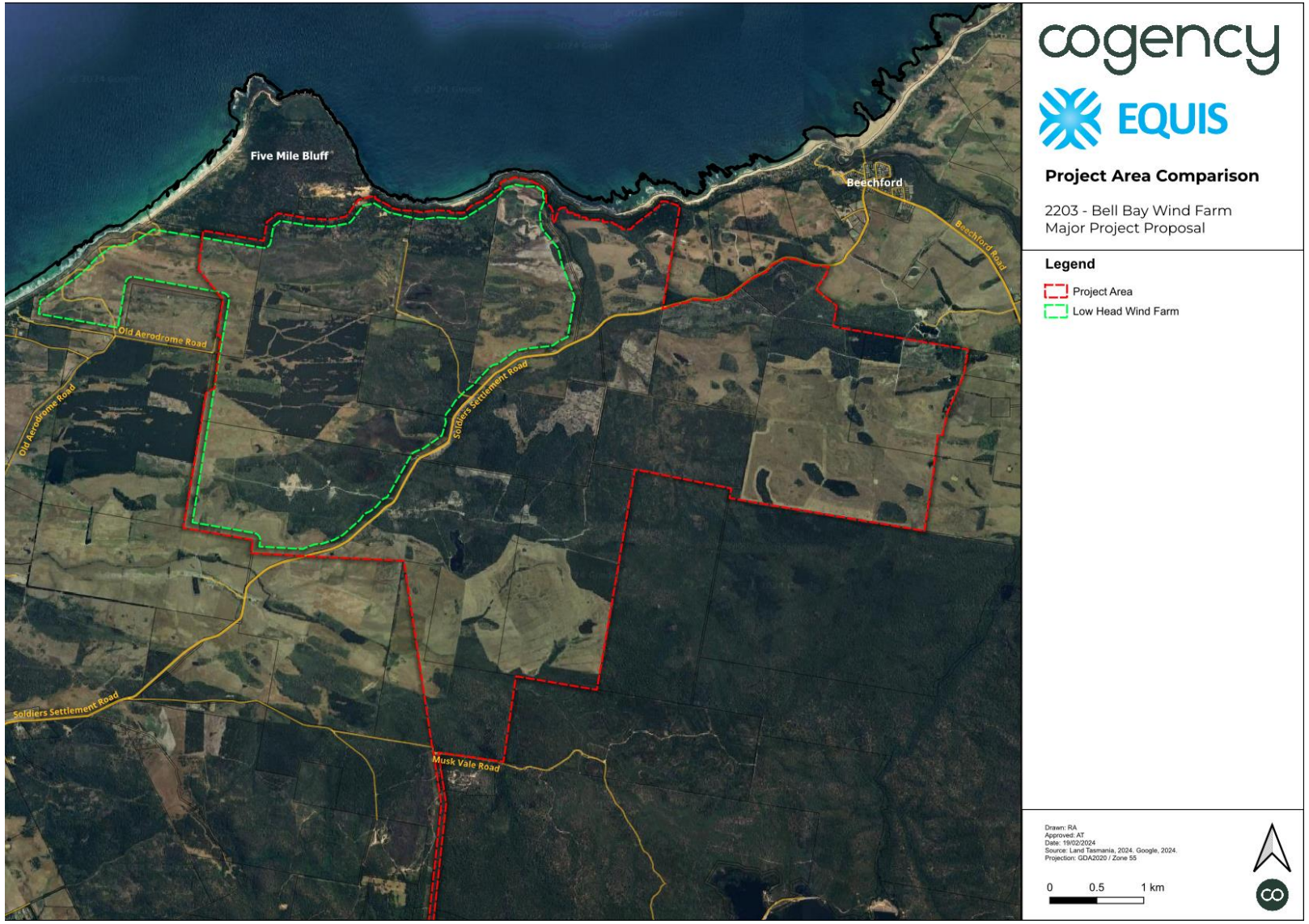


Figure 5 Project Area comparison map

3. Site Description and Locality

❖ ***This chapter addresses the requirements of section 60F(1)(f) of the Act***

3.1 Land Use

The Project Area is currently used for, and has a long history of, agricultural uses, including grazing and forestry. It represents mixed rural land with varying environmental qualities. Much of the Project Area is disturbed farmland with exotic grasses or extensive pine plantations, neither of which contain significant environmental values.

There are multiple existing energy transmission and utilities land uses within and surrounding the Project Area including Basslink (underground and overhead), gas pipelines and distribution lines.

3.2 Physical Description

The Project Area is located between the Bass Strait to the north and the Tippogoree Hills to the south. Across this short 10 km extent, the land is predominately disturbed with agricultural grazing and forestry, however in other parts varies, from dunes, scrubby brush, and heathland, to steeper and more complex hills including remnant vegetation.

Across most of the Project Area, land generally undulates between 20 and 50 metres Australian Height Datum (AHD), with some small ridges and spot heights up to 60 to 90 metres AHD. Land in the Transmission Corridor rises up to 120 metres AHD over the Tippogoree Hills, before falling close to sea level at the George Town Substation adjacent to the River Tamar in the BBAMZ.

Land use across the Project Area is predominately agricultural, including grazing and forestry. It is understood that there are no residential uses of land within the Project Area. A number of mountain bike tracks cut through the Tippogoree Hills at the southern end of the Transmission Corridor, part of the recently completed George Town and Tippogoree Hills Mountain Bike Trails project.

The Project Area is dominated by coastal sands and gravel soils, derived from Quaternary sedimentary arenaceous and sedimentary calcareous geology.

Locality

To the northeast of the Project Area is the settlement of Beechford, a community of about 100 people, located on the northern coast. Directly to the northwest is the Four Mile Bluff Conservation Area and to the West is the settlements of Low Head and Bellbuoy Beach.

Located adjacent to the southeast boundary of the Project Area is private land subject to a conservation covenant with dense native vegetation, woodland forest, and several other ecological values. This land is owned by a landowner involved in the Project and has been excluded from the Project Area because of its environmental values.

The south of the Project Area is dominated by agricultural land uses including grazing, along with pine plantations in the southwest and farmhouses owned by the involved landowner. Further afield is the George Town airport, a small airport used mainly for recreation and private travel.

See Figure 2 for the Project Area in its municipal context.

3.3 Waterways and Hydrology

Major hydrological features in the vicinity of the Project Area include the Bass Strait, River Tamar, and Curries River Reservoir. None of these major features are within, or directly affected by, the proposal.

A range of waterways drain from the hinterland through the Project Area into Bass Strait. Curries Rivulet is a permanent waterway which runs from the vicinity of Curries River Reservoir approximately 5.5 km southeast of the Project Area, along the western boundary of the Project Area. Several tributaries within the Project Area drain into Cimitiere Creek, which runs to the south of the Project Area into East Beach at Low Head. British Creek is an ephemeral waterway which drains into Bellbuoy Beach near the western zone, transecting the Project Area in a southeast to northwest direction.

Between Soldiers Settlement Road and Five Mile Bluff is a network of ephemeral waterbodies and wetlands fed by British Creek. Other artificial dams, and natural wetlands and waterbodies are scattered throughout the rest of the Project Area. Tributary streams to the Cimitiere Creek and Four Mile Creek cross the Transmission Corridor.

At its closest point, the tidal zone and high tide mark of the Bass Strait is approximately 50 metres from the northernmost extent of the Wind Farm Area. The George Town Substation is located approximately 300 metres from the River Tamar and its tidal zone, at least 40 metres AHD.

See Figure 6 for detailed mapping of hydrological features.

3.4 Built Environment and Infrastructure

The Project Area is primarily accessed from Soldiers Settlement Road, the main route between George Town and Beechford. From this sealed road, parts of the Project Area to the north and south are accessible by various unsealed roads. Similarly, unsealed private and public carriageways from Old Aerodrome Road to the northwest, and Beechford Road to the east provide further access into the Project Area.

To the south of the Project Area and providing access to the head of the Transmission Corridor, Musk Vale Road is an unsealed road between Soldiers Settlement Road and Bridport Road primarily providing access to timber plantations. The southern end of the Transmission Corridor, at George Town Substation, is accessible from the East Tamar Highway. The Bell Bay Rail Line—carrying freight only—also crosses the Transmission Corridor at this point.

There are several involved landowner dwellings near the southern boundary which are associated with agricultural use.

The Basslink transmission line transects the Project Area towards the western boundary, connecting at one end to the underwater DC cable in Bass Strait, and George Town Substation at the opposite end. The transmission line, mostly overhead, runs through a combination of agricultural land and bushland. The Project Area also surrounds, but does not propose to interact with, the Basslink convertor station on Bridport Road.

A gas pipeline connecting to the mainland also transects the Project Area, running in a southerly direction from Bass Strait through the southwestern corner towards George Town.

3.5 Flora and Fauna

Nature Advisory Pty Ltd were engaged by Equis to develop a preliminary understanding of flora and fauna constraints and biodiversity values of the Project Area. It was found that the physical environment varies across the Project Area, with a diverse range of native and non-native vegetation and wetlands. Native vegetation is commonly found in the form of woodland, forest, and heathland. The most common vegetation type is *Eucalyptus amygdalina* woodland and forest, with small pockets of coastal and wet heathland found in the Project Area. *Eucalyptus obliqua* dry forest is also found in large areas across the Project Area, particularly in the central Wind Farm Area.

In total, 27 native vegetation habitats were identified in desktop analysis to occur within the Project Area. The majority of these communities have been verified by field investigation. The quality of native vegetation habitat was found to be highest in the central and northern portions of the Wind Farm area and through parts of the Transmission Corridor area. Significant portions of the west, southern, and eastern Wind Farm area were

identified as very low or low quality native vegetation, which included agricultural land, highly modified with little native vegetation.

The western and southern portions of the Wind Farm Area contains extensive non-native vegetation in the form of pine plantations. A large proportion of the Project Area consists of modified agricultural land predominantly used for grazing with low quality native vegetation. A conservation covenant ('Fozards Conservation Covenant') which covers approximately 728 ha of land sits adjacent to, and outside of, the south-eastern corner of the Wind Farm Area. The Transmission Corridor includes a combination of native forest types in the south, and plantations in the north.

See Figure 7 for detailed mapping of mapped vegetation types.

Field surveys of flora and fauna within the Project Area have been carried out, primarily through a spring seasonal survey to understand habitat quality across most mapped vegetation community types. Not all of the Wind Farm Area was attended, and none of the Transmission Corridor was attended during this field assessment. Significant portions of the Wind Farm Area to the west, east, and south comprises agricultural land containing only low quality native vegetation, interspersed with patches of low-moderate quality, grasslands and woodlands. The central Wind Farm Area supports moderate to high quality native vegetation, especially around wetlands.

Threatened Species and Ecological Communities

The TSP Act and NC Act, which provide State level protection against the destruction of listed species and communities, lists 52 species and ecological communities which have been identified as having the potential to occur within the Project Area. Further investigation is required to validate the occurrence of these species and communities, which are listed in Table 6.

Table 6 TSP Act species and NC Act communities with potential to occur in the Project Area

Flora (TSP Act)	Juniper Wattle (TSP Act: Rare) Dwarf Fanwort (TSP Act: Rare) Blue Pincushion (TSP Act: Rare) Patersons Spider-orchid (TSP Act: Vulnerable) Tiny Pink-fingers (TSP Act: Rare) Twiggy Guinea-flower (TSP Act: Rare) Slender Velvet-bush (TSP Act: Rare) Horned Orchid (TSP Act: Rare) Yellow Rice-flower (TSP Act: Rare) Cobra Greenhood (TSP Act: Rare) Soft Bush-pea (TSP Act: Vulnerable) Spiked Centaury (TSP Act: Rare) Coast Dustrymiller (TSP Act: Rare) Pink-bells (TSP Act: Rare) Trailing Speedwell (TSP Act: Rare) Tufted Knawel (TSP Act: Vulnerable)	Leafless Milkwort (TSP Act: Rare) Swamp Billy-buttons (TSP Act: Under consideration (unofficial)) Glandular Brooklime (TSP Act: Rare) Swamp Onion-orchid (TSP Act: Rare) Large-flower Rapier-sedge (TSP Act: Rare) Purple Loosestrife (TSP Act: Vulnerable) Yellow Onion-orchid (TSP Act: Rare) Tiny Water-milfoil (TSP Act: Vulnerable) Tiny Mitrewort (TSP Act: Rare) Wiry Mitrewort (TSP Act: Vulnerable) Dwarf Skullcap (TSP Act: Rare) Beauglehole's Triggerplant (TSP Act: Rare) Small Triggerplant (TSP Act: Rare) Slender Triggerplant (TSP Act: Rare) Plum Orchid (TSP Act: Endangered) Erect Marshwort (TSP Act: Rare)

	Slender Fanwort (TSP Act: Rare) Jointed Twig-sedge (TSP Act: Rare) Black Bristle-sedge (TSP Act: Endangered) Salt Club-sedge (TSP Act: Rare) Swamp Bindweed (TSP Act: Rare)	Mossy Woodruff (TSP Act: Rare) Milky Beauty-heads (TSP Act: Rare) Small-leaf Glycine (TSP Act: Vulnerable) Sticky Sword-sedge (TSP Act: Rare) Tufted Knawel (TSP Act: Vulnerable)
Fauna (TSP Act)	Grey Goshawk (TSP Act: Endangered) White-bellied Sea-Eagle (TSP Act: Vulnerable) Eastern Quoll (EPBC Act: Endangered) Glossy Grass Skink (TSP Act: Rare) Tussock Skink (TSP Act: Vulnerable) Striped Marsh Frog (TSP Act: Endangered)	
Ecological Communities (NC Act)	*Melaleuca ericifolia* Swamp Forest (NME) *Allocasuarina littoralis* forest (NAL) *Eucalyptus ovata* forest and woodland (DOV) Wetlands (Undifferentiated (AWU) and Freshwater aquatic sedgeland and rushland (ASF))	

Additionally, a search of the Protected Matters database was conducted to determine the potential presence of Matters of National Environmental Significance (MNES). It was identified that the Project Area is located within a known geographical range of up to 20 threatened flora species, 19 fauna species, and three threatened ecological communities. Only two species (Tasmanian Devil and Wedge-tailed Eagle) have been verified by site surveys to date. Additional work is required to verify the presence of listed species and communities.

