



## MEETING AGENDA

### UUNGULA WIND FARM COMMUNITY CONSULTATIVE COMMITTEE (CCC)

5:00 pm, Monday 11<sup>th</sup> February 2013  
Goolma Hall

#### Attendees:

Margaret MacDonald-Hill (MMH)	Independent Chair
Daniel MacDonald (DM)	Wind Prospect CWP (WPCWP)
Sam Wilderbeek (SW)	Wind Prospect CWP
Jim MacDonald (JM)	Community Representative
Heather Gough-Fuller (HF)	Community Representative
Michael Flynn (MF)	Community Representative
Lyn Jarvis (LJ)	Community Representative
Stephen Lowe (SL)	Community Representative
Louisa Kiely (LK)	Community Representative
Craig Stubbs (CS)	Community Representative
Chris McDonnell (CM)	Community Representative
Rod Buhr (RB)	Mayor, Wellington Council
Michael Tolhurst (MT)	General Manager, Wellington Council
Catherine Van Laeren (CV)	Group Manager, Development and Services Mid-Western Regional Council
John Weatherley (JW)	Councillor, Mid-Western Regional Council

#### Observers:

Grant Christopherson	Renewable Energy Precincts Coordinator - Central West NSW
Ross and Carole Conn	Local Residents

#### Apologies:

None

ITEM	ACTION
<b>1.0 Welcome and Introductions</b> Independent Chair, MMH, welcomed all to the meeting and asked all to provide introductions to each other.	
<b>2.0 Apologies</b> None	
<b>3.0 Declaration of Interest</b> MMH declared her interest as Independent Chair of the CCC engaged by WPCWP.	

<p>She advised she is also a Member of the Mine Subsidence Board and the Ministers' Arbitration Panel.</p> <p>No other declared interests.</p>	
<p><b>4.0 Role of the Committee</b></p> <p>MMH explained it was initiative of WPCWP to start CCC pre adoption of draft guidelines. All members are yet to be officially appointed by the Director General of the Department of Planning and Infrastructure pending the approval of the CCC guidelines, when the department will take on that role.</p> <p>Goal of group discussed.</p> <p>LK queried MMH independence when she is paid by proponent.</p> <p>MMH clarified the role of chairperson to facilitate meeting and not put forward a position.</p> <p>DM explained that all members who applied were appointed to CCC. May be changes to CCC as not all groups are yet represented.</p> <p>CV asked about each council having one staff and one councillor representative.</p> <p>MMH acknowledged there was no issue.</p> <p>DM was asked by SL about promotion of the committee, a media release identifying CCC members and information will be placed on the website. All agreed this was ok. Actual contact details of individual community representatives will not be released due to privacy. Contact details of community members wishing to contact the committee will be forwarded by the proponent.</p> <p>The arrival of observers sparked a discussion about the role of observers in meetings and it was agreed that the committee may agree to observers on a case by case basis. LK and LJ raised concern that it had been explained to the Conns that it was a closed meeting and not to Grant Christopherson. No objections were tabled for the observers at the meeting. MMH subsequently advised that GC was there at her invitation as a Government representative.</p>	
<p><b>5.0 Overview of the project</b></p> <p>DM presented Uungula Wind Farm presentation. DM explained his role is landholders, community and neighbours. He has experience with several wind farms. SW explained that her role is to prepare the Environmental Assessment. She has experience with Boco Rock Wind Farm and Sapphire Wind Farm Environmental Assessments.</p> <p><u>Project Justification</u></p> <p>DM talked through the justification for the project, JM: Disagreed with 85% community result on Project Justification page, LK: Different results in local community.</p> <p>DM presented economic benefits for the project LK asked how many turbines make up 50 MW? DM replied that turbines can range from 1.5 – 3 MW, so approximately 25. LK asked how many homes will this power? DM: On a good windy site a 2MW</p>	

turbine will produce enough power for the annual demand of approximately 2000 homes.

Project location and design

DM presented the map of the project, which is that presented at the open day in 2012. HF asked if substations and powerlines are shown on the map, DM explained, these will be presented once the detail is developed.

LK asked if the new powerlines in the area fortuitous for wind farms? DM: Yes. Some of the strongest powerlines in NSW.

JM: If you had a group of turbines in a row, how do they connect - overhead or underground? DM: Underground short distance, longer distances overhead. Currently considering electrical infrastructure. Looking at the worst case for the assessment in the Environmental Assessment.

