

PRESENTATION AT IPC MEETING IN YASS 12TH NOVEMBER 2018

Good afternoon and thank you for coming today to listen and I hope understand the genuine despair this project is causing to many impacted neighbors.

I am Noeleen Hazell and I have lived on the property "Kia-Ora", Bookham for the 58 years of the 60 years we have owned this property. I nor any member of our family have signed a neighbourhood agreement

I am not a competent public speaker, however I am a Landowner, Wife, Mother and Grandmother and as this project affects the lives of three generations I have no other option.

This devastating situation has been thrust onto us, not only our family, but all impacted landowners, we have been left completely unprotected, there is absolutely no one, NOT A COMMITTEE, A PANEL, NOT ONE PERSON, other than the NWFC, to collate our situation and INSIST the Department RESOLVE THE COMPLAINT; not by allowing the Proponents to proceed with perhaps a small variation; but by insisting the complaint is resolved and supporting us the Impacted Landowner. THE 'OPEN ENDED' APPROVALS, TRAUMATIZING THE NON ASSOCIATED NEIGHBORS and DEFACING OUR RURAL LANDSCAPE HAS TO STOP.

As the Department of Planning have outlined the history of the Yass Valley Wind Farm, may I take the liberty to give a brief history of this project including the discrimination shown to our family.

Epuron purchased the development from Origin in 2009; NO CONSULTATION

The DPE recommended the entire Yass Valley Wind Farm be REFUSED on the 5-1-15 :

To quote the Conclusions and Recommendations: Copy enclosed FYI

The Department considers the Applicant has failed to meet the objects and principles of the Act and the principles of Ecologically Sustainable Development. In particular the proposal's impacts are contrary to the principle of CONSERVATION of BIOLOGICAL DIVERSITY and ECOLOGICAL INTEGRITY and contrary to the object of PROTECTION of the ENVIRONMENT Given the above, the PROPOSAL is not in the PUBLIC INTEREST and SHOULD BE REFUSED We were unaware Epuron 're referred' the ENTIRE PROJECT during 2015 (with minimal change and without CONSULTATION

The DPE then set a PRECINCT and divided the project- without CONSULTATION on 5-2-16 Recommending to the PAC to only approve 79 Turbines on the Western portion as that would NOT result in any SIGNIFICANT VISUAL IMPACTS on the local community and we would be able to COMPLY with the applicable noise criteria and the risk of RESIDUAL HEALTH EFFECTS WOULD BE NEGLIGIBLE.

The DISCRIMINATION is UNBELIEVABLE.

Without any PUBLIC MEETINGS the PAC approved this recommendation including COPPERBELLA SOUTH PRECINCT, the WHITEFIELD ROAD and the fragile soil of the WHITEFIELD AREA and allowing the destruction of Hollow bearing trees.

HOW WAS THIS PROJECT EVER APPROVED??

The Auditor General issued an Apparent Breach of Code of Conduct in January 2017

Goldwind purchased the ENTIRE PROJECT in February 2017, immediately applied for VARIATION TO CONDITIONS ATTACHED TO APPROVAL, with Approval Action: The Construction and Operation and eventual decommissioning of a WIND FARM of up to 126 Turbines. Obviously this allows for the balance of the 51 Turbines to be constructed on the Marilba Precinct. – owned by Goldwind!!

Goldwind then made application for their significant modification.

The project now consists of 'variables' which change when the construction team arrive on the site---IT IS TOO LATE THEN.

This project still has many unresolved issues e.g. internal roads, exact Turbine positions.

Epuron who had never visited either of our residences, visited us in 2012 with a MAP to TELL us they would be constructing the access road through our property "Kia-Ora"; as the WHITEFIELD ROAD was not suitable. Extract of map enclosed

When Consultants requested Photomontages for CO6, Epuron presented photos taken in a north/east direction, not the photomontage showing the Turbines on the Coppabella ridge visible from the living rooms.

Since the project was first proposed the OE&H have been requested to assess the site; however both the DPE and of course the Proponents totally ignore these assessments.

Following the Modification application, the OE&H visited the site on the 18th January, 2018 and again assessed the WHITEFIELD area as the 'HIGHEST ECOLOGICAL AREA OF THE WHOLE SITE to avoid ANY DISTURBANCE TO ROADSIDE VEGETATION.

The intent of the site visit was to clarify vegetation mapping discrepancies that the OE&H identified during their review of the Coppabella modification application.

They found several areas were incorrectly mapped in the environmental assessment, including areas that were mapped as exotic that were native.

The OE&H had significant concerns: (a) The Proponent has not followed the Framework Biodiversity Assessment method.

(b)The current design is not likely to be the current design for this project.

(c)The biodiversity assessment does not accurately reflect all the potential impacts of this project, nor do the offsets correctly compensate for the impacts (according to NSW policy)

(d)The updated Heritage Management Plan (HMP) to be reviewed by OE&H prior to this modification being determined.

As per Goldwinds website: To construct each Turbine would require 10 oversized HEAVY vehicles plus 2 normal 'heavy' vehicles.

With now 75 Turbines on the Coppabella project this would equate to 750 oversized plus 150 normal 'heavy' vehicles – a total of 900 vehicles one way.

As the Blades for the Coppabella Turbines are 70 m, the impact of vehicles such as a 4 trailer 'rigid' road train traveling not only on the Whitefield Road but on the fragile. Grey granite, boggy soil of the Coppabella Hills would cause irreversible damage.

Since the devastating item on the front of the Yass Tribune dated the 5-2-16, and the 'invalid' approval by PAC on the 30TH March 2016, following advice from the former Prime Minister Turnbull and Minister Hunt's office we have been in contact with the NWFC Mr Andrew Dyer.

Following a site visit late in 2017, Mr Dyer phoned us and said he could not understand why the Whitefield Road and NOT the Berremangra Road would be the access road.??

If the IPC had the opportunity to view both the Whitefield and Berremangra Roads it would be clear there really is no comparison.

Our Request remains as in 2016 and is supported by the NWFC:

We request the Coppabella South Precinct be refused, this would eliminate the use of the Whitefield Road completely and the 5 Turbines in the Yass Valley Council and 2 Turbines in Hilltop Council; including Turbines 73 and 74, the Turbines linking the project back onto the Goldwind owned Marilba Precinct. Photo enclosed.