Table 7 EPBC Act threatened species with potential to occur in the Project Area

	Potential / Likely to Occur	Verified
Flora	Tailed Spider-orchid (*Caladenia caud*ata), (EPBC Act: Vulnerable; (TSP Act): Vulnerable) Moleskin Dogwood (*Pomaderris pilifera* subsp. *talpicutica*), (EPBC Act: Vulnerable) Sand Grasstree (*Xanthorrhoea arenaria*), (EPBC Act: Vulnerable; TSP Act: Vulnerable) Shiny Grasstree (*Xanthorrhoea bracteate*), (EPBC Act: Endangered; TSP Act: Vulnerable) Northern Leek-orchid (EPBC Act: Endangered), - Coastal Scrub, including *Leptospermum* Scrub, *Melaleuca squarrosa* scrub, *Acacia longifolia* coastal scrub and *Leptospermum scoparium* heathland and scrub Swamp Everlasting, Swamp Paper Daisy (*Xerochrysum palustre*), (EPBC Act: Vulnerable; TSP Act: Vulnerable) – SHW, wetlands and swamps	

	Clover Glycine (*Glycine latrobeana*), (EPBC Act: Vulnerable; TSP Act: Vulnerable) – grassy areas	
Fauna	Masked Owl (Tasmanian) (*Tyto novaehollandiae*), EPBC Act: Vulnerable Swift Parrot (*Lathamus discolor*) EPBC Act: Critically Endangered White-throated Needletail (*Hirundapus caudacutus*), EPBC Act: Vulnerable, EPBC Act: Migratory Eastern-barred Bandicoot (*Perameles gunnii gunnii*), EPBC Act: Vulnerable Eastern Quoll (*Dasyurus viverrinus*), EPBC Act: Endangered Spotted-tail Quoll (*Dasyurus maculatus*), EPBC Act: Vulnerable Green and Gold Frog (*Litoria raniformis*), EPBC Act: Vulnerable New Holland Mouse (*Pseudomys novaehollandiae*) EPBC Act: Vulnerable, TSP Act: Endangered) Eastern Dwarf Galaxias (*Galaxiella pusilla*) EPBC Act: Vulnerable, TSP Act: Vulnerable Blue-winged Parrot (*Neophema chrysostoma*) EPBC Act: Vulnerable	Tasmanian Devil (*Sarcophilus harrisii*), EPBC Act: Endangered Wedge-tailed Eagle (Tasmanian) (*Aquila audax* subsp. *fleayi*) EPBC Act: Endangered
Ecological Communities	Tasmanian white gum (*Eucalyptus vimina*lis) wet forest - EPBC Act: Critically Endangered Lowland Native Grasslands of Tasmania - EPBC Act: Critically Endangered Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (*Eucalyptus ovata* / *E. brookeriana*) - EPBC Act: Critically Endangered	

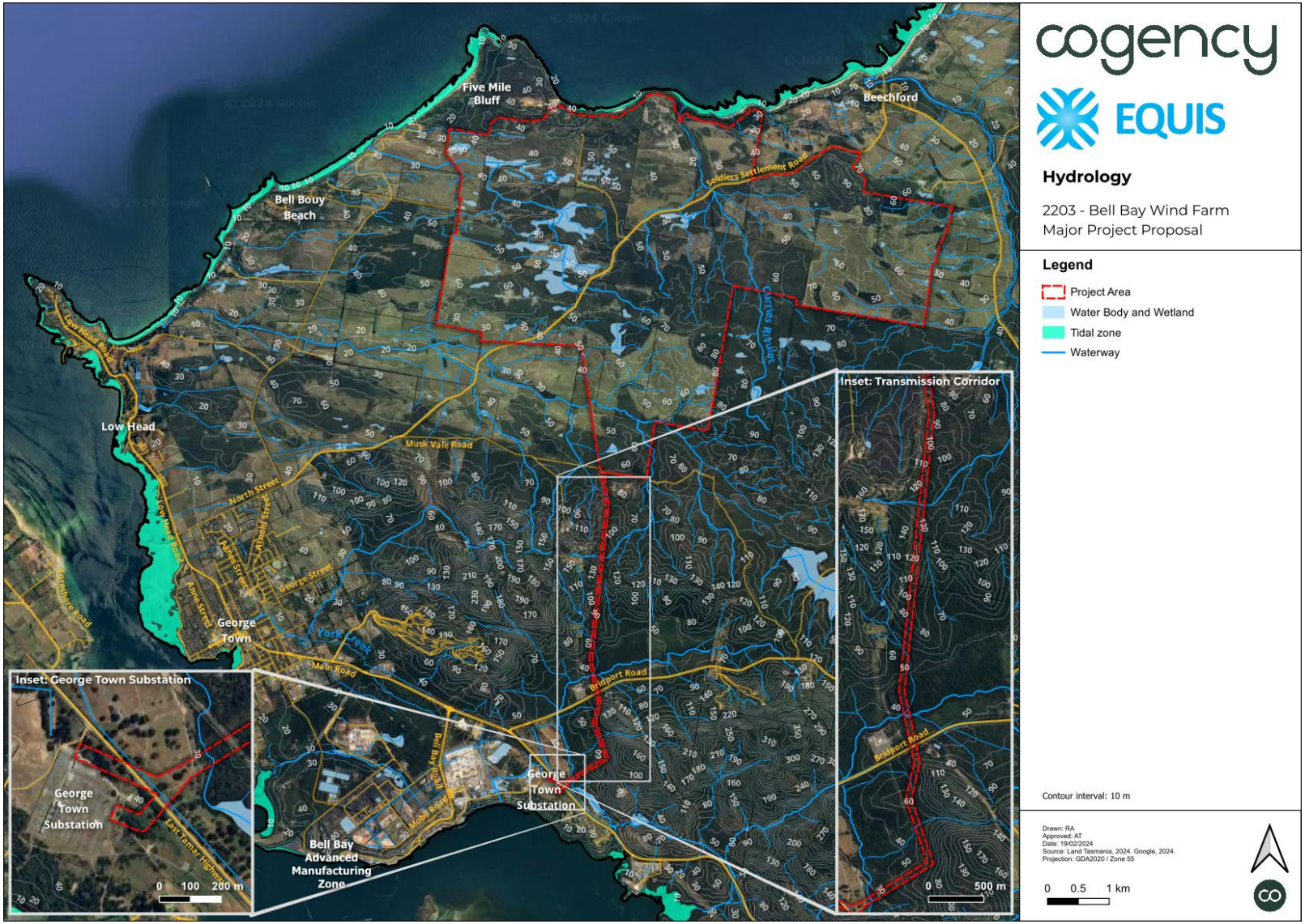


Figure 6 Hydrology map

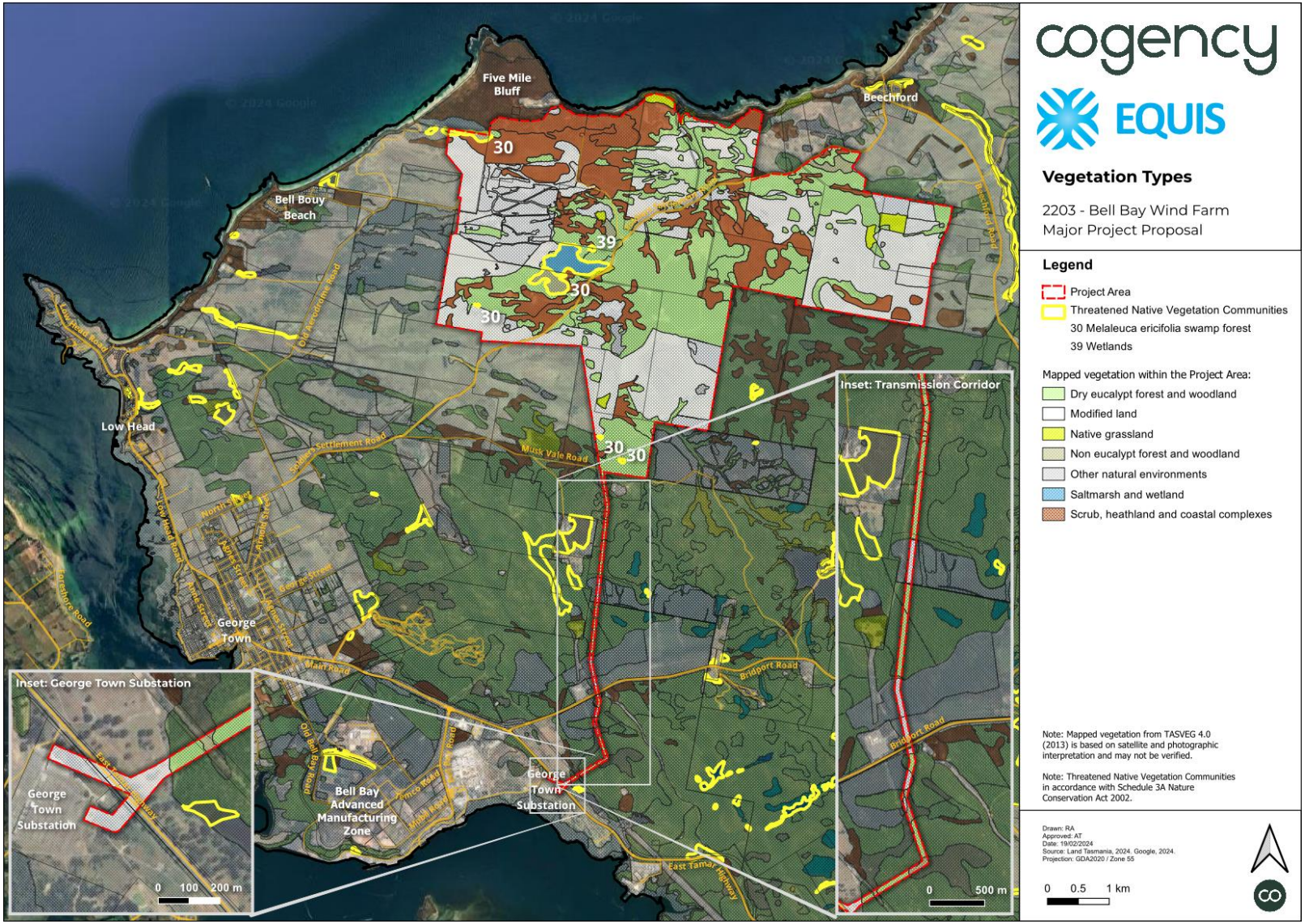


Figure 7 Vegetation Types map

4. Project Effects

❖ ***This chapter addresses the requirements of sections 60F(1)(g) & 60F(1)(h) of the Act***

Project effects, both positive and negative, indirect and direct, will continue to be assessed and understood as the design of the Project continues. This will require ongoing surveys and studies, in addition to those already carried out. It is recognised that effects may extend beyond the discrete Project Area and will vary over the Project's lifecycle.

Whilst the Project may have impacts on the local environment and community during construction and operation, impacts will be avoided, minimised, and offset where feasible. Further, during the Project's lifecycle, it will have several positive impacts including reducing greenhouse emissions and providing local employment opportunities and other direct community benefits.

In considering the broad effects of renewable energy generation projects, the Clean Energy Council (CEC) sets out 'Best Practice Guidelines' for assisting developers and the community in reaching a mutually agreeable outcome. The guidelines include the following core tenants, which the Proponent will incorporate throughout the Project lifecycle:

- Safety – that the Project will not negatively affect the health and safety of the community, its employees, contractors and other stakeholders during its development, construction, operation, and decommissioning.
- Socially sustainable – that the Proponent will actively seek stakeholder participation and support through well-planned, open, inclusive, and responsive engagement processes. The Proponent will ensure sound and consistent methodologies are applied to assess and identify the most appropriate siting of wind farms for landscape, amenity, and environmental impacts.
- Economically sustainable – that the Project will make a positive economic contribution to the community in which it is located.
- Environmentally sustainable – that the Project will be sensitive to the environment. Any significant negative impacts will be avoided or minimised and appropriately managed or offset as required during its development, construction, operation, and decommissioning.
- Reliable – that the Project will supply clean electricity into the grid in accordance with the relevant industry standards.

4.1 Anticipated Effects and Mitigations

4.1.1 Environmental

Base environmental conditions, such as flora and fauna values, have begun to be understood through surveys already carried out by specialist ecologists, such as Nature Advisory (see Chapter 5).

At this stage, Project effects are understood to potentially include:

- Ability to reduce reliance on non-renewable energy sources.
- Removal of, and disruption to, native vegetation and wildlife communities for permanent and temporary infrastructure.
- Modification to landforms and waterways as a result of construction works and infrastructure.
- Avifauna (primarily bird and bat) strike from wind turbine blades.

- Local and/or regional extraction of stone and other quarried material for construction works, and the associated impacts therein from quarry creation and/or expansion.
- Local and/or regional extraction of surface or groundwater for construction purposes.
- Emissions of greenhouse gasses by vehicles, primarily during construction.
- Subject to further design development, expansion of necessary roads and port facilities may be required and the potential for various environmental impacts will be determined.

Preliminary advice from Nature Advisory found that the Project Area comprises a mix of low, moderate, and high-quality habitat. Subject to further investigation and practicality, the design of the Project will prioritise avoidance of the highest quality habitat and subsequently mitigate impacts and the clearance of unavoidable native vegetation.

Although avoidance will be the primary mechanism to mitigate potential detrimental environmental effects, it is possible that some impacts will not be able to be avoided. In such cases, mitigations will be sought and, where required, offsets established. Further ecological impact assessments will be undertaken to understand these potential impacts, and to help inform the siting of turbines and other infrastructure to achieve mitigation.

The desktop evaluations from both the Natural Values Atlas and Commonwealth EPBC Protected Matters Search Tool reports indicated that there were records of, or potential suitable habitat occurred for flora and fauna species listed under the EPBC Act and the TSP Act, as well as ecological communities under the EPBC Act and NC Act.

The potential impact the Project poses to avifauna will be further assessed and an exclusion buffer will be applied to the known location of eagle nests in planning for the turbine locations. Seasonal Bird Utilisation Surveys and nest checks will continue as needed to identify the presence of threatened avifauna.

The siting of Project infrastructure will also consider waterways and wetlands and avoid these areas where possible.

Aside from the local environmental impacts, the Project will also make an important contribution to reducing greenhouse emissions and the dangerous environmental impacts of climate change, including on flora and fauna.

A comprehensive assessment of the impact of the Project on the Project Area's environmental values will be contained in the MPIS.

4.1.2 Health

The Project will take into consideration the potential positive and negative health impacts often associated with wind farm developments. Potential effects may include, but are not limited to:

- Ability to reduce reliance on non-renewable energy sources and therefore reduced greenhouse gas emissions and local air emissions.
- Physical noise impacts from aerodynamic and mechanical noise sources on nearby residents.

Noise will be generated during the construction and operational phases of the Project which may have the potential to impact nearby residents. At all stages of the Project lifespan, compliance with relevant standards will be diligently adhered following the methodology described in chapter 4.1.6 of this Report.

The Project will help to deliver long-term positive health impacts by increasing the supply of renewable energy to the energy grid and help to reduce harmful carbon emissions.

4.1.3 Economic

Economic effects will continue to be analysed as design and procurement efforts continue, but are expected to include:

- New employment opportunities for the local and regional area, leading to flow on benefits and greater prosperity in local economies.
- Local infrastructure investment as necessary to facilitate the development.
- Additional supply of electricity into the NEM assisting to lower wholesale prices.
- Potential for increased demand existing local goods and services (including housing).
- Increase revenue for landowners helping to drought proof farms, and for locals through the benefit sharing program.
- Economic development opportunities arising from the new supply of affordable renewable energy.

The economic implications of the Project will be largely positive, with approximately 180 jobs expected to be created during the construction period, and approximately 12 jobs expected to be created once the Project is operational. This will include jobs within construction, engineering, and maintenance of the proposed wind turbines. Where appropriate, positions would be sourced locally, benefiting George Town and the wider region, including the Tamar Valley and Launceston. Other local benefits, such as training and development in construction and management of renewable energy, will also be provided because of the Project.

