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Land Use Planning and Approvals

LAND USE PLANNING AND APPROVALS ACT 1993

Major Projects

Major Project Declaration – Bell Bay Wind Farm

I, FELIX ASHTON ELLIS, Minister for Housing and Planning, hereby give notice that I have made a declaration under section 60O of the *Land Use Planning and Approvals Act 1993* to declare the proposed Bell Bay Wind Farm a Major Project.

The project known as the Bell Bay Wind Farm, located in north-eastern Tasmania, is intended to generate approximately 224 megawatts (MW) of electricity. It includes up to 28 wind turbine generators (WTGs), a battery energy storage system (BESS), new transmission line, buildings, and associated infrastructure, underground and overhead cables, new substation, hardstand areas, internal roads, site office and workshop, connection into the Tasmanian transmission network, and temporary facilities for construction.

The proponent is Equis Wind (Australia) Projects (LHWF2) Pty Ltd.

The declaration takes effect on the day of this notice.

The declaration can be viewed at www.planning.tas.gov.au or at the offices of the Tasmanian Planning Commission at level 3 144 Macquarie Street, Hobart.

Enquiries about the declaration can be directed to the Department of Premier and Cabinet, State Planning Policy Office on 1300 703 977 or email StatePlanning@dpac.tas.gov.au.

Enquiries about the project can be directed to Mr Andrew Kerley of Equis Wind (Australia) Projects (LHWF2) Pty Ltd by email to andrew.kerley@equis.com.au.

Dated this 31st day of July 2024

FELIX ASHTON ELLIS
Minister for Housing and Planning

DECLARATION OF A MAJOR PROJECT

LAND USE PLANNING AND APPROVALS ACT 1993

BELL BAY WIND FARM

I, FELIX ASHTON ELLIS, Minister for Housing and Planning, pursuant to section 60O(1) of the *Land Use Planning and Approvals Act 1993*, hereby declare the project known as Bell Bay Wind Farm and more particularly described in the Schedule, to be a Major Project.

The Bell Bay Wind Farm Project, located near George Town, comprises development of a 224 MW windfarm with up to 28 wind turbine generators, a battery energy storage system (BESS), new transmission line, buildings and associated infrastructure on a site of approximately 2780 hectares, capable of generating up to 770 Gigawatt hours (Gwh) per annum over a projected 30-year operational life.

The Project includes the construction of a substation and switchyard southwest of Beechford, access roads, office and workshop facilities, new transmission lines, a concrete batching plant, and on-site quarries for the extraction of construction materials.

Dated this 31st day of July 2024.

