



Tasmania Fire Service

File No: A24/420741

12 November 2024

Mr John Ramsay
Executive Commissioner
Tasmanian Planning Commission
tpc@planning.tas.gov.au

Dear Mr Ramsay

TFS RESPONSE TO BELL BAY WIND FARM MAJOR PROJECT – DRAFT ASSESSMENT CRITERIA

The Tasmania Fire Service (TFS) has reviewed the proposal for the Bell Bay Wind Farm and the assessment criteria. Please find comments from the TFS below.

TFS understands the proposed Bell Bay Wind Farm will be situated within the George Town Council local government area. Various infrastructure will be associated with the 28 wind turbine generators including a battery storage system, a new substation and switchyard, site offices and workshop. The project will occupy 2780ha of land comprising diverse vegetation types.

TFS notes that the project will have regard to bushfires being a natural hazard affecting the use and development of the wind farm. The site is within a 'bushfire-prone area' as defined in the Tasmanian Planning Scheme. TFS reinforces that the development should comply with the relevant sections of the *Fire Service Act 1979*, *Building Act 2016* and *Land Use Planning and Approvals Act 1993* for construction in bushfire prone areas.

Consideration should be given but not limited to:

- Vegetation removal for construction or to create new access which requires planning approval. It is recommended consideration to this be given in the early stages of the project.
- Subdivision of land which must conform to Clause C13.0 Bushfire-Prone Areas Code of the Tasmanian Planning Scheme.
- Construction of buildings in bushfire prone areas which, subject to the class of building, may require defined hazard management areas, access, firefighting water supply and emergency planning. An accredited Bushfire Hazard Practitioner may be required to prepare and certify a Bushfire Hazard Assessment for building compliance purposes.

TFS notes that the proposal does not identify any vulnerable or hazardous use buildings

State Headquarters Cnr Argyle and Melville St Hobart TAS 7000 | GPO Box 308 Hobart TAS 7001 | P (03) 6173 2740 | E OfficeoftheChiefOfficer@fire.tas.gov.au
Southern Region 1040 Cambridge Rd Cambridge TAS 7170 | GPO Box 308 Hobart TAS 7001 | P (03) 6166 5500 | E Southern.Region@fire.tas.gov.au
Northern Region 339 Hobart Rd Youngtown TAS 7249 | Phone (03) 6777 3666 | E Northern.Region@fire.tas.gov.au
North-West Region 15 Three Mile Line Rd Burnie TAS 7320 | PO Box 1015 Burnie TAS 7320 | P (03) 6477 7250 | E Northwest.Region@fire.tas.gov.au

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with meaning in the Planning Scheme. Should continued development of the Project identify the need for either of these types of buildings, a relevant assessment should be undertaken. An Emergency Management Strategy (hazardous use) and Bushfire Hazard Management Plan may be required.

Please contact Chris Moore, Planning and Assessment Officer, on [REDACTED] or at bfp@fire.tas.gov.au , if you wish to discuss any of the matters raised in this submission.

Yours

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Mark Chladil
Manager Bushfire Planning & Policy