With Tasmania's strong commitment to a renewable energy, and its leading role in achieving net-zero emissions, the Project will generate investment and support an economic transition to renewable energy generation. In doing so, it will help to reduce electricity prices for Tasmanians providing a new energy source and the use of more affordable renewable energy.

Further to this, the Project's central location in Northern Tasmania and proximity to the BBAMZ will also help support new and innovative industries in the area, namely the many hydrogen and green fuel-plants currently mooted. The Project is located just 8 kms from the Tasmanian Green Hydrogen Hub proposed for Bell Bay, an economic development zone promoted by both State and Federal Governments.

4.1.4 Social

A range of positive and negative social impacts may flow from the Project. This includes the social benefits of the significant new employment opportunities that the Project is expected to create.

A community benefit sharing program will be prepared and will help create a positive legacy in the community and seek to bring ongoing and lasting value from the Project. The local community will benefit from a combination of potential benefit sharing options. At this early stage, a community development fund will be created in coordination with a Community Reference Group and other key stakeholders, whereby a fund will be distributed to support local projects of maximum need.

The socioeconomic assessment will explore ways to maximise local social benefits as part of the MPIS.

4.1.5 Heritage

Heritage values which may be affected by the Project include both First Nations and post-colonial physical and cultural heritage. The potential impacts of the Project on these values may include:

- Physical disturbance or destruction of heritage sites as a result of construction works or Project infrastructure.
- Location of physical infrastructure which may interfere with intangible cultural values.

Previous studies related to the Project Area have identified some Aboriginal heritage sites. However, a comprehensive study of the entire Project Area has not been undertaken. Specialist input will be required to investigate whether other heritage sites exist. The Proponent acknowledges that a lack of desktop information does not indicate an absence of cultural heritage significance. As such, local representative groups will be

consulted to identify the intangible heritage values of the Project Area. The Proponent will engage in early consultation with the relevant cultural representatives.

Where possible, Project infrastructure can be readily relocated to avoid direct impact to identified physical heritage values.

A comprehensive chance find plan will be developed to account for the process and handling of any unidentified heritage values which may be uncovered during construction.

4.1.6 Noise

The Project Area and surrounds is mostly used for agriculture and has relatively few residences.

The Project is located nearest to the settlements of Beechford and Bellbouy Beach. The resident population of each settlement are about 100 individuals (ABS, 2021). The settlements of Low Head, Lefroy and George Town are also in proximity to the Project Area, albeit further away.

It is expected that there will be increased noise generation during the construction and operation phases of the Project, which may impact surrounding dwellings.

A Noise Impact Assessment will identify the characteristics and location of sound sources to be assessed, the location and nature of the receptors of the sound source and evaluate baseline sound levels and compare them to the sound levels emitted by the sound source. This data will inform mitigation strategies to minimise any potential adverse impacts.

Monitoring will occur after the Project commences to ensure compliance with relevant noise standards including the EMPC Act, Environment Protection Policy (Noise) 2009 (EPP) and Tasmanian EPA Noise Measurement Procedures Manual 2008 (NMPM).

4.1.7 Traffic

The existing road network includes Soldiers Settlement Road which runs through the middle of the Project Area.

The Project is likely to increase traffic in the local area during the construction period. A TIA will be conducted to help minimise and mitigate the impact where possible. The assessment will include consideration of the potential impacts on the local and regional road network and any modifications to the road network that may be required.

The TIA will also determine the suitability of existing public and private roads to accommodate OSOM vehicles accessing the Project Area. The assessment will identify any road upgrades or special traffic control arrangements that may be required during construction. The transport and delivery of components from overseas will also be considered. Components from overseas are proposed to be delivered to the Port of Bell Bay and then transported to Project Area. Port authorities will be contacted to ascertain the logistics options.

4.1.8 Visual Amenity

The visual impact of wind farms is a common concern to the local community and is considered a key social impact associated with wind farms. The wind farm may be visible from surrounding dwellings, settlements, and roads. The community may be exposed to blade glint and shadow flicker from project infrastructure. Visual amenity will be considered during the design of the wind farm, particularly regarding the value that the local community puts on landscape character and attributes.

A visual impact and shadow flicker analysis will be undertaken to assess the potential near and far field visual impacts of the Project. It will outline and evaluate any potential design and siting options that could avoid and minimise potential effects on landscape and visual amenity of neighbouring residences and communities, and additional management strategies that may further minimise potential effects.

4.1.9 Electromagnetic Interference

Wind turbines can obstruct or otherwise interfere with electromagnetic waves used in communications. The position of WTG's will need to consider placement in relation to signal path, characteristic of rotor blades, characteristic of transmitter and receiver and local atmospheric conditions. An electromagnetic interference (EMI) analysis will be conducted to evaluate potential design responses and/or other mitigation measures (e.g. installation of additional transmitter masts) to reduce potential electromagnetic interference to communications services.

5. Surveys and Studies

5.1 Surveys and Studies Undertaken

❖ ***This chapter addresses the requirements of section 60F(1)(i) of the Act***

A consortium of suitably qualified and experienced specialist consultants will continue to assess Project impacts and provide input into Project design and layout.

Table 8 highlights the studies and surveys that have been undertaken to date.

Table 9 identifies environmental studies and technical impact assessments currently understood to be necessary to the MPIS. It is acknowledged that further studies may be necessary based on agency feedback.

Table 8 Specialist Consultant Studies undertaken to Date

Survey	Consultant	Details
Overview Flora and Fauna Report Impact Assessment	Nature Advisory Pty Ltd	Completed. Nature Advisory carried out a desktop and field assessment of the existing flora and fauna types, and their quality or condition, across the Project Area. Due to the size of the Project Area, only selected and accessible sites were assessed in the field, the results of which were used to extrapolate predicated ecological community quality across the Project Area. In general, it was found that modified agricultural land supported only low quality native vegetation, while areas subject to minimal agricultural use allowed support of medium to high quality native vegetation. A more comprehensive field assessment as part of the MPIS will be required to verify the presence and quality of native vegetation across the entire Project Area.
MNES Assessment	Nature Advisory Pty Ltd	Completed. Nature Advisory have prepared an assessment of potential impacts to MNES as identified at this stage, EPBC Act implications, and options for avoidance and mitigations.
Raptor Survey	Nature Advisory Pty Ltd	Completed. Seasonal surveys have been carried out since 2022 as follows: ▪ Autumn: 23-27 May 2022 ▪ Winter: 8-12 August 2022 ▪ Spring: 3-7 October 2022 ▪ Summer: 6-10 February 2023 ▪ Autumn: 22-27 May 2023 ▪ Winter: 22-26 August 2023 ▪ Spring: 6-11 November 2023 ▪ Summer: 12-17 February 2024 The purpose of the raptor surveys is to assist with understanding the level of activity of raptors across the Project Area with a particular focus on understanding the risk of impacts to threatened species from the proposed wind farm. The surveys results will measure utilisation rates of identified nests.

Bird Utilisation Surveys	Nature Advisory Pty Ltd	Ongoing. Surveys have been carried out since 2023 as follows: ▪ 22-27 May 2023 ▪ 22-26 August 2023 ▪ 6-11 November 2023 ▪ 12-17 February 2024 The purpose of the surveys is to identify and record bird species and numbers occurring within an area across all seasons. Surveys are carried out as fixed-point counts. Surveys will continue seasonally as required.

Table 9 Specialist Consultant Studies to be Undertaken

Survey	Details	Timeline
Traffic	A TIA will be undertaken to address both construction and operational phases. Reporting will include: ▪ Expected traffic movements ▪ OSOM vehicles ▪ Impacts on local roads ▪ Compliance with relevant standards	MPIS stage
Geoconservation	Sites of Geoconservation values will be mapped to assist in understanding potential protection throughout construction.	MPIS stage
Noise	A Noise Impact Assessment will be undertaken to address construction and operational noise impacts of the Project. Reporting will include: ▪ Identifying sensitive receptors (residences) ▪ Baseline noise monitoring ▪ Noise modelling ▪ Assessing the potential impact of noise and vibration during construction and operation along with mitigation measures where required.	MPIS stage
Cultural Heritage	Cultural Heritage assessments (both Aboriginal and European) will be undertaken by specialists to identify any heritage sites within the Project Area and ensure they are protected, conserved, or avoided where necessary.	MPIS stage
Fauna (non-avian)	A detailed investigation into potential non-avian fauna residing in the Project Area will be undertaken. Project infrastructure layout and design will consider the results of these studies to avoid threatened species.	MPIS stage

Avifauna	A Preliminary Bird and Raptor summary report has been prepared. Further and more detailed avifauna investigations may be required across the Project Area including raptor, bird, bat studies including for the purposes of EPBC Act compliance. Project infrastructure layout and design will consider the results of these studies to avoid threatened species.	Initial desktop assessment, current and continuing through the MPIS stage.
Vegetation Communities and Threatened Flora Species	Preliminary flora investigations have been undertaken across the Project Area. Further and more detailed vegetation community investigations are to be undertaken across the Project Area. Project infrastructure layout and design will consider the results of these studies to avoid threatened species habitat and listed vegetation communities.	Initial desktop assessment, current and continuing through the MPIS stage.
Visual Impacts	A Landscape and Visual Impact Assessment (LVIA) will be undertaken to highlight the distance between the Project Area and the surrounding dwellings/settlement.	MPIS stage
Shadow Flicker	A Shadow Flicker Assessment will be undertaken to assess the potential for shadow flicker occurrence resulting from the proposed development at the nearest receptors.	MPIS stage
Electromagnetic Fields (EMF's) and Communications Study	Specialist input is required to evaluate EMFs generated by the Project. Reporting will inform layout and design of Project infrastructure.	MPIS stage
Fire Management	Project infrastructure will comply with relevant fire related legislation and conditions for Northern Tasmania. Specialist input will be sought to produce a fire management plan.	MPIS stage, building approval stage
Surface Water Quality and Groundwater	The Project will consider environmental values as defined in the Tasmanian State Policy on Water Quality Management 1997. Specialist input will be sought to determine sensitive areas within the Project Area.	MPIS stage
Socioeconomic Impact Assessment	A Socioeconomic Impact Assessment will be undertaken to understand the potential socioeconomic benefits and impact of the Project, and the likely responses of those impacted by the Project. Reporting will help design impact mitigation strategies to minimise negative and maximise positive impacts of the Project.	MPIS stage
Aviation	A detailed Aviation Impact Assessment will be undertaken to assess the potential aviation impacts associated with the Project. Assessment will provide aviation safety advice in respect of relevant requirements of air safety regulations and procedures.	MPIS stage
Community Engagement	An Engagement Strategy will be prepared and informed by best practice guidelines – including Renewables, Climate and Future Industries Tasmania (ReCFIT) *Draft Guideline for Community Engagement and Benefit Sharing in Renewable Energy Projects (2022),* the Clean Energy Council (CEC) *Practice Charter for Renewable Energy Projects* (2018), Department of Environment, Land, Water and Planning	Preliminary stage, MPIS stage

	(DELWP) *Community Engagement and Benefit Sharing in Renewable Energy Development Guideline* (2019), and the International Association for Public Participation's (IAP2) *Public Participation Spectrum* (2018). Guided by the strategy, a full range of engagement activities will be carried out.	
Agricultural Land Use	An Agricultural Land Use Assessment will be undertaken to identify the versatility and potential productivity of the Project Area including with consideration of the outcome of the Project.	MPIS stage
Air Quality and Emissions	Specialist input will be sought to investigate potential emissions produced during the construction and operational phases of the Project.	MPIS stage
Waste	Consideration of waste material generated from the development and disposal is to be assessed and a management plan to be prepared.	MPIS stage
Acid Sulfate Soils (ASS)	Specialist input is required to undertake an ASS assessment.	MPIS stage

5.2 Preliminary Surveys

❖ ***This chapter addresses the requirements of section 60F(1A) of the Act***

Nature Advisory continues to carry out eagle nest surveys and Bird Utilisation Surveys across the Project Area, and certain flora and fauna species and ecological communities will require additional targeted surveys. When completed, these will be summarised in a results report to identify patterns and trends. It is necessary to continue these studies, which are seasonally dependent, to maintain consistency of identified and surveyed nests and bird groups.

6. Project Timeline

❖ ***This chapter addresses the requirements of section 60F(1)(j) of the Act***

The Proponent currently intends to commence construction of the Project in Q3 2027 and to complete construction within 2 years by Q3 2029, as set out in Table 10.

Table 10 Preliminary Timeline of Project

Project Timeline	
Project Phase	**Estimated Timeframe**
Submission of Major Project Proposal	April/May 2024
Community & stakeholder engagement	Q1 2024 – ongoing
Technical assessments for the Major Project Impact Statement (MPIS)	Q2 2024 – Q2 2025
Planning & design of the wind farm	Q1 2024 - ongoing
Submission of MPIS	Q2 2025
Potential Approval of the MPIS	2026
Grid connection studies	2026
Notice to Proceed	Q3 2027
Civil and electrical works	Q4 2027 – Q1 2029
Turbine Supply and Installation	Q3 2028 – Q1 2029
Commissioning	Q4 2028 – Q3 2029
Construction completed	Q3 2029

7. Bilateral Agreement

❖ ***This chapter addresses the requirements of section 60F(1)(k) of the Act***

The Project is expected to require referral under the EPBC Act due to the potential to have impact on MNES.

If there is no Bilateral Agreement of the MP Pathway in place by the time this Project is referred, a 'one-off' accreditation process will be sought with the Department of Climate Change, Energy, the Environment and Water (DCCEEW), with assistance from the Tasmanian Planning Commission.

8. Declaration Eligibility

❖ ***This chapter addresses the requirements of section 60F(1)(l) of the Act***

This significant Project will be a physically and economically significant development, requiring the issuing of multiple approvals and consents under different authorities and frameworks. The multitude of social and environmental considerations will benefit from a single and coordinated assessment process; the Major Project process of the LUPA Act provides such a mechanism and is specifically designed to cater for such a task.

Recent experience from other wind farm proposals in Tasmania has demonstrated the challenges of assessing large-scale projects over multiple processes and regulatory regimes. They also highlight the benefits that are to be afforded to the applicant, assessor, and the broader community by consolidating all assessments into a single process.

For the reasons explained above, and in accordance with the eligibility criteria set out below, it is submitted that the Minister ought to be of the opinion that the Project is eligible under section 60M to be declared a Major Project.

8.1 Eligibility Criteria

❖ ***This chapter addresses the requirements of section 60M of the Act***

A project will be eligible to be declared a MP if it has two (2) or more of the attributes listed under section 60M(1). It is considered that the Project would satisfy all three (3) of the eligibility criteria, as set out in detail below.