There must be a MORATORIUM on the construction of all Wind Turbines, Approved and/or Proposed, until there is Legislation acknowledging the Host Landowner is legally bound to Dismantle all Turbines on his/her property within 12 months of Decommissioning.

The Goldwind and the Department of Planning Guidelines regarding Decommissioning are 'Open ended' and do not give the non associated neighbor any assurance.

Legislation must also apply to Precinct ownership; when a project has been refused the ownership of that Precinct must be revoked within 12 months with no further 'referrals.

At a time when the entire State is in drought it is appalling Landowners have no other option than to go to the Environment Court at their own expense, simply to protect their own lifestyle and land values.

To even contemplate defacing the unique landscape of the Coppabella Hills would be a Breach of Code of Conduct. The environmental carnage resulting from Wind Turbine construction is disgraceful, to allow the destruction of 295 Hollow bearing trees, when a farmer would be heavily fined for removing one tree is discriminatory.

Should these projects be approved, the Environmental Handbook should be discarded

Thank you

Noeleen Hazell





Office of
Environment
& Heritage

DOC17/646767-1
SSD6698

Ms Diana Mitchell
Senior Planning Officer
Department of Planning and Environment
diana.mitchell@planning.nsw.gov.au

Dear Ms Mitchell

Coppabella Wind Farm – Site visit outcomes

This letter is to update you on the outcomes of the site visit conducted at Coppabella wind farm site on 15 January 2018. The site visit was attended by Goldwind Australia staff (Jeff Bembrick, Tom Nielsen, Medard Boutry), NGH environmental staff (Dave Maynard) and our staff (Allison Treweek and Suzie Lamb).

The intent of the site visit was to investigate and clarify some of the vegetation mapping discrepancies that Office of Environment and Heritage (OEH) staff identified during their review of the Coppabella wind farm modification application. The outcomes of the site visit have been described in attachment one, and include detail on the locations visited during the site visit, and what actions were agreed at each location.

During the site visit we found that several of the areas were incorrectly mapped in the environmental assessment, including areas that were mapped as exotic that were native. These errors are likely to extend beyond the areas we inspected during the site visit and are discussed in the attachment.


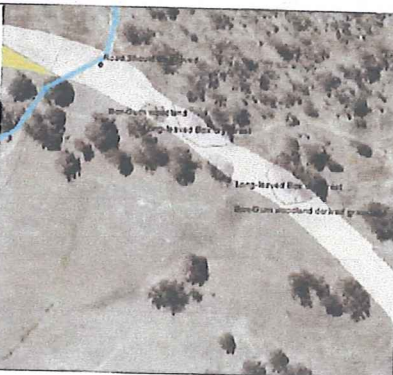
Please note, this letter is an update to our initial response to the Coppabella wind farm modification application letter dated 23 October 2017. These matters are in addition to those matters raised previously.

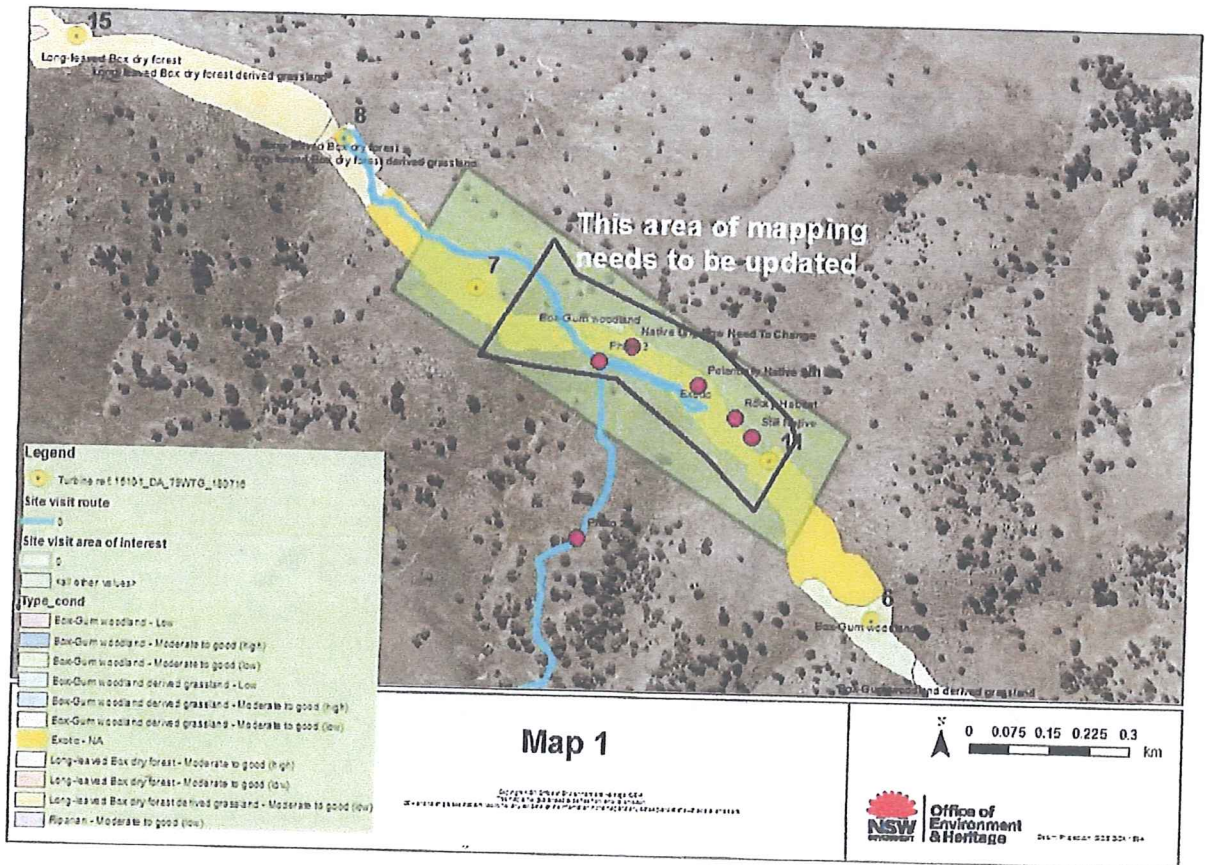
If you have any questions about this matter, please contact Allison Treweek, Senior Team Leader for South East Planning, on 6229 7082.

