



21/10/2021

Mr Shane Power
General manager
George Town Council
16-18 Anne Street
George Town
Tasmania 7253

Via Email: shane.power@georgetown.tas.gov.au

Dear Mr Power

Re : DA 2021-103- Norfolk Street Bell Bay

I write to request your support for the above development application submitted by TasPorts to be heard at next weeks council meeting, for deliberation and consideration. I understand that this request is with short notice and does not meet Councils' normal timelines for such matters, however, we are trying to activate an under-utilised asset within the industrial estate to meet the increasing demand from new and existing users within the area.

The development applications involves redevelopment works necessary to reactivate the Norfolk Street site, formerly occupied by BP, following their remediation and departure from site. A suitable contractor (Shaw's) has been appointed to undertake these works, however, their ability to commence major works has been delayed by unforeseen latent conditions associated with BP's remediation of the site and poor drainage of the site and the pending development approval.

These delays have proved costly and challenging to manage, and it has been agreed that the contractor will need to 'demobilise' from site if they are unable to commence works shortly.

TasPorts has been working with its consultants to manage the latent conditions and compress the development time frames and retain the contractor on site, but unfortunately, we have underestimated the potential risk associated with representations made during the public notice period.

Late last week two representations were received by council in relation to our development application, one from Liberty and the other from a resident of Beauty Point. Tasports and Liberty have resolved the concerns raised by Liberty and they have undertaken to withdraw their representation. The other representation remains unresolved, forcing the decision process for this DA to be decided to the next Council Meeting. Unfortunately, the standard process and timing would push our application out to the November Council meeting, forcing the contractor to demobilise from site.

TasPorts major concern with this outcome is the added risk and uncertain timeframe to successfully re-engage the contractor once they have left site to commence another project.

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There is mounting pressure on Tasports industrial land, particularly due to the requirements of several hydrogen projects in the Bell Bay area. One proponent has recently commenced drilling and testing on TasPorts land in preparation for commencement of development works associated with this proposed new facility. This site is currently utilised as one of our major log storage facilities and will constrain throughput for existing Bell Bay wood chipping operations and exports.

The DA for 55 Norfolk Street will allow TasPorts to improve the site previous occupied by BP and provide alternate accommodation to meet the needs and requirements for ongoing log storage and processing.

Our DA is for storage purposes only and does not attempt to address any specific requirements of potential processing operations.

TasPorts primary concern is that the standard timeframe to review and decision this DA at the Council Meeting scheduled for the 23rd November 2021, will further delay planned works and may result in our selected contractor being lost due to other awarded work time pressures.

TasPorts respectfully requests Council to hear our Development Application early at the next meeting scheduled for Tuesday the 26th October 2021.

Yours sincerely,



Ben Sully
Manager Property