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

- Approximately 180 direct jobs are expected to be created during the construction period and approximately 12 direct jobs are expected to be created once the Project is operational. Where appropriate, positions would be sourced locally, benefiting George Town and the wider region, including Tamar Valley and Launceston. Other benefits will be realised on a local community scale, to be developed through a community benefit sharing programme and a Community Reference Group.
- Capital deployment over the lifecycle of the Project (wind farm and BESS) is approximately $950 million, which will provide positive social and economic benefits to the region.
- The Project is expected to generate up to 770 GWh of wind energy per year. As a contribution to the National Electricity Market, this generation will prevent significant volumes of greenhouse gas emissions by displacing fossil fuel based thermal generation.
- The Project will generate investment and support the continued expansion of renewable energy generation in Tasmania to meet the TRET. It will help to realise the benefits of the Marinus Link and, in doing so, it will help to secure Tasmania as Australia's leading and green energy generator while placing downward pressure on electricity prices for Tasmanians.
- The Project's central location in Northern Tasmania and proximity to the BBAMZ and port will help support new and innovative industries in the area, namely the many hydrogen and green fuel-plants currently mooted.

(b) 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 Bell Bay region and in Tasmania. In particular, the ability for significant amounts of renewable energy to be generated on the doorstep of the BBAMZ will allow its continued growth and strengthening as Tasmania's leading hub of sophisticated industrial production and export.

- The Project will generate additional renewable electricity and dispatchable energy storage, supporting major Tasmanian strategic initiatives such as the Tasmanian Renewable Energy Action Plan and the Tasmanian Renewable Hydrogen Action Plan.
- The NTRLUS recognises the significant potential for renewable energy generation across northeastern Tasmania, particularly with regard to the "substantial wind energy generation opportunities". It further sets out specific strategic directions under the regional sustainability goal, including enabling, promoting, and protecting wind energy generation and infrastructure. As a contribution to this goal, the Project has strategic importance to the region.

(c) The project is of significant scale and complexity:

- The Project Area is of significant scale covering an area of approximately 2780 ha, requiring consideration of multiple and varied environments ranging from coastal, riparian, agricultural plains, and inland slopes.
- The Project Area covers different tenure types, including various unrelated freehold parcels and Crown land. This creates a complexity of agreements and owner consents.
- Construction of the Project is expected to take up to 2 years and will involve a range of complex commercial agreements with construction contractors, turbine supplier, battery supplier, large and small good suppliers.
- Multiple permissions will be otherwise required for the project, including planning permission under the LUPA Act, permission as a Level 2 Activity under the EMPC Act, and approval accordance with the Commonwealth EPBC Act. Further detailed site investigations, surveys and studies may identify the need for other permissions and approvals including but not limited to the TSP Act, NC Act, and *Forest Practices Act 1985* (Tas).
- The ongoing operation of the Project is to the benefit and interest of a wide sector of the community, beyond just the local and George Town community, because it will provide significant renewable energy into the State and NEM systems. This will help to achieve the Tasmanian Government's TRET, as well as national renewable energy targets.

8.2 Ineligibility Criteria

❖ ***This chapter addresses the requirements of section 60(N) of the Act***

Section 60(N) of the LUPA Act sets out criteria which would rule a proposal as ineligible to be declared a MP. Table 11 summaries assessment against the criteria of section 60(N) with further detailed assessment provided below.

Table 11 Ineligibility Criteria

A Project is ineligible to be a MP if:	Assessment
60N(1)(a) The Project would not further the objectives specified in Schedule 1.	As discussed in Chapter 4.2.1 the Project would further the Objectives in Schedule 1 of the Act.
60N(1)(b) The Project would be in contravention of a State Policy.	As discussed in Chapter 4.2.2 the Project would not contravene State Policies.
60N(1)(c) The Project would be in contravention of the TPPs.	There are no Tasmanian Planning Policies that apply at this time.
60N(1)(d) The Project 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 Chapter 4.2.4 the Project is consistent with and does not contravene any strategies in the NTRLUS.

60N(2)(a) The Project relates to a matter, or includes a use or development, referred to in section 11(3).	The Project does not relate to any of the specified matters (i.e. matters of forestry operations, mineral explorations, fishing, or marine farming).
60N(3)(a) The Project 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 an EL activity (i.e. matters of finfish farming).

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

Pursuant to section 60N(1)(b), a project is not eligible to be declared to be a Major Project if the project would not further the objectives specified in Schedule 1 of the Act.

As outlined below in Table 12, the Project will further each of the objectives of specified in Schedule 1 of the Act.

Table 12 Assessment Against Objectives in Schedule 1 Part 1 and Schedule 1 Part 2 of the Act

Schedule 1 Part 1	
Objective	**Comment**
a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;	Preliminary studies have been undertaken to understand the natural and physical resources within the Project Area, and further studies will be undertaken. The Project will be designed to avoid or minimise any impacts on these resources. The Project will further this Objective by making use of the natural wind resource of the region.
b) To provide for the fair, orderly and sustainable use and development of air, land, and water;	Wind energy is inherently sustainable and is derived from resources that can maintain current operations without jeopardising the energy needs or climate of future generations. The Project will promote this Objective.
c) To encourage public involvement in resource management and planning;	The surrounding community will be engaged throughout the Project. A Community and Stakeholder Engagement Plan will be developed to ensure authentic, responsive, and inclusive engagement throughout the life of the Project. This Project will further this Objective.
d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above.	This Project is expected to provide approximately 192 combined direct jobs during construction and operation, contributing significantly to the region's economy. The development of the Project will consider the environmental and social objectives as set out in the Act. The Project will further this Objective.
e) To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.	A range of stakeholders will be consulted on this Project, including State agencies, local government, local industry, and local community. As a Major Project, the Project would be assessed in a coordinated and equitable process. The Project will further this Objective.
Schedule 1 Part 2	
Objective	**Comment**
a) To require sound strategic planning and coordinated by state and local Government;	The Project is strategically significant to the region and aligns with State government's Renewable Energy Target.

	The Project does not conflict with strategic planning objectives at local or State level. The Project will further this Objective.
b) To establish a system of planning instruments to be principal way of setting objectives, policies and controls for the use, development, and protection of land;	The Project will comply with relevant planning objectives, policies and controls that relate to use and development. The Project will further this Objective.
c) 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;	Detailed investigations will be undertaken to understand and consider the effects on the environment, within and outside of the Project Area. These effects will be detailed in full in the MPIS. The Project will further this Objective.
d) 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;	The Project will be assessed through the MP process as set out in the Act. The Project will further this Objective.
e) To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;	The process of declaring and assessing a MP is a component of various approvals within the State's Planning System. The procedures for obtaining approvals from both Local and Federal Governments will be adhered to in a manner that aligns with this Objective. The Project will further this Objective.
f) To secure a pleasant, efficient, and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;	Consideration will be given to providing a pleasant, efficient, and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania by way of continued studies, such as noise and visual impact assessments. The Project will further this Objective.
g) To conserve those buildings, areas or other places which are of scientific, aesthetics, architectural or historical interest, or otherwise of special cultural value;	Previous studies within the Project Area have identified some Aboriginal heritage sites. Further investigation will be undertaken to investigate whether other heritage sites exist. The Project will further this Objective.
h) 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;	A Traffic Impact Assessment (TIA) will be conducted to identify necessary improvements to road transport infrastructure. Any essential upgrades will be carried out in collaboration with the Road Authority of the George Town Council and utility providers. Other utilities will not be affected by the Project. The Project will further this Objective.
i) To provide a planning framework which fully considers land capability.	Land capability will be assessed through the MPIS, noting that much of the Project Area has already been found to be suitable for a wind farm through the approval of LHWF. The Project complies with relevant planning framework requirements. The Project will further this Objective.

State Policies

Pursuant to section 60N(1)(b), a project is not eligible to be declared to be a Major Project if the project would be in contravention of a State Policy.

The Project is subject to varying principles and requirements outlined in State Policies. The determination of ineligibility focuses solely on assessing whether the Project would violate any obligation or requirement stipulated in a specific State Policy. A MPP does not require a comprehensive assessment against each principle or outcome, noting that a detailed assessment will be conducted during the MPIS phase.

The following State Policies are currently operational in Tasmania:

- 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

As outlined in Table 13, the Project does not inherently contravene any of these state policies and can readily accommodate specific outcomes as required by each state policy.

Table 13 Assessment Against Tasmania State Policies

State policy	Objectives/Principles	Assessment against policy principles
Protection of Agricultural Land 2009	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 Project is not considered to unreasonably constrain or conflict with agricultural land or current or future agricultural uses, noting that wind turbines take a very small portion of the land and can successfully coexist with agriculture. The Project does not involve conversion of prime agricultural land to a non-agricultural use. The Project will require conversion of a small amount of non-prime agricultural land to a utility use. Further assessment will help to determine the local and regional significance of non-prime agricultural land to enable sustainable protections to be implemented as appropriate. The Project does not involve residential use. The Project is not in any proclaimed irrigation districts. The Project is not for agricultural use. The Project is not for new plantation forestry, nor is the site considered as prime agricultural land. The Project does not contravene this Policy.
State Coastal Policy 1996	a) Natural and cultural values of the coast shall be protected; b) The coast shall be used and developed in a sustainable manner; c) Integrated management and protection of the coastal zone is a shared responsibility.	A small portion of the Project Area is located within 1 km of the high-water mark. The limited extent of the Project within this 1 km setback will readily allow all policy requirements of the State Coastal Policy 1996 to be achieved. Further detailed studies and design development will help to inform specific outcomes and the primary infrastructure development of WTGs. Infrastructure layout within the Project Area has not been finalised and future studies including relevant coastal values

		will help to inform the layout design which accords with policy requirements. Sections within the Policy not applicable to the Project have not been addressed. **Protection of Natural and Cultural Values of the Coastal Zone** The Project will ensure the sustainability of major ecosystems and natural processes and protect ecological, geomorphological, and geological coastal features and aquatic environments of conservation value, where applicable. Following detailed investigations, appropriate conservation measures will be taken to ensure the protection of migratory species and the protection and recovery of rare, vulnerable, and endangered species, if necessary. Appropriate monitoring programs and environmental studies will be conducted to ensure the Project complies with relevant guidelines and standards. The Project will consider water quality and coastal wetlands prior to construction. Relevant management plans will be prepared and adhered to during construction activities. Places and items of cultural heritage, including Aboriginal sites and relics, found within the Project Area will be protected and conserved, in consultation with Tasmanian Aboriginal groups in accordance with relevant State and Commonwealth legislation. Fire management specialist advice will be sought for the MPIS. **Sustainable Development of Coastal Areas and Resources** The Project will be developed in a sustainable manner subject to the objectives, principles, and outcomes of this Policy. The Project 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. The Project will comply with any relevant State and Commonwealth Policies and statutes relating to groundwater aquifers. The Project will comply with any relevant State and Commonwealth Policies and statutes relating to waste discharge. Development associated with the Project is subject to the George Town Planning Scheme in accordance with this Policy.

		All transport infrastructure that is associated with the Project, will be planned, developed, and maintained with regard to this Policy. The public's common 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 will not prevent access to Aboriginal sites within the Project Area. A community benefit-sharing program will be prepared during the stakeholder engagement process. **Shared Responsibility for Integrated Management of Coastal Areas and Resources** The Project does not contravene the outcomes of shared responsibility for management or institutional arrangements. The Project does not contravene this Policy.
State Policy on Water Quality Management 1997	(a) Focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality; (b) Ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management; (c) Ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource; (d) Facilitate and promote integrated catchment management through the achievement of objectives (a) to (c) above; and (e) Apply the precautionary principle to Part 4 of this Policy.	The development of the Project will consider the management of stormwater runoff to ensure compliance with the requirements outlined in this Policy. The Project does not contravene this Policy.
National Environment Protection Measures (NEPMs)	To specify national standards for a variety of environmental issues	Current NEPMs include: • Air toxics • Ambient air quality • Assessment of site contamination • Diesel vehicle emissions • Movement of controlled waste between States and Territories • National pollutant inventory • Used packaging materials

		Assessments of relevant standards defined by the NEPMs can readily be carried out during continued design development and considered as part of the MPIS. The Project does not contravene this Policy.

Tasmanian Planning Policies

There are no Tasmanian Planning Policies in force at this time.

Northern Tasmania Regional Land Use Strategy (NTRLUS)

A project is not eligible to be declared to be a MP if the project is inconsistent with a regional land use strategy that applies to the land on which the project is to be situated.

The Project is situated in Northern Tasmania and is subject to the NTRLUS. The NTRLUS guides land use, development, and infrastructure decisions in the region.

The Project is consistent with and does not contravene any strategies in the NTRLUS. Furthermore, the declaration of the Project as a MP will readily help to achieve the desired objectives and outcomes of the NTRLUS through its coordinated and wholistic assessment approach. Accordingly, the Project is not ineligible for declaration as a MP.

A summary of broad assessment against the key and relevant principles of the NTRLUS is provided in Table 14.

Table 14 NTRLUS Assessment

Relevant NTRLUS Policy	Assessment
C Regional Strategic Planning Framework C.4.1 Goal 1: Economic Development To facilitate economic development and productivity through integrated land use and infrastructure planning. C.4.2 Goal 2: Liveability To promote liveability measures for social and community development and the betterment of healthy, strong and vibrant urban and rural settlements. C.4.3 Goal 3: Sustainability To promote greater sustainability in new development and develop stronger community resilience to social and environmental change. C.4.4 Goal 4: Governance To provide cooperative and transparent leadership and regionally supportive local governance structures to advance integrated strategic land use objectives/ outcomes, including the goals, strategies and policies of the RLUS.	The Project will capitalise upon existing economic resources by enabling a close and integrated connection with the significant BBAMZ. The establishment of new manufacturing and industry to develop and operate the Project will provide a significant economic and labour boost and diversification to the region. Additional local renewable energy generation will help to boost local adaptability to climate change. If declared as a MP, the Project will be assessed through a transparent and wholistic assessment integrating the views and inputs of all relevant stakeholders and governance structures in a singular process.
D Regional Land Use Categories D.2.2 Rural Areas Rural Areas will protect significant high value productive rural land and primary industries; support the sustainable development and use of natural resources; and provide appropriate opportunities for rural living and other non-agricultural activities.	The Project is primarily located within defined rural areas. Additional agricultural land assessment will help to better understand capacity and value of agricultural land to guide development of infrastructure which avoids and minimises impacts to the most significant and productive land.
E Regional Planning Policies E.4.2 Regional infrastructure network policy – regional outcome integrate infrastructure, transport and land use planning to complement State infrastructure plans and policies.	It is recognised that: *"Capacity and reliability of energy supply to meet urban and industrial demand (including electricity and gas) are primary issues."* and,

Advance efficient, cost-effective and sustainable forms of urban development that support the Regional Settlement Network E.5.2 Regional economic development policy – regional outcome Advance a nationally and internationally competitive region that applies innovation and infrastructure investment to advance economic development in a broad range of sectors E.6.2 Social infrastructure and community policy – regional outcome Shape, resilient, liveable and prosperous communities supported by high quality community infrastructure and living environments to meet communities' particular social, education, health care, and living needs. E.7.2 Regional environment policy – regional outcome Apply a consistent approach to environmental management to: Protect and conserve the natural environment; Provide for the management and use of productive resources including agricultural lands, natural resources, water resources and coastal environments; and Plan for natural hazards and climate change adaption responses.	*"There are significant opportunities to utilise key natural resources including water and renewable energy."* The Project will directly address these issues and respond to the identified opportunity. In doing so, the Project will support the region's economic competitiveness on national and international scales by enabling the integration of local renewable energy production into business, industry, and manufacturing. The Project will additionally provide local infrastructure and community support through direct community benefit sharing and indirect local and regional economic boosts. Through a MP assessment process, the Project will be able to be further developed and assessed against all environmental, conservation, hazard and climate change outcomes in a clear and coordination approach.

