



MINUTES OF MEETING

CRUDINE RIDGE WIND FARM COMMUNITY CONSULTATIVE COMMITTEE (CCC)

10:00 am, Monday 12th February 2013
Pyramul Hall
Minutes taken by: Siobhan Isherwood

Attendees:

Margaret MacDonald-Hill	Independent Chair
Ed Mounsey	Wind Prospect CWP (WPCWP)
Siobhan Isherwood	Wind Prospect CWP
Lyell Miller	Community representative
Vera Tomlinson	Community representative
Laureen Price (for Max Price)	Community representative
Owain Rowland-Jones	Community representative
Alan Heath	Community representative
Karen Croake	Community representative
Esme Martens	Community representative
David Shaw	Director, Environmental, Planning & Building Services, Bathurst Regional Council
Catherine Van Laeren	Group Manager, Development and Services, Mid-Western Regional Council
John Weatherley	Councillor, Mid-Western Regional Council
Grant Christopherson	Observer, Office of Environment and Heritage

Apologies:

None

ITEM	ACTIONS
<p>1.0 Welcome and Introductions</p> <p>10am – Meeting Opened</p> <p>Margaret MacDonald-Hill, Independent Chair welcomed all to the meeting and invited all to provide a brief introduction to themselves.</p>	
<p>2.0 Apologies</p> <p>None, Laureen Price standing in for Max Price at Margaret's invitation.</p>	
<p>3.0 Declaration of Interest</p>	

<p>Margaret MacDonald-Hill declared her interest as Independent Chair of the CCC, engaged by Wind Prospect CWP. She advised she is also a Member of the Mine Subsidence Board and the Ministers' Arbitration Panel.</p> <p>Esme Martens noted that while she is a Councillor for Mid-Western Regional Council, her role on the Crudine Ridge CCC is as a community representative.</p>	
<p>4.0 Role of the Committee</p> <p>Margaret acknowledged that the CCC is an advisory committee only, and that ultimately (once the draft guidelines are finalised) all members will have to be approved by the Director General of the Department of Planning and Infrastructure.</p> <p>The CCC, however, and individual roles within it are important, as it provides a conduit between Wind Prospect CWP (WPCWP) on behalf of Crudine Ridge Wind Farm Pty Ltd (CRWF) and the community. WPCWP is here to hear what the committee has to say.</p> <p>Any information discussed during the meeting is public information, and may be passed along to other community members.</p>	
<p>5.0 Overview of the project</p> <p>Presentation slides were provided, and will accompany the minutes.</p> <p>The presentation included an introduction of the company and the project, including the project's location, size and current status in the development pathway. Information about the consultation pathway and assessment results was also provided.</p> <p>Esme asked about blocks with development applications (DAs) in the area.</p> <p>Ed stated that there were, and these are discussed in the EA. Concerns was raised by Esme, and generally discussed that the project would hinder people's ability to build or devalue their house. Esme also made the point that properties or people have to be compensated if property value is affected. Catherine VL added that if a development entitlement (DE) or DA is negated, property value would be impacted because 'bankability' of the land would decrease (Banks recognise the intrinsic value of DEs on land, and this has flow on effects for mortgages etc).</p>	

<p>Responses to these concerns included: Discussions have been ongoing with people in the area, but that these have been more about subdivision than DA/DEs. At the end of the day, as both forms of development are permissible, they are both still entitled to go ahead. Wind farms are required to meet a merit based assessment, and property value does not play a role in that assessment (the Taralga Judgement was noted).</p> <p>Lyell noted that his house is within the 2km setback zone, yet he has not been contacted about a neighbour agreement. Ed committed to reviewing the EA and the layout and responding after the meeting.</p> <p>Other discussion points made include:</p> <ul style="list-style-type: none"> - The arbitrary nature of the 2km setback (and that this is determined by the Department of Planning and Infrastructure (DoPI), not the Proponent - Lack of early consultation with the local community - Use of Prices Lane during construction (it will not be used) - Ed Mounsey encouraged people to read the EA and lodge a submission with the DoPI, or feel free to contact the DoPI or Ed with any questions. 	<p>ACTION: Ed to follow up proximity of turbines to Lyell Miller's house</p>
<p>6.0 General Business</p> <p>Margaret asks for any comments or questions.</p> <p><u>Access to the EA:</u></p> <p>Apparently the EA (hard copy) has not been available at Bathurst Regional Council (BRC). Ed said he had contacted BRC about this issue after a call to the office. David Shaw said he was unaware of the issue, but that if asked for, it would be provided.</p> <p>Catherine VL noted that people often take entire copies of the EA from the Exhibition display, and other factors make it hard to maintain hard copy access for the public. Further access issues noted included access to lack of access to the internet, and lack of computers in the area. Decisions about the distribution of hard copies are made by the DoPI, and if issues arise, it is a good idea to raise it with them.</p> <p><u>Draft Guidelines:</u></p> <p>Owain asked if the EA had been based fully on the draft guidelines. Ed replied that it had not, that it had been based</p>	

on the checklist provided by the DoPI which provided stipulations for the Crudine Ridge Assessment /EA.

Decommissioning:

Owain raised the need for a decommissioning bond, in the case of financial hardship for the company or a change in the political support for wind energy.

Ed replied that decommissioning provisions in relation to Crudine Ridge Wind farm are addressed in the EA.

Owain also commented that CRWF is a \$10 company. Ed responded that it is common for power generation projects to be established in this manner when they are to be project financed. Entities that are project financed rely on project cashflows to underpin all associated costs with the project. Through obtaining a power purchase agreement, cashflows can be guaranteed for the project.

Catherine VL asked what guarantee there is that there is enough money flowing into the project to fund decommissioning.

Ed replied that again this position is outlined in the EA; if necessary a fund can be initiated from year 15 of operation (as power purchase agreements are typically 15 years long).

Traffic/stock movements:

Owain asked how movement of stock will occur during construction. Ed replied that construction won't happen without communication. Alan notes that if you have your stock movement sign out, you've got right of way. That is the law. Ed noted that it will be covered in the Construction Traffic Management Plan.

David Shaw noted that BRC won't be opposing the development.

General Environmental Issues:

Lyell raised the following issues: Access to water (doesn't want it coming from the Crudine River), the local Koala colony, cultural heritage and impacts on areas of significance, lack of information on how much it will cost to make the roads passable.

Responses from Ed included: On all issues raised, there are

<p>commitments within the EA. All costs are to be borne by CRWF. Road works are an ongoing discussion; WPCWP on behalf of CRWF disagrees with MWRC about the extent of works, but recognises that the costs sit with the company. Attention is drawn to the Statement of Commitments Chapter of the EA, which has bullet point commitments on a wide number of issues. All necessary licences and permits will be obtained.</p> <ul style="list-style-type: none"> - There are cases of landowners being sued for impacts to neighbouring properties. Ed notes that CRWF indemnifies landowners for all costs. - Community fund is based on installed capacity, up to just over \$3 million for the life of the project, or up to \$170,000 per annum. It is not up to CRWF to decide how that money is spent. - Local employment is preferred where the skills are available - Accommodation camp not being proposed. 	
<p>7.0 Meeting Schedule</p> <p>Meeting agreed that a media release could be released with all names included.</p> <p>Next meeting to be held Tuesday 18th June at 10am, Pyramul Hall (this will be once submissions have been made and responded to).</p> <p>Meeting Closed at 12.01pm</p>	