SL asked that the printed map needed to be larger to read house names. Are all the houses with occupancy unknown still unknown? SW: That was the map displayed at the Open Day, so there has been an updates since then, but no new public maps have been produced yet. **ACTION: Send maps to LJ, SL, HF, LK, RB, MF. Send extra maps to SL as some of his neighbours do not have computers.**

JM asked about the 2km guidelines. Can you place turbines within 2km of a residence? DM: Engaging 2 km of turbine sites are on a case by case basis as the project is not required to go through the gateway process.

LK: Guidelines in draft form since December 2011.

MF: Subdivision for future. 2 km still concerns him, but also out to 3 to 4 km is a concern from other community members.

DM: We develop the Project with information we have now – snap shot.

CV: Snap shot – land capability, zoning. Proponent should review subdivision and existing dwellings. Council is unable to provide dwelling entitlement information.

Only way is through a historical title search and extensive research as most landowners also don't know about all dwelling entitlements on their land. Minimum dwelling size is 100 ha. Provisions changed in August with the LEP.

Some discussion proceeded regarding the assessment of worst case impacts and explanation that the project will seek flexibility in the project approval to build up to the worst case assessed. DM explained that the largest turbine currently under consideration is a 3.2 MW model with 120 m tower and 74 m blade. Tip height 192 m. SL asked about what parts of the project are manufactured in Australia, DM explained history behind manufacturing of turbine components in Australia and the stop start nature and that most of the wind turbine components with the exception of possibly towers are made overseas. However earthworks and cabling (Balance of plant) is predominantly local, state and nationally supplied and pointed out contractors page on the Uungula Project website.

LK asked about other developers in the region and the likelihood of further projects being developed and proposed in the region. DM identified Bodangora Wind Farm. Uungula Wind Farm is in the public domain. Heard rumours of other developers. Until an application is in, we do not know. The wind farm industry is competitive, as in mining you can buy an area for investigation, with a wind farm you cannot. We will also consider cumulative effects – Bodangora WF and others. Any new wind farm built after Uungula WF will have to assess Uungula WF for cumulative effects.

LK asked about potential sale of the project by WPCWP. DM explained that Uungula WF is a "special purpose vehicle", owned by WPCWP. Went on to explain financing options for a wind farm.

LK raised concern about legal disputes between neighbours and host landowners, DM explained that the wind farm company indemnifies landholders under the lease

DM

<p>agreement. Leases remain with the project regardless of the owner. Also conditions of consent, does not allow turbines to go wherever post sale.</p> <p>LK: Property prices. Reading from a news article – Wind farms do decrease property prices. 50 planned turbines at Bald Hill have reportedly reduced property values by 32%.</p> <p>MF: Fires are a local concern. If a fire is on the boundary, then claimed that helicopters will be no help. How close can the RFS fly to turbine?</p> <p>DM: It is a risk based assessment and is up to the pilots.</p> <p>MF: How close can you fly to a turbine? How close can you walk to a turbine? [Both in relation to fire]</p> <p>LK: Is this [bushfire] a problem for council, as council approves the Project?</p> <p>CV: Council does not approve the Project. However, it is very concerned about bushfires.</p> <p>Note: The fire topic generated a lot of conversation with multiple people speaking at once, so some points may not have been recorded.</p> <p>DM: Discussed risk of fire at a wind farm. Proponent will undertake an assessment on bushfire. There will be a number of access tracks created, which will allow people into terrain that is currently hard to get to.</p> <p>CM: Community could get more bushfire equipment if community fund agrees.</p> <p>DM: More people on ground and better access could reduce fire risk. LK: Who is liable? Who can you sue? [Both in relation to fire]</p> <p>DM: If wind farm did start the fire then yes it is liable. If from a different source then no, the wind farm is not liable.</p> <p>DM: Three fires in turbines in Australia. None have started bushfires.</p> <p>LK: Asked if any bushfires have been near a wind farm, <b>DM: Will review and provide information.</b></p> <p><u>Consultation</u></p> <p>LJ: What is the timeline for “official” public comment? DM: 60 days, SW: Crudine Ridge Wind Farm EA is on for three months. CV: That is because it was submitted over Christmas.</p> <p>LK: How many projects developed, in particular WPCWP? DM: Provided a rundown of the WPCWP projects.</p> <p>LJ: Will open day for Uungula Wind Farm be at Goolma gain? DM: Yes</p> <p>LK: Stakeholder concerns. Is it possible to get names, associations, other contacts of people who are living within 2 km, both neighbours and hosts?</p> <p><b>DM/MMH: Take on notice LK point. Could be some issues with privacy, however maybe see if people are available to speak to CCC.</b></p> <p>DM: Talked about community fund and mentioned that it is standard to now offer \$1,250/MW operating to a community fund, which may be steered by the CCC possibly.</p>	<p>DM</p> <p>DM</p>
<p><b>6.0 General Business</b></p> <p>MH asked for any additional questions or feedback from each member.</p> <p>LJ stated that the map for today was not adequate, and JM asked when a map will be available with turbine locations. DM said that as more detail is confidently developed for the project then we will provide maps for the public.</p> <p>LJ asked if host landowners know where infrastructure is proposed. DM: We are currently seeing feedback from landowners.</p> <p>CV: Crudine Ridge Wind Farm has two turbine layouts, which means that there is no clarity on what the final project will look like.</p> <p>DM: Explained the purpose of two turbine layouts for Crudine and then said UUN will</p>	