FELIX ASHTON ELLIS
Minister for Housing and Planning

The Schedule

Bell Bay Wind Farm Major Project

1.0 Interpretation

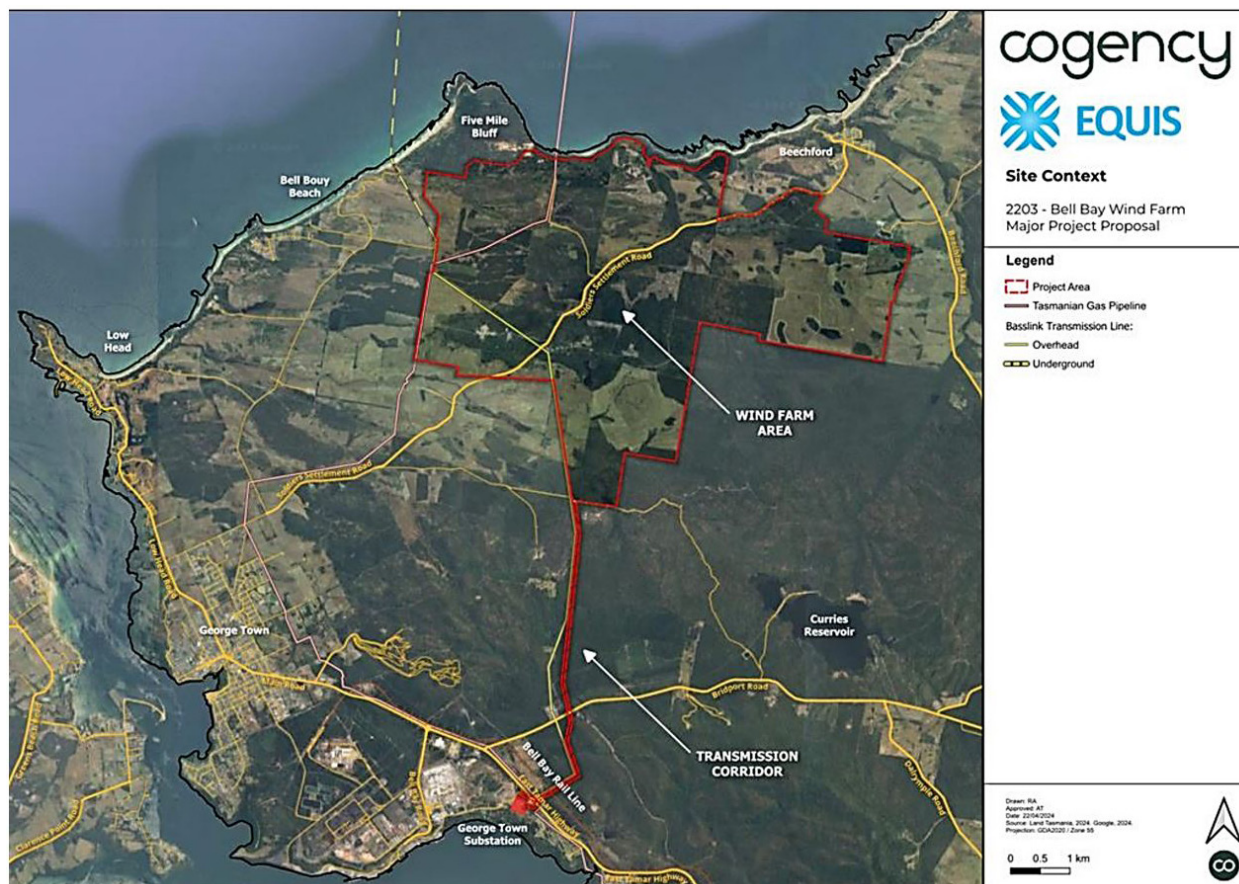
In this Schedule –

Act means the *Land use Planning and Approvals Act 1993*

Project means the Bell Bay Wind Farm major project

2.0 The project location

For the purposes of section 60Q(1)(a) of the Act, the location of the land on which the project is to be situated is shown on the maps below –



3.0 General project description

For the purposes of section 60Q(1)(b) and section 60Q(2)(a) of the Act, a general description of the project activities and a general description of the project uses and developments is set out below –

3.1 The activities proposed to be carried out after the construction phase has been completed are:

- A wind farm, consisting of up to 28 wind turbine generators (WTGs), battery energy storage system (BESS), a new 8km transmission line running south to the existing George Town Substation, as well as buildings and associated infrastructure on a site of approximately 2780 hectares north-east of George Town;
- The projected generating capacity of the proposed wind farm is approximately 770 Gigawatt hours (Gwh) per annum over a 30-year operational life;
- Supporting infrastructure will include, but is not limited to, a new substation, meteorological masts, overhead cables, hardstand areas, internal roads, office and workshop facilities, connection into the Tasmanian transmission network, fencing and signage;
- The wind farm and all associated infrastructure will be maintained for the life of the assets and fully decommissioned and rehabilitated at the end of its practical life.

