

To: John Ramsay, Executive Commissioner

Re: Referral of Major Project - Bell Bay Wind Farm

Date: 31 August 2024

I am the owner/occupier of 991 Soldiers Settlement Road – a property immediately adjacent to the proposed Bell Bay Wind Farm.

In accordance with section 60ZJ under the Land Use Planning and Approvals Act 1993 you have requested my comments in relation to the assessment criteria.

The matters to be specified in the assessment criteria and to be addressed in the major project impact statement include:

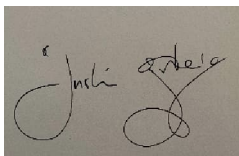
1. **Impact of the project on wildlife:** No wildlife should be threatened in any way by the construction or operation of the project. Any risk of loss of life is completely unacceptable. This includes endangered and threatened species such as Tasmanian wedgetail eagles, Tasmanian Devils, Quolls etc that are known to utilise the land. Minimum set backs in excess of 2km should be specified from the adjacent Five Mile Bluff conservation area and the sea shore to minimise this risk and independent ecological advice should be on record confirming acceptable risk mitigation.
2. **Impact of the project on flora.** No endangered or threatened flora should be disturbed in any way by the construction or operation of the project. Any disturbance is unacceptable.
3. **Impact of the project on human visual amenity.** Turbines should be set back from any dwelling by a minimum of 15 times the maximum elevation of the turbine blade (in accordance with GlenInnes Severn Council Development Control Plan for wind power generation (NSW General Purpose Standing Committee number 5, Rural Wind farms Dec 2009 page 65). For turbines of 270m height this implies a minimum setback of ~4km from any dwelling. This is considered the minimum distance due to the reasonably flat nature of the land on and surrounding the proposed project. This set back distance is critical to prevent loss of visual rural amenity, flicker (throughout sunrise and sunset, winter through summer) and disruption of night skies through the introduction of artificial light (for example on the wind turbines and any associated wind farm infrastructure)
4. **Impact of the project on human auditory amenity.** Operation of the turbines and any wind farm infrastructure should not be audible from any neighbouring property under any wind conditions
5. **Impact of the project on human safety - infrasound.** No infrasound should be discernible to any adjacent property through professional measurement and continuous monitoring. Given that there is insufficient science to conclusively guide the management of infrasound, it is critical to the people of Tasmania that neither the windfarm operator nor the Tasmanian government become open to expensive class action suits that will arise if infrasound is not managed to a minimum. This is over and

above the ethical requirement for the Commissioner not to expose any neighbour to ill health.

6. **Impact on human safety – fire.** The risk of bush fire damage to wildlife, flora and neighbouring properties is a major concern. The developer should have to guarantee construction and operation protocols that limit this risk to a negligible level and submit to annual independent audits, at their cost, to confirm compliance, and place monies in trust, to provide sufficient certainty that they can remediate any occasions of damage to adjoining land or property and restitution of environmental impact.
7. **Impact on the public good – macro factors.** An independent economic cost:benefit analysis should be required before the project is allowed to proceed. The terms of reference for this study should cover the 30-40 year impact of the potential energy benefits of the BBWF relative to the likely development of huge amounts of offshore wind proposed for development in Bass Strait and the huge detriment to tourism value that the BBWF brings by industrialising the rural landscape.
8. **Impact on the public good - equity.** The proposed windfarm benefits the foreign developers and the involved land owner at the expense of the people of Beechford, Bell Buoy Beach, Georgetown and Tasmania. Adjacent landowners have already had their property values diminished by the proposed project. If the proposed project is approved, full restitution needs to be made. The quantum of financial restitution needs to be independently quantified and independently audited.
9. **Good governance.** It is essential that there are no conflicts of interest at any level of this project: Federal, State or Local. Given that there are several concerns in this area, every step of the process should be independently assessed and transparently reported by an independent qualified expert. In the interests of good governance, the appointment of a suitable party should be the next matter that is addressed in this Assessment process. It is important that adequate independence of assessment is also provided for to ensure ongoing compliance of the acceptable operation of the windfarm to cover all of the matters listed above.

Please acknowledge receipt of my submission

Sincerely

A handwritten signature in black ink, appearing to read 'Justin Greig', on a light-colored background.

Justin Greig

Director, Strawberry Hills Company Pty Ltd

Adjacent landowner 991 Soldiers Settlement Road Beechford