9. Statutory Planning Considerations

❖ ***This chapter addresses the requirements of section 60F(1)(m) of the Act***

9.1 Planning Scheme in Operation

9.1.1 Applicable standards

The Project Area is wholly within the George Town Council local government area and subject to the Tasmanian Planning Scheme (TPS), incorporating the State Planning Provisions and George Town Local Provision Schedule (GTLPS).

The core proposal, being the development of a wind farm, is a 'Utilities' Use Class.

The primary Project Area, in which all WTGs are proposed to be sited, is mostly covered by the Agriculture Zone. Land identified for the proposed transmission line crosses the Rural Zone, General Industrial Zone, Open Space Zone, and Utilities Zone. The LPS does not specify any Local Area Objectives for these zones.

Codes most relevant to the Project Area include the Bushfire-Prone Areas Code, Natural Assets Code, Safeguarding of Airports Code, and Scenic Protection Code.

The LPS does not identify any Specific Area Plans. The LPS does not identify any Site-Specific Qualifications relevant to the proposal.

Maps of zones and overlay codes affecting the Project Area are shown below in Figure 8 through to Figure 12.

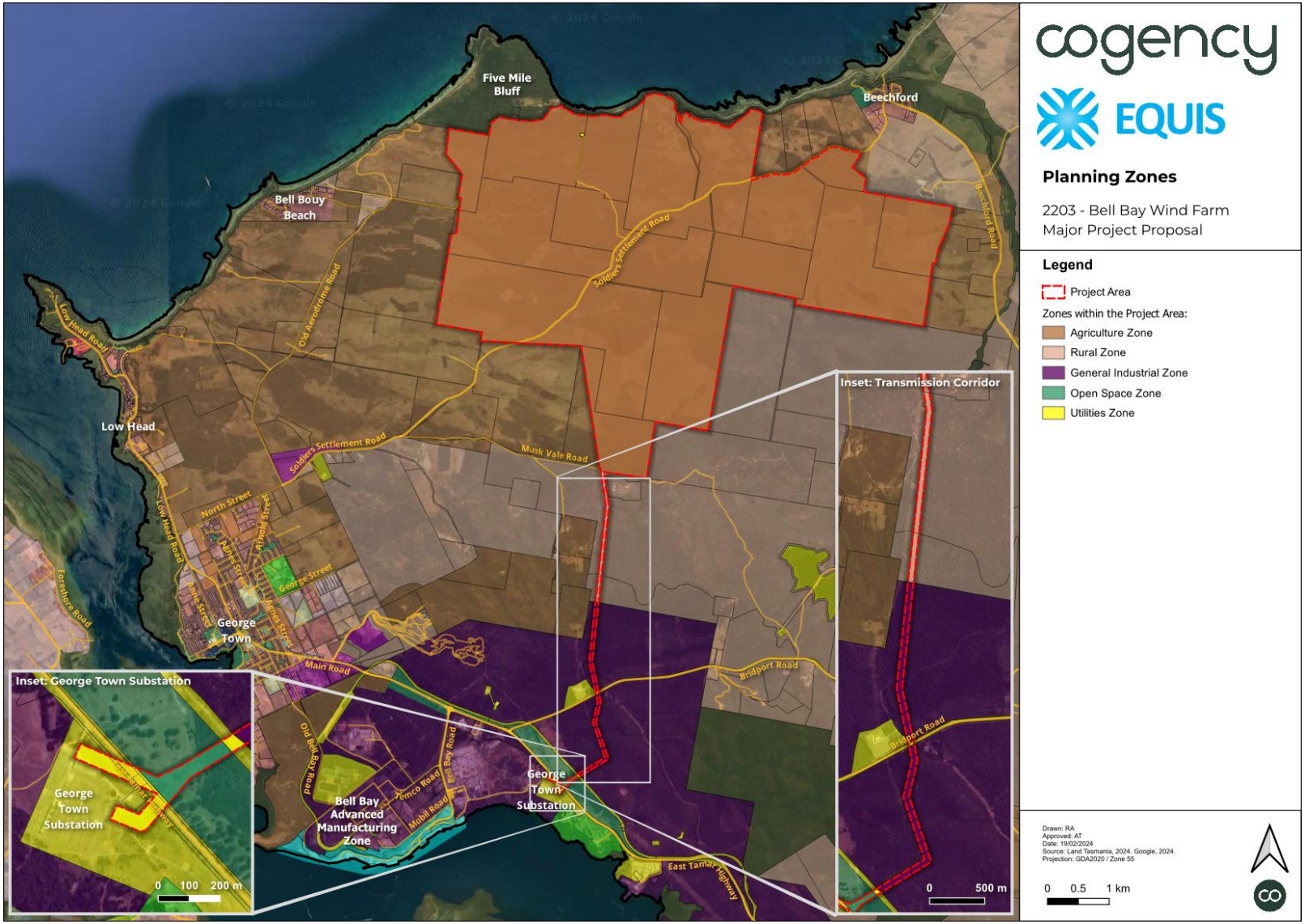


Figure 8 Planning Zones map

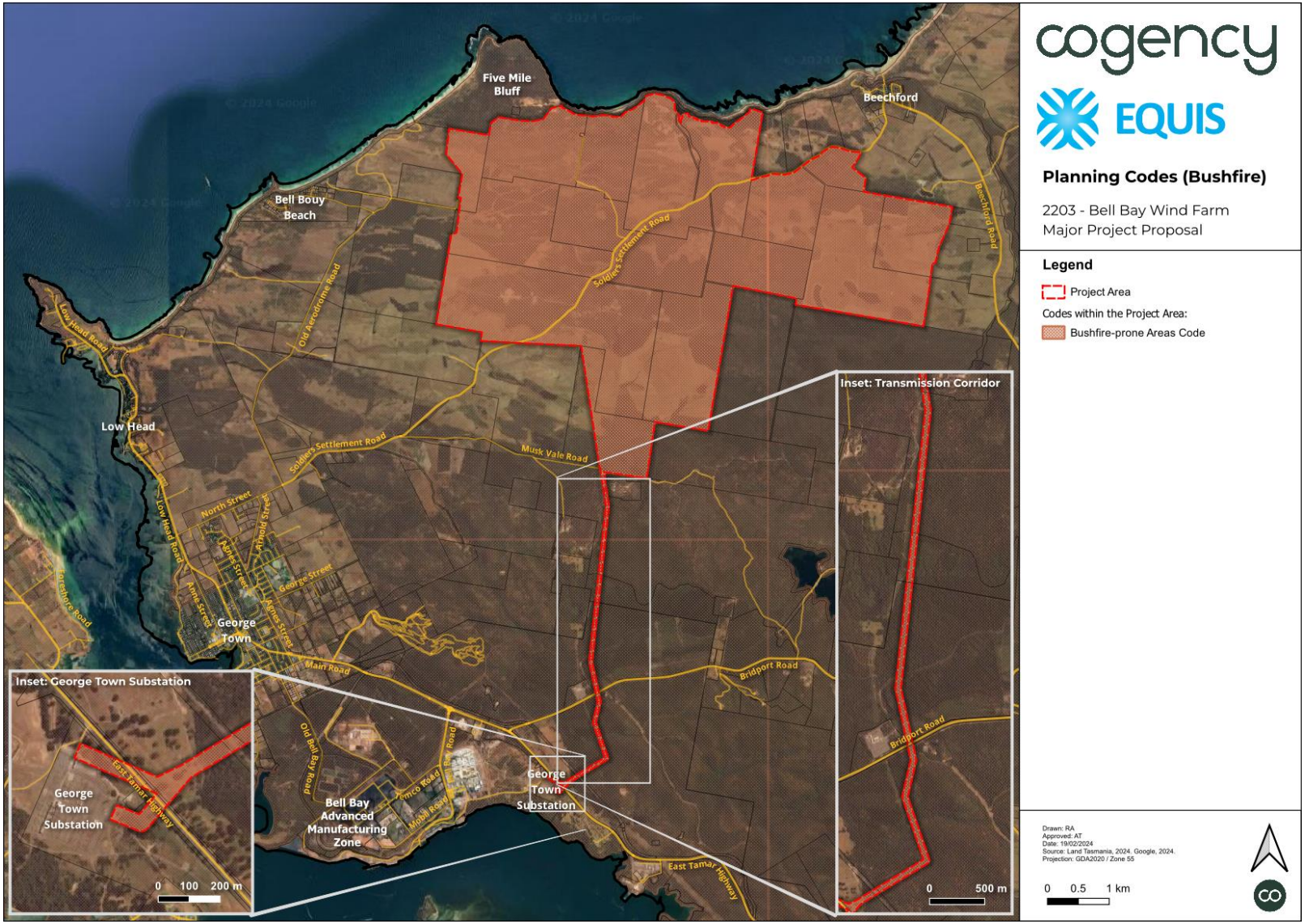


Figure 9 Planning Codes Bushfire map

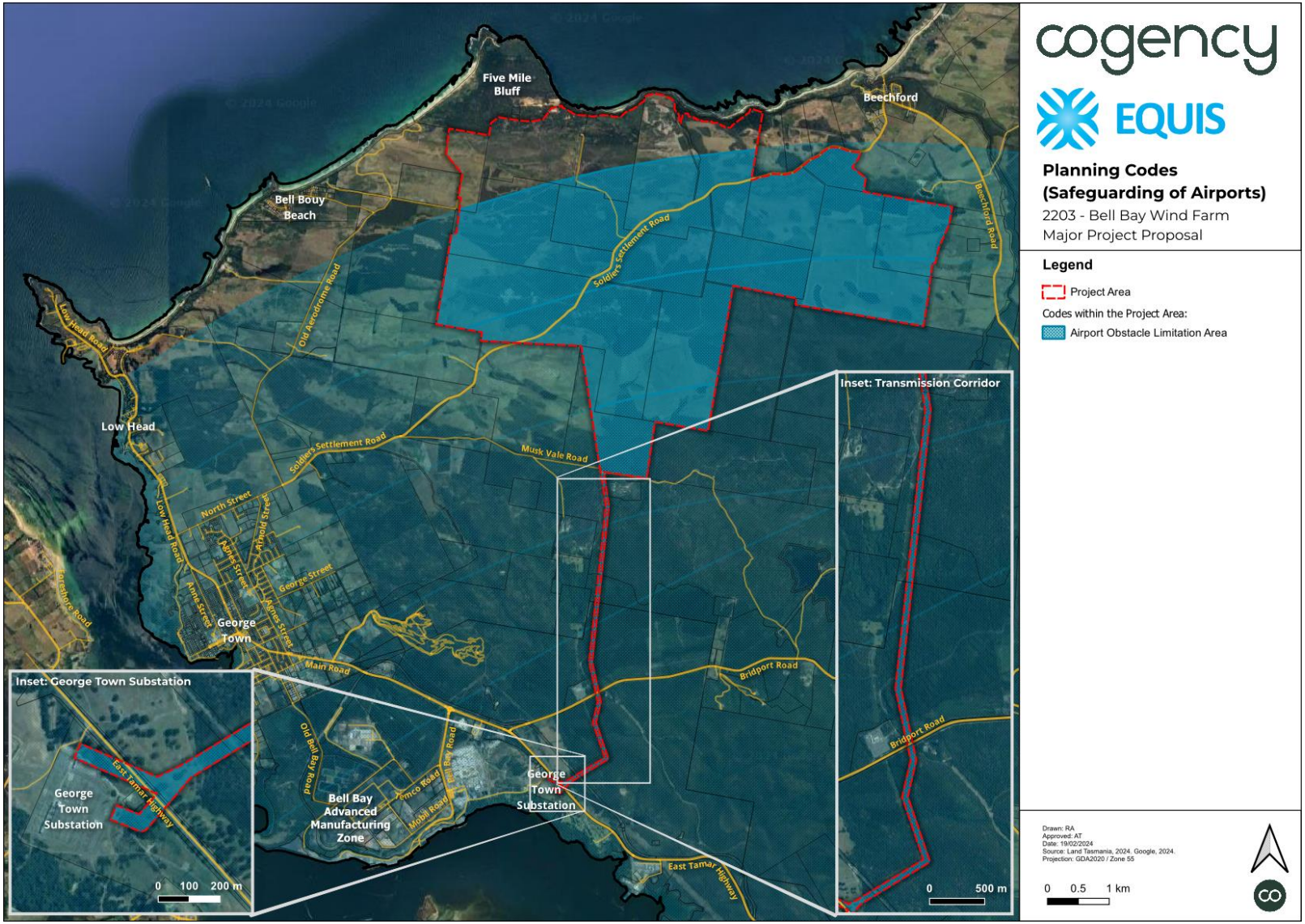
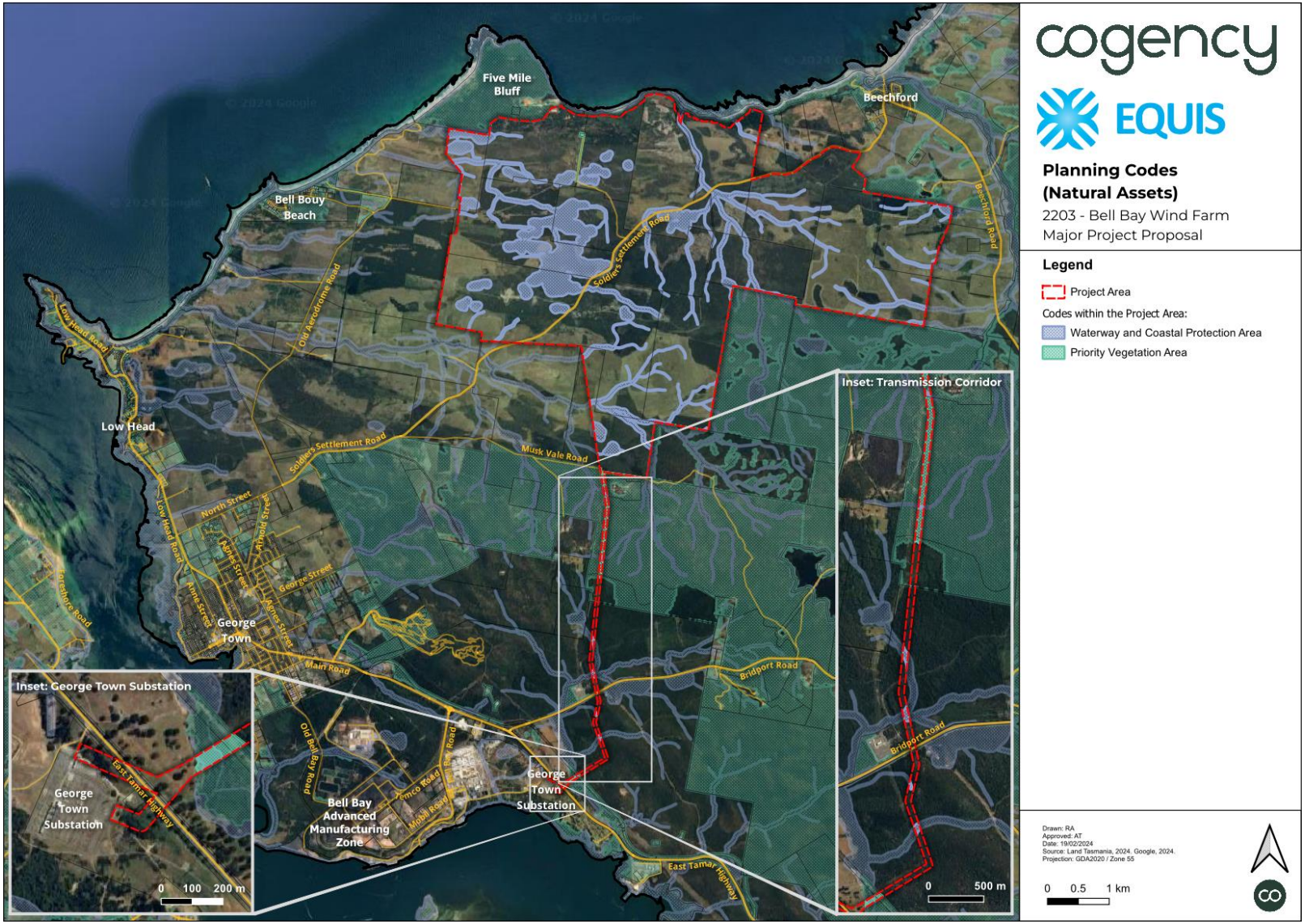