<p>have one turbine layout.</p> <p>HF: No additional concerns to those already mentioned. However she would like the opportunity to experience a wind farm.</p> <p>MT: Speaking on behalf of Wellington Council, whether it is mining or wind farms, they engage with Proponent over infrastructure and come to a mutual agreement. Sign agreement prior to commencement of construction and condition of approvals. Negotiate voluntary planning agreement.</p> <p>CV: Mid-Western Council agrees with Wellington Council's statement.</p> <p>CV: In the Crudine Ridge Wind Farm EA there have been comments from the community that a wide lens was used for the visual assessment and it has flattened the landscape, therefore not making it a true representation. Is there a better way to present this information?</p> <p>DM: Different techniques can be used to present photomontages. Dependent on angle used to represent what a person can see. The proponent also includes viewing distances on their photomontages and a standard angle. <b>SW: The proponent will review its process for presentation of photomontages.</b></p> <p>JW: Roads are a big concern.</p> <p>LK: Contentious area with the community has been the secrecy around the Project. Early secrecy not conducive to neighbour relations. Property prices – who will she be suing? Bushfires all unproven.</p> <p>CM: Guidelines will help guide the process more for the Project. The area near his property is not affecting many, 2 neighbours. It is mainly billy goats and roo country. He is supportive and believes it is a good area for the Project. Better than a coal mine like Cobbora.</p> <p>SL: Has a list of questions from people in the community. Again asked about Open Day Map that was presented to the CCC. According to Appendix C of the draft guidelines a map with designs and the layout must be made available to the CCC.</p> <p>DM: The Proponent needs more confidence before releasing information. Provided an example of releasing information ahead of time and the flow on effects.</p> <p>SL asked a question about if the CCC has the ability to review the environmental assessment during the adequacy stage, and the group discussed that the Council as an agency has the ability to but the CCC does not, however relevant information is disseminated through the CCC.</p> <p>SL asked about staging of the project which DM could not answer at this stage.</p> <p>SL asked if there are there clauses in host landowner contracts that stop them speaking out about adverse impacts, to which DM replied there are commercial terms in the agreement, not terms on adverse impacts. Presented Steve Mortimer's story as an example of a host landowner been able to speak out with no actions from the wind farm company. SL: asked if there is a clause to stop host landowner speaking about health which DM made clear there wasn't and pointed out that the confidential information is mainly commercial in the lease.</p> <p>HF: The income as a host landowner, if it is more than the farmer would have made on his land under farming, is the landowner rated different? MWRC has tried. Does the Proponent cover any increase in rate?</p> <p>SL asked about turbines from boundary 2 km and residence 10 km.</p> <p>DM: Wind farm is designed on an assessment basis, best practice, statutory guidelines and 2 km residences.</p> <p>LK: Reminded that Uungula Wind Farm is not a new wind farm and Proponent does not have to stick to 2 km. MF pointed out that the proponent will review any development applications within 2 km.</p> <p>HF: She personally didn't find out about the Project until Easter as they didn't have a</p>	<p><b>SW</b></p>
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<p>mail box or residence. However they have an address for rates and suggested that the proponent should inform all residents of the project.</p> <p>JM: When can they show neighbours minutes from the meeting?</p> <p>LK: Once they have been agreed by the CCC at the next meeting.</p>	
<p><b>7.0 Meeting Schedule</b></p> <p>After discussion the date set for Monday 10th June 2pm at Goolma Hall.</p>	

**Meeting finished at 7.35pm**