Yours sincerely

25.1.2017

MICHAEL SAXON
Regional Director – South East
Regional Operations Division

<p>Whitefield's Road</p>	<p>644625 6147433</p>	<p>Box Gum Woodland moderate to good (low)</p>	<p>The site inspection confirmed this area is of very high-quality vegetation with an intact grassy understory and a canopy with a high density of tree hollows.</p>	<p>Agreed that this was probably one of the highest ecological areas of the whole site. Avoid any disturbance to roadside vegetation</p>	
<p>Red point FID 0</p>	<p>644889 6150055</p>	<p>Box Gum Woodland Derived native grassland moderate to good (low)</p>	<p>This area is good quality habitat, surrounded by lots of seemingly degraded pasture to the south. Yet the road goes through the quality habitat area.</p>	<p>Move road to the south to avoid impacts on this area.</p>	





Office of
Environment
& Heritage

DOC17/488334-7
SSD6698

Ms Diana Mitchell
Senior Planning Officer
Department of Planning and Environment
diana.mitchell@planning.nsw.gov.au

Dear Ms Mitchell

Coppabella Wind Farm - Environmental Assessment for Modification One

Thank you referring this project to the Office of Environment and Heritage (OEH) for our assessment. OEH has reviewed the components of this project that relate to biodiversity and Aboriginal cultural heritage, listed in attachment 1.

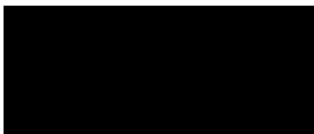
OEH has significant concerns with the design and information provided for this modification. The key issues are:

- The proponent has not followed the Framework Biodiversity Assessment method. The FBA sets out a format for the Biodiversity Assessment Report to ensure all the information is included. This format has not been followed therefore making it difficult to assess the document against the FBA. Appendix 7 and Table 20 clearly outline the reporting requirements, however these have not been followed.
- The current design is not likely to be the final design for this project. OEH recommends that the design is finalised as part of this modification process.
- The biodiversity assessment does not accurately reflect all the potential impacts of this project, nor do the offsets correctly compensate for the impacts (according to NSW policy).
- Further Aboriginal cultural heritage information is required on the level of archaeological survey and/or assessment and the assessment of cumulative impact.
- The updated Heritage Management Plan (HMP) should be reviewed by OEH prior to this modification being determined.

Further detail on this points is provided for biodiversity in attachment 2 and for Aboriginal cultural heritage in attachment 3.

If you have any questions about this matter, please contact Allison Treweek, Senior Team Leader for South East Planning, on 6229 7082.

Yours sincerely



MICHAEL SAXON 23/10/17
Regional Director – South East

Regional Operations Division

Attachment 1: Documents included in OEH's assessment of this project

OEH has reviewed the components of this project that relate to biodiversity and Aboriginal cultural heritage, including:

Coppabella Wind Farm modification application – environmental assessment report, SSD 6698, NGH environmental, September 2017 and the following attachments:

- Attachment B4 Hollow-bearing tree survey July 2017
- Attachment B5 Operational bird and bat impact assessment
- Attachment B6 Biodiversity offset calculations
- Attachment B7 Revised Yass Valley Wind Farm - The Coppabella Hills, Aboriginal Cultural Heritage Assessment Report, dated 2 August 2017 by Dr Julie Dibden (NSW Archaeology Pty Ltd).
- Draft #1, Yass Valley Wind Farm – Heritage Management Plan, dated July 2016 by Dr Julie Dibden (NSW Archaeology Pty Ltd). (Sent to us previously and not provided with this referral).

Attachment 2: OEH's comments on biodiversity

1. What is the final design for this project?

OEH understands that a key reason for this modification is that a realistic design footprint was not approved in the original approval. As a scale of the original design's inaccuracy, this modification's impacts are increasing 4-fold for native vegetation and 3-fold for Box Gum Woodland endangered ecological community (EEC). OEH considers this a significant change in design. However, through reviewing the environmental assessment report, and discussions with NGH and Jeff Bembrick, it's clear that the design in Modification 1 is still not final.

The environmental assessment (EA) briefly discusses factors that may affect the final design. These include future turbine micro-siting, future surveys and their results, capacity of the transmission line and other limitations, like flight risks, that may result in fewer turbines being built and a different design.

OEH's recommends that the design is finalised as part of this modification process.

Once the final design is organised, then the assessment should be updated to include more detail about the impacts that will occur. For example, OEH considers that there is insufficient information in the EA to assess the impacts that may result from:

- ✦ a. upgrading Whitefield's road,
- ✦ b. the micro-siting process,
- ✦ c. to threatened species and hollow-bearing trees after the full suite of surveys have been done.

2. Staging

The proponent intends 'to stage' the development, which will give them flexibility in the final design and what they deem realistic to build. However, the detail of this future design has not been provided in the EA. Nor has information been provided in the EA detailing what the future staging may involve in terms of impacts, timeframes, guarantees and other implications. If the proponent wishes to apply for a staged development then a detailed staging plan should be provided.

3. The modification does not fully comply with the NSW Framework for Biodiversity Assessment (FBA)

OEH had the understanding, that the FBA would apply for this modification. Although some components roughly follow the FBA, important components have been omitted. Considering the

thus downplaying the actual high increase discussed above. This section also bases the conclusion of "negligible additional risk" on the incorrect analyses provided in BLA's bird and bat assessment.

Further calculations using the correct RSA need to be undertaken to enable an adequate assessment of the bird and bat strike risk.

As stated above, the assessment needs to be based on current surveys of species utilising the CWF site within accurate rotor sweep areas and any nest trees across the site for high risk species. It is also important that the assessment include practical mitigation measures and adaptive management techniques to minimise the impacts of the wind farm on wildlife (for example turning turbines off for periods if threatened species are impacted).

Attachment 3: OEH's comments on Aboriginal cultural heritage

Summary of Aboriginal cultural heritage advice

We broadly support the recommendations presented by NSW Archaeology (Dibden 2017, p.106) in relation to developing salvage and mitigation measures for sites that will be impacted by the Coppabella Wind Farm project. However, we require further information on the level of archaeological survey and/or assessment and the assessment of cumulative impact. We also recommend that the updated Heritage Management Plan (HMP) is reviewed by OEH prior to this modification being determined.