Figure 10 Planning Codes Safeguarding of Airports map



cogency

EQUIS

Planning Codes (Natural Assets)

2203 - Bell Bay Wind Farm
Major Project Proposal

Legend

Project Area

Codes within the Project Area:

Waterway and Coastal Protection Area

Priority Vegetation Area

Drawn: RA
Approved: AT
Date: 19/02/2024
Source: Land Tasmania, 2024. Google, 2024.
Projection: GDA2020 / Zone 55

0 0.5 1 km

Figure 11 Planning Codes Natural Assets map

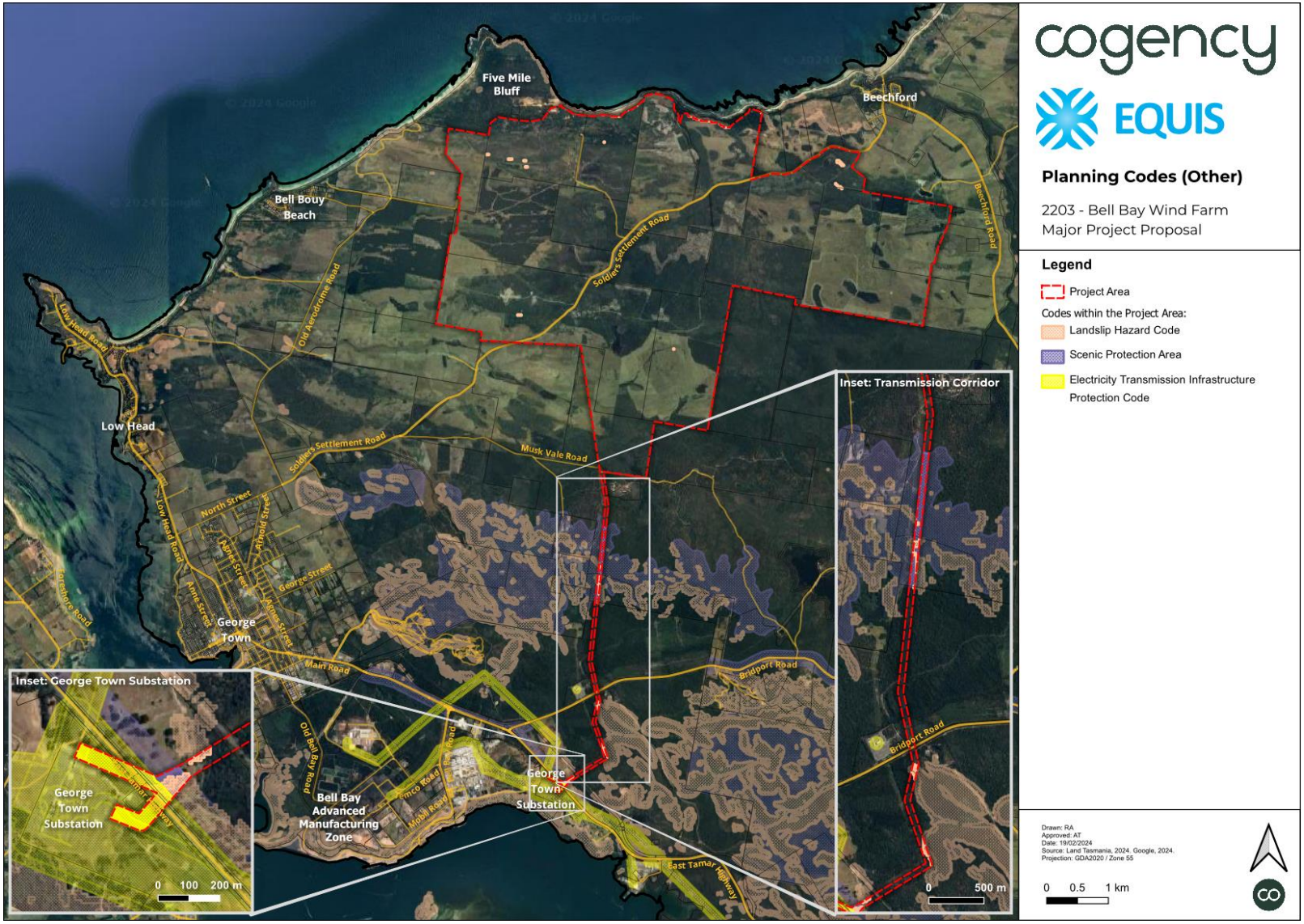


Figure 12 Planning Codes Landslip Hazard, Scenic Protection Area, and Electricity Transmission Infrastructure Protection map

9.1.2 Use Class

Clause 6.2 of the Tasmanian Planning Scheme sets out 'Use Classes' and descriptions into which any proposed use or development must be categorised.

The substantive nature of the proposal is for the use and development of land for a grid-connected wind farm comprising a network of wind turbine generators to produce electricity. This correctly fits within the Use Class of "Utilities", as per the definition (emphasis added):

> *use of land for utilities and infrastructure including:*
>
> *(a) telecommunications;*
>
> *(b) electricity generation;*
>
> *(c) transmitting or distributing gas, oil, or electricity;*
>
> *(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, retention basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.*

Additional developments will be required including substations, transmission lines and electricity connections, temporary and permanent site offices, access tracks, fencing and signage. These are all directly associated with and wholly subservient to the primary Utilities use and therefore considered to also be a Utilities use for the purpose of the planning scheme.

9.1.3 Applied Zones

9.1.3.1 Agriculture Zone

Most of the Project Area is within the Agriculture Zone. See Figure 8. The Utilities Use Class as it relates to the proposal is a Discretionary use in the zone. The purpose of the Agriculture Zone is:

> *To provide for the use or development of land for agricultural use.*
>
> *To protect land for the use or development of agricultural use by minimising:*
>
> > *(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.*
>
> *To provide for use or development that supports the use of the land for agricultural use.*

Use Standards

As a Discretionary use, the proposal must support agricultural use and protect land for agricultural use by minimising the conversion of land to non-agricultural use.

The Project is considered generally in accordance with the purpose of the zone and the objectives for discretionary uses. The development of the Project will occupy a relatively small amount of land over the entire Project Area,

such that continued agricultural use, and potential future agricultural use, will not be significantly impacted. Development of wind farms in agricultural areas is an established and well-understood practice locally, nationally, and globally. It balances the needs of developing new renewable energy generation, in areas which are physically capable of accommodating such infrastructure, in a way that readily allows most types of agriculture to continue around the wind turbines.

Additionally, there is generally an added economic benefit to hosting landowners which helps to support their continued agricultural enterprises. When decommissioned, land used directly for wind farm infrastructure can be wholly returned to agricultural use through the removal of physical structures. No land in the Project Area is in an irrigation district and no land is considered to be prime agricultural land, as per the Land Capability Classification System (classes 1-3).

Use standards must be met through performance criteria. The exact siting of all infrastructure associated with the proposal has not been finalised. As additional studies and surveys are carried out, a more complete understanding of the land and its particular characteristics and constraints will be available. This will allow for the siting of WTGs and related infrastructure to account for, and mitigate impacts to, naturally occurring resources, existing infrastructure, and existing agricultural uses.

The amount of land required to be occupied and converted from agricultural use will be relatively small. The nature of wind farms and associated infrastructure allows for a wide range of agriculture to continue in and around the developed areas, particularly grazing and forestry which require minimal active access.

The Project will provide broad and significant benefits to the region including through the primary and secondary economic boost of new jobs at both construction and operations phases, as well as the bolstering of the Tasmanian electricity network with new renewable energy. Particular to this proposal is the proximity to the BBAMZ and ability to directly provide renewable energy to current and future expansions of manufacturing and industry for a sustainable future.

Development Standards

Development will be carefully designed through continued work to ensure adherence to the performance criteria.

9.1.3.2 Rural Zone

The Rural Zone applies to a relatively small portion of the Project Area: approximately half of the proposed transmission corridor, totalling about 10 hectares. See Figure 8. The Utilities Use Class as it relates to the proposal is a Discretionary use in the zone. The purpose of the Rural Zone is:

> *To provide for a range of use or development in a rural location:*
>
> > *(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
> >
> > *(b) that requires a rural location for operational reasons;*
> >
> > *(c) is compatible with agricultural use if occurring on agricultural land;*
> >
> > *(d) minimises adverse impacts on surrounding uses.*
>
> *To minimise conversion of agricultural land for non-agricultural use.*
>
> *To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.*

Use and Development Standards

As a Discretionary use the proposal must:

- With regard to location, scale, and intensity of use, be required for operational reasons;

- not unreasonably confine or restrain the operation of uses on adjoining properties;
- be compatible with agriculture and minimises conversion of agricultural land; and
- be appropriate for a rural location without compromising the function of surrounding settlements.

The proposal is considered generally in accordance with the purpose of the zone and the objectives for discretionary uses. The portion of the proposed transmission line which is in the Rural Zone generally follows an existing transmission corridor associated with Basslink and therefore not readily suitable for agriculture, nor is agriculture knowingly carried out here. The land has mostly been cleared for the existing Basslink transmission corridor and is maintained to a suitable condition for the development of transmission infrastructure necessary to the proposal. It therefore would have minimal impact on surrounding land and uses.

The precise transmission line alignment and infrastructure layout will be refined through continued design development and in response to further studies and Project Area constraints. This will allow the project to readily respond to use and development performance criteria standards.

9.1.3.3 General Industrial Zone

The General Industrial Zone applies to approximately 15 hectares of the proposed transmission line corridor, immediately north and south of Birdport Road. See Figure 8.The Utilities Use Class as it relates to the proposal is a Discretionary use in the zone. The purpose of the zone is:

> *To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses.*
>
> *To provide for use or development that supports and does not adversely impact on industrial activity.*

Use and Development Standards

As a discretionary use, the proposal must not compromise the use and development of the land for industrial activities.

The application of the General Industrial Zone in this area is understood to relate to the nearby BBAMZ, however the land proposed to be used for the transmission line, as well as land immediately surrounding it, is not currently used for industrial purposes. Rather, it comprises a combination of remnant forest and plantation timber over the inland slopes of Bell Bay. It is not regarded as core industrial land for the BBAMZ. In this regard, the proposed use of land in the General Industrial Zone for transmission infrastructure will not compromise the use and development of land for industrial purposes.

Although adjacent to an existing transmission line corridor associated with Basslink, it will be necessary to create or expand upon this corridor in order to circumnavigate the existing HVDC Converter station associated with Basslink. This would require land clearance, including adjacent to the Tippogoree Hills Trail Network (also located within the General Industrial Zone) which currently shares land use with the Basslink transmission easement. In this regard, and subject to further consultation and detailed studies, it will be readily possible to accommodate an equitable outcome for the proposed, existing, and potential future uses of the area.

9.1.3.4 Open Space Zone

The Open Space Zone applies to approximately 2 hectares of land proposed to be used for the transmission corridor close to the George Town Substation in land between the East Tamar Highway and the TasRail Bell Bay rail line, generally adjacent to the existing Basslink transmission corridor. See Figure 8. The Utilities Use Class as it relates to the proposal is a Discretionary use in the zone. The purpose of the zone is:

> *To provide land for open space purposes including for passive recreation and natural or landscape amenity.*
>
> *To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.*

Use and Development Standards

As a discretionary use, the proposal must not cause an unreasonable loss of amenity to adjacent sensitive uses.

The land in the Open Space Zone land is part of Lauriston Park, a Council-managed landscaped parkland which includes various walking trails, part of the Tippogoree Hills Trail Network, and Lauriston Reservoir (dam). By co-locating the proposed transmission line alongside the existing Basslink transmission line, any additional impacts to the park will be able to be minimised and without significant disruption to users of the park. In this regard, the proposal is generally considered to be compatible with the purpose of the open space.

Exact transmission line alignment and infrastructure layout will be refined through continued design development and in response to further studies and Project Area constraints. This will allow the project to readily respond to use and development performance criteria standards.

9.1.3.5 Utilities Zone

The Utilities Zone applies to less than 3 hectares across three segments of land proposed to be used for the transmission line corridor: where the corridor crosses Birdport Road, where it crosses the Bell Bay freight rail line, and within land already associated with the George Town Substation. See Figure 8. The Utilities Use Class as it relates to the proposal is a Permitted use in the zone. The purpose of the zone is:

> *To provide land for major utilities installations and corridors.*
>
> *To provide for other compatible uses where they do not adversely impact on the utility.*

Use and Development Standards

All uses in the zone must not cause an unreasonable loss of residential amenity to residential zones. As there are no surrounding lands that fall within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone within 50 metres of any Utilities Zone land, all acceptable solutions will be met and the use of land for transmission infrastructure will comply with the requirements of the zone.

As a zone which is specifically designed to accommodate the proposed transmission infrastructure, compliance with development standards, whether acceptable solutions or performance criteria, will readily achievable following further design development.

9.1.4 Applied Codes

The following Codes have been identified in Table 15 as applicable to the proposal. See Figure 9, Figure 10, Figure 11, and Figure 12 for detailed mapping.

