



AGENDA ITEM 7.2 (C) ATTACHMENT

Rex Cassidy
Manager Development and Environment
George Town Council
16-18 Anne street
George Town
7253

13/10/2021

Dear Rex,

Subject: Norfolk Street Log Yard (DA 2021/103)

Thank you for the opportunity to provide feedback on Norfolk Street Log Yard Development (DA-2021/103).

Liberty Bell Bay are supportive of the proposal.

However, in the proposal site drainage will be upgraded with site waters directed to the spoon drains on Norfolk Street. Liberty have some concerns that increased stormwater flows in Norfolk street when combined with flows from Sims Metals and Liberty, may have the potential to cause a build-up of stormwaters in Norfolk street near the Liberty site boundary, particularly in heavier rainfall events.

Liberty Bell Bay notes that some upgrades of Norfolk street have occurred in the past 12 months, however we are seeking assurance that drainage in the area will be sufficient (and maintained) to prevent flooding over our main access road and in and around our office buildings.

Should you have any queries, please contact Daniel Lester, Environmental Specialist on 0455 443 433 regarding this matter.

Kindest regards,

Richard Curtis
General Manager

Rex Cassidy
Manager Development and Environment

George Town Council
16-18 Anne street
George Town
7253

18/10/2021

Dear Rex,

Subject: Norfolk Street Log Yard (DA 2021/103)

A Liberty Bell Bay representative and a TasPorts representative met onsite on Friday (1th/10/2021) and discussed the issues surrounding drainage at the end of Norfolk Street and the impact it may have on the Liberty Bell Bay site.

The proposal to drain water from the log yard under Norfolk street and run the stormwater down the eastern side of Norfolk street appears to be a suitable solution (see design attached) as this drain has less constrictions/obstructions and was observed to be flowing freely at the time of the site inspection (following the rains on Thursday).

Furthermore discussions were had as to how Liberty's drainage could be improved and TasPorts have offered to assist in gaining access in order for Liberty to clean out drainage lines and also offered to arrange, through Veolia, to have the culvert underneath Norfolk (against the Liberty boundary) cleaned out.

In short, Liberty are satisfied that the proposal sufficiently addresses our concerns.

Kindest regards,

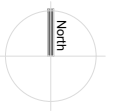
Richard Curtis
General Manager



PRELIMINARY: NOT FOR CONSTRUCTION

A	PRELIM. FOR DISCUSSION	CWP	CWP	CWP	15-10-21
REV	DESCRIPTION	DRAWN	CHECKED	APRVD	DATE

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**BELL BAY
NORFOLK STREET
NORFOLK STREET STORMWATER UPGRADE**

SCALE	PAPER
1:1000	A3
SHEET 1 OF 1	
DRAWING NUMBER	REVISION
BBYRRR000-001	REVA

File No:	
George Town Council	
15 OCT 2021	
RECEIVED	
Action Officer	Doc No.

R. G. Richardson,
 6 Augustus Street,
 Beauty Point, 7270
 14 October, 2021
 Th. [REDACTED]

George Town Council (Acting as a
 Planning Authority to consider
 Development Applications),
 P.O. Box 161,
 George Town, Tas. 7253



re: DA 2021/103 ex Tasmanian Ports Corporation
 (Log storage and site works, 15 Mobil Rd., Bell Bay)
REPRESENTATION.
 by R. G. Richardson.

The Acts of (Tasmanian) Parliament relating to planning have, as an underlying principle, that uses of adjacent parcels of land should not conflict with each other. Planning decisions should enhance harmony and minimise conflict. They should also ensure compliance with other Acts of Parliament - state, federal (and local) such as those relating, for example, to indigenous issues, heritage matters, and environmental issues, including noise, exudates, protection of fauna and flora and natural scenic issues.

Regrettably, Tasmanian Planning provisions fall short in some areas. For example, municipal boundaries commonly exclude people from neighbouring potentially-affected municipalities from relevant decision-making.

Decisions can be made which may conflict with potentially other uses of a broader area. This is likely to be the case for the broader Port Dalrymple area. What are the natural values, long-term of the Port Dalrymple in the next 50 or 100 years?

I contend that, long-term, it is the relatively large body of protected water enclosed by hills, mountains of high scenic value.

I foresee the north Tamar area developing into a desirable area for living and recreation/visitation. This already is happening with development of tourism product, including about 25 (high-value) wineries, specialist visitor experiences (such as specialist agricultural farms, Seahorse World, Beaconsfield Mine Museum, etc).

These ventures already employ hundreds in sustainable long-term jobs. Growth seems highly likely. The development in the future of aquatic activities also seems a mid- to long-term eventuality.

Sustainability also is likely - because this activity almost certainly privately funded; private investors do not take unnecessary risks.

The balance between private investment in these areas with heavy industry will need to be carefully managed.

Already there are problems. In Beauty Point there are significant noise and dust issues, which are not being managed. I have heard significant criticism within "this side" of Port Dalrymple.

The argument of "jobs, jobs, jobs --" also raises itself when developments are discussed; but I find nowhere in planning acts that jobs is a provision which is to be considered!

In the past few months I believe that at least six significant developments are being considered - 5 hydrogen and ammonia plants and a significantly-sized woodchip plant, the latter being much closer to Beauty Point than George Town.

When are these to be advertised? And will those living on the "West Bank" be consulted?

The proposal being considered (DA 2021/103) may impact further on noise/dust issues. To that end, I recommend that, should the proposal be accepted, provisions should include those to restrict/

control issues associated with provisions outlined above, such as

1. Hours of operation - say, 7:00 am to 7:00 pm Mon. to Friday,
2. noise limits, so as to not affect Beauty Point / Rowella residents;
3. Any dust to be limited to the site;
4. That the proponents employ independent environmental officers to monitor these issues during hours of operation.

yours faithfully,



Robert G. Richardson,

B.Sc., Grad. Dip. Bus. Management, TTC,
Cert. / Adv. Cert. Assoc. Management