



## MINUTES OF MEETING

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

2:00 pm, Monday 17<sup>th</sup> June 2013

Goolma Hall

Minutes taken by: Naomi Finlayson and Lisa Andrews

#### Attendees:

Margaret MacDonald-Hill (MMH)	Independent Chair
Daniel MacDonald (DM)	Wind Prospect CWP (WPCWP)
Naomi Finlayson (NF)	Wind Prospect CWP
Heather Gough-Fuller (HGF)	Community Representative
Stephen Lowe (SL)	Community Representative
Catherine Van Laeren (CVL)	Group Manager, Development and Services Mid-Western Regional Council
Michael Flynn (MF)	Community Representative
Michael Tolhurst (MT)	General Manager, Wellington Council
John Weatherley (JW)	Mid Western Regional Councillor

#### Observers:

Grant Christopherson	Renewable Energy Precincts Coordinator – Central West
Lisa Andrews	
Greg Hart	
Gilbert Gough-Fuller	

#### Apologies:

Lyn Jarvis	Community Representative
Craig Stubbs	Community Representative
Chris McDonnell	Community Representative
Jim MacDonald	Community Representative
Rod Buhr	Mayor, Wellington Council

#### Absent

Louisa Kiely	Community Representative
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ITEM	ACTIONS
<b>1.0 Welcome and Introductions</b>  2.25 pm – Meeting Opened  MMH, Independent Chair welcomed all to the meeting. MMH declared her interests.	
<b>2.0 Apologies</b>  As above	
<b>3.0 Confirmation of Previous Minutes</b>  The minutes were unable to be confirmed as SL raised an issue with the	

<p>wording of something that had been incorrectly recorded against his name. Unfortunately he was unable to recall, at the time, what the inaccurate statement was. It was agreed that he would email the item so that the minutes could be amended and confirmed.</p>	
<p><b>4.0 Business Arising</b></p> <p><b>Media Release</b> - completed after first meeting.  <b>Previous Minutes to be placed on website once confirmed</b></p> <p><b>Maps Updated</b> – DM 10km maps updated, more detail and at a larger scale. Have been distributed to residences within 10km of site.</p> <p><b>Bushfires near wind farms</b> – DM information handed out at meeting</p> <p><b>Names of host and neighbour agreement landowners within 2km</b> – not at liberty to give this information out, privacy concerns.</p> <p><b>Mail Drop</b> – HGF informed DM that she was unhappy with the ‘mail drop’; explaining that the letter box drop of the Newsletter did not reach all property owners, as some did not reside on the properties.  Example given about a land owner within 2kms having not been consulted. Comments about the adequacy of unaddressed mail drops. Suggestion that mail should be addressed, with information provided by council.</p> <p>DM confirmed that every mail box in the affected area had been left information on the proposal, however, acknowledged that people living off site, may not have received this information. He thought that his company had been comprehensive with the distribution of information, including advertising in newspapers.</p> <p>Discussions were held regarding accessing property owner’s mailing address from Council. CVL suggested that an application be made to Council’s Public Officer, seeking this information, providing reasons, etc. to enable access to these details. There would be a cost associated with this request and the application would be assessed under the privacy legislation (GIPA). It was agreed that DM could alternatively send letters through council via rates notice addresses as had been possible with other local councils.</p> <p>At this stage DM informed the Committee that he has taken over the management of the project, due to Sam Wilderbeek breaking her leg in a rock climbing accident.</p> <p>HGF expressed her condolences for Sam and requested that the Committee acknowledge Sam’s accident and forward its best regards to Sam for a speedy recovery.</p> <p><b>Opportunity to experience a wind farm</b> – Has WPCWP made enquiries regarding a tour of a wind farm, so that land owners could experience its effects.</p>	<p><b>DM</b></p> <p><b>DM as required</b></p> <p><b>MMH</b></p>



<p>with the land owners.</p> <p>Examples mentioned: Right to built within 2km – Pyrenees Council case Goulburn case mentioned – DA (on land with dwelling entitlement) not approved within 2km of WF.</p> <p>Concerns were raised that there were a number of smaller blocks currently for sale and that any new purchasers would not be aware of the potential encumbrances over the land.</p> <p>CVL confirmed that dwelling entitlements are considered on a merit based assessment. Council would usually approve a dwelling to be built on land with a minimum size of 250 acres and an access road, however, land owners need to be aware that it's not a 'given'. The value of the land would certainly be affected if an owner was unable to build on their land. Stated that it would be a very brave council that would approve a dwelling within 2km of a wind farm. CVL also mentioned she can't recall a case where a property with a dwelling entitlement has had a DA denied.</p> <p>CVL asked DM if WPCWP would object to new dwellings being approved within 2km of operational wind turbines. DM stated he couldn't see why there would be a problem as the compliance guidelines would only relate to dwellings in place before approval of the wind farm. DM stated he would seek formal clarification with management of WPCWP.</p> <p>HGF -Who bares that loss' of land value?</p> <p>CVL replied 'the land owner'. 'Buyer beware'.</p> <p><b>MF raised 'Gag Clauses'.</b></p> <p>DM clarified that in WPCWP agreements confidentiality clauses only in place to protect commercial agreements and that there is nothing in the agreement that prohibits the land owner from discussing the wind farms.</p>	<p><b>DM:Action:</b> Would Wind Prospect object to a dwelling within 2km of a built wind farm?</p>
<p><b>5.0 Correspondence tabled</b></p> <p><b>In:</b> email 14/2/13 from LK on circulation of contact details, guidelines - setting of meeting dates 27/2/13 - email info from LJ on devaluation 13/6/13 - email from SL requesting tabling of Conn email same date</p> <p><b>Out:</b> 18/2/13 - response to LK sent to CCC with copy of press release 25/2/13 - information on property values sent with minutes, press release 27/2/13 - LJ's link on devaluation and HGF query forwarded to CCC.</p> <p><b>Conn email questions</b></p> <p>Conn: Personal Consultation – concerns raised that not all affected land owners were informed. (Previously covered by DM)</p> <p>Conn: WTGs on Brooklands property – DM: have now been removed.</p>	<p><b>Action:</b> DM to visit and discuss in detail the Conn's questions – CCC is happy with this</p>