Table 15 Overlay Codes in Project Area

Code	Area and Description	Details
Bushfire-prone Areas Code	Whole Project Area including all infrastructure and transmission.	The proposal is not a defined vulnerable or hazardous use and therefore does not directly apply. Should continued development of the Project identify the need for the storage of hazardous chemicals, then a relevant assessment of this Code can be undertaken. Regardless, continued design progression and studies will include the development of comprehensive fire management planning to ensure the safety of human life and infrastructure throughout construction and operational phases of the Project. This will involve careful consideration of the BESS siting and design.
Electricity Transmission Infrastructure	Around land associated with George Town Substation including transmission	Proposed works within this Code include necessary transmission connection into the George Town Substation itself and would

Protection Code	corridor, substation facility and buffer, and inner protection.	therefore be exempt from Code consideration in accordance with the exemptions of C4.4.1. Continued design development and coordination with TasNetworks and AEMO will ensure that operational and infrastructure protection of the George Town Substation will be achieved throughout construction and operational phases.
Landslip Hazard Code	Multiple discrete areas generally less than 1 hectare in area close to Five Mile Bluff and Tippogoree Hills and kanamaluka / River Tamar. Mostly low landslip hazard, with some areas in medium hazard on Tippogoree Hills.	The proposal, as a Utilities Use Class, is exempt from the requirements of this Code in accordance with the exemptions of C15.4.1(c)(i). Regardless, continued design development will be informed by various studies including geotechnical analysis to ensure the proposed development will achieve a sustainable outcome within a tolerable risk of landslip for safe development and operations.
Natural Assets Code	Approx. 400 ha, mostly waterway and coastal protection buffer around waterways through the Project Area, as well as priority vegetation generally around the Tippogoree Hills.	The proposal, as a Level 2 Activity, is exempt from the requirements of this Code in accordance with the exemptions of C7.4.1(b). Regardless, continued design development will be informed by various studies including additional flora and fauna surveys, geotechnical and hydrological studies to ensure the proposed development will appropriately respond to the purpose of the code including protection of water quality, river flow and health, and minimisation of impact to protected species.
Safeguarding of Airports Code	Approx. 2000 ha, over most of the Project Area except adjacent to Five Mile Bluff, being the obstacle limitation area for George Town Airport.	Preliminary aviation advice has been prepared, providing recommendations for WTG layout and lighting requirements. Continued aviation consultation will be carried out to fully consider the impact and requirements of this code to ensure that appropriate protection of the George Town Airport and its users is achieved.
Scenic Protection Code	Approx. 7 ha in two areas being scenic protection area of 'Mount George and George Town Sugarloaf' and scenic road corridor of the East Tamar Highway. Both areas are also identified in the George Town LPS with specific requirements.	Development relevant to this Code, where is applies in the Project Area, includes only proposed transmission lines. The Wind Farm Area is not covered by this code. It is a requirement that any destruction of vegetation by the development does not cause an unreasonable reduction of the scenic value of Mount George and George Town Sugarloaf. It is also a requirement that the development does not cause an unreasonable reduction of the scenic value of the East Tamar Highway, within the relevant Code areas. Continued design development will be informed by various studies including additional flora and fauna surveys, and visual impact assessments to ensure the proposed development will appropriately respond to the purpose of the Code and limit potential vegetation and visual impacts.

9.2 Planning Scheme Amendments

There are no components of the proposal which are currently prohibited by any of the TPS or George Town LPS, nor any requirements which are excessively restrictive to the proposal. Accordingly, there are no planning scheme amendments which are considered necessary to achieve the proposal.

10. Consents and notifications

❖ ***This chapter addresses the requirements of Section 60F(1)(n) of the Act***

Section 60F(1)(n) of the Act requires that, in accordance with sections 60P(2) and 60P(3), relevant land owners and administrators provide consent for the declaration of a MP before the Minister may make such declaration. Required consents may be required from:

- Minister for Parks, administering the Crown Lands Act 1976, for any part of the Project in Crown Land;
- Council, for any part of the Project in land owned or administered by Council;
- Wellington Park Management Trust, for any part of the Project in Wellington Park;
- Land owners, for any part of the Project in private land;

The Project Area comprises a combination of Crown Land and Private Land. There is no land within Wellington Park. Relevant consents have been sought for each. See Figure 13 for detailed mapping and identification of land tenure types within the Project Area.

10.1 Crown Land

Crown land—generally administered by the Department of Natural Resources and Environment (NRE), Department of State Growth (SG), TasNetworks, or George Town Council—has been identified within the Project Area in the following areas:

- Soldiers Settlement Road, within the Wind Farm Area.
- Bridport Road, where it crosses the Transmission Corridor.
- East Tamar Highway, where it crosses the Transmission Corridor.
- Bell Bay Railway Line corridor, where it crosses the Transmission Corridor.
- Forestry land managed by Sustainable Timber Tasmania, where it crosses the Transmission Corridor.
- Vertical subdivision 50 feet of depth, across southern slopes of Tippogoree Hills, covering much of the Transmission Corridor.

The Minister for Parks, being the administrator of the *Crown Lands Act 1976*, has been notified via NRE and requested to provide endorsement that Crown Land Consent be granted pursuant to section 60P(2)(a) of the Act. A copy of the request is provided in Appendix A. A complete list of the identified Crown Land parcels is provided in Table 16.

Table 16 Crown Land

CID	Volume	Folio	Tenure Type	Authority	Use
693039			Unknown	NRE	Paper/Undeveloped
693042			Unknown	Council lease	Soliders Settlement Road
693052			Unknown	NRE	Paper/Undeveloped
1189540	30617	8	Crown Land	NRE/SG	East Tamar Highway
1189542	30617	4	Crown Land	NRE/SG	East Tamar Highway
1189543	30617	7	Crown Land	NRE/SG	East Tamar Highway

1189550	86544	3	Crown Land	NRE/SG	Bridport Road
1189610	140461	7	Crown Land	NRE/SG	East Tamar Highway
1189614	11369	23	Crown Land	NRE/SG	Bell Bay Rail Line
1189649	154928	1	Freehold Title / Crown Land	TasNetworks	George Town Substation
1189741			Unknown	NRE/SG	Bridport Road
1262710	251653	1	Crown Land	NRE/SG	East Tamar Highway
1316911	140461	4	Crown Land	NRE	Soliders Settlement Road
1317106			Unknown	NRE	Soliders Settlement Road
1317108			Unknown	Council lease	Soliders Settlement Road
1337143	32443	1	Crown Land	Council lease	Soliders Settlement Road
1337144			Crown Land	Council lease	Soliders Settlement Road
1401363	252678	1	Vertical Subdivision	NRE	Crown Land below 50 feet
1401375	86545	4	Crown Land	NRE/SG	Bridport Road
1444401			Unknown	NRE	Paper/Undeveloped
1457410	139746	1	Crown Land	NRE	Future Potential Production Forest
1457417	139746	1	Crown Land	NRE	Permanent Timber Production Zone Land
1457419	139746	1	Crown Land	NRE	Permanent Timber Production Zone Land
NOTE: 'CID' and 'Tenure Type' as per *LISTmap*, State of Tasmania, 2024					

10.2 Council Land

Portions of Soldiers Settlement Road are administered by George Town Council, namely those parcels identified in Table 16 as being a Council lease in Soldiers Settlement Road.

George Town Council has been notified that that Crown Land Consent has been requested over Crown Land they administer pursuant to section 60P(3)(b) of the Act. On advice from NRE, this request has been made via NRE in the form of the request in Appendix A.

10.3 Private Land

Most of the Project Area comprises private freehold land. Agreements have been entered into or are in active discussion with these landowners to secure options to lease over this land.

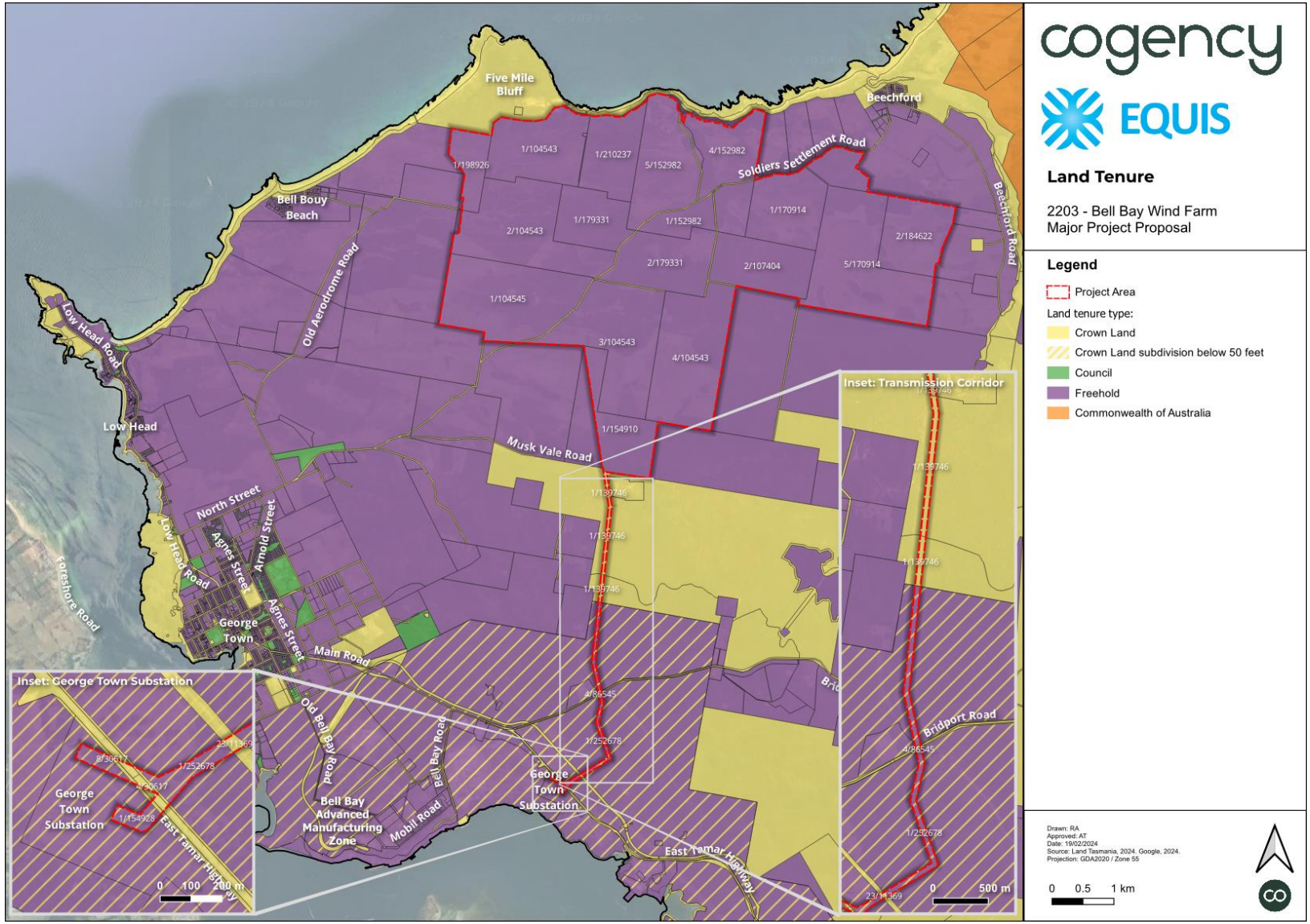


Figure 13 Land Tenure map

11. Consultation

❖ ***This chapter addresses the requirements of section 60F(1)(o) of the Act***

11.1 Planned Approach to Consultation

The following chapter provides an outline of the stakeholder consultation process undertaken or proposed to be undertaken, including the consultation method, stakeholders and the issues raised to date.

Equis is committed to a transparent community and stakeholder engagement process throughout the entire lifecycle. Early community and stakeholder engagement is proposed to allow ample time for interested parties to input into the proposal. Engagement is intended to optimise the benefits from the Project to local communities within the George Town locality and the Northern Tasmanian region, as well as to ensure all stakeholders are proactively and meaningfully informed, consulted and involved in the Project.

A Community and Stakeholder Engagement Strategy has been drafted for the Project, outlining the key objectives, principles, methodology and action plan for the engagement program. The engagement strategy has been informed by best practice guidelines – including ReCFIT's *Draft Guideline for Community Engagement and Benefit Sharing in Renewable Energy Projects (2022),* the Clean Energy Council's *Practice Charter for Renewable Energy Projects* (2018), DELWP's *Community Engagement and Benefit Sharing in Renewable Energy Development Guideline* (2019), and the International Association for Public Participation's (IAP2) *Public Participation Spectrum* (2018). All engagement practices will be carried out in accordance with the Community and Stakeholder Engagement Strategy.

The Proponent is committed to ensuring the benefits of the Project extend beyond the Project Area boundary. To this end, the Proponent will develop a series of options for community benefit sharing as part of a wider program. This program will be shaped by the key principles developed by ReCFIT in their *Draft Guideline for Community Engagement and Benefit Sharing in Renewable Energy Projects (2022)*.

The engagement will build on and complement the engagement carried out over many years to support LHWF.

The key objectives of the Community and Stakeholder Engagement Strategy are to:

- Deliver an inclusive and robust engagement process that informs, consults, or involves stakeholders (as appropriate) throughout the Project's lifecycle.
- Engage early and proactively during the preliminary planning and concept design stage.
- Develop a thorough understanding of the local aspirations and concerns which relate to the Project and work with them to achieve mutually beneficial outcomes.
- Develop relationships with targeted stakeholders by raising early awareness and actively engaging with these groups.
- Ensure stakeholders understand how to access information about the Project, provide feedback and stay informed.
- Provide a range of mechanisms for the community to ask questions, provide feedback and lodge complaints.
- Promote the Project's benefits by establishing clear and consistent messaging to manage misinformation.
- Encourage stakeholder and community input to the key aspects of the Project and to the community benefit sharing mechanisms.

Engagement Principles

Mutual Benefit and Respect

Deliver shared outcomes of mutual benefit in an equitable way for the local host community, landowners, and developer. Provide a space for genuine dialogue for respectful discussions that identify mutually agreeable solutions.

Relationship Building

Build genuine local relationships, networks and links to key local leaders or organisations. Allow key stakeholders to become project advocates and create feedback loops. Help the local community to identify positively with the project and integrate it into their sense of community and place.

Authenticity

Have a strong, authentic, and local presence in the community by providing dedicated staff who are reliably and readily available as the community's trusted 'translator' of technical knowledge, to explain information to the community and stakeholders in a simple yet effective way to address any misinformation.

Transparency, Trust and Accountability

Provide diverse and ongoing opportunities for engagement throughout the Proposal's lifecycle. Monitor and evaluate the community engagement, benefit sharing and social impact management programs to identify areas for improvement and/or modification.

Ongoing Engagement

Keep the community informed through all stages of development, including issues and delays. Work with the community to ensure concerns and aspirations are directly reflected in the alternatives developed.

Responsiveness

Listen and respond to community needs and concerns in a comprehensive and timely manner. Maintain a record of the key issues raised and/or complaints received to date and how they were resolved.

Social Feasibility

Understand, minimise, and offset the risk of negative social impacts across the Proposal's lifecycle by taking into consideration the many social factors through the use of appropriate social analysis tools and integrating them, alongside the technical and economic factors, into the Project.

