

**From:** Darryll Quigley  
**To:** [Margaret Mason](#)  
**Cc:** [Elena Tsanidis](#)  
**Subject:** SSD-41134610 Spicers Creek Wind Farm  
**Date:** Friday, 16 August 2024 11:28:30 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[ATT0001.png](#)

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Margaret,

Following on from the Council Stakeholder meeting with the IPC on Friday 16 August 2024, I provide the following comments regarding the draft consent/conditions, as encouraged by the Panel Chair – Neal Menzies.

The 'recommended' consent includes condition C8 (see below). As contained in previous correspondence, in order for Council (or a private certifier) the issuing of Construction Certificates for building works is based on the approved development consent plans. These SSD applications tend to lack detail regarding other building works, as such: office accommodation; amenities blocks, switching stations; etc. All Council is seeking that the 'final layout' also be provided to Council, and include (d) architectural plans of all building works which will require the issuing of a Construction Certificate.

#### **Final Layout Plans**

- C8. Prior to commencing construction, the Applicant must submit detailed plans of the **final layout** of the development to the Department via the Major Projects website, including:
- details on siting of wind turbines, including micro-siting of any wind turbines and/or ancillary infrastructure (including wind monitoring masts);
  - the GPS coordinates of the wind turbines; and
  - showing comparison to the approved layout.

The Applicant must ensure that the development is constructed in accordance with the **Final Layout Plans**.

The 'recommended' consent includes condition A14 (see below). As contained in previous correspondence, there is no timing as to when these subdivisions should/can occur (orderly development). There are no requirements regarding access, the provision of services or the like. The standard procedure with regard to subdivision is that the required matters are addressed prior to the issue of the Subdivision Certificate to ensure that 'orderly development' has occurred. Additionally, in matters of this nature, if the lots were created early in the process, there is no guarantee that the development proceed and the locality is then left with further fragmentation of the rural landscape, with additionally landowners involved.

#### **SUBDIVISION**

- A14. The Applicant may subdivide land comprising the site for the purposes of carrying out the development as generally identified in Appendix 4 and in accordance with the requirements of the EP&A Act, EP&A Regulation and the *Conveyancing Act 1919* (NSW).

**Notes:**

- Under Part 6 of the EP&A Act, the Applicant is required to obtain a **subdivision certificate** for a plan of **subdivision**.
- Division 6.4 of Part 6 of the EP&A Act sets out the application requirements for **subdivision certificates**.

Council's thanks the IPC for the Council Stakeholder meeting.

For any further information regarding this matter please contact me on 6801 4656 during business hours or via return email.



**Darryll Quigley**  
Manager Building and Development Services  
Building & Development Services

*We acknowledge the traditional custodians of the Wiradjuri land where we work and their ongoing connections to land and community.*

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