More detailed comments are provided below.

Archaeological assessment

Some sections of the modification footprint have not been archaeologically surveyed. We recommend the proponent demonstrate that the modification footprint has been properly assessed by overlaying the Dibden survey transects with the modification footprint shown in NGH Maps 1-7.

Mapping provided to us with this modification application shows dot point data only for site locations, rather than the site extent. The level of impact to sites (especially those that will be partially impacted) cannot therefore be accurately understood.

Impact assessment

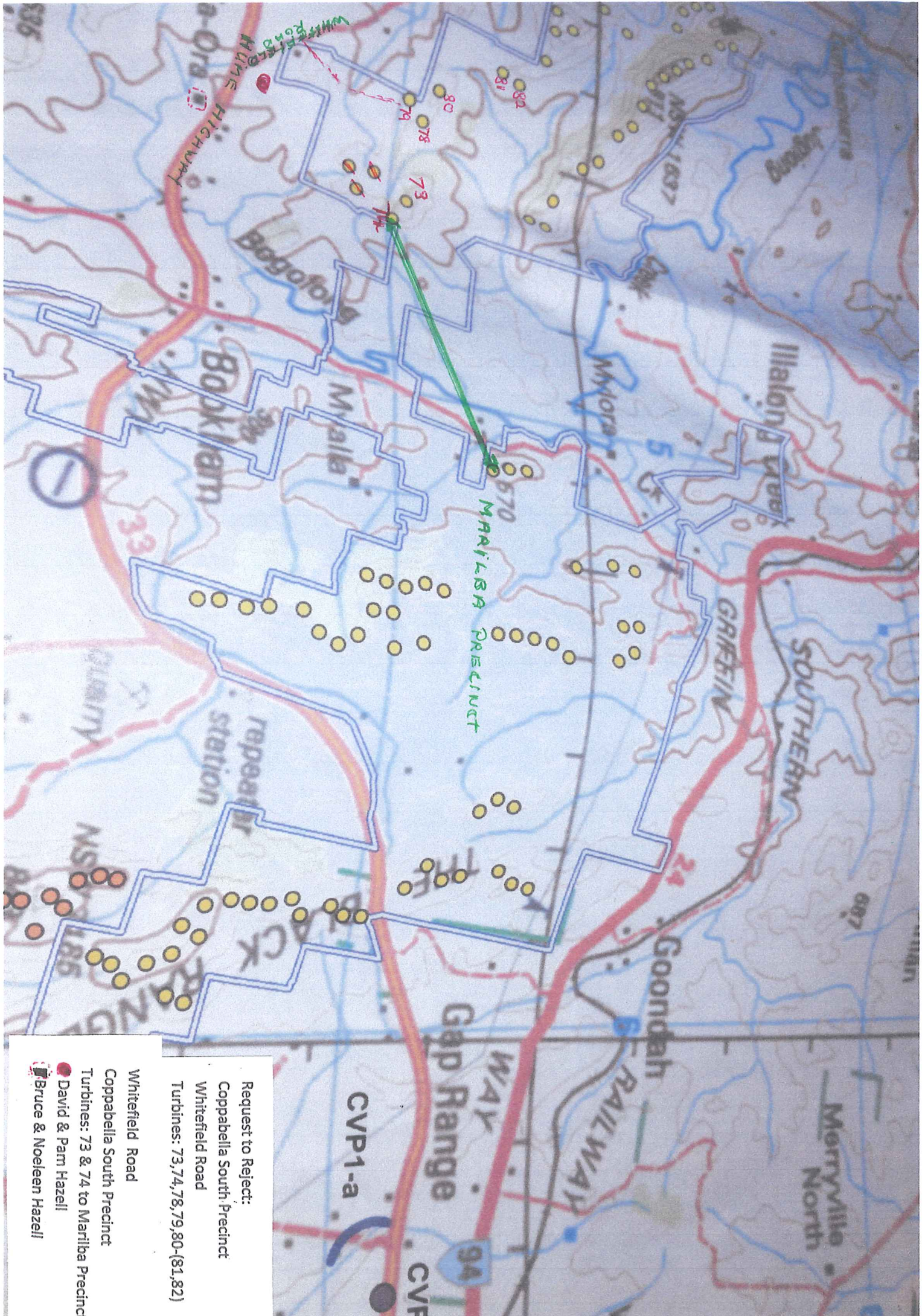
The assertion that less sites will be impacted under the proposed modification (NGH 2017, pp.87-88) needs to be supported by clear documentation indicating that the modification footprint has been adequately assessed (as above). More detail is also needed of the proposal to limit impacts to Aboriginal objects and how this will be achieved (NGH 2017, p.89, and Dibden 2017, p.88).

Replacement of the 33kV overhead lines by 33kV underground cables as proposed is likely to have a substantially higher impact on Aboriginal heritage sites because there will be an increased level of ground disturbance. The impact assessment (NGH 2017, p.88) should provide further explanation of these impacts.

Cumulative impact to Aboriginal heritage of both the proposed modification and of the overall project needs to be assessed. This should consider the impact of the project on both a local and regional scale. The proposed mitigation measures must reflect the impact assessment.

Road upgrades

The proposed upgrade of the south eastern portion of Whitefields Road do not appear to have been archaeologically surveyed or assessed. We recommend that this occur before the modification is determined.



Request to Reject:

Coppabella South Precinct

Whitefield Road

Turbines: 73,74,78,79,80-(81,82)