3.2 The uses proposed to occur in relation to the project are:

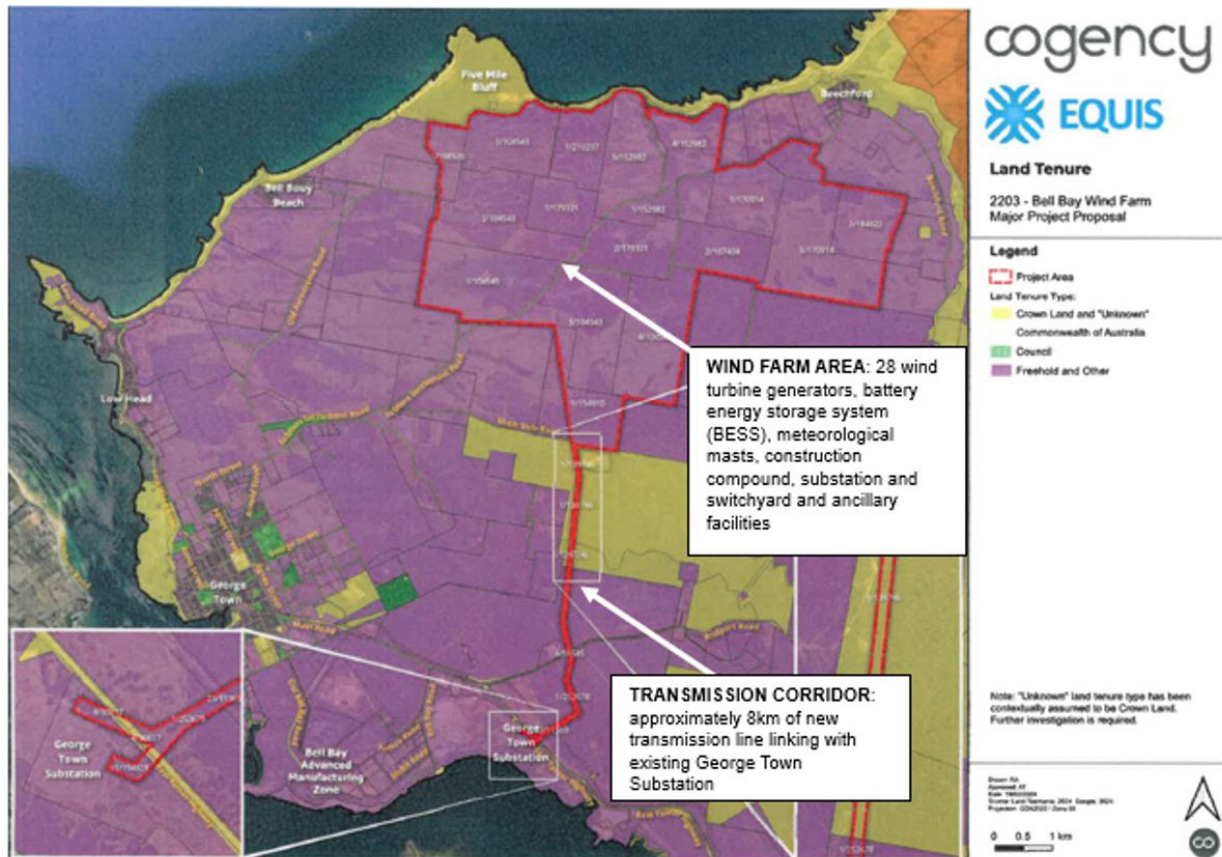
- The Project falls within the 'Utilities' use class, as defined by the State Planning Provisions, including associated infrastructure works. All other uses required for the project are directly associated with, and a subservient part of, the 'Utilities' use class.