Fairness

Ensure that consultation is two-way and that opportunities exist for local community members and other stakeholders to participate, with access to balanced information, and having their ideas justly considered, responded to, and incorporated where possible.

Inclusiveness

Identify a wide range of different stakeholders across the local and regional communities and ensure that the channels and methods of engagement are tailored to the needs of each stakeholder group so that they are engaged with appropriately and effectively.

11.2 Identified Stakeholder Groups

A comprehensive list of stakeholders has been prepared as part of the Community and Stakeholder Engagement Strategy. The following initial key stakeholder groups have been identified in the strategy to date:

- Local Government (George Town Council)
- State Government (RecFit, Coordinator General, EPA, Ministers)
- Federal Government (Department of Climate Change, Energy, the Environment and Water) (DCCEEW)
- TasNetworks
- Aboriginal Heritage Tasmania
- Tasmanian Heritage Council
- Traditional Owners
- Landowners
- Neighbouring residents and local landholders
- Local chambers of commerce and development enterprise
- Natural resource management groups
- Employment services
- Real estate and accommodation providers
- Community groups
- Local business groups
- George Town Airport
- Asset owners (i.e., Basslink, Gas pipeline)

11.3 Consultation

As part of the early engagement process, various consultation programs have been carried out since 2022, in the early stages of project conceptualisation. This has included consultation with government and authorities, community groups, and business groups. Various activities, outlined in Table 17, will be carried out as a continuation and expansion of consultation carried out to date.

The strategy will be periodically updated to reflect the progress of the Project and community input, as well as any emerging engagement needs and issues. A Community and Stakeholder Engagement Summary Report will be prepared, summarising the engagement activities and results, for lodgement with the MPIS.

Table 17 Stakeholder Consultation

Phase	Engagement tool/activity	Description	Proposed Timetable	Stakeholder	Further work
Phase 1: Startup	Preliminary consultation	Directly engage with state and local government agencies/authorities	Commenced July 2022 - ongoing	State and local government agencies/authorities	
	Initial discussions	Directly engage with the local community and key business groups	Commenced July 2022 - ongoing	Local community and key business groups	
	Establish project website	Establish a regularly updated project website which contains information about the proponent/developer, project team, and the proposal. As the proposal develops, more information will be added with respect to technical specifications and design, the development process, and anticipated or completed project milestones, etc.	Q1 2024	Public	Ongoing updates
	General	Prepare the Community & Stakeholder Engagement Strategy, tailored to the site context and the proposal as it develops.	Q2 2024	Local community and all interested stakeholders, including Local and State Governments.	Ongoing updates
Phase 2: MPIS	Deliver presentations	Conduct next round of meetings.	Q2 2024	Key stakeholders	Ongoing
	Door knock and meetings	Direct engagement with adjoining landowners regarding the proposal.	From April 2024	Local community	Ongoing
	Direct Indigenous engagement	Directly engage with a relevant Aboriginal Heritage Officer, assisted by the Cultural Heritage Consultant, to discuss the project and the values of the Project Area, and ways to increase social and cultural benefits.	Q2 2024	Aboriginal Heritage Tasmania Aboriginal Heritage Council Aboriginal Heritage Officer	Ongoing
	Publish and distribute newsletters and fact sheets	Publish and distribute the first round of newsletters, and factsheets (printed and electronic) about the proposal/	Q2 2024	Local community	Ongoing
	Organise a community information day	Organise and facilitate the first Community Information Day in a public location. Allow for community members and other stakeholders to be informed about the project and consult the project team and government representatives.	Q2 2024	Local community	Ongoing

12. Feasibility

❖ ***This chapter addresses the requirements of section 60F(1)(p) of the Act***

Wind Resource

As identified by AEMO, the Project Area is located within the Northeast Tasmania Renewable Energy Zone (T1), indicating its potential suitability to support renewable energy development. Indeed, the Project Area is close to and partially shares the same land as the LHWF, which gained full planning approval, demonstrating the area's general suitability for wind farm developments.

The Project has a strong wind resource, supported by over 8 years of measured wind data from the existing meteorological mast on site, and an additional 12 months from a roving remote sensing (LIDAR) unit on the site, owing to its coastal location and access to the famed strong wind resource of Bass Strait, known as the 'roaring forties'.

Environmental and Planning Review

Equis has carried out extensive environmental and planning due diligence to support the Project. This includes constraints mapping, initial environmental studies, site visits, and review of publicly available resources. Notably, the site shares characteristics with the approved LHWF, a project found to be acceptable from a planning and environmental perspective by Local, State and Federal Governments.

Further details on the studies carried out to date in response to section 60F(1)(h)(i) of the Act are found in Chapter 5.

Connection

The Project shares generally the same transmission connection and route as the previously approved LHWF. This includes approximately 8 km of transmission line running south to the existing George Town Substation, generally adjacent to Basslink. Whilst a corridor has been identified for this route, micro siting of the infrastructure will be undertaken to minimise and avoid sensitive biodiversity or cultural heritage values.

13. Other information

❖ ***This chapter addresses the requirements of section 60F(1)(q) of the Act***

There is no other information that is prescribed to be required for the purposes of section 60F(1)(q).

14. Appendices

Appendix A. Crown Land Consent Request

2 April 2024

Hon Minister Nick Duigan
Minister for Parks

via email: nick.duigan@parliament.tas.gov.au

cc: Jason Jacobi
Secretary
Department of Natural Resources and Environment Tasmania
secretary@nre.tas.gov.au

Dear Minister,

Proposal for declaration of Bell Bay Wind Farm as a Major Project

Request for Consent
Section 60P(2)(a) of the *Land Use Planning and Approvals Act 1993*

Equis Wind (Australia) Projects (LHWF2) Pty Ltd (ACN 664 497 303) as trustee for the Equis Wind (Australia) LHWF2 Holding Trust (**Equis**) is developing a significant wind farm in north-east Tasmania within the George Town Council area, known as the Bell Bay Wind Farm (the Project).

The Project will span over an area of 2780 hectares and will comprise up to 28 wind turbine generators, battery energy storage system, substations, transmission infrastructure and associated buildings. The Project will connect into the grid and National Electricity Market at George Town Substation via an approximately eight (8) km transmission line. The Project will be capable of up to 224 MW of energy generation and provide an important contribution towards achieving the Tasmanian Renewable Energy Target. The site has been carefully selected to make use of excellent wind resources and will build upon the work undertaken for the previously approved Low Head Wind Farm.

Capital development of Bell Bay Wind Farm is up to $950m, which will provide major positive social economic benefit to Tasmania, as well as a range of multidisciplinary jobs over both construction and operational lifetimes. This will be a major boost to the local, regional, and state economy with a wide range of associated benefits. Equis is planning to start construction of the Bell Bay Wind Farm from 2027.

To achieve a coordinated and comprehensive planning assessment, we will be seeking a declaration from the Minister for Planning of the Bell Bay Wind Farm as a Major Project under the *Land Use Planning and Approvals Act 1993* (the Act). Prior to such request, we are required to seek consent from the Minister for Parks for any Crown Land within the Project Area.

Section 60P(2) of the Act states that –

> *The Minister* [for Planning] *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;*

It has been identified that various parcels of Crown Land do exist within the Project Area, including those which are managed by the Department of Natural Resources and Environment, Sustainable Timber Tasmania, the Department of State Growth, and George Town Council. Additionally, in accordance with

advice provided by the Department of Natural Resources, certain land protected as conservation area under the *Nature Conservation Act 2002* have also been identified. For the avoidance of doubt, Crown Land which has been identified within a vertical subdivision below 50 feet has been included in this request.

The Crown Land that has been identified within the proposed Project area is identified in the attached table and shown in the attached plan.

It is proposed that the identified Crown Land will be used for transmission infrastructure and roadworks to access the Project, rather than wind turbines themselves. As such, impacts to Crown Land may include road upgrade works and installation of transmission infrastructure. Detailed impact assessment will be carried out through the Major Project Impact Statement following a successful declaration.

As Minister for Parks and the administrator of the *Crown Land Act 1976*, we respectfully request your consent to the declaration of the Project as a Major Project over the identified Crown Land for the purpose of satisfying section 60(P)(2) of the Act.

Please do not hesitate to contact me for any further information as may be required in making your decision.

Yours Sincerely,

Andrew Kerley
Director
Equis Australia
M: +61 438 289 193
E: andrew.kerley@equis.com

Attachments:
Table of Crown Land in Project Area
Plan of Crown Land in Project Area

CROWN LAND IN PROJECT AREA					
CID (LISTmap)	**Volume**	**Folio**	**Tenure Type (LISTmap)**	**Authority**	**Use**
693039			Unknown	NRE	Paper/Undeveloped
693042			Unknown	Council lease	Soliders Settlement Road
693052			Unknown	NRE	Paper/Undeveloped
1189540	30617	8	Crown Land	NRE/SG	East Tamar Highway
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1444401			Unknown	NRE	Paper/Undeveloped
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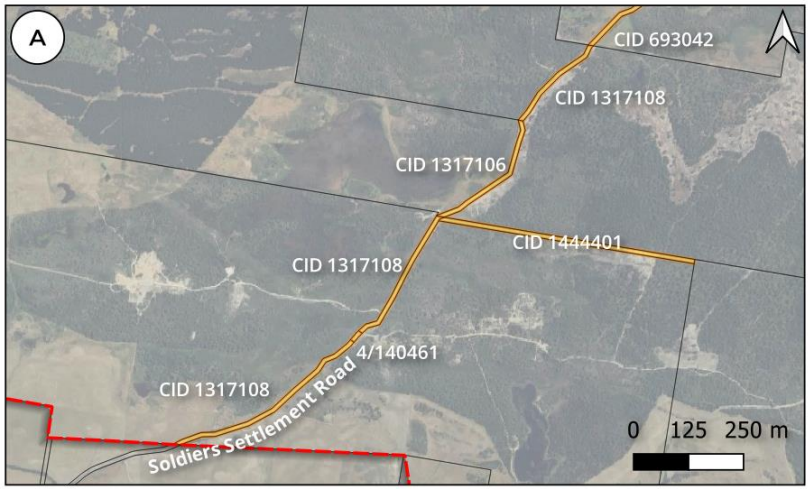
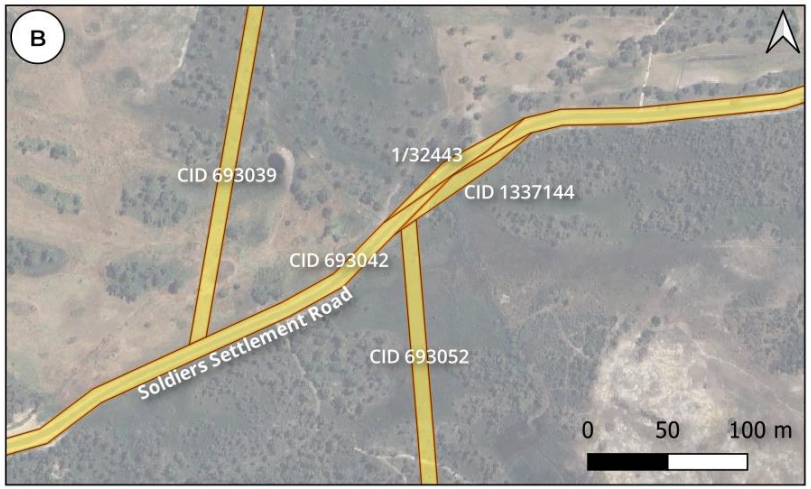
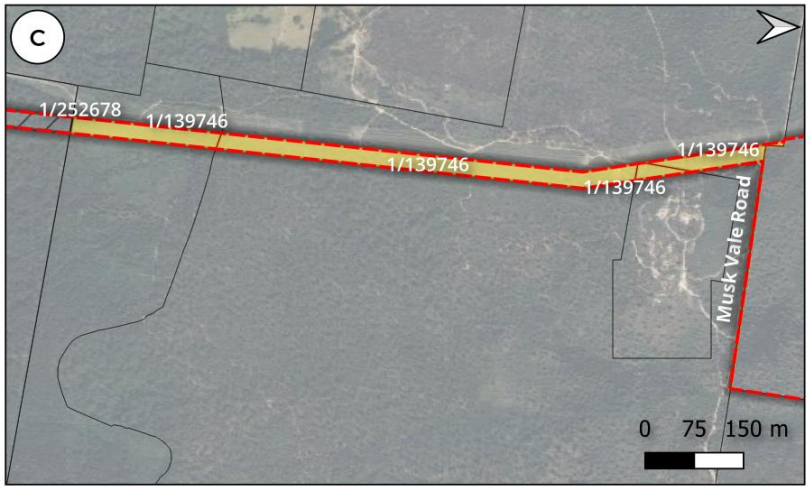
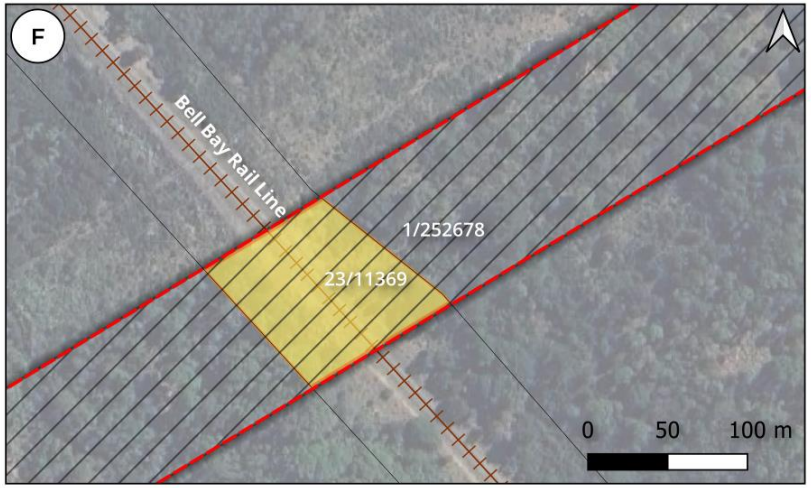








cogency

EQUIS

Crown Land in Project Area

2203 - Bell Bay Wind Farm
Major Project Proposal

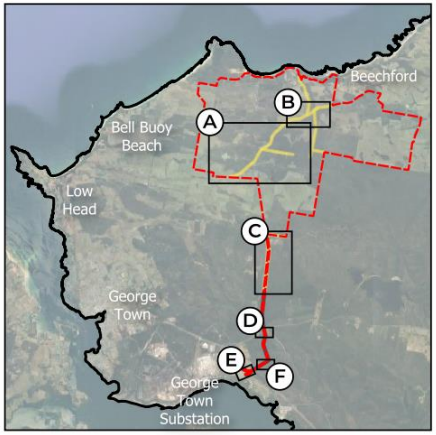
Legend

- Project Area

Crown Land within Project Area

- Crown Land
- Crown Land below 50 feet
- Conservation Covenant

Parcels are identified by Folio and Volume where available or 'CID' from LISTmap.



Drawn: RA
Approved: AT
Date: 19/03/2024
Source: Land Tasmania, 2024. Google, 2024.
Projection: GDA2020 / Zone 55

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Planning | Engagement | Strategy

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