Whitefield Road

Coppabella South Precinct

Turbines: 73 & 74 to Marilba Precinct

David & Pam Hazell

Bruce & Noeleen Hazell

HOSTS
PROPERTY

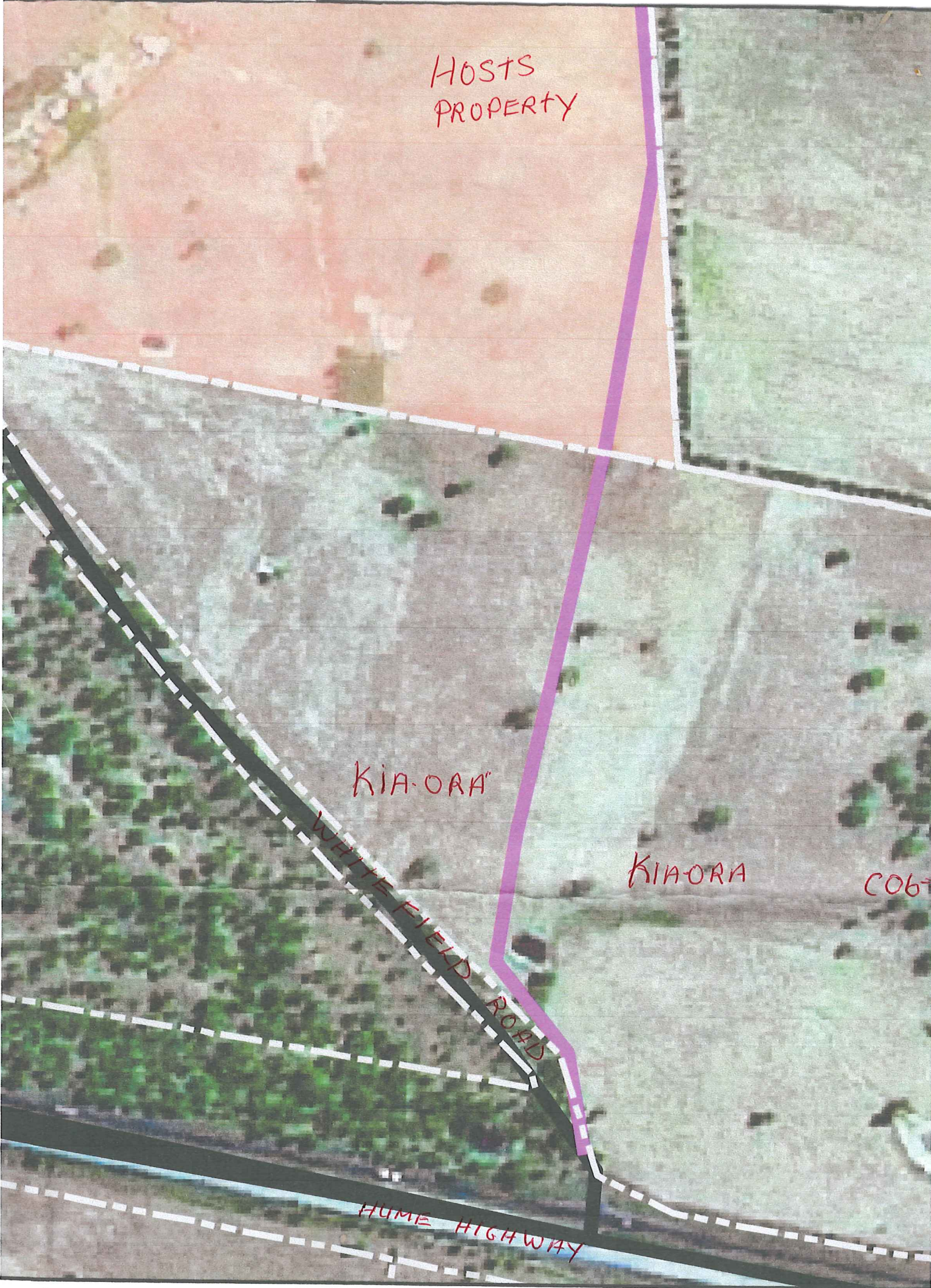
KIA-ORA

KIA-ORA

COB

WHITE FIELD ROAD

HUME HIGHWAY



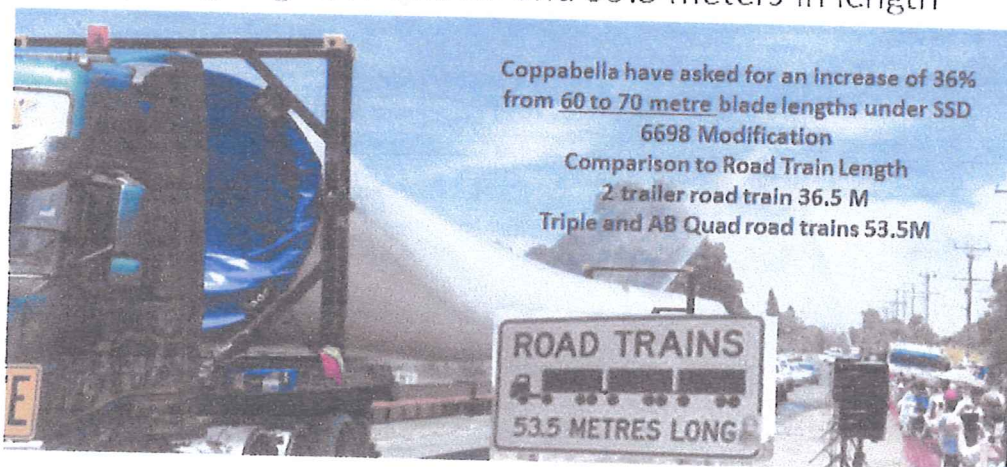


As per Goldwinds's own website; To construct each Turbine would require 10 oversized heavy vehicles plus 2 normal "heavy" vehicles

With now 75 Turbines on the Coppabella project this would equate to 750 oversized plus 150 normal "heavy" vehicles a total of 900 vehicles one way

Although you are not familiar with the site or the road, the Hilltop Council in their submission stated "the Whitefield Road is little more than a made track in places" as the Blades for the Coppabella Turbines are 70 metre, would you not agree the impact of vehicles such as a 4 trailer rigid road train traveling not only on the Whitefield road but on the fragile, grey granite, boggy soil of the Coppabella hills would cause irreversible damage