3.3 The developments proposed to occur in relation to the project are:

- Temporary on-site facilities, including the establishment of a construction compound that accommodates
 - » Offices and associated amenities
 - » Storage areas
 - » Concrete batching plant
 - » Small quarry, or quarries, for construction materials
 - » workshop
 - » vehicle washdown facilities
 - » bunded refuelling facilities
 - » laydown areas
 - » vehicle parking
 - » fencing, gates and signage;
- Up to 28 Wind Turbine Generators (WTGs) with an indicative tip height of 270m, together with hardstand areas at the base of each turbine;
- Battery energy storage system (BESS) of up to 100 MW/400 MW hours, comprising battery packs, inverters and associated equipment;
- Internal electrical and communication reticulation network and cabling to connect WTGs and BESS to an internal substation;
- Temporary and permanent meteorological masts, up to 180m tall;
- Substation and switchyard for connection to the existing electricity grid;
- Subdivision of leasehold land for the accommodation of project infrastructure;
- Local road upgrades, if required;
- Other permanent on-site ancillary infrastructure:
 - » Workshop and office facilities, including storage facilities, washdown areas and parking area hardstands
- Timeline:
 - * Subject to receipt of planning approval and the completion of grid connection studies, the project is intended to be commissioned by late 2028 or 2029, within 2 years of the commencement of construction.

4.0 General project plan

For the purposes of section 60Q(1)(c) and section 60Q(2)(b) of the Act, a plan indicating generally on the project land where uses and developments are to occur within the project area is shown below –



5.0 The proponent

For the purposes of section 60Q(1)(d) the proponent of the project is Equis Wind (Australia) Projects (LHWF2) Pty Ltd.

Contact details of the project development manager are as follows:

Mr Andrew Kerley
 Director, Wind
 Equis Wind (Australia) Projects (LHWF2) Pty Ltd
 Unit 1, 36 Esplanade
 BRIGHTON VICTORIA 3186

Email: Andrew.Kerley@equis.com
 Phone: (03) 7020 3323

6.0 Project Eligibility Attributes

For the purposes of section 60Q(1)(e) the attributes of the project specified in section 60M(1) of the Act, which, in my opinion, are such that the project is eligible to be declared a major project are –

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

- The project will make a significant contribution to the Northern region of Tasmania and the State as a whole;
- Planned capital investment of up to \$950 million will be of considerable economic benefit, generating employment in project planning, construction, and operation;
- The project will offer significant opportunities for employment, offering approximately 180 construction jobs, and a further 12 operational positions;
- Its proximity to the Bell Bay Advanced Manufacturing Zone [BBAMZ] and port facilities will support new and innovative industries, such as hydrogen and green-fuel developments;
- The project includes Crown land that will benefit from roadworks, and accommodate transmission lines rather than wind turbines;
- The activity and employment created during the life of the project will increase consumer spending within the region, benefiting local businesses;

(b) the project is of strategic importance to the Northern region, as:

- It will significantly increase the generation of renewable electricity, contributing up to 770Gw hours per annum towards the Tasmanian Renewable Energy Target of 200% renewable energy by 2040;
- The production of low-cost renewable energy will allow for continued growth of the BBAMZ as the State's leading hub of sophisticated industrial production and export;
- Bell Bay presents opportunities for the development of renewable hydrogen production and e-fuel facilities, supporting major strategic initiatives such as the Tasmanian Renewable Energy Action Plan and the Tasmanian Renewable Hydrogen Action Plan;
- Opportunities will arise for industries involved in the renewable energy supply chain, and through attracting 'green' industries that require a reliable, low-cost renewable energy source; and
- It aligns with the profile, strategy and policy directions set out in the Northern Tasmania Regional Land Use Strategy that recognise "substantial wind energy generation opportunities";

(c) the project is of significant scale and complexity such that:

- The project area of 2780 hectares requires an assessment of the project's impacts upon coastal and riparian environments, agricultural plains, and inland slopes;
- The array of Crown and freehold lands within the project area requires a complexity of agreements and landowner consents;
- Construction 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 goods suppliers;
- Approvals will be required under the Parks and Wildlife Service's reserve activity assessment process, and under various legislation, including the *Land Use Planning and Approvals Act 1993*, *Threatened Species Protection Act 1995*, *Aboriginal Heritage Act 1975*, *Nature Conservation Act 2002*, *Crown Lands Act 1976* and the *Environmental Management and Pollution Control Act 1994*;
- The project also requires Federal Government approval under the *Environment Protection and Biodiversity Conservation Act 1999* (CTH);
- Environmental, health, economic, social and Aboriginal cultural heritage effects of the project will all require assessment.

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