<p>Conn: Will additional wind turbines be added after EA submission like Boco Rock - Boco Rock added turbines after the PEA. - DM: No wind turbines will be added after EA – the whole planning process would need to be undertaken again.</p> <p>Conn: Overhead transmission line – main access definition – DM: advised preferred access points. Part of Twelve Mile Road and Goolma Rd.</p> <p>Conn: Requested coordinates for all WTGs within 10km.</p> <p>Where will the main road accesses be located: DM advised that there will be two main accesses. One off Twelve Mile Road and the other off Goolma Road. These should provide the majority of access to the sections, and to avoid using local roads.</p> <p>Details on map – not clear, have now been reissued in A3 with last newsletter. SL stated that the scale of the map was difficult to work out.</p>	<p>solution.</p>
<p><b>6.0 Reports</b></p> <p><b>EA Progress</b></p> <p>DM gave update, explained currently in adequacy stage and what that means.</p> <p>CVL Advised MWRC is not doing an extensive review. Full review and submission will come during public exhibition. Additionally have requested an extension for adequacy review.</p> <p>DM advised that the proposal would be publicly exhibited for 60 days to enable people to comment, twice the required timeframe. He informed the committee that he was happy to meet with anyone one on one and takes any concerns seriously. The company hoped to have an ‘open day’ to showcase, educate and inform the community.</p> <p><b>Ongoing Consultation</b></p> <p>DM mentions opportunity for ongoing one on one consultation and asked if CCC could disseminate this information to the community.</p>	
<p><b>7.0 General Business</b></p> <p><b>Questions tabled by MMH on behalf of JM</b></p> <p><b>TV Reception</b></p> <p>Q: Queried the potential for TV reception to be adversely affected and would the company be responsible for mitigation measures.</p> <p>DM states that it is unlikely to be affected but if required the company would rectify any loss of reception quality post construction.</p> <p><b>Real Estate Values</b></p> <p>Statement: <i>“Compensation being granted to land devaluation – draw a</i></p>	

<p><i>circle and provide levels of compensation payments based on distance from the wind farm.”</i></p> <p>DM - A novel idea, may have been successful in other countries. We are not required to do this, however there are other options that could provide benefit to the community. Flyers Creek offered one turbine to the community to invest in, so options are not out of the question.</p> <p><b>Road Conditions:</b>  Twelve Mile Road and its current condition mentioned – who will pay for damages? Can the company provide in writing a guarantee that the road conditions will be maintained?</p> <p>DM - Reassured that they will be maintained. May be entering into a Voluntary Planning Agreement (VPA) so that a formal arrangement is put in place.</p> <p><b>CCC questions:</b>  <b>Public Exhibition of EA:</b>  When will the EA be made public?</p> <p>DM -As advised, it is currently in the ‘adequacy review’ stage and with the Department at the moment, which should take around 3 months. They hope to have it available for the Open Day in September this year.</p> <p><b>Landowner Contracts:</b>  When will proposed host landowners be given contracts for their perusal and by when will they be required to sign them?</p> <p>DM - Those who are affected will be kept up to date, however, this information is not a matter for this committee. Newsletter No. 3 provides estimates for the timing of the proposal.</p> <p><b>Subsidies:</b>  SL noted that the advertisement in the Land and the Guardian relating to the additional impost on the tax payer for renewable credits (\$52B) is of a concern with its comparison to the maintenance of poles &amp; wires.</p> <p><b>Meeting with involved landowners</b>  DM mentioned that at the last meeting, members asked for a presentation about wind farms. DM said that he has spoken with Peter Reid, who is willing to provide a presentation on the construction of wind farms. Peter has recently retired and is available to attend a committee meeting.</p> <p>The Committee clarified, that they wanted to hear from an already affected landowner about their dealings with turbines with their land, so decided that Peter would not be required.</p>	
<p><b>8.0 Meeting Schedule</b>  Discussions were held about the time, date and venue for the next</p>	<p><b>DM/MMH</b></p>

<p>meeting. It is hoped to coincide with the Open Day in September, however, a date for this day has not been set.</p> <p>It was decided that the venue would stand, however, a later time was proposed by MMH to accommodate members with work commitments. Meeting proposed for 5pm, Monday 23 September 2013. If any of these details are to change, the company will provide one months notice.</p> <p><b>Meeting Closed at 3:55pm</b></p>	<p><b>Action:</b> Confirm date for next meeting</p>
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