White Rock Wind Farm Blade
blade, weighing 16.5 tonnes and 59.5 meters in length



Blade length 16.5 tonnes and 59.5 meters in length

RLA Peer Review recommendations (September 2014)	NSW DP&E Assessment Report recommendations	Proponent's Response 2015, subsequent project changes and new information	RLA Analysis of new project information and final recommendations
<p>The removal of 10 turbines east of Illalong Road; Turbines 89-91 and 93—99 reduces potential visual impacts when viewed from residence C67 which in our opinion is a satisfactory outcome. The visual impacts of the removal of this group of turbines was previously assessed by RLA.</p>	<p>The Department has concerns with turbines located 3.2km from C67 in relation to scenic quality. Photo montages should be updated to clearly show the reduced visual effects of the removal of 10 turbines in this area.</p>	<p>The montages provided for views from C67 have been updated. No additional commentary is provided.</p>	<p>No additional information provided by the proponent considers the removal of turbines in the area north east of Illalong Road for visual impact reasons including potential impacts in areas which we have determined as being of locally higher scenic quality. Whilst the composition of the view from C67 will change and incorporate turbines along ridgelines to the west and east, all turbines are located more than 3km away. The visual effects and impacts are noted but in our opinion removal of additional turbines from this vicinity as was recommended in the Assessment Report cannot be justified. <u>Turbines 73 and 74 referred to in the Assessment Report are additional to RLA's original recommendations.</u> Additional photomontages have been provided which represent the west, centre and east of this group of residences for C06, C41 and C75. No specific additional information is provided in the proponent's response in relation to C08. We have reviewed additional photomontages in respect of C06, C41, C75, and C60 (ie residences referred to in RLA Peer Review recommendations) below.</p>
<p>Turbines 83-87 in close proximity to Bookham require further examination and assessment. The potential impacts of Turbines 75, 76 and 77 close to a group of uninvolved residents C75, C06, C08, C60 and C41 west of Bookham require further investigation.</p>	<p>The Department recommends further investigation of impacts of Turbines 73, 74, 75, 76, 77 and 79 west of Bookham and further photo montages should be provided in relation to a group of non-associated houses including C75, C06, C08, C60 and C41 in this vicinity.</p>	<p>The proponent confirmed that: Three (3) receivers which were identified as involved with the wind farm project in the 2014 MDA report have been included in the current assessment as non-involved: C04, C27, C68 and; Three (3) receivers may become non-involved and have therefore been considered as non-involved in the current study: G31, M13, M32.</p>	
	<p>The Assessment Report states that "should the impacts of these turbines on the Hume Highway properties be identified as unacceptable it would provide additional reason for their removal, with benefits for C67".</p>		

VARIATION TO CONDITIONS ATTACHED TO APPROVAL

Yass Valley Wind Farm (EPBC No 2013/7002)

This decision to vary a condition of approval is made under section 143 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Approved action

Person to whom the approval is granted	Coppabella Wind Farm Pty Ltd (formerly Yass Valley Wind Farm Pty Ltd) ABN: 141 003 161
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Approved action	<u>The construction, operation and eventual decommissioning of a wind farm of up to 126 turbines located 30 kilometres west of Yass in the Southern Tablelands of New South Wales [See EPBC Act referral 2013/7002].</u>
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Variation

Variation of conditions of approval	<p>The variation is:</p> <p>Delete condition 11 and substitute with conditions 11, 11A, 11B and 11C specified below.</p> <p>Delete the definition for 'Commencement of the action' and substitute with the definition for 'Commencement of the action' specified below.</p> <p>Add new definition 'New or increased impact' specified below.</p>
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Date of effect	This variation has effect on the date the instrument is signed
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Person authorised to make decision

Name and position	Monica Collins Assistant Secretary Compliance & Enforcement Branch
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Signature	
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Date of decision	<u>June 2017</u>
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Conditions attached to the approval

11. The person taking the action may choose to revise the plan approved by the **Minister** under Condition 1 or Condition 4 of this approval without submitting the revised plan for approval under section 143A of the **EPBC Act**, if the taking of the action in accordance with the revised plan would not be likely to have a **new or increased impact**. If the person taking the action makes this choice they must:

- a. notify the **Department** in writing that the approved plan has been revised and provide the **Department** with:
 - an electronic copy of the revised plan;
 - an explanation of the differences between the revised plan and the approved plan; and
 - the reasons the person taking the action considers that taking the action in accordance with the revised plan would not be likely to have a new or increased impact;
- b. declare in writing a date on which the revised plan will be implemented by the person taking the action. The date of first implementation must be at least 14 days after Condition 11a is satisfied.

11A. The person taking the action may revoke their choice under Condition 11 at any time by notice to the **Department**. If the approval holder revokes the choice to implement a revised plan without approval under section 143A of the **EPBC Act**, the approval holder must implement the version of the plan most recently approved by the **Minister**.

11B. If the **Minister** gives a notice to the person taking the action that the **Minister** is satisfied that the taking of the action in accordance with the revised plan would be likely to have a **new or increased impact**, then:

- a. Condition 11 does not apply, or ceases to apply, in relation to the revised plan; and
- b. the person taking the action must implement the version of the plan most recently approved by the **Minister**.

To avoid any doubt, this condition does not affect any operation of Conditions 11 and 11A in the period before the day after the notice is given.

At the time of giving a notice under Condition 11B, the **Minister** may also notify that for a specified period of time Condition 11 does not apply for one or more specified plans required under the approval.

11C. Conditions 11, 11A and 11B are not intended to limit the operation of section 143A of the **EPBC Act** which allows the person taking the action to submit a revised plan to the **Department** for approval by the **Minister**.

Definitions:

Commencement of the Action – means: the undertaking of earthworks, vegetation removal or construction of any infrastructure associated with the proposed action; but excludes investigative works, surveys and geotechnical investigations (including the drilling of bores, the excavation of test pits and any upgrades required to existing access tracks which are required to carry out any investigative works, surveys or geotechnical investigations) that have been agreed to in writing by the **Department**.

New or increased impact - is a new or increased impact on any matter protected by the controlling provisions for the action, when compared to the net impact resulting from implementing the plan or program that has been approved by the **Department**.

Policy:	RENEWABLE ENERGY	SEP-POL-7
Service:	Strategic Planning	
Responsible Officer:	Director Planning	

1. INTRODUCTION

For several years Council has wrestled with the impacts of large scale electricity generating works on the rural landscape and communities throughout Yass Valley.

On 13 June 2018 Council held a Planning Forum on windfarms with speakers for and against the land use.

On 18 June 2018 a Councillor Workshop was held regarding Council's approach to wind farms and other renewable energy projects.

From the Planning Forum and Workshop, Council has developed its policy position on renewable energy projects.

2. POLICY OBJECTIVE

To outline Council's position in relation to renewable energy projects proposed in Yass Valley.

3. POLICY SCOPE

This policy applies to all renewable energy projects proposed in Yass Valley.

4. POLICY STATEMENT

The following policy statement has been determined by Council:

- A. *Having considered the social, environmental, economic and strategic planning impacts on the Yass Valley communities and the cumulative impacts of the four approved wind farm sites Council is of the view that it has reached the maximum number of industrial scale turbines for the local government area.***
- B. *While supportive of renewable energy in general, Council opposes in principle, further large scale wind turbine sites in Yass Valley.***
- C. *Council will consider any further proposed renewable energy projects on its individual merits with the following matters (in addition to the Department of Planning & Environment's Wind Energy Guide or the like) to be taken into account:***
 - 1. *The location being consistent with the Yass Valley Settlement Strategy***
 - 2. *The infrastructure (e.g. turbines, panels, substations) not being within view lines of villages and towns or areas of closer settlement***
 - 3. *The infrastructure not having an adverse impact on the amenity of other dwellings***
 - 4. *The impact of infrastructure (e.g. turbines, panels) on the rural landscape and tourism values of the Yass Valley***
 - 5. *Roads being used by any heavy vehicles being upgraded to the appropriate standard in Council's Roads Standards Policy prior to commencement of works on site***
 - 6. *A sharing the benefits scheme(s) with the host landowners, immediate neighbours and a Community Enhancement Fund (as per Council policy)***

7. **Noise impacts at adjoining dwellings being consistent with the applicable standards**
8. **The project to commence within 5 years of a Consent being issued and completed within 5 years of commencement**
9. **The impacts of the infrastructure (e.g. panels, turbines) on the heritage values of the site and Yass Valley**
10. **The economic and social impacts on local communities and Yass Valley**
11. **Any community and Rural Fire Service concerns in relation to the bushfire risks and any impediments to firefighting operations**

5. IMPLEMENTATION

5.1 Roles & Responsibilities

The following Council Officers are responsible for the implementation and adherence to this policy:

- Director Planning
- Manager Development Control
- Manager Strategic Planning
- Planning Staff

5.2 Communication

This Policy will be communicated to the community and staff in accordance with Council's Policy, Procedures and Process Framework and Council's Business paper process. Following adoption by Council the Policy will be made available on Council's website.

5.3 Associated Documents

The following documentation is to be read in conjunction with this Policy:

- Department of Planning & Environment Wind Energy Guide
- Any Department of Planning & Environment guides on renewable energy
- Yass Valley Council Community Enhancement Fund Policy
- State Environmental Planning Policy (State & Regional Development) 2011
- Yass Valley Local Environmental Plan 2013

6. REVIEW

This policy will be reviewed once each term of Council or as needed in response to any change of circumstance including changes in legislation.

7. LEGISLATIVE & LEGAL FRAMEWORK

This policy is to be read in conjunction with the following:

- *Local Government Act 1993*
- *Environmental Planning & Assessment Act 1979*

Council employees shall refrain from personal activities that would conflict with proper execution and management of Council's Renewable Energy Policy. Council's Code of Conduct provides guidance for recognising and disclosing any conflicts of interest.

8. DEFINITIONS

Under the Yass Valley Local Environmental Plan 2013:

electricity generating works means a building or place used for the purpose of making or generating electricity

9. HISTORY

<i>Minute No</i>	<i>Date of Issue</i>	<i>Action</i>	<i>Author</i>	<i>Checked by</i>
108	27 June 2018	Council Resolution		
234	24 October 2018	Place on Exhibition	Director of Planning	Council Meeting

DRAFT

Document No: SEP-POL-7	Created/Revised: 24/10/2018	Review date: 10/2020
Version No: 1	Author: Director of Planning	Doc Type: 30
File Name: Renewable Energy	Approved By: Council Meeting 24/10/2018	

7. Conclusions and recommendations

7.1 Conclusions

The Government supports the development of wind farms as a form of renewable energy, subject to the suitability of the location of the wind farm proposal. Wind farms play an important role in providing a sustainable energy supply, but it is critical that these developments do not compromise social and community outcomes.

The Department acknowledges that the Yass Valley Wind Farm proposal could result in benefits including a reduction in greenhouse gas emissions and contribution to the Renewable Energy Target. However, the Department has a number of fundamental concerns with the proposal and the Applicant's assessment that prevents the Department from supporting the proposal.

The Department's assessment has considered all the relevant documentation including submissions received from public agencies, key stakeholders and the community. The Department's assessment has found a number of fundamental concerns with the Proposal including: lack of clarity in the final project design and correct nomination of "associated" landowners; aviation impacts; and biodiversity impacts

Further, the Department considers that the Applicant has failed to meet the objects of the Act and the principles of Ecologically Sustainable Development. In particular, the Department's assessment of the ecological impacts of the proposal has found that the proposal's impacts are contrary the principle of conservation of biological diversity and ecological integrity and contrary to the object of protection of the environment.

The Applicant has had ample opportunity to work with the community and public authorities to resolve concerns and demonstrate the acceptability of its proposal.

7.2 Recommendations

The Department recommends that the Development Application be refused for the reasons outlined in the instrument of refusal at **Appendix K**, and copied below:

1. The Applicant's failure to demonstrate a consistent project design that can be wholly and feasibly constructed including the secure provision of interconnecting infrastructure and access across the site. This also includes the Applicant's failure to undertake an appropriate level of impact assessment of all aspects of the proposal.
2. The Applicant's failure to demonstrate that the proposal will not have an adverse impact on either commercial or non-commercial aviation, including the safe operation of Canberra and Albury airports.
3. The development will result in unacceptable impacts on the biophysical environment as a result of inadequate avoidance of biodiversity, inadequate provision of mitigation measures, and a failure to adequately offset biodiversity impacts.
4. Given the above, the proposal is not in the public interest and should be refused.



Karen Jones
Director
Infrastructure

28.1.15



Chris Wilson
Executive Director
Infrastructure and Industry Assessments

28.1.15

REHABILITATION & DECOMMISSIONING

Rehabilitation Objectives - Decommissioning

37. Within 18 months of the cessation of operations, unless the Secretary agrees otherwise, the Applicant must rehabilitate the site to the satisfaction of the Secretary. This rehabilitation must comply with the objectives in Table 7.

Table 7: Rehabilitation Objectives

Feature	Objective
Development site (as a whole)	<ul style="list-style-type: none"> • Safe, stable and non-polluting • Minimise the visual impact of any above ground ancillary infrastructure agreed to be retained for an alternative use as far as is reasonable and feasible
Revegetation	<ul style="list-style-type: none"> • Restore native vegetation generally as identified in the EIS
Above ground wind turbine infrastructure (excluding wind turbine pads)	<ul style="list-style-type: none"> • To be decommissioned and removed, unless the Secretary agrees otherwise
Wind turbine pads	<ul style="list-style-type: none"> • To be covered with soil and/or rock and revegetated
Above ground ancillary infrastructure	<ul style="list-style-type: none"> • To be decommissioned and removed, unless an agreed alternative use is identified to the satisfaction of the Secretary
Internal access roads	<ul style="list-style-type: none"> • To be decommissioned and removed, unless an agreed alternative use is identified to the satisfaction of the Secretary
Land use	<ul style="list-style-type: none"> • Restore or maintain land capability as described in the EIS
Community	<ul style="list-style-type: none"> • Ensure public safety

Progressive Rehabilitation

38. The Applicant must:
- rehabilitate all areas of the site not proposed for future disturbance progressively, that is, as soon as reasonably practicable following construction or decommissioning;
 - minimise the total area exposed at any time; and
 - employ interim rehabilitation strategies to minimise dust generation, soil erosion and weed incursion on parts of the site that cannot yet be permanently rehabilitated.

Dismantling of Wind Turbines

39. Any individual wind turbines which cease operating for more than 12 consecutive months must be dismantled within 18 months after that 12 month period, unless the Secretary agrees otherwise.

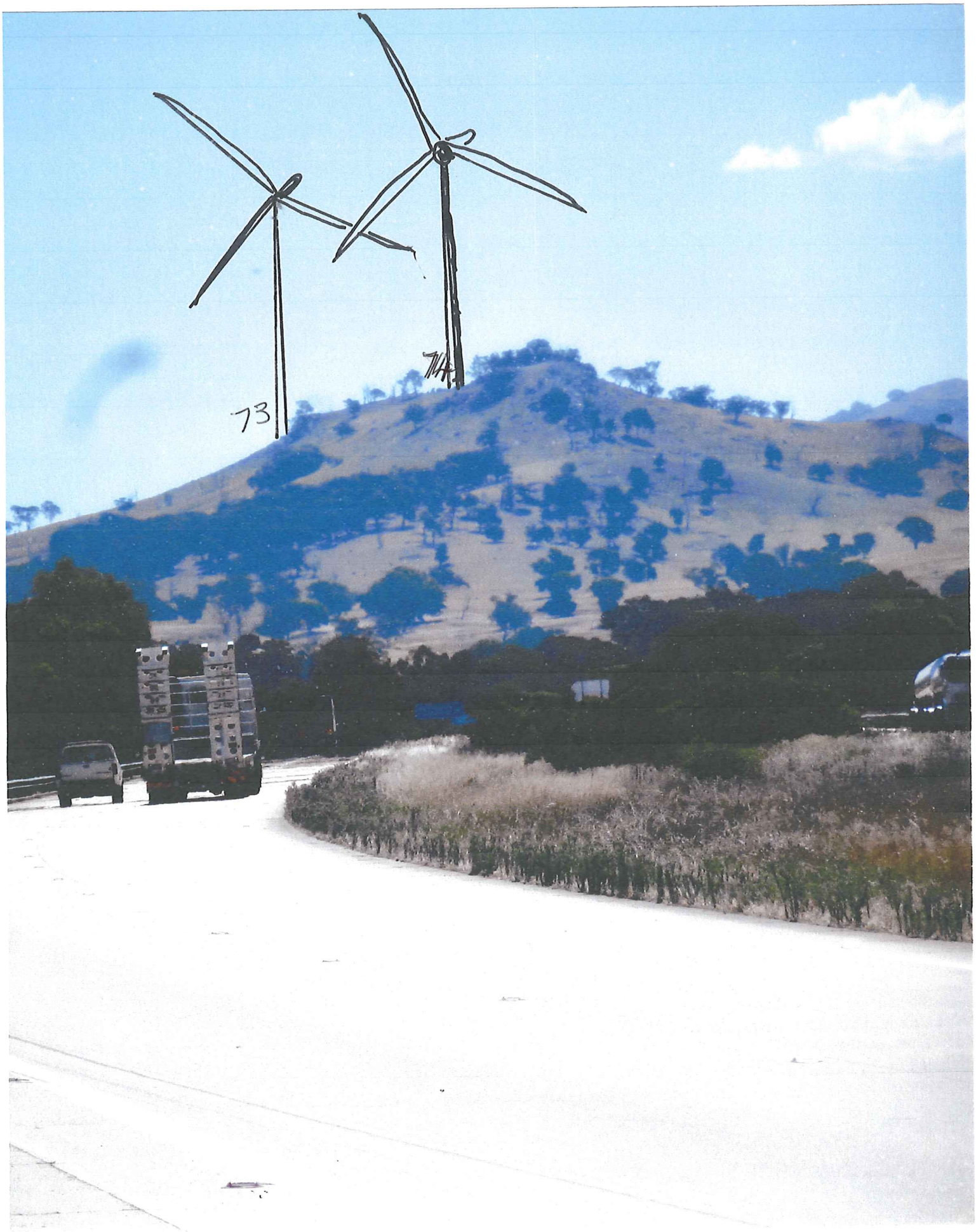
We insist on a MORATORIUM --On the construction of all Wind Turbines - re Decommissioning and all relevant NSW Department of Planning and PAC issues

Regarding Decommissioning the requirements as in the Goldwind and NSW Department of Planning Guidelines are left 'open ended' and do not give the non involved neighbour any assurance.

- 18 Months time is too generous after the cessation of operations to rehabilitate the site
- 'To the satisfaction of the Secretary' and 'unless the Secretary agrees otherwise' this clause is definitely UNACCEPTABLE. It is would be the same as PAC approving all the Departments recommendations.

Prior to construction of any Wind Farms (Approved or Proposed) there must be a Legal Legislated document, signed by the Host Landowner, acknowledging in the event the Developer, or subsequent owner of the project, does not honour the Agreement to dismantle the Turbines, he (the Host) and/or his heirs or in the event of the property being sold the new Landowner is legally bound to dismantle all Turbines on the property, within 12 months of decommissioning.

This document must be on Public Record and all impacted neighbours must have access to this document to present to any prospective purchasers' for their own property.



5KM from Turbine